

26 April 2011

**DESIGN AND ACCESS STATEMENT FOR THE EXTENSION AND
CONVERSION OF THE EXISTING PROPERTY INTO TWO RESIDENTIAL
DWELLINGS AT 14 PRATT STREET LONDON NW1 0AB**

The existing premises are along a residential terrace in a mixed residential / commercial street, close to Camden High Street, consisting of Basement, Ground Floor, First Floor and Second Floor.

The existing Ground Floor is a news agent with the Basement used as a store related to the news agent and accessed both internally and externally.

The existing First and Second Floors is Residential with internal access from the news agent shop for the owner's family use.

The existing roof consists of a shallow pitch roof with a parapet to the front and is finished with natural slates and a leaded valley gutter behind the parapet.

The existing front elevation is rendered at Ground, First and Second floors. Some adjacent properties within the terrace have London yellow stocks fair-faced brickwork at first and second floor level.

The proposed scheme consists of the conversion of the existing shop basement into a studio flat while the shop unit is joined with the residential unit above and also enlarged by the additional accommodation within the loft conversion.

The external appearance will be restored to its original features to match the adjoining residential properties similar to No. 12 Pratt Street which is residential.

DESIGN CRITERIA FOR LIFETIME HOMES STATEMENT:

- 1) **PARKING (Width or widening capability)**
The existing property is in a terrace and there is no scope for parking.

- 3) **APPROACH TO ALL ENTRANCES.**
The Ground floor main entrance door and lobby door will be 900 mm wide and approached from the public pavement with a ramp to a gradient of 1:12. The external main door to be levelled for a wheelchair access and provided with a level threshold with installation of storm guard proline AM3 ex. Level threshold with ACO drain connected to existing.

- 5) **COMMUNAL STAIRS AND LIFTS:**

The stairs are new and 800 mm clear with 170 mm risers and 250 mm treads. The handrail to extend 300 mm on the last tread and be 900 mm high from the nosing.

It is possible to accommodate a disabled lift adjoining the stair to the first floor front bedroom.

6) INTERNAL DOORWAYS AND HALLWAYS

The front lobby to be 1200 mm long and 1200 mm wide with the front and lobby doors to be 900 mm wide. The Ground floor layout is open plan for ease of movement.

7) CIRCULATION SPACE.

The Ground floor lobby is designed with 1200 mm wide and 1200 mm long with the living room designed as open plan for ease of circulation. The bathroom door on the first floor to be 840 mm wide and the bathroom layout to have enough space for circulation.

The bedroom doors to be 840 mm wide.

10) ENTRANCE LEVEL WC AND SHOWER DRAINAGE

Due to space restrictions it is not possible to provide a ground floor wc and shower but there is a First floor bathroom.

12) STAIRS AND POTENTIAL TROUGH FLOOR LIFT IN DWELLINGS

It is possible to accommodate a disabled lift from the Ground floor adjacent to the stair to the Front main bedroom.

14) BATHROOMS:

The bathroom on the first is fairly spacious and can provide enough circulation space to the wc And bath for a wheelchair if required.

15) GLAZING AND WINDOW HANDLE HEIGHTS:

Windows to be 800 mm from the floor to provides un-interrupted views for a wheelchair person.

Also the handles to the windows to be 800 mm high from the floor.