



Date: 3rd March 2020

DESIGN AND ACCESS STATEMENT

Conversion of a single dwelling house to 4 flats + rear 3 storey extension + minor internal alterations + single storey rear extension

1. ASSESSMENT

The site is currently occupied by one un-extended 4-storey, 208.4sqm Terraced residential (derelict) building with existing parking permits for two cars off site. The lower ground, ground and floors above floor are all accessed via a shared main entrance off Agar Grove, The building is constructed with a palette of materials that include facing stock Brickwork; timber single glazed windows, and pitched tiled/slate roofs, and externally would remain visually unchanged.

The site is on Agar Grove, London, and is located within a primarily residential area, with easy access to open green spaces, shops and local schools.

Facing the site: on the left you have an adjoining terraced house, which is a residential unit and on the right you have a visual gap before another extended terraced residential unit (converter to flats). All dwelling units have a similar appearance along Agar Grove.

2. EVALUATION

A consideration of the current uses of the site indicates to us that there is scope to convert the existing building to allow for four flats.

Existing Occupancy: The existing accommodation allows for the **potential** maximum no. of occupants = **12 people**; (i.e. 6 double bedrooms), however as a HMO the property is sufficient to accommodate a total of **16 people** (2 per room)

FLAT A – Lower Ground floor - 4 person 3 bedroom flat

FLAT B – Ground floor - 3 Person 2 bedroom flat

FLAT C – First floor - 3 Person 2 bedroom flat

FLAT D – Second floor - 2 Person 1 bedroom flat

Maximum no. of occupants = **12 people**

As the designer we acknowledge that the total number of occupants is the same as the current building as a single dwelling, and lower than an HMO but sets out to **provide a much better-balanced accommodation for 4 individual units**, which meet London Plan space standards for a flat conversion, with a view to provide more accessible (with regards to price bracket) units on the private market. We have consulted the London Plan and also Camden Planning Guidance for space standards. The construction work to provide the units are not intensive and only need extensions to the rear of the building + minor alterations to



accommodate the flats, meaning that the project is feasible, and will not disturb the local community.

There are similar extensions on Agar Grove.

1, 116 Agar Grove – 3 storey rear projections with balconies (*Image from google maps*)



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2, Pair of semi-detached units with large 3 storey rear projections on the corner of Agar Grove & St. Pauls Crescent (Image from google maps)



The demand for local good quality residential units mean that development will have a **positive impact** on the local area without any additional noise or traffic generation disrupting local residents as the number of occupants is reduced. The introduction of 2 flats on this site is considered by us to be beneficial, by providing additional **more affordable housing** for first time buyers wanting to get on to the property ladder, in an established residential area, situated within close reach to local schools, shops and green spaces. This will also go a small way to provide an additional dwelling in the current market where the demand is out-stripping supply.

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3. PROPOSAL

The proposal is to convert and extend the existing building by introducing 4 flats. The ground, first and second floor flat will be accessed via the existing front door, whereby the Lower Ground floor flat is accessed using the existing opening via a new secure side entrance door. The larger Lower ground floor flat will have direct garden access from proposed doors on the rear elevation, and an alternative external entrance/exit down the side of the building. The Ground, First & Second floor flats will share a garden entrance via a secured side gate, with amenity located to the rear of the plot, with secure garden storage/Bicycle Storage/Bin storage per unit.

Garden Allocation: The Lower Ground Floor flat has been allocated the rear garden area connected to the rear elevation, and the ground/first/second floor flats have been allocated the rest of the rear garden as a communal space. Both dwellings also have easy access to local amenity spaces with green areas within close proximity of the property.

Disabled Access: The property is proposed to be easily modified to accommodate 1 disabled units at lower ground floor level, and the remaining flats for elderly or ambulant disabled occupants - A new level access can be consider at lower ground level, leading to the side entrance porch and into the flat. The lower ground floor flat is to be compliant with Lifetime homes standards & Part M with regards to Disabled Access. The ground floor en-suite has been designed with the option to replace the bathtub with a shower (wet-room) if required, to accommodate a wheelchair, all openings widths are adequate, and can have fully compliant handrails, ramps and steps where required.

Ground/First & Second floor access would be difficult for wheelchair users but ambulant disabled or elderly people could be accommodated in the future, the existing staircase is also very shallow, and an additional handrail can be introduced on the external wall.

Car parking provisions: There are provisions for 2 existing parking permits to no. 65 Agar Grove, Our proposal is to allocate the existing 2no. parking permits to the lower ground floor 3 bed family unit – the upper flats will cater for a more professional end-user/city worker. The existing front garden is to remain as existing and is a hard and permeable forecourt with space for a small garden and greenery. The existing planting on the site will be tidied up and maintained where possible, we propose new, defensible planting (Box hedging) to the front boundary.



4. DESIGN CONSIDERATIONS

The palette of materials is proposed to match the existing building, and elevation detailing will be renovated and upgraded to match existing as close as possible, with restoration of the front façade, the new extension will be built to match the existing facing brickwork and stitched in with detailing and pointing to match, so that the extension does not appear like an anomaly.

Refuse areas: are to move from the existing storage position on the front of the house out of site of the front elevation and streetscape to the rear garden spaces, and beneath the staircase. We have provided an allowance for 3 wheelie bins per units to accommodate the requirements of the 4 separate units, within secure proprietary bin stores, and in compliance with Camden standards to the rear of the property, access via the side gate. The collection point would be as existing on the front boundary. The food bins (1 per flat) can also be accommodated. Bins to be put out by residents at the collection point on bin collection days.

Bicycle Storage – we have considered secure cycle storage for all flats (2 cycles each), cycle storage is proprietary and should be conditioned to meet minimum size standards. Due to the generous size of the accommodation – both flats have plenty of space to accommodate more cycle storage if needed.

5. ACCESS CONSIDERATIONS

There is good access to the site from Agar Grove with an existing hard standing & handrails if required for wheel-chair users to the lower ground flat. Inclusive access can be provided to the Residence by a level threshold across the door. Once inside the buildings, we propose that the lower ground floor flat has potential for disabled access provision. Currently wheelchair access is not provided to the residence therefore it is not proposed to extend wheelchair access beyond lower ground floor level. All ramps would be fully compliant with the access for all requirements with handrails & proposed bulkhead lighting for security & safety of the occupants.

In case of an emergency, the ground/first/second floor occupants of the existing building and extension will escape via the proposed protected staircase, which is fire compartmented. The habitable windows at ground floor are to be means of escape standards. The ground floor escape is either from the rear, or the front door.

6. CONCLUSION

In summary, we consider the proposals for the conversion to be an appropriate response to the site, and not an over-development of this site. The proposals are sympathetic to the existing building with minimal alterations required to achieve the brief. It is our opinion that the proposal is a sensitive design response to the **brief of providing four balanced dwelling units for the local community**. We have also maintained the external appearance of the existing building especially from the aspect of local residents and passers-by.

We sincerely hope the Council will consider the above design & access statement with the submitted proposals favourably.