

Architects & Chartered Architectural Technologist Practice

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Conditions Statement

Westcott Court, 13 Holmdale Road, NW6 1BH

Applicant: **Filip Saranovic**
Client Ref: **2327FS**
Agent: **Detailed Planning Ltd**
Date: **March 2025**

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Reg Eng and Wal No.7820362 · Detailed Planning Ltd, 311 Chase Rd, London N14 6JS · VAT No. 187 9134 64

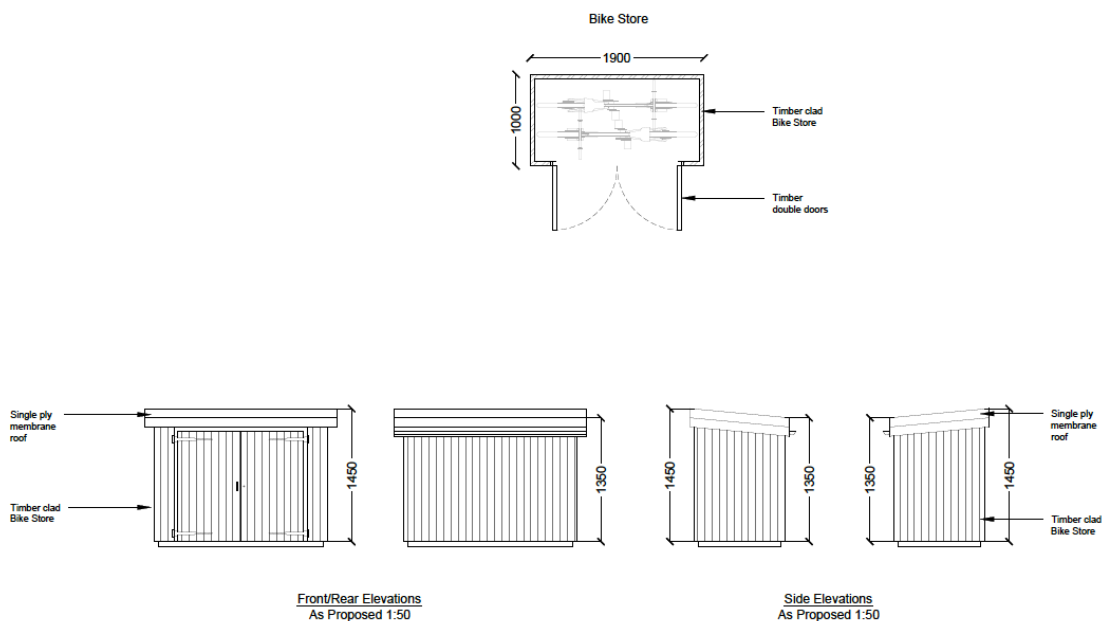
Introduction

The application is to support the discharge of conditions 6 and 10 from the approved application number 2023/5365/P. This document should be read alongside the document '2327FS_C_REVA - Existing and Proposed Drawings' for which this document contains screenshots and call outs from

Conditions

Condition 6

Condition 6 states that details of the cycle store shall be submitted and possess the space for two bicycles. This information can be viewed on sheet 9 of document '2327FS_C_REV0 - Existing and Proposed Drawings' for which the information will be scaled drawings. The below screenshot highlights this not to scale:



Screenshot of covered cycle store details

The store is proposed to be a timber clad structure with a single ply membrane roof.

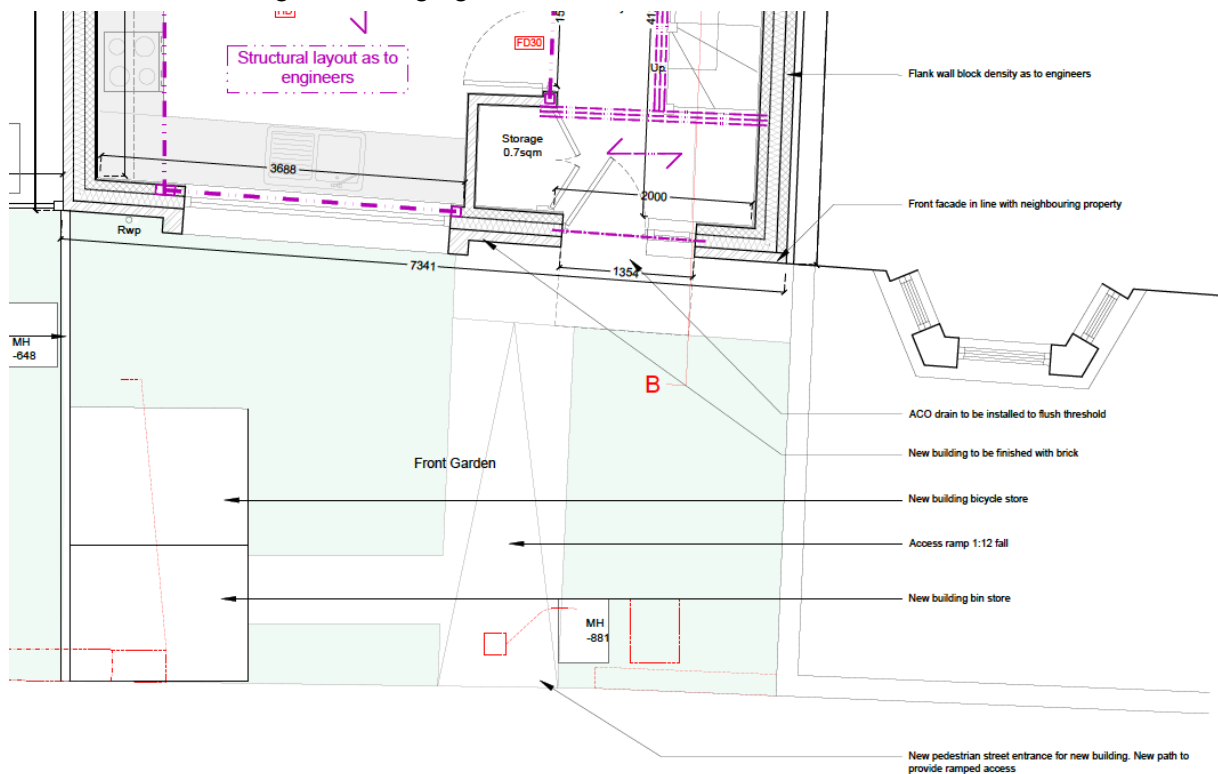
Condition 10

Condition 10 requires evidence for the demonstration that the design complies with Part M4 (2) of the current Building Regulations to ensure that the internal layout provides flexibility for the accessibility of future occupants and their changing needs over time.

The key areas include access, entrance, circulation and bathrooms. All information is included on the full set of scaled drawings '2327FS_C_REV0 - Existing and Proposed Drawings'

Access

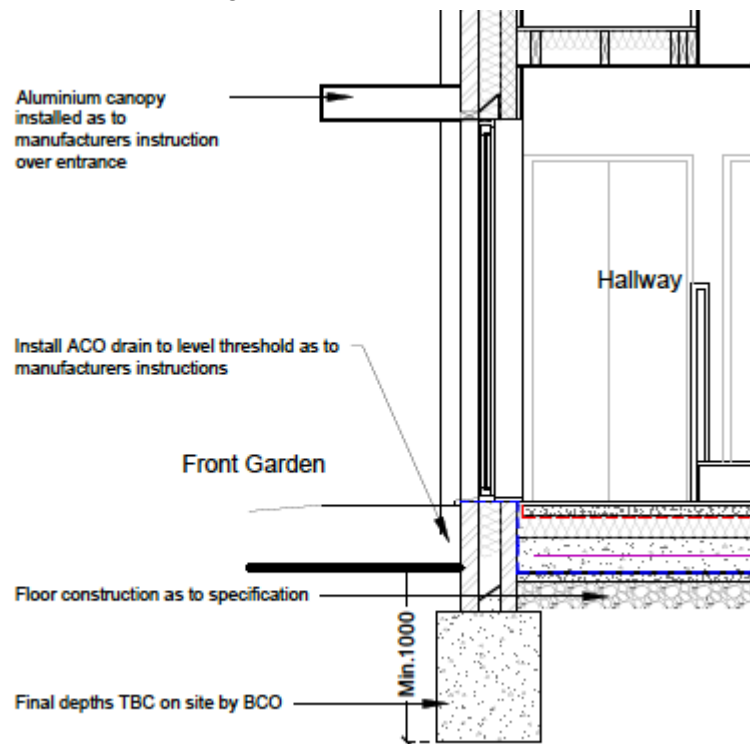
As the proposal is a car free development the entrance point to the site is considered from the street for which level access is provided leading to a (max.) 1:12 ramp with a width of 900mm with a landing area bringing the visitor to the internal floor level.



Screenshot of ground floor plan showing Part M4 compliance

Entrance

The entrance point to the proposed new build dwelling possess a covering canopy above the front door with a clear opening size of over 850mm



Screenshot of section showing Part M4 compliance

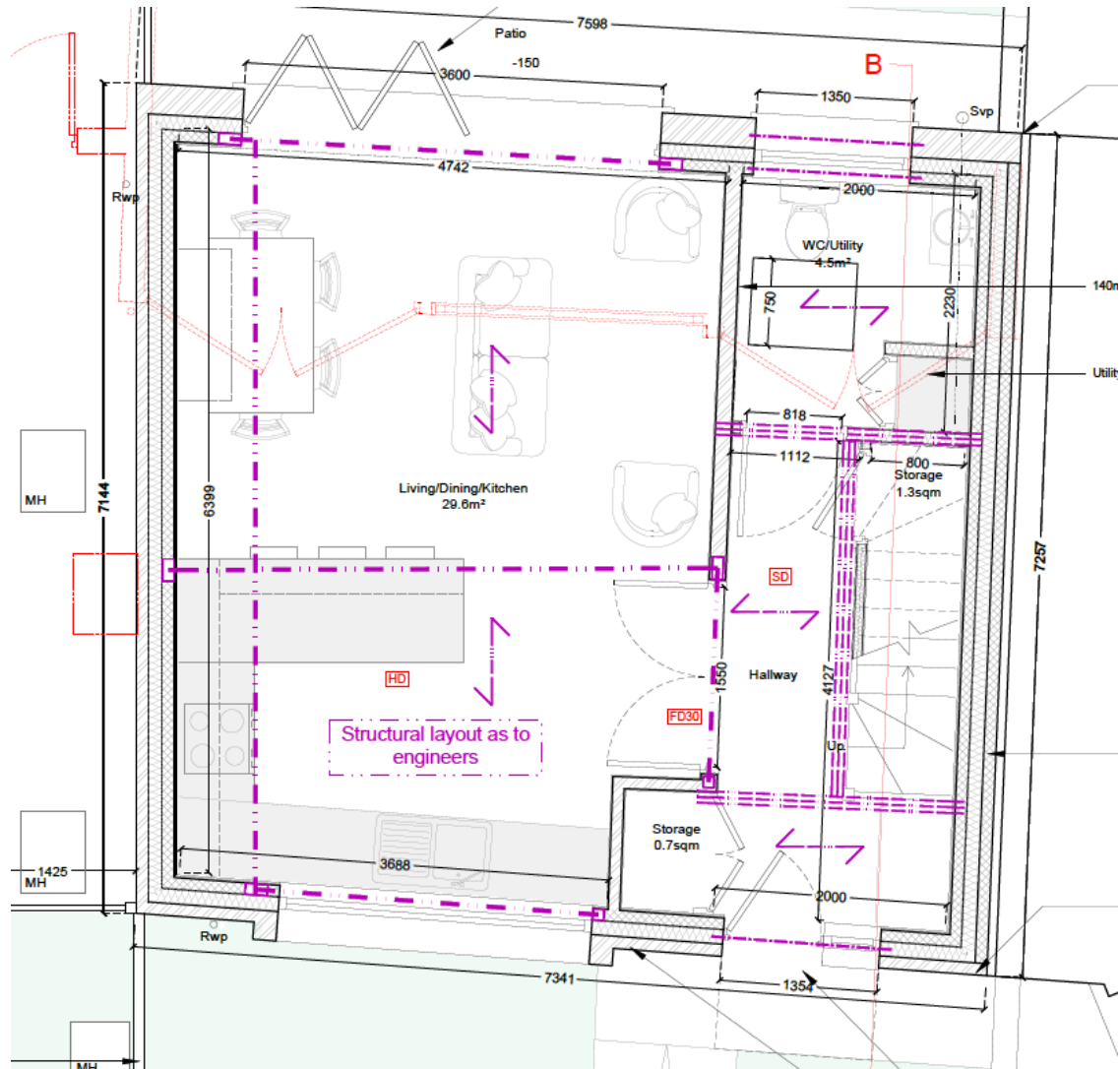
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Circulation

The ground floor (entrance storey) contains step free access to all rooms on this level including the living area and bathroom. The corridor possesses an unobscured width of greater than 900mm. The open plan living area provides a 1200mm clear space in front of the kitchen appliances with the principle glazing being the rear doors at a height of below 850mm. Refer to '2327FS_C_REV0 - Existing and Proposed Drawings' for scaled drawings



Screenshot of ground floor plan showing Part M4 compliance

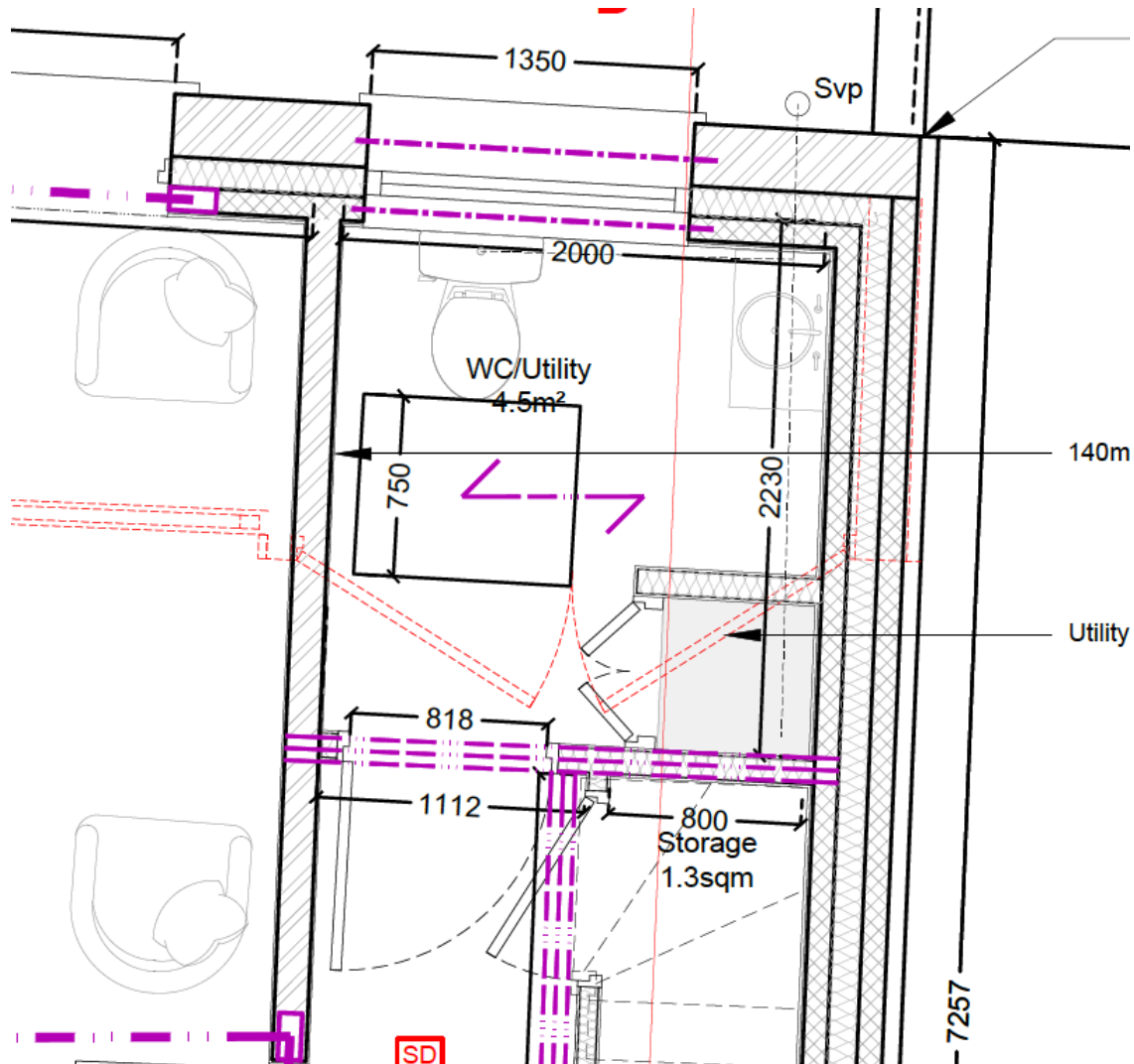
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Bathrooms

The ground floor bathroom provides a circulation space of 700mm x 1100mm clear access zone in front of the WC and allows for the provision of a future shower/bath installation to the ground floor in position of the current utility cupboard.



Screenshot of ground floor plan showing Part M4 compliance

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Summary

I look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient and that the Local Planning Authority considers this application favourably and provides the required planning consent to discharge the conditions outlined above, however, should you require any further information, please do not hesitate to contact our office.

Kind Regards,

Regards,

Chris Watkins BSc(Hons) MCIAT
Chartered Architectural Technologist
Mar. 2025

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