

## **Design & Access Statement**

### **Planning Permit Application / Change of Use Class 48 A/B Burghley Road Nw5 1UE**

**12 September 2012**

## **Introduction**

The building forms part of a terrace of four houses at the Northern end of Burghley Road. It is a four storey mid-terrace house with party walls at both boundaries.

The house is currently divided into two dwellings, one occupying the lower ground and the other occupying ground, first and second floors.

The application site is not listed, or located within a Conservation Area.

## **Description of proposal**

Change of Use class from two dwellings, into to a single-family dwelling.

The current Use Class - **C3 Dwellinghouses**, will be maintained

As part of this change, it is proposed to build a new internal staircase linking the Lower Ground and Ground Floor Levels as shown in the drawings.

There are no proposed alterations to the exterior of the building as part of this application

## **Relevant policies**

### **National Policy**

- The Town and Country Planning (Use Classes) Order 1987 (as amended)

### **The London Plan**

- Policy 7.6 Architecture

**Local Development Framework (LDF)**– The following development policies of the Council's adopted LDF have been consulted in preparation of the application:

- The Core Strategy
- DP2 Making full use of Camden's capacity for housing
- DP5 Homes of different sizes
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP26 Managing the impact of development on occupiers and neighbours

### **Supplementary Planning Documents**

- CPG 1 - Design
- CPG 2 - Housing

## **Lifetime Homes Standards**

The following outlines how the proposal for Change of Use has addressed the Life Time Homes 16 Design Criteria from 5 July 2010 (REVISED)

- (1) Parking (width or widening capability) - There are no parking spaces associated with the property or this Application.
- (2) Approach to dwelling from parking (distance, gradients and widths) - There are no parking spaces associated with the property or this Application.
- (3) Approach to all entrances - Due to the change in level from the street, the property currently has stepped access to both Ground and Lower ground levels. This is an existing condition and it is not feasible to provide step-free access due to space constraints at the front of the property.
- (4) Entrances - The existing entrance to Ground Floor is illuminated and the door is 850mm wide. There is stepped access as described on point (3) above
- (5) Communal stairs and lifts - The proposal is for a Change of Use to single Dwelling, therefore no communal stairs or lifts currently exist or are part of the Application.
- (6) Internal doorways and hallways - The existing hallway is 1650mm wide. Internal doors are generally wider than 750mm. No communal doors currently exist or are part of this Application.
- (7) Circulation Space - There is currently enough space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere. This condition will not be modified as part of the proposed Change of Use.
- (8) Entrance level living space - There is currently a living room / living space provided on the entrance level of the dwelling. This condition will not be modified as part of the proposed Change of Use.
- (9) Potential for entrance level bed-space - There is currently space on the entrance level that could be used as a convenient temporary bed-space. This condition will not be modified as part of the proposed Change of Use.
- (10) Entrance level WC and shower drainage - There is currently provision of a WC compartment at Lower Ground entrance level. This condition will not be modified as part of the proposed Change of Use.
- (11) WC and bathroom walls - Walls in all bathrooms and WC compartments are capable of firm fixing and support for adaptations such as grab rails. This condition will not be modified as part of the proposed Change of Use.
- (12) Stairs and potential through-floor lift in dwelling - The current stairs are less than 900mm wide. Due to space constraints it is not feasible to provide wider stairs. A through the floor lift could be incorporated in the main living area and connecting to the main bedroom at First Floor Level.
- (13) Potential for fitting of hoists and bedroom / bathroom - It is unlikely that the existing structure above the main bedroom and bathroom ceilings should be capable of supporting ceiling hoists, but due to the flexibility that Victorian houses offer, it will be probably feasible to retrofit this in the future if required.
- (14) Bathrooms - There is currently a bathroom at the same level as the main bedroom with the potential to accommodate ease of access if required in the future.
- (15) Glazing and window handle heights - The existing windows in the principal living space currently allow people to see out when seated, and at least one opening light in each habitable room is approachable. This condition will not be modified as part of the proposed Change of Use.
- (16) Location of service controls - Most existing service controls are currently within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner. Any new controls provided as part of the proposed Change of Use, will comply with this and in accordance to the relevant Building Regulations.

## **Pre-planning Consultation**

The proposals were discussed on August 30 2012 with Duty Planner Sally Shephard. The recommendation was that a Change of Use should be viable provided it meets the relevant planning policies, with particular attention to the Council's LDF Development Policy DP2.

## **Access**

There are no proposed changes to the existing access configuration as part of this application. The proposed staircase to link the Ground to Lower Ground will be built in accordance with current Building Regulations.

## **Site Photos**



View from the street



View From the rear garden