

**Flats 13 & 21, The Panoramic, 12 Pond St, NW3 2PS**

**Design and Access Statement**

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# Flats 13 & 21, The Panoramic, 12 Pond St, NW3 2PS

## Design and Access Statement

### 1.0 Introduction

This statement has been produced as part of an application for planning consent for alterations to Flats 13 & 21, The Panoramic, 12 Pond St, NW3 2PS

The statement is to be read in conjunction with the following information

- Application form for planning consent
- BB Partnership Limited Documents–  
Drawings EWE\_100, 101, 102, 103, 201, 202 and 203

### 2.0 Description of existing property

Flats 13 and 21 are two flats in the same property.

Flat 13 is a three bedroom flat. Flat 21 is a two bedroom flat on the floor above number 13 and is located directly above it.

### 3.0 Description of the proposed scheme

The proposed scheme is to join units 13 and 21 with an internal staircase that will create one three bedroom property.

The existing door to the communal landing serving Flat 21 will be retained as part of these works.

### 5.0 Design

The scheme will not have any effect upon the external appearance of the property.

### 6.0 Access

The existing door to the communal landing serving Flat 21 will be retained as part of these works, as such the existing lift serving the property will still be able to be used to provide access to the upper floor of the enlarged apartment.

The flat has generous proportions and could be adapted to suit the long term needs of an occupier. The entrance level already is used as a self contained flat, with bedrooms, bathrooms, kitchen and reception room. One of the existing bedrooms to this floor will be replaced by the new staircase to the upper floor that will contain the Master Bedroom and ensuite along with a sitting area.

### Lifetimes Homes Statement

The existing access to buildings will not be affected by the works.

The route into the building up to the existing front doors of units 13 and 21 will not be affected by the works.

An existing lift provides access to both floors of the proposed flat.

All entrance level floor internal doors have a minimum width of 750 and the entrance lobby is allows for a 1500ø turning circle. As does the Kitchen and Reception.

The living room and kitchen are situated on the entrance level.

The living room can be easily partitioned to allow for a temporary bed space and there are also other bedrooms on the entrance level.

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The existing shared bathroom on the entrance level could be converted to be an accessible WC

The construction of the existing bathroom walls will be able to take a firm fixing.

The main bedroom ceiling will be capable of taking a hoist to the main bathroom.

The entrance floor of the proposed apartment could be used, as it currently is, as a self contained flat with kitchen, bedrooms, reception rooms and bathrooms. The communal lift provides access to the upper floor and the new stairs will have generous proportions.

Two of the three bedrooms have en-suite bathrooms that could be converted to accessible bathrooms. The third bedroom has access to a shared bathroom on the same floor that could also be converted to an accessible bathroom.

The existing full height glazing allows views from the living space onto the roof terrace. The full height glazing from the Master Bedroom allows views onto the upper terrace.

All new service controls will be a minimum of 350 high and a maximum of 1200 and 300mm from the corner of the room.

### **7.0 Parking and Refuse**

The intended works will have no impact on the parking or refuse facilities in the area.

