



### **3 GASCONY AVENUE NW6 4NB**

This statement accompanies a planning application for the erection of a third floor rear extension, the installation of three roof-lights in the front roof slope, and the erection of a dormer window on the rear slope.

Although the proposal, if granted, would make a small contribution towards meeting the housing targets, by adding a one bedroom residential unit to the existing 3 two bedroom flats, due to the architecture of the existing building (a 3-storey terraced property – see picture above)), it could not be designed with reference to the Life Homes Standards.

And here is why the 16 Design Criteria cannot be applied to the proposed development.

#### **(1) Parking (width or widening capability)**

Not applicable since there is no designated parking space to the building or any space to propose one.

#### **(2) Approach to dwelling from parking (distance, gradients and widths)**

Not applicable since there is no designated parking space to the building or any space to propose one.

#### **(3) Approach to all entrances**

The proposed development comprises a 3-storey terraced property. There is only one existing entrance door to the building. The distance between the front boundary walls to the entrance door is 3 meters only.

Taking into account the requirement for all slopes to have top and bottom level landings of not less than 1.2 meters, the existing condition do not allow to create an acceptable leveled or gently sloping approach.

#### **(4) Entrances**

Our proposal does not alter any of the original building character. Any attempt to widen the front door will result in changing the appearance and character of the building.

#### **(5) Communal stairs and lifts**

(5)a Communal Stairs - The existing communal stairs are to be maintained in the proposal. This is an old building which originally was designed as a single dwelling house. Like similar conversions, the building was converted retaining the original stairs. Redesigning new stairs would mean reconfiguring the heights of the floors and possibly the location of the stairs. This may harm the appearance of the building and we might end up having walls or ceiling falling within a window.

#### **(5)b Communal Lifts**

No lift is proposed due to lack of appropriate space.

#### **(6) Internal doorways and hallways**

We allowed-for, wherever possible, a convenient movement in the Internal hallways and the Internal doorways. However, please note that there is no change to the existing communal area therefore, where it was possible we allowed for 900mm so to achieve the minimum clear opening width of any doorway within a dwelling. We tried to achieve the maximum possible convenience to the widest range of people, including those moving furniture or other objects.

#### **(7) Circulation Space**

The new proposed residential unit is to be on the second and third floor. There is no lift or the possibility to fit a lift, therefore the new unit will not be suitable to house a wheelchair user. However the proposed is spacious and would be suited for a single occupant or a couple. We have marked dimensions on the plans to demonstrate that the Living room is capable of having a clear turning circle of 1500mm diameter.

The main bedroom is capable of having a clear space of 750mm wide to both sides and the foot of a standard sized double bed.

#### **(8) Entrance level living space**

The proposal provides accessible socialising space for visitors on the entrance level in 3 units. The maisonnette on the second and loft conversion offers the entertaining space in the loft, however this unit is not suitable to the less able since you have to walk 4 flights of stairs before entering this unit.

#### **(9) Potential for entrance level bed-space**

The ground floor 2 bedroom flat provides a space for a member of the household to sleep on the entrance level. However, please note that the existing entrance to the building and the corridor is not designed for a wheelchair user therefore; even the unit on the ground floor cannot accommodate a wheelchair user.

#### **(10) Entrance level WC and shower drainage**

Not applicable, please note that the existing entrance to the building and the corridor is not designed for a wheelchair user.

#### **(11) WC and bathroom walls**

Criterion 11 – WC and bathroom walls - Not applicable, please note that the existing entrance to the building and the corridor is not designed for a wheelchair user.

#### **(12) Stairs and potential through-floor lift in dwelling**

There is no potential for stair lift installation in this type of buildings

#### **(13) Potential for fitting of hoists and bedroom / bathroom**

Not applicable, please note that the existing entrance to the building and the corridor is not designed for a wheelchair user.

#### **(14) Bathrooms**

All 4 flats are proposed to have an accessible bathroom to the main bedroom that has ease of access to its facilities and potential for simple adaptation to provide for different needs in the future.

**(15) Glazing and window handle heights**

The majority of the windows in this proposal exist, therefore this point is not applicable.

**(16) Location of service controls**

The proposed will locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.