

Design Statement

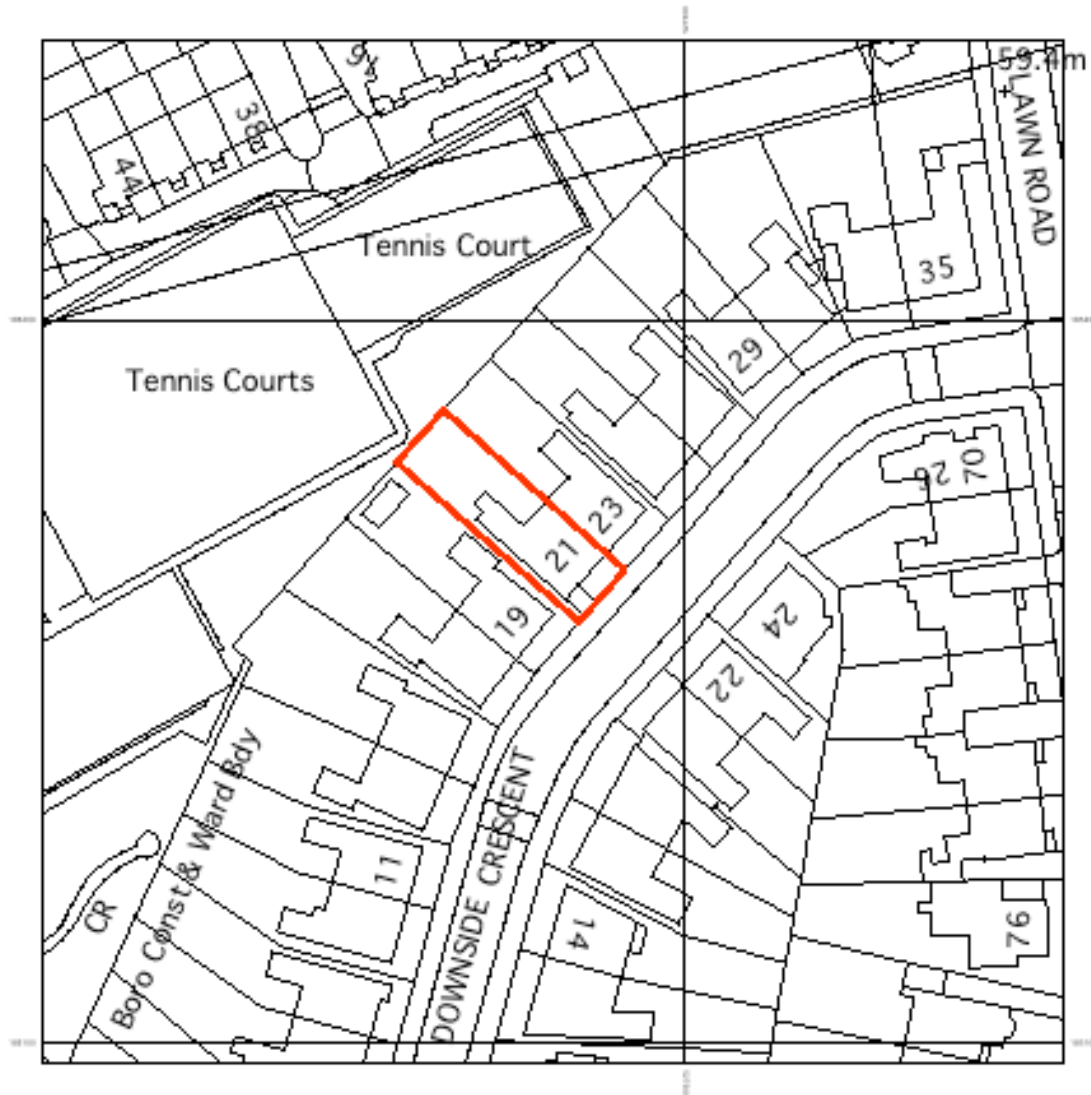
21 Downside Crescent

Change of Use

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Location Plan



Existing Property

21 Downside Crescent is a semi detached dwelling constructed on the site of Haverstock Lodge. The property is a late –Victorian red brick, three storey gabled house with front and rear garden.

The property is in the Parkhill Conservation Area.

Existing Photos







Design Statement

The application is for:

The change of use of 21 Downside Crescent from Maisonettes to a single family dwelling. In 1960 the house was divided into a self-contained flat on the ground floor and a self-contained maisonette on the first and second floor. The proposed alterations are to reinstate the property back to a single family dwelling.

Access for All

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

The proposal is the refurbishment of the existing houses.

01 Car Parking

Cars will be able to stop outside the front of the house where street parking is provided as existing. There is also an off street parking space in the front garden as existing.

02 Access from car parking

Access from car to front gate is level.

03 Approach

Access from car to front door is direct and short, up a few steps.

04 External Entrances

The entrance is illuminated by overhead lights as existing.

05 Communal Stairs

There are communal stairs shared between flat 1 and 2, they are to remain as existing connecting the three floors of the proposed single family dwelling.

06 Doorways and Hallways

Any new internal doors will have a minimum 700mm clear opening width.

07 Wheelchair accessibility

Inside the property the accommodation is split level as existing.

08 Living Room

A living room features on the entrance level as existing.

09 Bed space at ground floor

No bedrooms are located on the entrance level.

10 WC at ground floor

A WC is present on the entrance level.

11 Bathroom walls

New walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift is not possible.

13 Main Bedroom

All bedrooms are located on the first and second floor level.

14 Bathroom Layout

The bathroom is generous in size.

15 Window Specification

Windows are to remain as existing.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.