



3.4 APPEARANCE

Composition

The awkward pavilion at existing roof level imbalances and undermines the architectural value of the building as a whole and does not relate to the interesting lower levels. The new design proposes to make the architectural composition more complete. A continuation of the pattern formed by the alternating projections is proposed for the new Level 5. The primarily brick facade directly emulates that of level 3 and 1. The pattern of the window frames is maintained, but the glazing recessed, revealing a metal clad soffit. This recess dissolves the apparent solidity of the massing, reduces the apparent scale and marks the transition from the projecting brick volumes to the contrasting lightweight roof extension above. While maintaining the existing proportions, it improves the composition of the facades and thereby the position in the streetscape.

4.2 LIFETIME HOMES ASSESSMENT

4.1 ACCESS STATEMENT

The following is a Lifetime Homes Assessment of the proposed redevelopment of No.6 Manor Way based on the 16 point checklist of Bromley Council.

This access statement should be read in conjunction with the planning submission drawings.

VEHICLE ACCESS

No alteration to the existing vehicle access provisions are proposed.

PEDESTRIAN MOVEMENT - EXTERNALLY

No alterations to existing external pedestrian access is proposed.

PEDESTRIAN MOVEMENT - INTERNALLY

Provisions for a lift was seriously considered in order to give access to the upper floor for impaired and disabled users, but the size constraints of the layouts do not allow for such an intervention. A new flight is proposed to access the new floor, which would comply with current Building Regulations.

<p>1. PARKING</p> <p>There is no change proposed to existing parking provision for both dwellings.</p>	<p>5. COMMUNAL STAIRS & LIFTS</p> <p>As per existing - no alterations to existing communal stairs and lifts are proposed.</p>	<p>10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE</p> <p>Each dwelling has a bathroom at entrance level to ensure that there are adequate facilities for ambulant disabled occupants.</p>	<p>13. POTENTIAL FOR FITTING OF HOIST</p> <p>Wherever possible ample layout between the master bedroom and bathroom/shower area has been provided with a view to install hoists to assist disabled occupants.</p>
<p>2. APPROACH TO DWELLINGS</p> <p>The approach to the dwellings is as per existing. No alterations are proposed.</p>	<p>6. INTERNAL DOORWAYS AND HALLWAYS</p> <p>All proposed new doorways are compliant doors of at least 800mm clear opening. All proposed hallways are a minimum of 1000mm width.</p>	<p>11. WC AND BATHROOM WALLS</p> <p>All new walls would be capable of firm fixings and support adaptations for ambulant disabled people suitable for future retrofitting of the houses if required.</p>	<p>14. ACCESSIBLE BATHROOM</p> <p>Every effort has been made to ensure that the minimum clearances in lifetime homes with respect to bathroom layouts.</p>
<p>3. APPROACH TO ALL ENTRANCES</p> <p>Both apartments are accessed from the communal lift and stair lobby.</p>	<p>7. CIRCULATION SPACE</p> <p>Circulation spaces have been maximised. All Living/ Dining areas accommodate a 1500mm turning circle.</p>	<p>12. STAIRS AND POTENTIAL THROUGH-FLOOR LIFT</p> <p>Although a new staircase is proposed, there is not the capacity to propose any new lifts within the property for any substantial benefit. All efforts have been made to ensure that there is living, bathroom and bedroom facilities at entrance level which reduces the need for through-floor lifts within each house. Future applications may be needed to introduce lift facilities into the development if required.</p>	<p>15. GLAZING & WINDOW HANDLE HEIGHTS</p> <p>Every effort has been made to ensure that for all new windows the glazing starts no higher than 800mm above floorlevel, apart from the fixed glazing panels in the kitchen that look out into the shared forecourt.</p>
<p>4. ENTRANCES</p> <p>a) Illuminated – As per existing. All entrances are well lit. b) Level access - It is proposed that both dwellings have level entrance thresholds. c) Clear openings - It is proposed that each dwelling would have a new compliant entrance door of at least 800mm clear opening. d) Adequate weather protection - as per existing. Communal entrance at ground level has a canopy. e) Level external landing- As per existing. No alterations proposed.</p>	<p>8. ENTRANCE LEVEL LIVING SPACE</p> <p>Each dwelling has been designed to provide living space at entrance level.</p> <p>9. ENTRANCE LEVEL BED-SPACE</p> <p>Each dwelling is compliant by providing a bedroom, or potential bedroom, at entry level for each dwelling.</p>		<p>16. LOCATION OF SERVICE CONTROLS</p> <p>All service controls would be located 900mm above floorlevel and 300mm away from any internal corner.</p>

