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DESIGN AND ACCESS STATEMENT

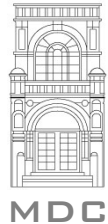
for

internal alterations and external alterations to glazed doors, installation of a new rooflight and upgrading all windows from single to double glazed windows

at

**2 BURLINGTON COURT,
HIGHGATE, N6 6BD**

July 2013



Introduction

Metropolitan Development Consultancy Limited has been commissioned to prepare proposals to refurbish the flat at 2 Burlington Court. This application relates to 2 Burlington Court only.

This statement describes the proposal for internal alterations and external alterations to the size and position of two glazed doors and a glazed screen along with a new rooflight. All windows are to be upgraded from single to double glazed windows. The proposed windows will match the style, material and appearance of the existing windows to cause no detrimental impact to the external appearance of the building.

Location

2 Burlington Court is a maisonette within a three storey block (Burlington Court & Chesterfield House) located in the Highgate Village conservation area of Camden.

The site is in close proximity to a large selection of amenities on Highgate High Street including shops, restaurants and public transport links for residents and visitors to the building.

The proposals have been carefully considered to result in no detrimental impact on the residential amenity of the application site and that of the surrounding properties.

Use

There is no change proposed to the use of the property.

Amount

The proposal includes internal alterations to the layout along with external alterations to the glazing elements.

Layout

Internal alterations are proposed to enhance the functionality of this single family dwelling.

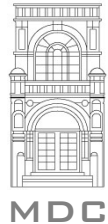
Scale

There is no change proposed to the footprint of the property.

Appearance

The external alterations to the size and position of two glazed doors, screen and a new rooflight will not be visible from the street. The proposal includes upgrading all windows from single to double glazed windows. The proposed windows will match the style, material and appearance of the existing windows to cause no detrimental impact to the external appearance of the building.

DESIGN AND ACCESS STATEMENT



Landscaping

There is no change proposed to the landscaping.

Access

The primary access into flat 2 will not change; this will remain off the communal hall at ground floor level of Burlington Court. Access to the external courtyard at ground floor level (off the proposed reception room) will remain. Access to the external courtyard at ground floor level (off the proposed entrance hall) and access to the first floor terrace (off the proposed first floor hall) also remains the same but with alterations to the size of openings and glazing. The secondary entrance doors located at ground floor (off the proposed reception room) and first floor (off the proposed master dressing room) will be retained on common area side only; they will be fixed shut, sealed and fire rated.

Sustainability

The proposal will be designed and constructed to include the following sustainable features:

- Insulation to the external walls and floor are proposed to upgrade the external envelope of the flat.
- The windows are to be upgraded from single to double glazed windows.
- New elements will be constructed with sustainable materials wherever possible.
- At least 75% of luminaries will be low energy.
- Local amenities are provided within convenient walking distance.

Lifetime Homes Standards

Where it has been possible to incorporate the Lifetime Homes Standards, this has been achieved.

The 16 points in the Lifetime Homes Standards have been addressed as follows:

LIFETIME HOMES CRITERIA		KEY OBJECTIVES	DETAILED CRITERIA	HOW THE PROPOSAL ADDRESS EACH POINT
1	Parking (width or widening capability)	Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).	a) 'On plot' (non-communal) parking: Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	N/A there is no parking provision on site

DESIGN AND ACCESS STATEMENT



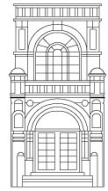
			b) Communal or shared parking: Where parking is provided by communal or shared bays, spaces should be provided with a width of 3300mm, and in accordance with the specification given in Appendix 2 on page 65 or www.lifetimehomes.org.uk	
2	Approach to dwelling from parking (distance, gradients and widths)	Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.	The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	N/A there is no parking provision on site
3	Approach to all entrances	Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification given at www.lifetimehomes.org.uk	The proposed entrance to the building will remain as existing. The communal areas to the flat do not form part of this application.
4	Entrances	Enable ease of use of all entrances for the widest range of people. Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.	All entrances should: a) Be illuminated b) Have level access over the threshold; and c) Have effective clear opening widths and nibs as specified given at www.lifetimehomes.org.uk In addition, main entrances should also: d) Have adequate weather protection* e) Have a level external	a) This will be achieved b) This will be achieved c) The will not be achieved. The opening size of the flat entrance door will not change. The existing communal entrance to Burlington Court does not form part of this application. d) The existing entrance has weather protection. e) The existing entrance does not have a level external landing and does not form part of this application.

DESIGN AND ACCESS STATEMENT



			landing.*	
5	Communal stairs and lifts	Enable access to dwellings above the entrance level to as many people as possible.	<p>a) Communal stairs: Principal access stairs should provide easy access in accordance with the specification given at www.lifetimehomes.org.uk</p> <p>b) Communal lifts: Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification given at www.lifetimehomes.org.uk</p>	<p>a) N/A</p> <p>b) N/A</p>
6	Internal doorways and hallways	Enable convenient movement in hallways and through doorways.	Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification given at www.lifetimehomes.org.uk	This will not be possible to achieve in all hallways due to the existing layout being retained in some areas.
7	Circulation Space	Enable convenient movement in rooms for as many people as possible.	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	This will be achieved
8	Entrance level living space	Provide accessible socialising space for visitors less able to use stairs.	<p>A living room /living space should be provided on the entrance level of every dwelling (see Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level').</p> <p>Note: Entrance level generally means the storey containing the entrance door to the individual dwelling. It</p>	This will be achieved

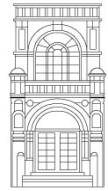
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			may refer to the first storey that contains a room (habitable or non-habitable) if the entrance this storey is reached by an 'easy-going' stair.	
9	Potential for entrance level bed-space	Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space (see Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level').	This will be achieved
10	Entrance level toilet and shower drainage	Provide an accessible toilet and potential showering facilities for: a) any member of the household using the temporary entrance level bed space of Criterion 9, and: b) visitors unable to use stairs.	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible toilet compartment, with potential for a shower to be installed- as detailed in the specification given at www.lifetimehomes.org.uk	This will be achieved.
11	Toilet and bathroom walls	Ensure future provision of grab rails is possible, to assist with independent use of toilet and bathroom facilities.	Walls in all bathrooms and toilet compartments should be capable of firm fixing and support for adaptations such as grab rails.	This will be achieved.
12	Stairs and potential through-floor lift in dwellings	Enable access to storeys above the entrance level for the widest range of households.	The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	a) This will be achieved. b) This will be achieved.
13	Potential for fitting of hoists and	Assist with independent living by enabling convenient movement between bedroom	Structure above a main bedroom and bathroom ceilings should be capable of	This will be achieved.

DESIGN AND ACCESS STATEMENT



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	bedroom/ bathroom relationship	and bathroom facilities for a wide range of people.	supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom	
14	Bathrooms	Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.	An accessible bathroom, providing ease of access in accordance with the specification given at www.lifetimehomes.org.uk should be provided in every dwelling on the same storey as a main bedroom.	This will be achieved.
15	Glazing and window handle heights	Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people -including those with restricted movement and reach.	The opening size and location of windows will not change.
16	Location of service controls	Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members.	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	This will be achieved.