

70A Marquis Road, London, NW1 9UB

**Design and Access Statement
October 2021**

Design and Access Statement

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Purpose + Scope

Purpose

The application site relates to a raised two storey (lower ground, ground and first floor) end-terrace property located on the east side of Marquis Road. The building is split into two flats. The application proposal relates solely to the lower ground floor flat.

The property is not listed but is located in the Camden Square Conservation Area. The building is identified as making a positive contribution to the character and appearance of the Conservation Area.

The proposal is for the side and rear extension at lower ground floor to create one bedroom. The roof of the side extension will not be more than 2.2m and will be same height as the neighbouring property .

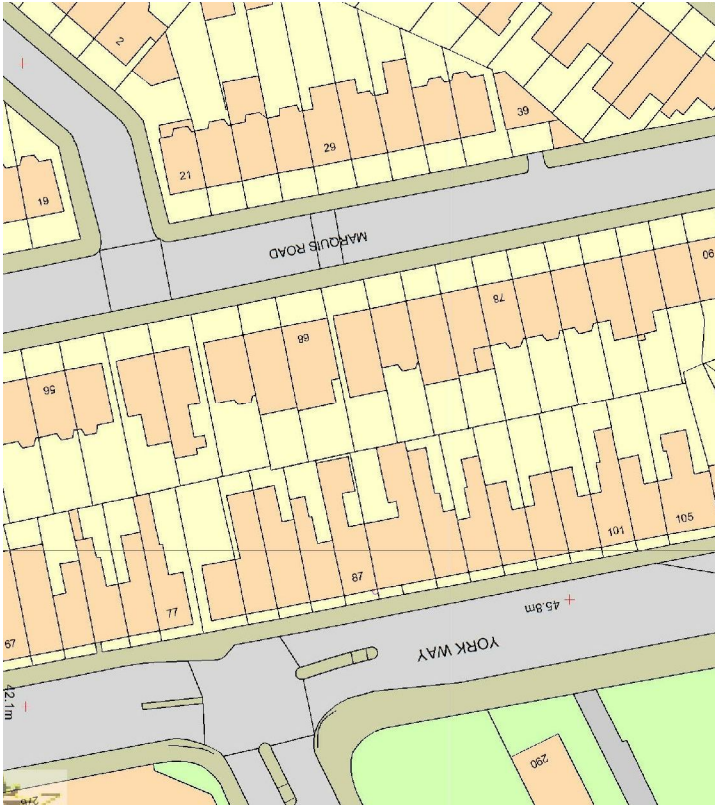
- Application Drawings

Scope

The proposals comprise the following:

- Rear and side extension

Site Assessment Location Plan



Local Context

The site is located to the south of Marquis Road.

The property is not listed but is located in the Camden Square Conservation Area. The building is identified as making a positive contribution to the character and appearance of the Conservation Area.

Marquis Road is one of a series of relatively quiet minor roads serving predominantly residential houses.



Site Context

Existing Buildings

The existing buildings are three storeys in height, constructed of brickwork with rendered sills.

Local Photos





Design

Planning Policy

The guidance recommends a careful choice of materials and colour to match the existing elevation. The proposed materials are also appropriate to the Conservation Area character.

The proposal will also avoid harming the neighbour's light and outlook as the roof terrace is set back from the rear and the materials (trellis) will not block light.

The applicant would prefer to have a trellis with planters, however if the council's view is to only allow obscured glazing, then they would accept this option too.

Overview

Use and Amount

The proposed development comprises the following gross internal floor areas (GIA):

Gross Internal Area Schedule (sqm)

Lower Ground Floor 102 m²

Layout

Please refer to proposed plans submitted as part of this application.

Amenity

With regards to privacy, overlooking between the new house and neighbouring properties has been avoided, with no windows or obscured windows directly facing adjacent habitable windows.

Daylight/Sunlight

The house is dual aspect, providing good sized windows to the east and west of the building. The full height, glazed doors to the living spaces maximise daylight. The kitchen /dining space and garden are orientated towards the east, so will benefit from morning sunlight.

Inclusive Access

The new dwelling has been designed to meet both the Lifetime Homes criteria, the GLA London Housing Design Guide and Approved Document M. In respect of AD M it is assumed that the local authority will require Category 1 standards to be met for new units.

The new residential units' compliance with the 16 Lifetime Homes/AD M criteria is listed below. The same criteria will be applied to the remodelled house where this is possible within the constraints of the existing building:

1. Approach to dwelling from parking – Creating 2 cycle parking area
2. Approach to entrances - Level access is provided to the new dwelling from the street.
3. Entrances - The main entrance and entrances to the new dwelling will have a level threshold and the required effective clear opening widths.
4. Communal stairs and lift - Not applicable.
5. Internal doorways and hallways - All internal doors and hallways are sized to meet the required dimensional standards.
6. Circulation space - All hallways are sized to comply and there is sufficient turning / circulation space provided in all rooms.
8. Entrance level living space - The living space is located on the ground floor.
9. Potential for entrance level bed-space - Not applicable.
10. Entrance level WC and shower drainage - The proposals provide an accessible WC at entrance level with a floor drain for the future installation of an accessible shower.

11. WC and bathroom walls - All bathroom and WC walls will be suitably constructed to allow the future fixing of grab rails.
12. Stairs and potential through-floor lift - Can be accommodated in the floor separating the living room and bedroom above.
13. Glazing and Window Handle Heights - Windows in living spaces are positioned no higher than 500mm from FFL allowing views out when seated.
14. Location of Service Controls - Service controls will be positioned within a height band of 450-1200mm from FFL and 300mm from internal corners

Access Statement

The scheme has been designed to comply with the policies contained within the London Plan and the supplementary guidance in 'Accessible London: Achieving an Inclusive Environment'.