

fig 3.53 _ PROPOSED SECOND FLOOR

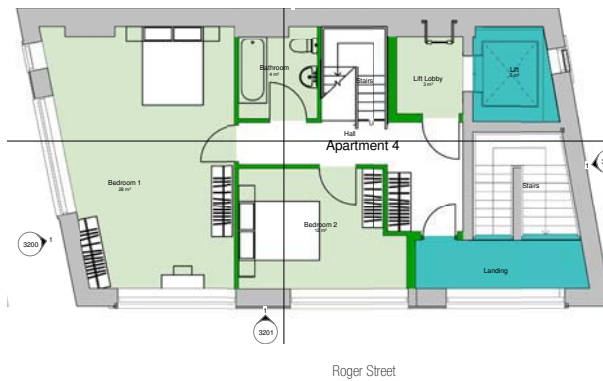


fig. 3.54 _ PROPOSED THIRD FLOOR

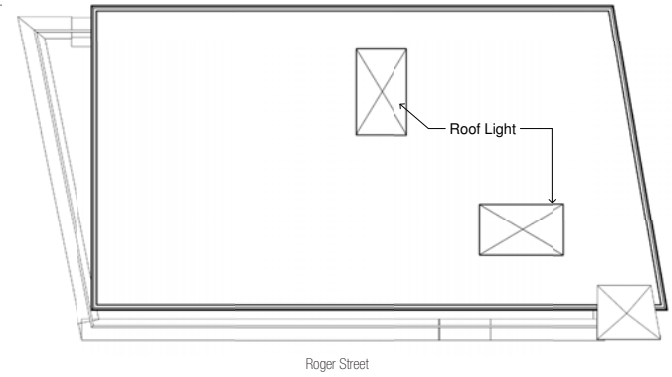


fig. 3.56 _ PROPOSED ROOF PLAN



fig. 3.55 _ PROPOSED FOURTH FLOOR

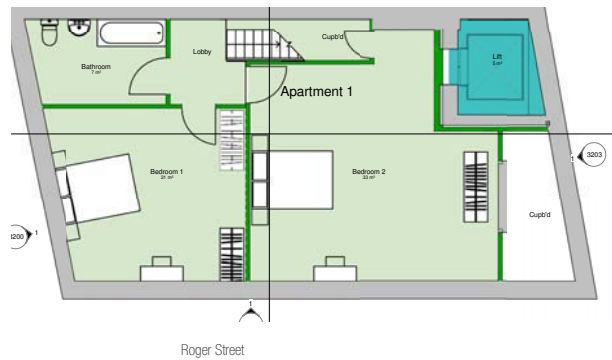


fig 3.50 _ PROPOSED BASEMENT

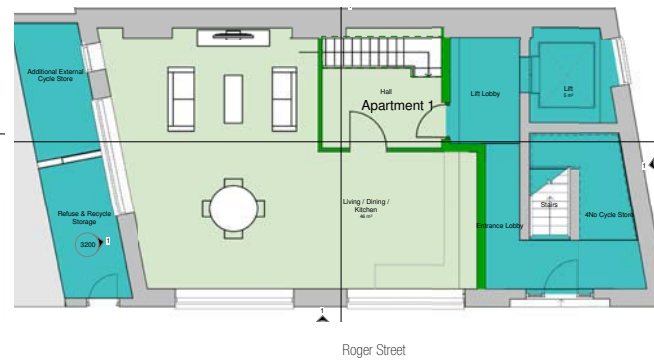


fig 3.51 _ PROPOSED GROUND FLOOR

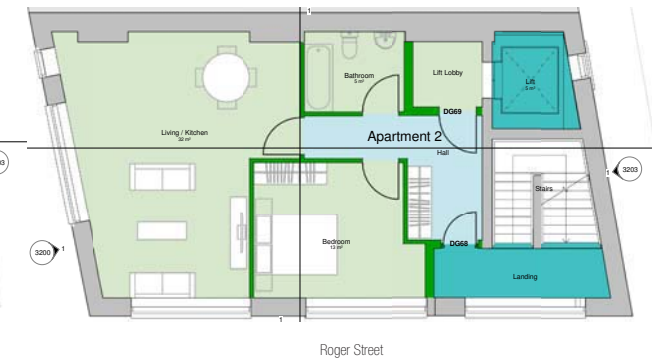


fig. 3.52 _ PROPOSED FIRST FLOOR



fig. 3.60 _ Existing North (Roger Street) Elevation

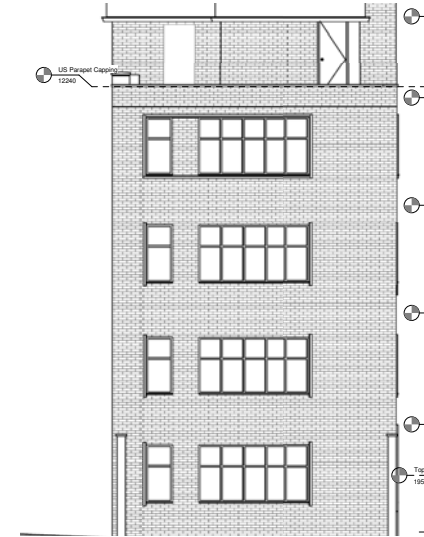


fig 3.61 _ Existing East (Courtyard) Elevation

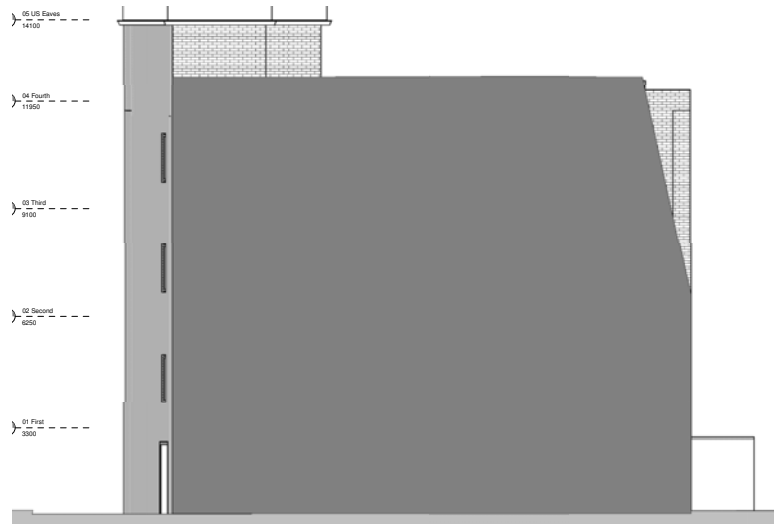


fig. 3.63 _ Existing North Elevation

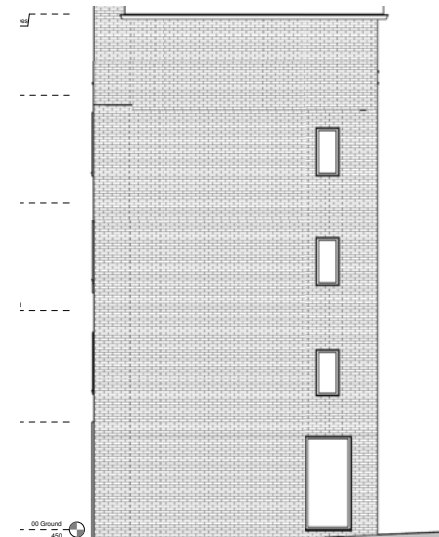


fig. 3.62 _ Existing West (North Mews) Elevation

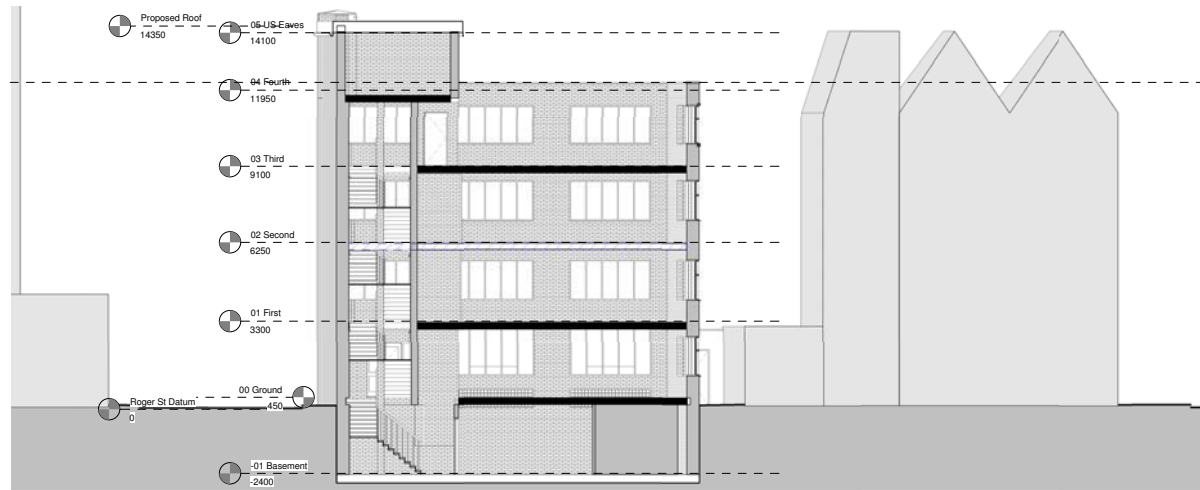


fig. 3.70 _ Existing longitudinal Section _ towards Roger Street

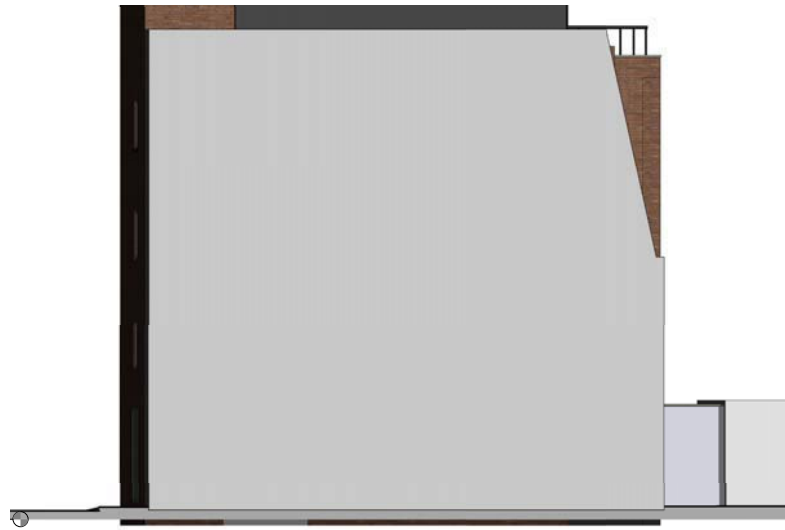


fig. 3.80 _ Proposed North Elevation

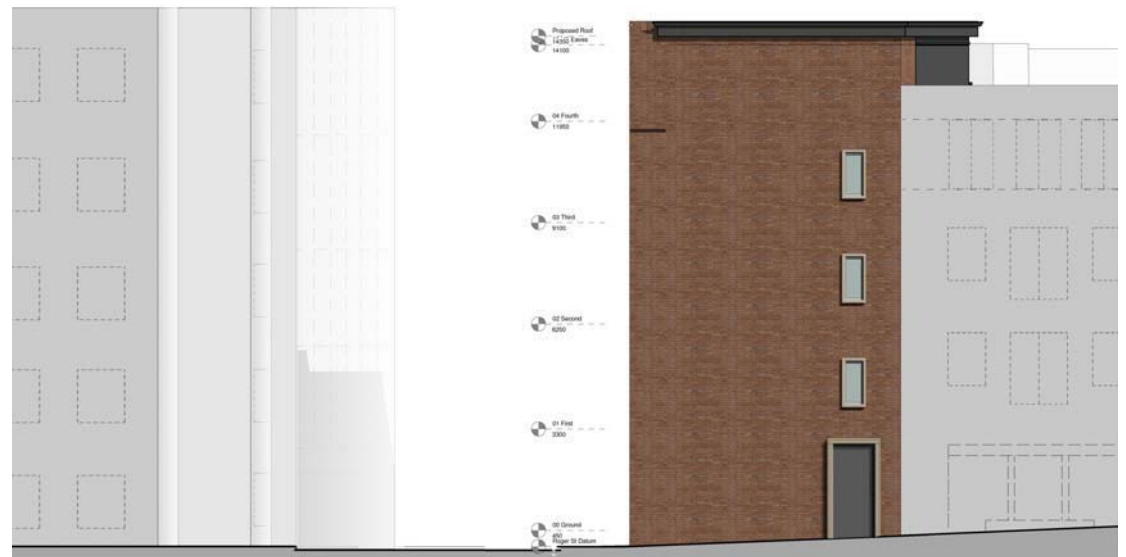


fig. 3.81 _ Proposed West Elevation



fig. 3.82 _ Proposed Roger Street Elevation



fig.3.83 _ Proposed East Elevation



fig.3.90 _ Proposed Longitudinal Section

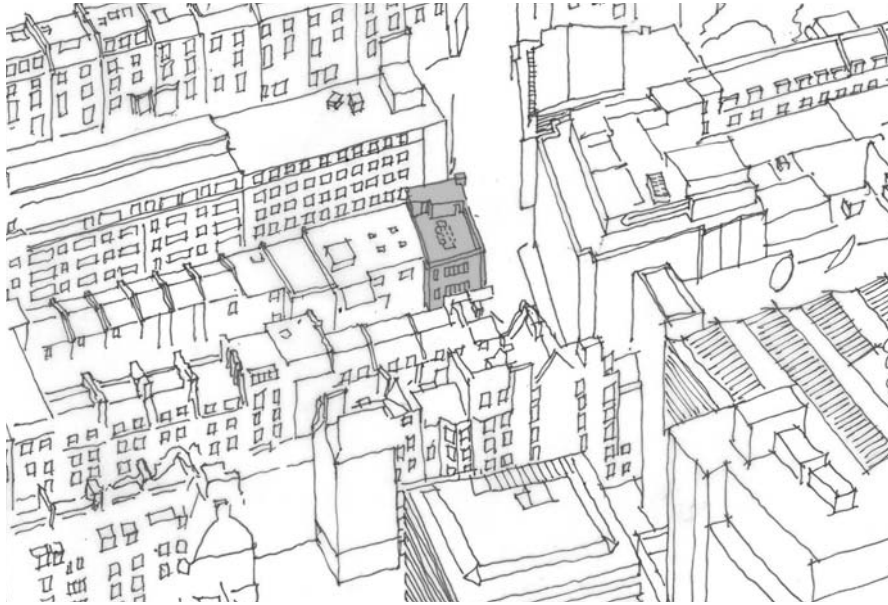


fig. 3.100 _ Existing Massing Birds Eye View from the East

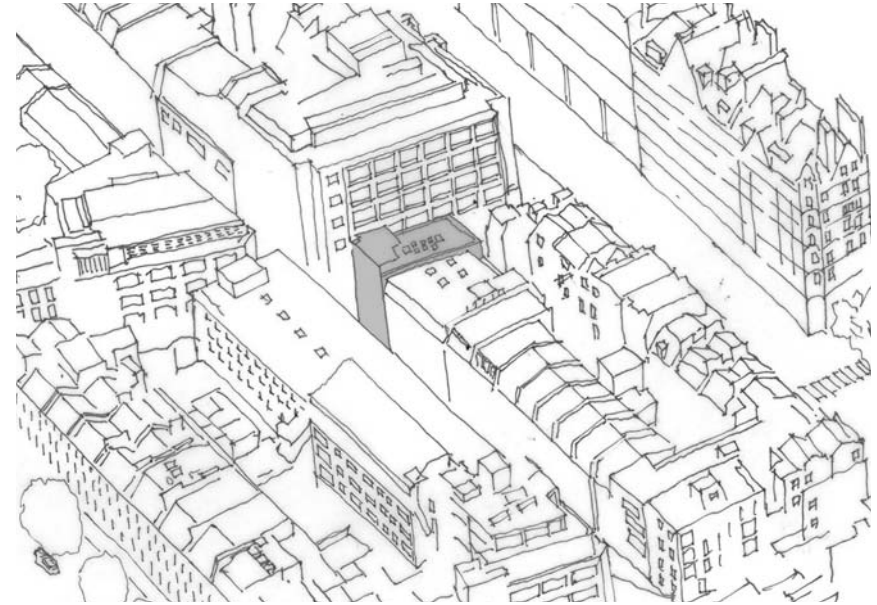


fig. 3.101 _ Existing Massing Bird's Eye view from the South

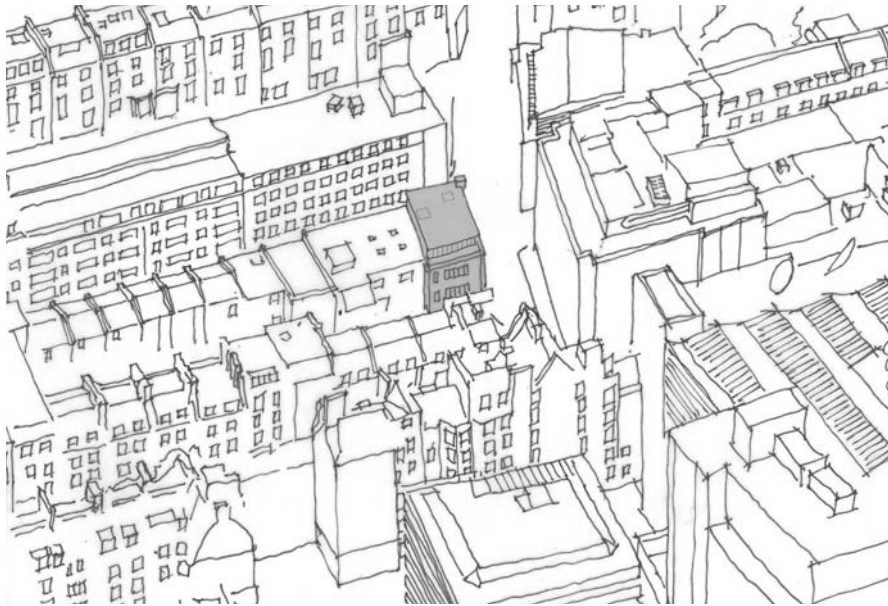


fig. 3.102 _ Proposed Massing Bird's Eye View from the East

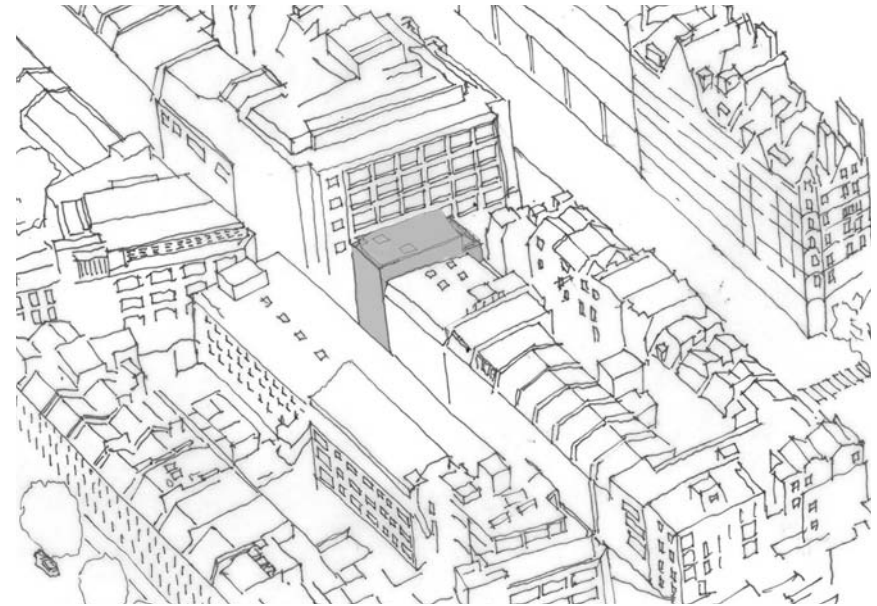


fig.3.103 _ Proposed Massing Bird's Eye View from the South

fig. 3.110 _ Existing streetscape and roof line along Roger Street



3.111 _ Proposed streetscape and roof line



4.0 Access Statement

- 4.1 Introductions
- 4.2 Overview of Residential Proposals
- 4.3 Common Areas of Residential Building
- 4.4 Residential layouts
- 4.5 Criteria for Inclusive Design
- 4.6 Pedestrian Movement
- 4.7 Lifetime Homes Assessment

4.0 Access Statement

4.1 Introduction

This access statement has been written by AWW Architects for the residential development at 14 Roger Street. The Access Statement describes and appraises the inclusive design provisions of the development, including the setting to the external approaches and public realm.

This Access Statement describes how the proposals demonstrate consideration and understanding of the principles of inclusive design. 14 Roger Street has been designed with specific regard to disabled people as:

- Residents and visitors to the development at all levels: and
- People working in and visiting the residential core spaces within the premises.

The general arrangements for approaches to the development have been described within section 1.2, parking provision, entrances and common circulation areas are described, along with other considerations where relevant.

The Access Statement does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in line with the scope of Part M of schedule 1 to the Building Regulations 2000 (as amended by SI 2003/2692)

If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out retrospectively as and when the need is identified.

The meaning of 'disabled' in this Access Statement is the definition stated in the Equality Act 2010. This statement sets out the overall design of 14 Roger Street in relation to appropriate inclusive access standards in order to meet mandatory standards as required by Approved Document Part M 2004 (AD M) and residential guidance in relation to dwelling and commercial premises.

At this stage of the design development it is expected that the general principles for good inclusive design will be met with more detailed issues awaiting development as the design development moves towards the stage at which submission will be made Building Regulations approval (Approved Document Part M 2004). Wherever possible appropriate standards for accessibility will be met at the outset as part of mainstream inclusive design.

Method of Statement

The Access Statement describes the principles of access provisions in the development using a sequential journey through the proposal. Starting with approaches. The report considers the requirements of all users, notably those with mobility impairments, blind and partially sighted people and people who are deaf. In doing so it is implicit that issues relating to older people and people with small children are also considered. Step-free external and internal routes, lifts, stairs, WC's and other access features are highlighted on plans throughout this report.

The standards

As 14, Roger Street is a residential development, the main access standards and regulations referred to in the Access Statement are:

- The Building Regulations 2000, Access to and Use of Buildings, Approved Document M, HMSO , 2004;
- The Building Regulations 2000, Fire Safety, Volume 1 - Buildings other than Dwellings, Approved Document B, HMSO , 2006;
- British Standard 8300:2009 (Amended 2010) Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice, British Standards Institution, 2010;
- British Standard 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2008;

Interpretation of the standards

The common areas of the residential block are required to meet AD M standards as the absolute minimum with the intention for the residential areas to meet Level 3 of the Code for Sustainable Homes.

Whilst meeting Level 3 or 4 does not require mandatory compliance with the Lifetime Homes Standards (this is only mandatory for Level 6), compliance is nevertheless required by the London Plan. Frequently used documents such as Approved Document M and BS 8300:2009 –

Design of Buildings and their Approaches to Meet the Needs of Disabled People provide general advice, other guidance may be more specific.

Access standards are in a continuing state of development with no single authoritative document as a source of reference. Instead several separately authored documents have to be referred to, inevitably revealing anomalies and contradictions. This report also seeks to interpret those standards where there is an absence of clarity.

4.2 Overview of Residential Proposal

Access Aims

The teams aim to achieve the following as part of the design process:

- To maximise access to all parts of the development, its facilities and services for people who are residents, visitors and members of staff regardless of disability and as required by local, regional and national policy;
- To ensure that appropriate standards for accessibility are met at the outset and as part of mainstream inclusive design wherever possible;
- To design inclusively, which means designing beyond the minimum requirements of the Building Regulations Part M to ensure that all people, regardless of age, sex or ability can use and enjoy the built environment;
- To address the anticipated, substantial increase of older people in proportion to the working-age population in the near future and their needs;
- To meet the aims of the Disability Discrimination Act 1995 (2005 as amended) and the Equality Act (2010), where applicable; and
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people. Key provisions

Key Provision

The development will offer much needed accessible apartments sized between 1 and 2 bed dwellings for the borough:

- Level approaches and gentle grading; (NB the existing main entrance threshold steps are proposed to be retained. Entry into these premises is identified as a matter for further discussion with the authority Access Officer)
- 10% wheelchair adaptable and accessible units across sizes /locations;
- 100% Lifetime Homes compliance;

It is not anticipated that there will be any access issues as the scheme is developed to a more detailed stage provided that careful consideration is continued during the design development process and that full consultations are undertaken with the Client, London Borough of Camden Access Officer and Building Control.

4.3 Common Areas of Residential Building

Public transport and set-down points

The residential units have excellent public transport links (PTAL 4) and good access to London taxis which regularly service Gray's Inn Road. It is anticipated that any taxi drop-off's will occur directly outside of the residential entrance on Roger Street where the reveal setting the entrance door serves to perform as a small canopy sheltering those upon stopping to enter into the premises.

Landscaping and amenity space

Approaches to 14 Roger Street have a level approach throughout or a gradient no steeper than 1 in 20. Access into the residential area of the building is restricted via a single entry point with an intercom linking to each of the apartments. Variation in floor texture will occur not just for decoration but also to help people with sight loss, older generation or children.

Car parking provision

There is no new car parking provision to be associated with the site. Residents will not be able to obtain any on street parking permits through the site administrations as this is a car free development (high PTAL rating of 4).

Common Entrances

There is one main entrance on Roger Street with a lobby / reception area with access to the lift and stair core. The entrance will be sheltered reflecting the existing conditions of set back from first floor overhang and revealed from the building facade to meet LTH Criteria 4 and the Wheelchair Housing Design Guide for a covered main entrance. Lighting and further details can be designed at a later stage.

Lifetime Homes standard 4 requires entrances to be illuminated and covered, and to have level access over the threshold. (NB the existing main entrance threshold steps are proposed to be retained. Entry into these premises is identified as a matter for further discussion with the authority Access Officer) Entry systems such as video or audio entry systems, pass card systems and similar need to be designed and located to be used by visitors and residents. As a rule of thumb, people should be able to activate such a system with a closed fist and with minimal force. The proposed scheme will follow the guidelines through detailed design stage to ensure a fully accessible design is achieved.

Reception

The communal reception areas will meet the Building Regulations Part M as a minimum. There will be entrance mail box facilities that will be accessible by all. Access to cycle storage and refuse storage will also be provided off the reception area and rear courtyard.

Internal Horizontal circulation

The common residential corridors will be a minimum of 1570mm wide to ensure wheel chair turning circles (1500mm x 1500mm) are throughout the building which will exceed the London Plan SPG of wheelchair accessible dwellings. Internal common corridors at upper levels between lift, stairs and apartment entrances are short and any fire doors across corridors will be secured open with electromagnetic catches enabling unobstructed access for wheelchair users.

Vertical circulation (lifts and stairs)

The existing lift serving basement to third floors and all principle residential entry levels has minimum standards for clear internal dimensions.

4.4 Residential Layouts

The Scheme is under the affordable housing requirement threshold. As a result, there should be no off-site affordable payment.

The premises will provide 4 apartments falling below the authorities own guidelines for a threshold for wheelchair accessible units spread across all sizes and dwelling type. The tenure will be all private market with an off site affordable payment agreed with planners.

Accessible housing - general provisions

Lifetime Homes standards ensure that homes can be easily adapted to suit the individual needs of the households that live in them, and the housing on this site will go some way to addressing London's shortfall of accessible housing. All of the residential units provided by 14 Roger Street, including the approaches to the building and the common part, will be designed to meet the Lifetime Homes standards as defined by the Code for Sustainable Homes Technical Guide (November 2010, Section Hea 4) and the London Housing Design Guide, (Interim Edition), the requirements of the Wheelchair Housing Design Guide (2006) and the Building Regulations Part M, where applicable.

The core has a single lift and staircase. The common residential corridors will be a minimum of 1200mm wide ensuring a 1570mm x 1500mm turning space outside each wheelchair accessible or easily adaptable dwelling as a minimum.

Wheelchair accessible housing

Space is provided in all residential units and will provide and be designed to be capable of easy adaptation to meet the needs of a wheelchair user, in line with London Plan accessible housing policy 3.8.

The 3 wheelchair dwellings (apartments 102, 205 and 501) ensure the following:

- Households that need wheelchair accessible apartments are not clustered together; and
- Wheelchair users have as much choice about the location and location of their dwelling as anybody else, as far as possible. The concept of adaptability includes the following:
 - Adaptation and removal of built-in furniture, e.g. extra sanitary ware, such as a second wash hand basin, kitchen cupboards, fixtures and fittings
 - Removal of extra cupboard space for wheelchair store areas and through the floor lifts in hallways
 - The concept of adaptability does not include structural elements such as walls, doors and loss of space provision.

In reality all units will have the capacity to achieve the wheelchair housing standards, as set out by the London Housing Design Guide, in their adapted mode.

As private market units, they will be sold unadapted but will have the necessary space requirements, services and infrastructure to enable easy conversion. Internal provisions in standard apartment dwellings

Lifetime Homes standards 1 to 5 are concerned with car parking, approaches to dwellings and common parts of residential buildings, which are described in earlier sections of the Access Statement.

The key provisions for both Lifetime Homes standards and wheelchair accessible homes that are reviewed at planning stage are listed in the following section, Criteria for inclusive design.

The proposals reviewed to date meet the requirements of the Lifetime Homes Standards.

4.5 Criteria for inclusive design

Principles of Inclusive Design

The following key points about inclusive design are from ` 2006 publication The Principles of Inclusive Design - They Include You, which also gives more detailed explanations of each point:

Inclusive design places people at the heart of the design process;

Inclusive design acknowledges diversity and difference; Inclusive

design offers choice where a single design solution cannot accommodate all users; Inclusive design provides for flexibility in use; and Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone.

Legislation

Equality Act 2010 The majority of the Equality Act 2010 (the Act) came into force on October 1, 2010. The Act replaces various, separate anti-discrimination laws, including most of the Disability Discrimination Act 2005 (DDA) and subsequent amendments, with further sections replaced over a period of time. Disability is one of nine 'protected characteristics' defined by Part 2 of the Act. Definitions of discrimination are also described. Service providers and employers will have ongoing duties, similar to those in the DDA ,under the Equality Act. These duties might include removing physical barriers to disabled people, provision of aids and equipment and ensuring management policies and practices do not discriminate against disabled people. The Act does not contain any specific requirements for the built environment and therefore has no relevance to 'compliance' in respect of physical building standards.

Criteria for inclusive design 2004

In April 2010, the government introduced changes to the planning applications process. The circular Guidance on Changes to the Development Control System, effective from 10th April 2010, set out the formal requirements for Design and Access Statements to accompany most applications.

Building Regulations

The Building Regulations 2000,

Access to and Use of Buildings,

Approved Document M, HMSO ,

2004 The Building Regulations 2000,

Fire Safety, Volume 1 - Buildings other than Dwellings, Approved

Document B, HMSO ,

2006 The Building Regulations 2000, Fire Safety,

Volume 2 - Dwelling houses, Approved Document B,

HMSO , 2006

It is essential to understand that the Regulations require Building Control approval. The Regulations make clear that designs other than those shown in the document can be approved if they are justified as being equally or more effective. Approval confers acceptance that the building meets all reasonable standards in respect of physical access for disabled people with regard to the DDA and the Equality Act 2010.

British Standards

British Standard 8300:2009 (Amended 2010)

Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice,
British Standards Institution, 2010

This British Standard was reviewed and republished in 2009 and its guidance is considered good practice. Where practical and reasonable it is recommended that BS 8300 recommendations are applied to new buildings. BS 8300 no individual dwellings, however it is a useful reference until BS 9266 (accessible dwellings) is published. British Standard 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2008.

These standards, published in October 2008, include guidance for the safe evacuation of disabled people from buildings in an emergency.

Policy

Accessibility is the Responsibility of the Provider Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development (2005)

PPS 1 stresses the importance of community involvement in planning to deliver sustainable developments.

Planning Policy Statement 12 (PPS 12) Local Development Frameworks (2008) This states that in preparing Local Development Documents (LDD s), Local Authorities must include policies on design and access in accordance with PPS 1 and relevant good practice set out in documents such as Planning and Access for Disabled People.

Regional policy and guidance

The London Plan Spatial Development Strategy for Greater London, Mayor of London, 2011.

Accessible London – Achieving an Inclusive Environment, (2004)

This London Plan Supplementary Planning Guidance (SPG) outlines an approach for delivering and implementing inclusive access. It includes principles, policies and processes for achieving inclusive design in London.

London Housing Design Guide (Interim Edition), London

Development Agency, 2010 The Guide aims to bring together all current guidance about designing new homes in London as a set of minimum criteria and reintroduced minimum space standards for new London homes for the first time since the abolition of the Parker Morris standards in 1980. The design criteria of the London Housing Design Guide has been applicable to all London Development Agency projects since its publication, and new schemes that have applied for Homes and Communities Agency funding from April 2011.

General guidance

Planning and Access for Disabled People (2003). This good practice guide was published by the Office of the Deputy Prime Minister to provide guidance in the delivery of inclusive environments through the town and country planning system.

Design and Access Statements – How to Write, Read and Use Them, Commission for Architecture and the Built Environment (CABE), 2007

This guide is intended as best practice guidance in support of the Government circular Guidance on changes to the development control system, issued in August 2006

Guidance on Information Requirements and Validation, Department for Communities and Local Government, 2010

This guidance accompanies Government policy on information requirements for planning applications, including design and access statements and the validation process. This replaces the Validation of Planning Applications: Guidance for local planning authorities published on 7 December 2007.

Access Principles, Disabled Persons Transport Advisory Committee (DPTAC)

All access statements should recognise the DPTAC principles in advising Government and industry, which are as follows:

Accessibility is a condition of any investment; Accessibility must be a mainstream activity; Users should be involved in determining accessibility.

Residential standards

Lifetime Homes standards

All London boroughs are required by London Plan Policy 3.8 to seek to ensure that residential developments satisfy the Lifetime Homes standards. These standards are summarised in the London

Housing Design Guide (Interim Edition, 2010)

Meeting the Lifetime Homes standards may also be part of the Code for Sustainable Homes assessment of the scheme. The standards referred to by the Code for Sustainable Homes Technical Guide (November 2010) are the same as those listed in the London Housing Design Guide. The 16 Design Criteria from 5 July 2010 (available at www.lifetimehomes.org.uk) is the reference for the Lifetime Homes standard for this development unless stated otherwise. Wheelchair accessible Housing London Plan Policy 3.8 requires that a minimum of 10% of dwellings in residential developments are designed to be 'easily adaptable to meet the needs of a wheelchair user.' This means that all the structural and spatial requirements of the Wheelchair Housing Design Guide (2006) should be in place from the outset. The London Housing Design Guide (see below) features a summary of the requirements that should be in evidence for adaptable wheelchair accessible housing in London at planning stage. More detailed guidance on this subject is given in the Mayor of London's Best Practice Guidance on Wheelchair Accessible Housing (2007).

Internal provisions in all dwellings

The following features are the minimum access provisions in all dwellings that are relevant or should be considered at planning stage.

- All entrance doors to have a minimum clear opening width of 800mm.
- All internal corridors and clear opening widths of doors that meet Lifetime Homes standard 6.
- Where a double door is provided as an entrance door the 800mm width is achieved by a single leaf; Adequate circulation space for wheelchair users is to be provided, including circulation space in bedrooms and space to access windows in habitable rooms.
- WCs and bathrooms are designed to meet Lifetime Homes standards 10, 11 and 14, including the provision for a level access shower where required;
- Any dwellings with two or more storeys will be detailed with a softpocket in the floor construction so that a future through-floor lift can be installed if required;
- Reasonable routes for hoists are provided between bedrooms and bathrooms; and all balconies and terraces will have a level threshold, ie, maximum upstand of 15mm, enabling easy access for wheelchair users.
- The minimum clear opening width required for a balcony door is the same as for an entrance door, ie, 800mm. If there are two doors to any balcony or garden then one of the doors must achieve this clear opening width.
- The detailed design of switches, sockets, window controls and services (Lifetime Homes standards 15 and 16) will be finalised at a later stage of the design process but is expected to meet these standards.

[Please note that this list is guidance about achieving the requirements, not a summary of the requirements.

Adaptable wheelchair accessible dwellings

Adaptations will be made by the housing provider or private residents according to a household's requirements. These adaptations could include:

- Removal of cabinetry in the main bathrooms of easily adaptable units to provide enough space for a full-sized (1700mm long) bath and transfer space, should they be required by a resident;
- Reduction in occupancy of one bed space to achieve full wheelchair accessibility is reasonable in private, adaptable units. For example, a second, double bedroom becomes a single bedroom so that the required circulation space is achieved. This reduction of occupancy could also provide additional storage space, should it be required.
- Installation of a fully equipped accessible kitchen, space for which has been considered and provided.
- Installation of a through-floor lift using soft-pocket in floor construction for which suitable approach space has been included.
- Removal of a store to provide the required space for storage, charging and transferring between wheelchairs. (This is only acceptable if the store is additional to the household's likely requirements).
- Rearrangement of an en suite bathroom to create a second fully accessible WC.
- Raised planting beds for wheelchair accessible units with gardens will be considered during the detailed design phase of the project.

The following provisions are to be in place from the outset to enable adaptation:

- The provision of accessible WC's according to the Wheelchair Housing Design Guide, ie, a second WC for units for four people or more, but also in line with the above statement about reduced occupancy;
- Bathrooms designed to be easily adaptable to meet the needs of wheelchair users, as described by the Requirements of the Wheelchair Housing Design Guide (Section 11.2) and the Mayor of London's Best Practice Guidance on Wheelchair Accessible Housing.
- Doors to all bathrooms (including Lifetime Homes standard bathrooms) will open outwards, ensuring ease of access inside the room, unless the bathroom is large enough to accommodate an internal door swing and the required circulation space.

Notes and clarifications

Definitions of 'gentle slopes' Note that Lifetime Homes standard 3 requires that the approaches to all dwelling entrances are level or gently sloping, but the description of a gently sloping

approach given in the Required Specification of the Lifetime Home (LTH) Revised Criteria July 2010 conflicts with the description of 'gently sloping in Sections 1 and 6 Approved

Document M. Criterion 3 of the Lifetime Homes standards defines a gentle slope as being any gradient that is more shallow than 1:12, whereas Approved Document M defines a gentle slope as being

more gentle than 1:20. This discrepancy is important because the handrails and other access provisions are not usually required for 'gentle slopes'.

The terminology of Section 1, Approved Document M is used throughout the Access Statement to avoid confusion, as follows: A gentle slope has a gradient of between 1:60 and 1:20. This gradient does not require handrails but does require a level landing for every 500mm rise.

A ramp has a gradient steeper than 1:20, but no steeper than 1:12. Level landings are required according to the standards and handrails are required on both sides of a flight. Approaches to wheelchair accessible and easily adaptable housing

Note that the Requirements of the Wheelchair Housing Design Guide prohibit ramps of steeper than 1:15 on the approach to wheelchair accessible homes and homes that are designed to be easily

adaptable to meet the needs of a wheelchair user. This applies to the external approaches of blocks of flats / common entrances and individual homes, and exceeds both Approved Document M provisions and Lifetime Homes guidance.

Access for maintenance and servicing

The Access Statement does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in line with the scope of Part M of Schedule 1 to the Building Regulations 2000 (as amended by SI 2003/2692).

If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out retrospectively as and when the need is identified. Further detailed design will ensure that 14 Roger Street will be truly accessible.

Pedestrian movement - Externally

The main entrance will remain unchanged.

The rear courtyard entrance will remain unchanged.

Principle access for fire and emergency services is gained into the premises at ground level main entrance

Pedestrian movement - Internally

The existing communal stair is to serve all accommodation levels from basement to third floor will comply with the minimum standards of current building regulations. Tread nosing will be colour contrasted for those with visual impairments.

Lifetime Homes Assessment.

Below is a Lifetime Homes Assessment of the proposed development based on the 16 points checklist. Due to the existing building constraints criteria set out in lifetime homes may not be possible to achieve. Those contrasting or contradicting to the standards are highlighted within and where possible, alternate ameliorating conditions and requirements noted.

1. Parking – Not applicable. There is no car parking within the curtilage of the existing site.

2. Approach to dwellings from parking – Not applicable. As per existing.

3. Approach – Existing retained and refurbished. No change is proposed here. The change from Roger Street pavement Level to the existing Ground floor is sustained by two steps at the threshold of the existing entrance. Internal entrances to the individual apartments are all level thresholds however with no lift provision this is not applicable.

4. Entrances

a) Be illuminated – The front entrance is already deemed well lit due to the surrounding external street lighting however the new entrance will have a new lighting design with the lighting levels similar to the existing. Each individual dwelling entrance will be well lit by a new lighting design to the communal spaces on the stairs on every level.

b) Level access - The entrances to the new optimised flats on each level will be moved so that they are accessed off the new communal circulation corridor. Each dwelling entrance will have a level threshold although this is not applicable due to there being no lift provision.

c) Clear openings - The new dwelling front entrance will have new doors with a compliant 800mm clear entrance door and communal corridors will be 1200mm .

d) Adequate weather protection – The existing front entrance has already a small recess. Beyond this public lobby provides full protection from the elements and trace heating in public areas supported by natural ventilation by opening light windows to provide minimum standards of comfort.

e) Level external landing – An area of 1200mm x 1200mm as per guidance suggests has been allowed for outside of every dwelling entrance and are clear of any door swings.

5. Communal stairs and lifts

a) The existing communal stair will serve all levels up to third floor and will be surveyed for lifetime homes and the building regulations for ambulant disabled compliance.

b) The constraints of the existing building communal lift are to be retained

6. Internal doorways and hallways – where possible all new internal clear widths within the new dwellings have tried to be compliant to lifetime homes where possible within the constraints of the existing building.

7. Circulation space – circulation spaces have been maximised where possible both inside and outside the flats.

8. Entrance level living space – All living spaces have level living on dwelling entry level.

9. Potential for an entrance level bed-space – All dwellings are appointed with enough spaces in both single storey and double storey apartments flexible to accommodate a single bedroom at entry level for the dwelling and at a level served by the communal lift.

10. Entrance level WC and shower drainage – As above. All dwellings are either situated across a single storey and therefore all WCs and washing are at entrance level. Or the alternate level is accessible by means of a lobby from the communal lift.

11. WC and bathroom walls – All new walls will be capable of firm fixing and support adaptations for ambulant disabled.

12. Stairs and potential through-floor lift – Not applicable. There is potential in two maisonette dwellings for the addition of a stair lift.

13. Potential for fitting of hoist – If hoisting is required in the future, mobile hoisting equipment can be used to aid an individual where required.

14. Accessible bathroom – Not applicable due to no lift provision, although every effort has been made to follow the dimension guidance in lifetime homes where the existing building will allow.

15. Glazing and windows handle height – All new glazing will be compliant to lifetime homes ensuring that a wide range of people can use and approach the windows.

16. Service controls – All service controls will be within the specified height band from the finished floor and at least 300mm away from any internal corner as per detailed in BS 8300:2009 (even though in theory this is not applicable due to no lift provision).

Where possible, best practice and life time homes guidance has been followed to ensure the best possible layouts of flats within the tight constraints of the existing buildings.

Conclusion

This document outlines the key constraints and opportunities of the proposal; principles informing the design proposal and sets a vision for development to meet its present and future needs.

The strengths of the scheme lies in the following areas:

- The external and internal refurbishment of the existing buildings will positively contribute to the immediate Roger Street, North Mews and overall Gray's Inn Road area.
- A sensitive and considered "Piano Nobile" roof extension to the Roger Street facade, in balance with the predominant building use class and counterpoint to the overall massing along the street with the adjoining properties.
- A positive housing contribution by increasing the number of dwellings in the area and addressing the housing shortage in London and in particular the Borough of Camden.
- The internal layout alterations of the consolidated new floors will allow for a total of 4No high quality new apartments split between two storey 2bed maisonette accommodation and single storey 1 bed apartment flats appropriate to the locality

Mayor's Standards have been followed in terms of required area. Maisonettes have maximum available private external amenity towards those set out by Mayor's Standards.

However where external amenity has not been possible or falls short of Mayor's guidance, it has been ensured that external area missing has been added to the internal apartment areas.

(All areas are subject to detailed structural and M&E design.)

Summary Schedule

Gross External Areas for comparison for existing and proposed

Existing Building Gross External Area

The area of the building at each floor measured to the outside face of the external walls

Basement = 102m²

Level 00 = 102m²

Level 01 = 102m²

Level 02 = 102m²

Level 03 = 102m²

Level 04 = 27m²

Total GEA = 537m²

Rear Courtyard = 12m² Level 04 Flat roof terrace = 62m²

Proposed Gross External Area

The area of the building at each floor measured to the outside face of the external walls

Basement = 102m²

Level 00 = 102m²

Level 01 = 102m²

Level 02 = 102m²

Level 03 = 102m²

Level 04 = 79m²

Total GEA = 589m²

Rear Courtyard = 12m² Level 04 Flat roof terrace = 14m²

Gross Internal Areas for comparison for existing and proposed

Existing Building Gross Internal Area

The area of the building at each floor measured to the inside face of the external walls

Basement = 83m²

Level 00 = 83m²

Level 01 = 83m²

Level 02 = 83m²

Level 03 = 83m²

Level 04 = 20m²

Total GIA = 435m²

Proposed Gross Internal Area

The area of the building at each floor measured to the inside face of the external walls

Basement = 83m²

Level 00 = 83m²

Level 01 = 83m²

Level 02 = 83m²

Level 03 = 83m²

Level 04 = 67m²

Total GIA = 482m²

Proposed Area Schedule (GIA)				
No.	Level	Accommodation type	Area	Imperial Areas

Apartment 1	-01 Basement	2 Bed, Maisonette	59 m ²	640 ft ²
Apartment 1	00 Ground		56 m ²	603 ft ²
			115 m ²	1243 ft ²

Apartment 2	01 First	1 Bed, Apartment	62 m ²	672 ft ²
			62 m ²	672 ft ²

Apartment 3	02 Second	1 Bed, Apartment	62 m ²	672 ft ²
			62 m ²	672 ft ²

Apartment 4	03 Third	2 Bed Maisonette	62 m ²	672 ft ²
Apartment 4	04 Fourth		45 m ²	489 ft ²
			108 m ²	1161 ft ²
Grand total			348 m ²	3748 ft ²

Proposed Area Schedule (Gross External)				
Level	Type	Area	Imperial Area	Area Imperial

-01 Basement	Accommodation	102 m ²	1099 ft ²	Gross Building Area
00 Ground	Accommodation	102 m ²	1094 ft ²	Gross Building Area
01 First	Accommodation	102 m ²	1100 ft ²	Gross Building Area
02 Second	Accommodation	102 m ²	1099 ft ²	Gross Building Area
03 Third	Accommodation	102 m ²	1099 ft ²	Gross Building Area
04 Fourth	Accommodation	79 m ²	846 ft ²	Gross Building Area
Grand total: 6		589 m ²	6338 ft ²	

Proposed Room Schedule					
No.	Name	Level	Area	Imperial Area	Department
Apartment 1	Bathroom	-01 Basement	7 m ²	77 ft ²	Apartment
Apartment 1	Bedroom 1	-01 Basement	21 m ²	223 ft ²	Apartment
Apartment 1	Bedroom 2	-01 Basement	33 m ²	354 ft ²	Apartment
Apartment 1	Cupb'd	-01 Basement	4 m ²	41 ft ²	Apartment
Apartment 1	Cupb'd	-01 Basement	6 m ²	59 ft ²	Apartment
Apartment 1	Lobby	-01 Basement	4 m ²	40 ft ²	Apartment

Apartment 1	Hall	00 Ground	9 m ²	98 ft ²	Apartment
Apartment 1	Living / Dining / Kitchen	00 Ground	46 m ²	499 ft ²	Apartment
			129 m ²	1390 ft ²	

Apartment 2	Bathroom	01 First	5 m ²	53 ft ²	Apartment
Apartment 2	Bedroom	01 First	13 m ²	142 ft ²	Apartment
Apartment 2	Hall	01 First	8 m ²	90 ft ²	Communal
Apartment 2	Living / Kitchen	01 First	32 m ²	342 ft ²	Apartment
			58 m ²	628 ft ²	

Apartment 3	Bathroom	02 Second	5 m ²	53 ft ²	Apartment
Apartment 3	Bedroom	02 Second	13 m ²	136 ft ²	Apartment
Apartment 3	Hall	02 Second	9 m ²	97 ft ²	Apartment
Apartment 3	Living / Kitchen / Dining	02 Second	32 m ²	344 ft ²	Apartment
			58 m ²	630 ft ²	

Apartment 4	Kitchen	Not Placed	Not Placed		Apartment
Apartment 4	Stairs	Not Placed	Not Placed		Communal

Apartment 4	Bathroom	03 Third	4 m ²	46 ft ²	Apartment
Apartment 4	Bedroom 1	03 Third	28 m ²	303 ft ²	Apartment
Apartment 4	Bedroom 2	03 Third	12 m ²	128 ft ²	Apartment
Apartment 4	Hall	03 Third	9 m ²	99 ft ²	Apartment
Apartment 4	Stairs	03 Third	4 m ²	44 ft ²	Apartment

Apartment 4	Living / Dining / Kitchen	04 Fourth	55 m ²	590 ft ²	Apartment
			112 m ²	1211 ft ²	

External Amenity	Additional External Cycle Store	00 Ground	6 m ²	61 ft ²	Core
External Amenity	Refuse & Recycle Storage	00 Ground	6 m ²	63 ft ²	Core

External Amenity	Balcony	04 Fourth	11 m ²	124 ft ²	Apartment
			14 m ²	155 ft ²	

Lift & Stair Core	Lift Lobby	01 First	3 m ²	30 ft ²	Apartment
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Lift & Stair Core	Lift Lobby	02 Second	3 m ²	29 ft ²	Apartment
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Lift & Stair Core	Lift Lobby	03 Third	3 m ²	35 ft ²	Apartment
			9 m ²	94 ft ²	

Stair & Lift	Lift	-01 Basement	5 m ²	52 ft ²	Core
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Stair & Lift	Lift	00 Ground	5 m ²	52 ft ²	Core
Stair & Lift	Stairs	00 Ground	2 m ²	20 ft ²	Core

Stair & Lift	Lift	01 First	5 m ²	52 ft ²	Core
Stair & Lift	Stairs	01 First	6 m ²	69 ft ²	Core

Stair & Lift	Lift	02 Second	5 m ²	52 ft ²	Core
Stair & Lift	Stairs	02 Second	6 m ²	69 ft ²	Core

Stair & Lift	Lift	03 Third	5 m ²	52 ft ²	Core
Stair & Lift	Stairs	03 Third	6 m ²	69 ft ²	Core

Stair & Lift	Lift	03 Third	5 m ²	52 ft ²	Core
Stair & Lift	Stairs	03 Third	6 m ²	69 ft ²	Core

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Stair & Lift	Stairs	03 Third	6 m ²	69 ft ²	Core

Stair & Lift	Lift	03 Third	5 m ²	52 ft ²	Core
Stair & Lift	Stairs	03 Third	6 m ²	69 ft ²	

Application Drawing Register

This Design and Access Statement is to be read with the submitted application drawings which accompany this planning application for 14 Roger Street
 This page shows the list of drawings which are submitted along with this application

Drawing Sheet List					
Sheet Number	Sheet Name	Revision	Drawn By	Checked By	Drawn Date
2100	Existing Basement Plan		SW	NM	28/11/12
2101	Existing Ground Floor Plan		SW	NM	28/11/12
2102	Existing First Floor Plan		SW	NM	28/11/12
2103	Existing Second Floor Plan		SW	NM	28/11/12
2104	Existing Third Floor Plan		SW	NM	28/11/12
2105	Existing Fourth Floor Plan		SW	NM	28/11/12
2106	Existing Roof Plan		SW	NM	28/11/12
2200	Proposed Basement Plan		SW	NM	28/11/12
2201	Proposed Ground Floor Plan		SW	NM	28/11/12
2202	Proposed First Floor Plan		SW	NM	28/11/12
2203	Proposed Second Floor Plan		SW	NM	28/11/12
2204	Proposed Third Floor Plan		SW	NM	10/29/12
2205	Proposed Fourth Floor		SW	NM	28/11/12
2206	Proposed Roof Plan		SW	NM	28/11/12
1010	Site Plan		SW	NM	28/11/12
7000	Area Schedules		SW	NM	28/11/12
2000	Basement _ Demolition		SW	NM	28/11/12
2001	Ground Floor _ Demolition		TG	NM	28/11/12
2002	First Floor _ Demolition		TG	NM	28/11/12
2003	Second Floor _ Demolition		TG	NM	28/11/12
2004	Third Floor _ Demolition		TG	NM	28/11/12
2005	Fourth Floor _ Demolition		TG	NM	28/11/12
2006	Roof _ Demolitions		TG	NM	28/11/12
3200	Proposed East Elevation		DG	NM	28/11/12
3201	Proposed North Elevation		TG	NM	28/11/12
3202	Proposed South Elevation		TG	NM	10/31/12
3203	Proposed West Elevation		TG	NM	10/31/12
4200	Proposed Section 1		TG	NM	28/11/12
4201	Proposed Section 2		TG	NM	28/11/12
3100	Existing East Elevation		TG	NM	28/11/12
3101	Existing North Elevation		TG	NM	28/11/12
3102	Existing South Elevation		TG	NM	28/11/12
3103	Existing West Elevation		TG	NM	28/11/12
4100	Existing Sections 1		TG	NM	28/11/12
4101	Existing Section 2		TG	NM	28/11/12
3000	East Elev Demolitions		TG	NM	10/31/12
3001	North Elev Demolitions		TG	NM	28/11/12
3002	South Elev Demolitions		TG	NM	28/11/12
3003	West Elev Demolitions		TG	NM	28/11/12
4000	Section 1 Demolition		TG	NM	28/11/12
4001	Section 2 Demolitions		TG	NM	28/11/12
7001	Drawing List		Author	NM	11/28/12