



- Design & Access Statement -
For
11 Rutland Gardens



11 Rutland Gardens, N4 1JN

Proposal Summary

Alteration and refurbishment of existing mid-terrace property, including:

- Internal alterations to form 5 bedrooms for up to 7 people.
- Change of Use from C3 (Single Dwelling) to Sui Generis (Large HMO).

Appearance

The existing property is of typical 1900's Victorian style, with subsequently painted front elevation brickwork and replacement UPVC windows.

The proposals make no change to the front elevation.

The proposals make no change to the rear elevation.

One existing window opening (770x360mm) on the side elevation will be enlarged to 700x1350mm by lowering the cill level. One existing door/window opening (door - 900x2410mm & window - 580x1610mm) on the side elevation will be reduced to a window-only opening (580x1350mm) by blocking up the door opening and raising the window cill level. Existing brick lintels will be retained.

Layout

The ground floor as-proposed will consist of 2no. bedrooms, with ensuite shower rooms, and a shared kitchen/diner. Access to the shared rear garden is via the kitchen/diner.

The first floor as-proposed will consist of 3no. bedrooms with ensuite shower rooms.

The second floor as-proposed will consist of 2no. bedrooms with ensuite shower rooms.

Landscaping

The rear garden as proposed provides 45sqm shared external amenity divided into 10sqm of permeable patio and 35sqm of lawn with perimeter in-ground planting and 1.8m high timber fencing to the boundaries.

An additional rear external courtyard provides 2.3sqm of permeable patio, privately accessible by Letting 02.

The proposals aim to provide a net improvement on bio-diversity through the inclusion of a varied planting plan at the border.

Privacy

The proposals will have no impact on privacy of neighbouring properties or inhabitants of the application site.





Access

The existing building prevents full compliance with modern accessibility standards, however the proposals aim to incorporate as many viable aspects of Approved Document Part M to make the property more suitable for visitation and occupation by a wider range of people.

The building is accessed solely via a front entrance on Rutland Gardens, set within a small front yard with half height brick boundary wall at the street front boundary. There is a small step up of 50mm between the public footpath and the front courtyard, with a further 2no. steps up of 100mm at the main entrance threshold.

As the proposals aim to retain the existing structure and fabric of the buildings, it will not be possible to remove the change of level from Rutland Gardens to internal ground floor level.

An existing internal level change of 150mm will be retained within the kitchen/diner to rear of ground floor. Limited height of the existing ceilings here prevents the formation of a level floor.

The proposals include no new or altered internal level changes.

Rear patios will be laid to match internal floor level to allow stepless transition to the rear garden.

Character

Whilst the property is not listed, locally listed, or contained within a Conservation Area, it does nonetheless represent a small part of a moderately preserved Victorian residential estate with consistent front elevations.

The proposals seek to maintain the historic character of the area by retaining the original character and style of the existing building externally.

Restoration and maintenance of existing building stock serves to reinforce the existing historical character of the local area. Continued residential use of the site maintains the established use character of the local area.

SUDS

Minor site improvements aim to manage rainwater and surface water run-off by sustainable means using on site soak-aways. A small portion of the overall water load would be diverted to the main sewer where it otherwise forms a potential hazard to the property at door thresholds, however this will represent a net reduction in surface water discharge to the main sewer relative to the existing.

Patio areas will be sloped toward the rear of the site with surface water drainage gullies installed adjacent to the external walls. The lawn and soft landscaping provide a natural soak-away for rainwater run-off to the rear. A small amount of rainwater will be captured by the surface water gullies; this will be diverted to the mains sewer.

A 200l rainwater storage butt will be installed in the rear garden providing additional attenuation in peak rainfall and reducing potable water demand.

