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PROJECT NO: **AG041**

**Flats 1 & 2, 50 Elsworthy Road**

24.06.10

David Glasgow  
Development Control  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

REF: 2010/3008/ **QR** PP-00057361

Via E-mail

## **DESIGN & ACCESS STATEMENT**

6 Pages Inclusive

Dear David,

**RE: Apartments 1 & 2, 50 Elsworthy Road, London NW3 3BU**

**Conversion of two apartments (within an existing four apartment house conversion) into 1 apartment. This will result in 3 apartments within the converted house rather than 4.**

Please find below Design and Access statement written in line with CABE guide 'Design and Access Statements.'

### **DESIGN**

#### **Use:**

What Buildings and Spaces will be used for.

The proposed building now accommodate 3 apartments rather than 4. Residential use retained.

#### **Amount:**

How much would be built on the site.

There shall be no change to amount of property on site as conversion shall be within walls of existing property.

#### **Layout:**

How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

There shall be no change to layout as existing envelope is to be retained and worked within.

**Scale:**

How big the buildings and spaces would be (their height, width and length).

The existing external envelope shall not be changed.

**Landscaping:**

How open spaces will be treated to enhance and protect the character of a place.

There is no landscaping relevant to this project.

**Appearance:**

What the buildings and spaces will look like, for example, building materials and architectural details.

No external materials shall be altered.

**ACCESS****Vehicular and transport links.**

Vehicular and transport links are not impacted in any way.

**Inclusive access.**

We have allowed for a bedroom to be retained on Ground Floor to allow for an access impaired individual or couple to live within the Ground Floor.

We note that to access the common parts of the existing property steps must be negotiated.

**Photographs:**

50 Elsworthy Road from Elsworthy Road. Apartments 1 & 2 are left hand side Ground Floor and First Floor respectively.



50 Elsworthy Road from Elsworthy Road. Apartments 1 & 2 are left hand side Ground Floor and First Floor respectively.

#### **LIFETIME HOMES STANDARDS:**

##### **(1) Car Parking Width**

**Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.**

We note that this criteria is already met by existing condition. We further note that as parking is communal to other apartments not within our client's demise this application does not propose to make any adjustments to areas not completely within our client's demise.

##### **(2) Access From Car Parking**

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

We note that this criteria is already met by existing condition. We further note that as parking is communal to other apartments not within our client's demise this application does not propose to make any adjustments to areas not completely within our client's demise.

##### **(3) Approach Gradients**

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

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

**All entrances should:**

**4a) be illuminated**

**4b) have level access over the threshold and**

**4c) main entrances should be covered.**

We note that these criteria are already met by existing condition. We further note that as entrance is communal to other apartments this application does not propose to make any adjustments to areas not completely within our client's demise.

##### **(5) Communal Stairs & Lifts**

**5 a) Communal stairs should provide easy access and**

**5 b) Where homes are reached by a lift, it should be fully accessible.**

We note that these criteria are already met by existing condition. We further note that there is no lift existing. We further note that we are providing an additional internal staircase to the property which shall further enhance access from Ground Floor to First Floor.

(6) Doorways & Hallways

**The width of the doorways and hallways should conform to the specifications below.**

We note that these criteria are met by design as proposed and by existing condition where existing condition is not proposed to be adjusted.

(7) Wheelchair Accessibility

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

The ground floor meets these requirements and could be adapted in the future if necessary without difficulty. The first floor could be adapted to suit these requirements; existing structure of house determines width of main corridor as 1160mm.

(8) Living Room

**The living room should be at entrance level.**

The Living Room is at entrance level.

(9) Entrance Level Bedspace

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

Bedroom 05 is designated as bedspace and study and is at entrance level.

(10) Entrance Level WC & Shower Drainage

**There should be:**

**a) A wheelchair accessible entrance level WC, with**

**b) Drainage provision enabling a shower to be fitted in the future.**

Ground Floor Shower Room can be adapted if necessary.

(11) Bathroom & WC Walls

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

Walls in the Ground Floor Shower Room are capable of taking adaptations such as handrails – all walls shall be made of 100mm timber studs with 18mm plywood attached to studs prior to stone/tiling being bonded to plywood.

(12) Stair Lift / Through-Floor Lift

**The design should incorporate:**

**12a) provision of a stair lift**

**12b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.**

A stair lift could be incorporated to proposed stair from Ground Floor to First Floor within property. A stair lift could also be incorporated in stair to common parts if necessary. A through floor lift could be instated from Reception to Master Bedroom if required at a future date.

(13) Tracking Hoist Route

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

This could be accommodated within First Floor Master Bedroom and En-Suite

(14) Bathroom Layout

**The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.**

First Floor Bathroom, First Floor En-Suite and Ground Floor Shower Room provide ease of access but can also be updated for more ease of access if required at a later date.

(15) Window Specification

**Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.**

We do not propose to alter existing glazing. However, Living Room currently has French Doors to Garden (W-10) which shall have handles fixed at 900mm high and shall be easy to open/operate. French doors shall be retained as existing which suits this requirement.

(16) Controls, Fixtures & Fittings

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

We note this and shall ensure that all items as listed above are at a height usable by all (between 450mm and 1200mm from the floor). Window handles to existing windows which are not being adjusted may not meet requirements as in some cases window openings are more than 1200mm from floor level.

Generally we note that this is an existing property and that some degree of tolerance should be applied where existing structural conditions dictate that certain requirements cannot be met.

If you have any questions, require any further information, or would like to arrange a site visit/meeting please don't hesitate to contact **mha** at your convenience.

Yours sincerely,

For, and on behalf of **morganharrisarchitects**.



Guy Morgan-Harris  
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Managing Director

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