

15 Keir Hardy Estate, Hackney E5 9AT

Design and Access Statement

October 2022

Application for Planning

HP ARCHITECTS LTD

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1. Introduction

1.1

The existing unit is on the ground floor and was originally constructed as a flat but has more recently been used for community use.

1.2

It is proposed to convert the unit back into an independent residential one bedroom flat. The building is currently unoccupied.

1.3

There are no structural proposals required within this scheme.

1.4

The proposals have been designed taking into account the planning and design requirements of Hackney Planning Department and the guidelines as set out by the Mayor of London.

2. Proposals

2.1

The existing unit sits within a five storey residential block on the eastern side of Upper Clapton Rd between Jessam Avenue and Moresby Road.

2.2

The unit is to the ground floor and accessed from the rear courtyard to the estate.

2.3

The building is pre-war in age.

2.4

The existing layout, as originally constructed, already provides a suitable layout for a one bedroom flat.

2.5

The flat sits within a building which contains similar sized flats and layouts.

2.6

No external changes are proposed except a new secure cycle storage within the front garden.

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Image 3. Aerial view of current site

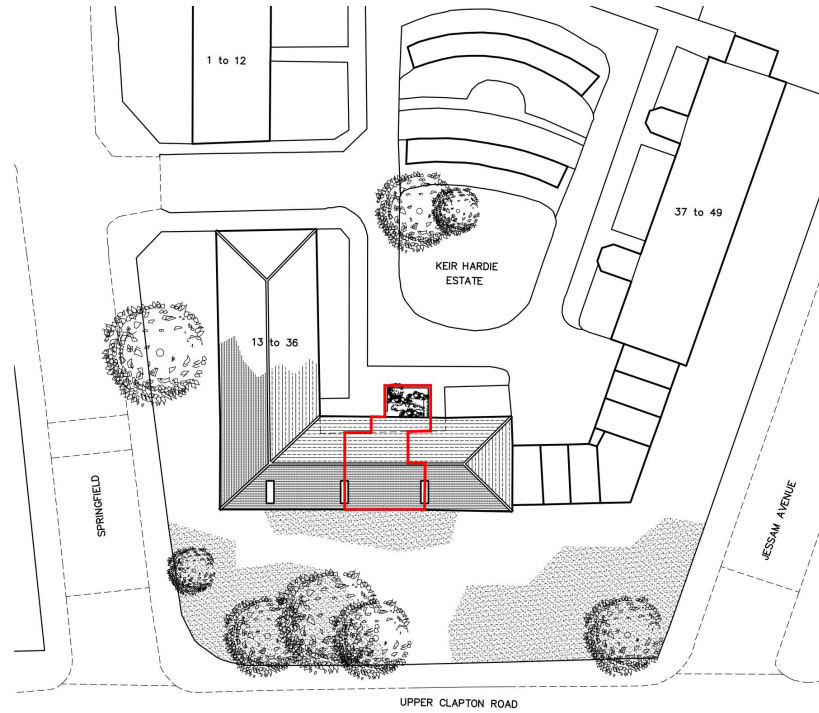


Existing location plan

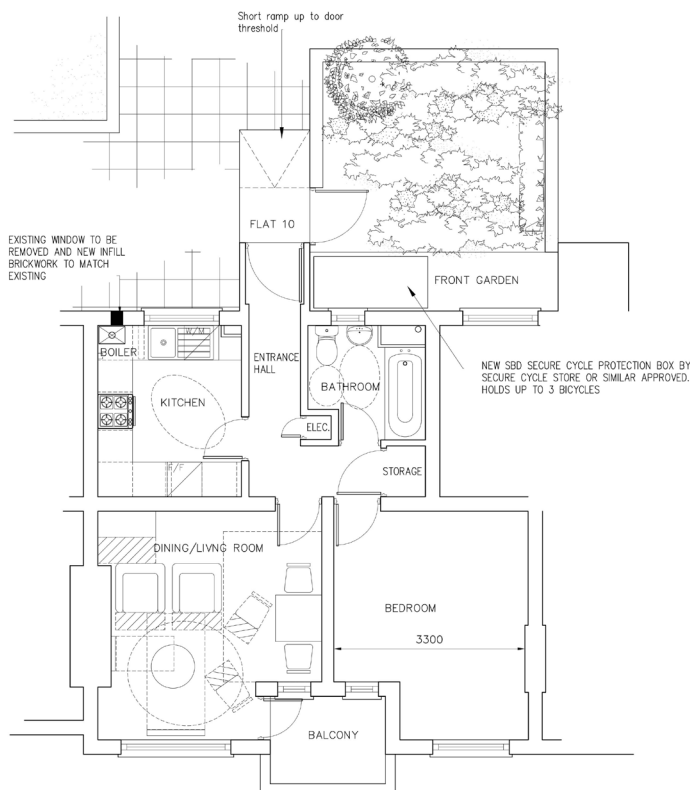


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Existing overall site plan



Proposed flat plan



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 @ A3

3. Planning History

3.1

There is no historic planning history for the application site.

4. Planning statement

4.1

Refer to separate Planning Statement on how the scheme complies with Hackney Council planning guidelines.

London Housing Design Guide

4.2

The external and internal standards of the proposed new development will comply with the London Housing Design Guide as follows:

Access

- The PTAL rating is 3.

From street to door:

- The main entrance is accessible from the rear courtyard of the block of flats. It is seen directly from communal entrances and individual flat entrances within the same block.
- A short ramp will be provided in front of the entrance door, to allow for the small change in level (approx. 75mm) at the door threshold.
- The entrance door has a 800mm minimum door width.
- Secure cycle storage and refuse storage is provided to the front garden.

Internal layout and room sizes

- The sizes and types of rooms comply with the overall internal floor area sizes and dimensions noted in the plan.
-
- The overall GIA of the flat is 44.5m² in area. The flat was originally designed as an independent residential unit when built and the adjoining residential units are all of the same size and layout and remain residential.

Homes as a place for retreat

- Privacy and sunlight/daylight are all achieved and exceeded in the scheme.

- The flat is dual aspect

Sustainability

- The proposals will comply with the Building Regulations Part L requirements for adapting existing dwellings and their environmental performance with improved insulation to the fabric where possible.

Conclusion

- The proposals meet the required planning guidelines as noted under the London Housing Design Guides.
- The proposals are for flexible residential accommodation, designed to reflect the adjoining properties, allows for modern day standards of living and an environmentally sustainable scheme.

5. Design proposals

5.1
The works are to adapt an original residential unit, which has been occupied as a community room, back into a one bedroom flat.

EXTERNAL

5.2
The only changes externally are the provision of a covered cycle store to the garden and a short ramp to the front door.

INTERNAL

5.3
The ground floor will contain an independent residential unit as follows with an area of 44.5m² consisting of living room, kitchen and bedroom with bathroom.

5.4
All rooms sizes including room widths comply with the London Mayor London Housing Design Guide however the kitchen is smaller as a stand alone room to have adequate wheelchair access.

5.5
Refuse storage is provided communally as existing.

5.6
No new on site parking is provided, although adequate on-site parking is available within the complex, and on adjoining streets, and cycle storage is provided with a concealed and secure cycle stand per unit to the front.

5.7
The proposals provide a satisfactory level of privacy, light and outlook when compared with the adjoining properties.

5.8
There is a balcony to the western (rear) side of the flat and there are private communal grounds within the site as provided existingly.

6. Access

6.1 Designed in accordance with Lifetime Homes Criteria as follows:

Approach

- The scheme includes secure storage for bicycles on site.

Approach to all entrance

- The entrance pathway is over 1.2 metres wide.

Entrances

- The principal entrance has a clear opening width of 900mm. This comfortably exceeds the recommended minimum width of 800mm.
- A new short access ramp is provided to the front door.

Internal doorways and hallways

- All corridors are a minimum of 1000mm and door widths a minimum of 800mm clear width

Circulation space

- The living room and bedroom are accessible and designed in accordance with London Mayor spatial requirements. The kitchen and bathroom are adequate for ambulant disabled.

7. Sustainability

7.1
The proposals and what sustainability considerations have been considered.

7.2
The proposed site makes effective use of previously developed land and underused buildings by the provision of housing.

7.3
The proposal will provide a self contained dwelling with the intention of the development is to reduce CO2 emissions as much as possible. The new development will provide energy efficient housing in accordance with current building regulations Part L. This will include:

- The use of highly efficient condensing boilers replacing the existing heating including new radiators to each room controlled by a thermostat.
- Energy efficient lighting and appliances will be used throughout.
- Higher levels of insulation to the walls (infilling the cavity wall) and roof areas (300mm deep mineral wool insulation laid over the existing ceiling joists)
- Flow-limiting taps and dual flush WC's, amongst other measures, will help to reduce water usage.

7.4
Refuse stores will have sufficient capacity to incorporate recycling of household and food waste.

7.5
All rooms have large opening windows to allow for natural ventilation as well as high levels of natural daylight to both front and rear of the development.

8. Drainage

8.1
The existing foul and surface water below ground drainage remains unchanged.

9. Landscaping

9.1
Refuse and recycling storage is provided communally within the existing complex.

9.2
Cycle storage is provided to the front. Refer to data sheet attached.

10. Conclusion

10.1

The proposed works will make use of an existing underused but usable building. The proposals reflect and compliment the diverse range of housing stock within the locality and will provide a good standard of accommodation.

10.2

The proposal makes use of previously developed land and which meets the criteria and design guidelines as outlined within the Hackney Council UDP and London Mayor Residential Design Guidelines

10.5

The accommodation has been designed to reflect the possibilities of modern day living.