

Design & Access Statement
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16 Design Criteria for Lifetime Homes
Rev.B
Our Ref.: 2236: 18 Bracknell Gardens

24 May 2010

Proposal

The proposal is for the reversion of an existing house, presently sub-divided into two flats, back into a single dwelling.

Address

18 Bracknell Gardens
London,
NW3 7EB

Use

The conversion aims to maintain the space for residential usage.

Layout

The new proposal requires no alterations to the exterior of the building. The only physical change is the removal of a separating partition in the hallway and landings within the house.

Landscaping

The existing hard landscaping will not be altered.

Appearance / Design

The proposal will not involve any changes to the exterior of the house.

Amount

The Net Internal Area of the existing house is approx. 465m².

Scale

With this application the size of the original building will not be affected.

Access

Neither vehicular nor pedestrian access onto and within the site will be affected by these proposals.

16 Design Criteria – Lifetime homes

1. **Car Parking** - this is not applicable as there is on-street parking only.
2. **Access From Car parking** – existing council pavements and footpath at same level
3. **Approach Gradients** - The existing house is on a raised level from the road by approx 1.2m and accessed by existing steps. No work is proposed to the exterior. In the future, a ramp could be installed.
4. **Entrances** - The house's entrance is an existing Edwardian design and is not proposed to be changed. The existing lighting will also not be modified and there is already a covered porch.
5. **Communal Stairs & Lifts** – not applicable for a single dwelling.
6. **Doorways & Hallways** - This proposal is principally reinstating the existing house as it was originally built however the existing proposals would still comply with these requirements.
7. **Wheelchair Access** – There will be enough space for wheelchair accessibility in the rooms.
8. **Living Room** - The house will have the living room on the same floor as the entrance.
9. **Entrance Level Bedspace** - There is ample provision of space for this use.
10. **Entrance Level WC & Shower Drainage** – A bathroom will be provided at entrance level.
11. **Bathroom & WC Walls** - All new walls which are not of solid construction will be provided with plywood backing to ensure fixings are available for grab-rails in the areas around the bath and WC.
12. **Stair Lift / Through-Floor Lift** - The proposed works are renovating the existing staircase and no other works are proposed. However, a stairlift could be installed to the first floor bedroom and ensuite shower room if necessary.
13. **Tracking Hoist Route** – This could be accommodated in the future if necessary
14. **Bathroom Layout** – The ensuite bathroom is large enough to accommodate a Part M-compliant shower-room.
15. **Window Specification** - No change is proposed to the existing house's exterior.
16. **Controls, Fixtures & Fittings** - All switches, sockets and other controls will be set at a height of between 450mm and 1200mm from the floor.

End of Statement.