

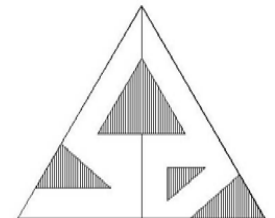
DESIGN & ACCESS STATEMENT



PROPERTY:
30 Nursery Hill
St Andrews Place
Hitchen

SURVEY DESIGN (HARROW) LTD.

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Site

The subject property known as 30 Nursery Hill is a semi-detached family dwelling house. Nursery Hill does not fall within any conservation area.

The street scene is pronominally residential and characterised by similar houses. The subject site is not a statutory or locally listed dwelling house.



Images are taken from Google maps.

Proposal:

The proposal is to insertion of 2 roof lights to the existing front and a box dormer to the rear to facilitate conversion of loft space in to a habitable space.

Forms / Designs / Roof scape / Context:

The proposed design has taken into account as two of the properties similar in style and form in obviously comparable location in character, period style, density and size of dwelling has been allowed as proposed. (The design similar to No 27 and 28 Nursery Hill.) The application property obtained planning permission under 25/00897/FPH hence the principal of converting the loft space is acceptable. The current proposal keeps in character with its neighbourhood in roof scape, scale and materials.

The brief

The form of the proposal originated from the need for the applicants to create additional room for comfortable living arrangement with the addition of rear dormer will benefit the roof conversion considerably. The proposed conversion is design as per to planning guidance along with taking precedence from other properties in the Borough and more over within the street (NO 27 & 28). The proposal will harmonise with the scale and architectural style of the original building and match and enhance the street scene. Therefore complies with council's SPD.

Architectural Proposal.

The proposal is for converting the existing loft in to a habitable space for a better living standard and convenience by only adding 2 velux windows to the front and a box dormer to the rear slopes. The proposal will not harm the privacy or right of light to the immediate neighbours. This design is creating an opportunity to refurbish the property and to make use of all the available space and helps in upgrading in terms of insulations to current building standard which, in turns, helps towards cutting carbon emission. The proposed design respects the architectural style of the existing house and surroundings. The construction, external finish windows and materials will match existing property and to the surrounding properties. The conversion will be well adhering to Council policies in terms of impact on the character and appearance, as, no change in roof profile proposed. Further the property will still remain as one single dwelling house hence the existing parking arrangement will be maintained. The proposal will also help towards the environment in cutting heat loss as new and current insulation regulation will be adhered.

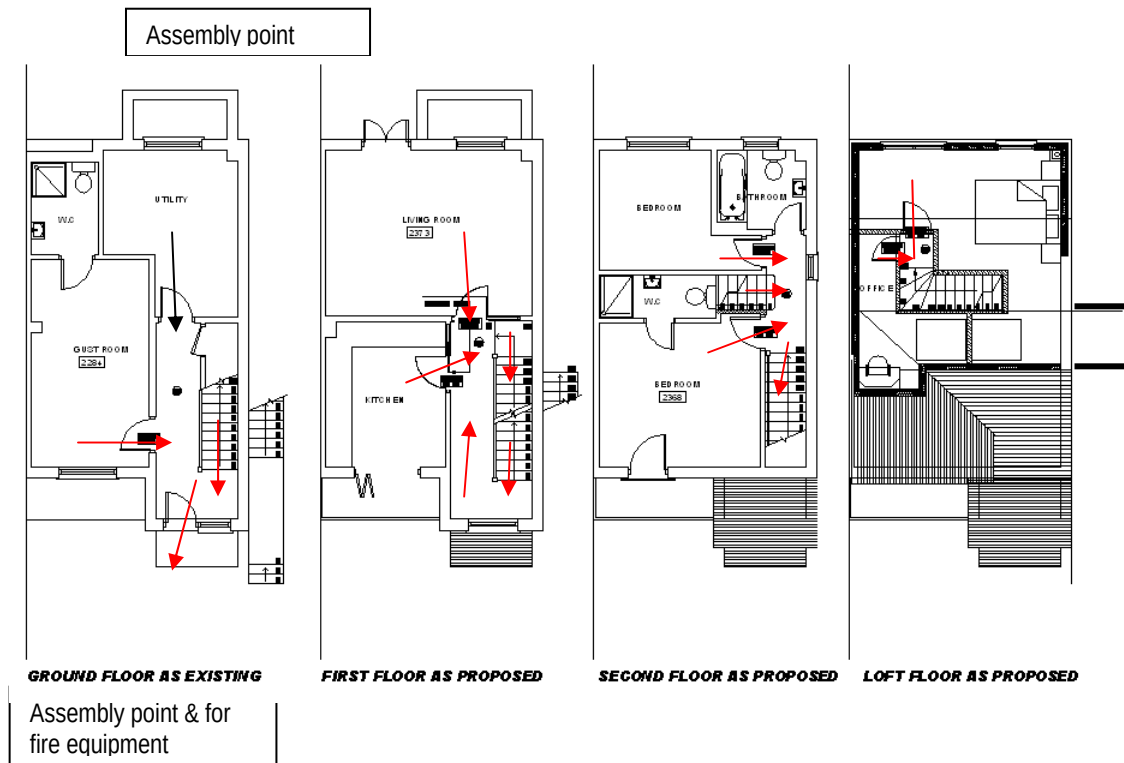
The proposed has been design to harmonise with the scale and architectural styles of the original building, the character of the area. The proposal is design to comply with UDP / supplement planning guide and to other approval given within the street. The proposal will not make the site in any unacceptable increase activity as would still remain as single family dwelling house, which the council encourages. Photographs of the property given at the end of this document for easy planning determination.

FIRE STATEMENT

Fire Safety

The proposed loft conversion will be built in accordance to Approved Document B – Fire Safety: Volume 1: Dwellings.

Passive and Active Measures: Detectors will be incorporated in all circulation areas that form part of the escape routes and in areas that present a high risk of fire. Design will include fire alarm and smoke alarm as per to building regulations BS5446. **Construction and Material:** The proposal will be constructed as per building regulations in terms of prevent spread of fire. **Means of Escape and evacuation.** The design will comply with Part B fire regulation in terms of having 1hr Fr doors. Staircase would be protected with fire doors and would comply with all building regulations to the approval of the inspector. The escape and evacuation would be to the front and rear of the property and it would be to the approval of the building inspector. **Access & Equipment for Firefighters:** The property can be access straight from the street and equipment can be place in the front garden. The assembly point will be allocated in the front and rear of the property.



Assembly point and for fire equipment is design to be to the front of the property which is acceptable by fire authority.

Existing kitchen is with heat detector and smoke detectors. Smoke detectors will be provided to all floors as per to building regulations

The directions are shown for fire escape and also there will be an assembly point outside the house in the front (street). Property benefit with an average garden which can be used for safe assembly. The fire equipment can be place in the front garden/pavement which is acceptable by Fire department.



Front Photograph



Rear Photographs