

DESIGN AND ACCESS STATEMENT

61 PARLIAMENT HILL
LONDON NW3 2TB
REF: 1116/DAS-AP
JUNE 2010

THE SITE:

The site is the ground and first floor flat at 61 Parliament Hill. The property is situated in Hampstead conservation area.

THE PROPOSAL:

The proposal involves the conversion of the ground and first floor flat into a maisonette.

Internal alterations:

There will be internal alterations to combine the flats, which will include a new internal staircase to serve four bedrooms on the first floor and living space on the ground floor.

External Alterations:

The external alterations will involve the existing rear single storey mono pitch roofed extension to be rebuilt. The design of the proposal is to replace the existing with a larger extension, which has large glass sliding doors, which open out onto the garden. The existing flat roof extension will be retained but will include a new skylight to allow more light into the kitchen area. A new glass passageway is proposed linking the kitchen and dining area. External alterations to the fenestration to the side elevation will include two new larger sliding sash windows, fenestration to match the existing and the bricking up of three existing windows as shown on drawing no. 1116/AP 02. The existing side shed will be rebuilt in brick to match the existing.

MATERIALS:

All new brick work to match the existing in colour, type and bond.

Lead is proposed for the re-building and the extension of the mono pitch roof of the single storey addition.

All new windows to the side elevation to be double glazed timber sliding sashes, fenestration detailing to match existing.

The proposed passageway to consist of a structural glass box.

ACCESS:

The access arrangement remains unchanged. The property is well served by public transport with buses and underground tube stations nearby.

THE LIFETIME HOME STANDARDS:

Car Parking Width:

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

-- There is currently no car parking on site attached to this dwelling; therefore this standard does not apply.

Access from Car Parking:

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

-- There is currently no car parking on site attached to this dwelling; therefore this standard does not apply.

Approach Gradients:

3. The approach to all entrances should be level or gently sloping.

-- The existing front entrance contains steps that are to be retained; therefore a level or gently sloping approach cannot be achieved.

External Entrances:

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

-- The existing front entrance is to be retained which does not have illumination, a level access over the threshold or a covered entrance; therefore this standard cannot be achieved.

Communal Stairs and Lifts:

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

-- There are will be no communal stairs or lift within the proposed maisonette.

Doorways & Hallways:

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

-- The internal doorways and hallways comply with the above widths.

Wheelchair Accessibility:

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

-- The proposal achieves this.

Living Room:

8. The living room should be at entrance level.

-- The proposal achieves this.

Entrance Level Bedspace:

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

-- This can be achieved within the proposal.

Entrance Level WC and Shower Drainage:

10. There should be a wheelchair accessible entrance level WC with drainage provision enabling a shower to be fitted in the future.

- A WC is proposed at entrance level with a drainage provision enabling a shower to be fitted in the future.

Bathroom & WC Walls:

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

-- The proposal achieves this.

Stair Lift/Through-Floor Lift:

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

-- A future stair lift can be accommodated and a floor lift could be accommodated in the future going from the study in the ground floor to bedroom 4 on the first floor.

Tracking Hoist Route:

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

-- The proposal achieves this.

Bathroom Layout:

14. The bathroom should be designed for ease of access to the bath, WC & wash basin.

-- The proposal achieves this.

Window Specification:

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

-- The proposal achieves this.

Fixtures & Fittings:

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

-- The proposal achieves this.