DESIGN AND ACCESS STATEMENT

55A SCALES ROAD N17 9HD

Application Type: FULL PLANNING APPLICATION

SITE AND CONTACT INFORMATION

Site address: 55a Scales Road
London
N17 9HD

Contact Detail

Name of applicant: Mr Rezaul Khan

Name of Agent: Mr Ruhel Ahmed
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The following statement is to be read in conjunction with the drawings numbered below

104_0101_SITE PLANS, **104_0102**_EXISTING SITE IMAGES, **104_0103**_EXISTING SITE PLANS & ELEVATION, **104_0104B**_PROPOSED PLANS & ELEVATIONS, **104_0105B**_PROPOSED ROOF PLAN & SECTIONS

INTRODUCTION

The proposal is for the demolition of an existing single storey 1 person dwelling at 55a Scales Road, followed by the construction of a two-storey single unit 1 person dwelling. The statement below is to accompany the full plans application for the new build development, and is to be read in conjunction with the existing drawings 101, 102 & 103 and the proposed drawings 104 & 105, as well as other supporting material provided.

BACKGROUND

An application was previously submitted (AG 1063188) to construct a 2 person dwelling but it was rejected on the ground that the proposed gross floor area did not comply with the minimum floor area requirement. Further to consultation with the planning officer, this application has been put forward to seek approval for a 1 person dwelling that will provide larger floor space and enhance living condition.

CONTEXT

The site is located on Scales Road at the end of a late Victorian terrace. The existing building is a single storey residential property that is in deteriorating condition. The site forms the corner between Scales Road and Junction Road. The characteristic of the site with the single storey building does not mirror the opposite end of the terrace. The characteristic and

scale of the building does not reflect the adjacent Victorian terrace and does not positively contribute to the charms of the nearby buildings or surrounding.

SITE FLOOR AREA

The total floor area on the existing site is Approximately 34 SqM

EXISTING USE

The building on the existing site is used as a single storey dwelling for one person that is being rented on short-term contract. The building contains a Bedroom, Kitchen and WC with shower.

EXISTING AMOUNT/SCALE

The total area occupied by existing building is 23.5 SqM
The garden facing Scales Road occupies 10.5 SqM

The internal floor area is 21.5 SqM

The existing building occupies approximately 70% of the site. The front of the building has a garden that faces Scales Road. The side of the building immediately sits on Junction road. The Rear of the building tapers to a narrow lean-to and ends in a cluster of other single-storey lean-to buildings.

EXISTING APPEARANCE

The existing building is a flat roof single-storey brick structure rendered and painted. Windows and doors on both the Scales Road and Junction Road elevations are UPVC framed double-glazed. The form and proportion of the existing building does not have any relevance to the adjacent Victorian properties. The front garden low wall is made of red brick.

EXISTING LAYOUT

There are two entrances to the building; one facing Scales Road and another opening directly on to Junction Road footpath. The kitchen and WC is to the rear and the bedroom is to the front with a window looking out on to scales Road.

EXISTING LANDSCAPE

There is currently no worked landscape within the site. The front garden floor is tiled. The building extends to the full length of the site, not allowing for any landscaping to the rear of the building.

DESIGN PRINCIPLE AND CONCEPT

The proposal is to retain the site's use as a 1 person dwelling but to increase the floor area by constructing a two-storey single unit dwelling on existing footprint. A two-storey property will increase internal floor area from 21.5 SqM to 40 SqM. The increased internal floor area will provide a better living standard/condition for any future occupier.

Externally, the proposal is to be sympathetic to the context. The new building will match the proportion, scale and materiality of the adjacent buildings. This will positively complete the end of a Victorian terrace on Scales Road and enhance the appearance of site and the surrounding.

PROPOSED USE

The proposed 1 person dwelling is to contain an open plan living and Kitchen/Diner on ground floor level. The bathroom and WC will be rebuilt in the existing location on ground floor level. The existing drainage system and location will be reused. The first floor will contain the bedroom with built in storage facility.

PROPOSED AMOUNT/SCALE/APPEARANCE

The proposed building will occupy the footprint of the existing single storey building, however the corner between Scales and Junction Road will be filled or occupied by the new building to straighten both of the elevations. The ground floor level will provide 21.5 SqM of floor area and the first floor will provide 19.5 SqM, inclusive of the vertical circulation. The proposal will not only provide nearly double the floor space but also will coherently end the Victorian terrace and pull the end of terrace out of dilapidation.

Proportionally, the proposed building has been designed to line up with the adjacent property. This includes the roofline and pitch, the location of front wall, the location of rear wall, the heights of windows from ground level. This will provide visual and materialistic consistency within the street elevation. The size of proposed doors, windows and frames would also be sympathetic to the adjacent building and line up with other features from the street elevation.

Taking into account the street elevation is Victorian, the materials proposed have been carefully considered to match as closely as possible to the adjacent building. The colour, proportion and texture of materials will make the new building look like a sensitive extension of the street elevation.

Refer to drawing no '104_0104B_Proposed Plans and Elevations' for material specifications. All internal walls (excluding bathroom) are to be rendered and painted white.

The proposal consists of two windows at the front overlooking the Scales Road; One on ground level and one on first floor level. The rear elevation contains a single window at first floor level. Two other windows have been proposed on the side elevation overlooking Junction Road. These will be in keeping with the scale and proportion of windows on front and rear elevation. A roof light has been also proposed over the bathroom and WC to the rear of building.

Existing drainage routes and sewer access is to be used for the proposed building.

The proposal to move the front door to face Scales road will bring the front garden into play and prevent it from being neglected. This will encourage gardening therefore enhance the appearance of both scales Road and Junction Road corner

INCLUSIVE ACCESS

The proposed design and layout has been thought through to be flexible and be adaptable by future occupier. Access to the property will be levelled from public footpath on Scales Road. The front garden will be tiled, separated from the footpath by a short brick wall and a black painted metal gate. The short wall height will match the adjacent garden wall. The internal staircase will comply with part M of building control requirements. The internal floors are to be levelled throughout and all thresholds as well as the facilities are to be suitable for wheelchair users.

The internal layout has been thought through to maximise floor area by tucking the kitchen storage under the staircase on ground floor. Fitting cupboard against the balustrade on 1st floor neatly deals with storage, leaving the rest of the floor area free from clutter and obstruction.

The Circulation within the proposed dwelling will be clearly visible. The Staircase leading to first floor will not be behind a wall therefore visible from almost every area of the building.

COMMUNITY SAFETY

The proposed building is to be built within the existing site boundary. During construction the existing site boundary will delineate the safety zone. The front garden is to be used as temporary waste storage (for skips) during construction.

The client will be advised to install burglar alarm and further security system.

ENVIRONMENTAL SUSTAINABILITY

The proposed materials will be sourced locally wherever possible and from sustainable manufactures. Local contractor and suppliers will be appointed wherever possible.

All insulation and structure will be designed to comply with building regulation requirements.

Double-glazing on window and doors will be specified to meet highest and most sustainable standards. The proposed number of Windows will allow ample light through and facilitate natural ventilation.

All Electrical equipment in the kitchen and WC will be required to meet general energy efficiency standards.

All electrical fittings and equipment will be considered to be flexible for future alteration without making any major changes to building and/or the structure.

SUMMARY

It is believed that the proposal to build a two-storey 1 person dwelling in the place of an existing single-storey 1 person flat will internally not only provide a better, sustainable living condition but externally it will also positively contribute to the surrounding context and the environment. The proposal has been designed to be sympathetic to the surrounding architecture and landscape. The new building will harmoniously integrate with the existing Victorian street elevation.