

DESIGN AND ACCESS STATEMENT

GENERAL NOTES ON PLANNING

The proposal is generally in line with the current policy where the Local planning authorities are expected to give priority to re-using previously developed land within urban areas and encourage developments with greater intensity at places with good public transport accessibility.

The site
The site is a 3 bedroom semi-detached property, located on corner of Oakdene Road and Evergreen Drive. The area surrounding the site is predominantly occupied by private residential dwelling and are generally large-medium sized volumes with two-storey and pitched tiled roof.

Proposed Development and design:

The proposed is for converion of single residential dwelling into 2 flats. This scheme would provide 2 x 1 bedroom family dwelling with private garden. The aim is to utilize the existing site in order to increase the number and diversity of dwellings within the local area, and produce an urban design that is in keeping with existing rhythm of the local area.

The proposed elevations maintain the domestic scale in harmony with the existing area. The proposal consists of relatively low budget new accommodation suitable as low budget and starter homes.

1. Amount
The development would be used to create a new 1 bedroom dwelling, thus achieving a net gain of 1 dwelling. Given the site's sustainable location, the proposed development consists of relatively good size dwelling for small-medium size family and provides the best use of the site while ensuring a quality scheme both visually and in terms of amenity & environment. All the room sizes exceed the minimum sizes given in the London Plan.

2. Appearance
The building will retain its existing character and appearance of tiled pitched roof and part rendered and part brick facing walls and it is considered that the green and spacious character & appearance of the site has been retained.

3. Privacy
The new dwelling does not affect the privacy level of the dwelling with the surrounding houses as the new windows on flank walls will be stairwell/landing windows private road. Thus the proposed scheme would not cause any unacceptable loss of privacy to the neighbors.
The gardens will be enclosed by 1.8 meter (min) high wooden fence to safe guard the privacy of both the units as well as neighboring properties.

4. Access
The existing site layout has been taken as a start point; to create a self contained arrangement of much needed quality dwelling set within a landscaped site giving a sense of open space whilst also providing individual character and a sense of community for the prospective residents.
The access to first floor flat will be from front and entrance to ground floor flat will be from side.
It is considered that there will not be any major increase of vehicular and pedestrian traffic because of this development.

5. Car Parking
There would be 2 car parking space (1 per each dwelling) provided on the site. Also there are no restrictions of on-street parking in near by streets and hence it is believed that there would be space available if required.
There would be secure cycle storage for each dwelling within their rear gardens or alleyway.

6. Bin Storage
Existing bin collection arrangement will be retained for both the flats.

7. Site Amenity (Policy H18)
The gardens have been separated into two 2 dwellings. The garden will be landscape-designed with soft and hard area to enhance the environment. The ground floor flat will have direct access to garden from the flat along with side alleyway. The first floor flat will have access to garden from side alleyway.

This sensitive approach to the development of the site will maintain the landscape character of the area and assist in protecting the privacy of the adjoining and rear house's amenity space.

8. Gas/Electric meter.
The meters would be placed outside on the flank wall of the house. This would make it easy for meter reading and maintenance purposes.

9. Security (Policy H 16)
To keep the building safe, burglar and security alarms would be provided in each flat with adequate PIR Sensors. Additionally PIR activated lights will be provided throughout the corridors and at front and rear gardens

10. Lifetime Homes and Wheelchair Housing (provisions for disabled)

The conversion uses much of the existing building fabric with the existing side & rear extensions to create new dwelling, thus making it difficult to provide for required facilities as required and expected from new built facilities. However effort shall be made to provide such facilities for ambulent disable person where ever possible.

Vertical circulation: Handrails are to be provided both sides of each staircase and the handrail profile will meet the guidance in the Approved Document. All steps will have clear nosing.

Horizontal circulation: All new doors to all areas to achieve a minimum of 700mm clearance width, 750mm where practicable. Door handles with be easy to use.

WC/Bathroom/Shower Facilities: There is at least one WC facility on the same floor with main entrance. There will be ambulant accessible standard wherever practical. Where the doors need to open inwards due to corridor constraints, an emergency breakout facility will be provided to the door in case someone should collapse on the inside. All taps are to be lever style. WC pans will be 480mm to the rim. This height change is of no consequence to general adult users but will be helpful to people with back conditions etc. A horizontal grab rail will be provided alongside the WC pan with fixings capable of supporting someone from and to the seated position. A thermostatic control may be fitted to cut off hot water at 41 degrees centigrade to taps to prevent scalding in both kitchen and WC areas.

General finishes: Consider finishes with a minimum 30% visual contrast in light reflectance value of key adjacent surfaces. Matt finishes will generally be sought where possible.