

Design & Access statements requirements		Comments:
	DESIGN	
1	<p>Use;</p> <p>a) Justification of the use in terms of land use policies, how it has been informed by existing uses in the area</p> <p>b) Explanation of how the uses will work well together, making the place more useful for the community</p> <p>c) Show that the applicant has understood the access needs of different uses and made sure the design will allow for inclusive access</p>	<p>a) This mid terrace, four storey, Georgian house is situated in a quiet residential street. The layout is typical with the entrance at pavement level, narrow entrance hall to stairs at the back and a rear extension beyond.</p> <p>The property has had an extra rear extension added at the back in the past used as a Studio. The house is currently configured as two one bedroom flats on the lower two floors and a two bedroom maisonette on the upper two.</p> <p>The proposal is to extend the studio at the back to another studio flat.</p> <p>b) N/A Existing use unchanged</p> <p>c) The location of the site close to public transport, bus stops in Edgware Road and Marble Arch Tube Station within 10 mins walk. Also close to established community and retail outlets in Oxford Street.</p> <p>As a period residential building it is best suited for its purpose and is not ideal for the disabled</p>
2	<p>Amount:</p> <p>a) Show that the amount of development planned takes into account how much development is suitable for the site</p> <p>b) Show how the scheme affects the way the area works</p> <p>c) (For major developments) explain how the amount of development planned will change the neighbourhood can help to show how appropriate the scheme would be</p>	<p>a) The proposal is only to enlarge and upgrade the studio at the back.</p> <p>b) No change</p> <p>c) Not applicable</p>
3	<p>Layout:</p> <p>a) Explain how the buildings and spaces in and around the site would work together (orientation, entrance position, aspects)</p> <p>b) Make clear how the layout will allow inclusive access to and through the site</p> <p>c) Explain the purpose of different parts of</p>	<p>a) N/A orientation, entrance position &amp; aspect unchanged.</p> <p>b) Unaltered.</p>

	<p>the site and the placement of certain buildings or spaces</p> <p>d) Explain what the applicant considers 'potentially conflicting pressures on layout design' if applicable</p> <p>e) (For complex sites), show how the design has developed and how different layouts and options have been considered but rejected</p>	<p>c) The site arrangement remains unchanged</p> <p>d) N/A</p> <p>e) N/A</p>
4	<p>Scale:</p> <p>a) Drawings that show the relationship between existing buildings on or around the site and those proposed</p> <p>b) Show that the scale of the development takes account of the restrictions of the site and the need for good design</p> <p>c) Pictures</p> <p>d) Explain how the design considers the balance of features such as doors, windows and detailing for example window cill height and door widths.</p>	<p>a) Please refer to drawings 920.01-02 &amp; 03a-04a</p> <p>b) By keeping to the same height as the existing rear extension the impact is unchanged.</p> <p>c) Please refer to photo sheet already on COW records as part of approved applications 04/04680FULL and 04/681/LBC</p> <p>d) Please refer to drawings for sizes and design of the sliding folding doors which will be double glazed aluminium powder coated to match the existing (ie white)</p>
5	<p>Landscaping:</p> <p>a) Includes all treatments of outdoor spaces, includes street furniture, water features, and road materials. Show how the design of outside spaces will make them attractive, useful and environmentally responsible</p> <p>b) Explain how its treatment will work with all other design decisions</p> <p>c) Show that the planned landscape design is based on a strategy for long-term maintenance and management</p> <p>d) Clearly explain the purpose of landscape design on the site and how this will be achieved and maintained</p> <p>e) (e.g. to create a natural habitat, support an existing green corridor etc) to show how the needs of disabled or older people will be met ( e.g. use of level surfaces, non slip materials and providing resting places)</p>	<p>a) The proposal alters nothing.</p> <p>b) As above</p> <p>c) Paved area and limited amount of planted area means easy maintenance &amp; management</p> <p>d) See b) &amp; c)</p> <p>e) No change.</p>

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6	<p>Appearance</p> <p>a) Set out the design rationale that underpins the proposal and how this has informed the detailed aspects of the scheme</p> <p>b) Explain how the appearance fits with other aims for the developments</p> <p>c) Pictures of what the scheme would look like</p> <p>d) Explain how the person applying has considered the effects of time on the appearance of the scheme.</p>	<p>a) The brick extension will be faced on the party wall side with second hand stocks matching the existing.</p> <p>b) The new work des not try to copy the style of the existing house, however the new extension is intended to be in keeping and the new materials (powder coated aluminium &amp; glass will be complementary to the existing building.</p> <p>c) Please refer to drawings.</p> <p>d) All the intended materials are of easy maintenance and the change of appearance will be minimal</p>
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	ACCESS	
7	<p>Vehicular and transport links:</p> <p>a) Explain how surrounding roads, footpaths, and sight lines will be linked.</p> <p>b) (useful to provide) Diagrams showing how people can move to and through the space</p> <p>c) Visibility of entrances and access to the buildings through entrance areas or front doors, as well as access to facilities such as toilets, shops, etc. Explain how the level change within public spaces (pavements and dropped kerbs, bus stops, parking spaces etc)</p> <p>d) Explain how access for the emergency services will be provided (show provision for refuse points)</p>	<p>a) N/A no changes proposed</p> <p>b) N/A no changes proposed</p> <p>c) No changes are proposed.</p> <p>d) No changes are proposed.</p>
8	<p>Inclusive access</p> <p>a) Useful to explain how internal access will be designed</p> <p>b) Show that disabled people will not be segregated but will be able to move up and down in a building and use the same entrances, corridors and rooms without detours</p>	<p>a) N/A Existing levels will be retained.</p> <p>b) N/A</p>