

RETIREMENT ANNEXE

DESIGN & ACCESS STATEMENT

Process | Use | Amount | Layout | Scale | Landscaping | Appearance | Access

The proposed development is a detached, single storey dwelling building, situated on a vacant rear garden site with access from Finchley Road and from 36 Heath Drive.

The topography of the site is on two levels and the house is designed accordingly to achieve the best possible outcome from such a site, as follows:

The house has a bedroom and a bathroom on the upper part of the site and the living room and kitchen are situated on the lower part of the site.

The footprint of the house is 11x9.5m, which is located on a plot size of 26 x 32m to the rear of 264-270 Finchley Road, and 34m from the highway.

The house is of a very modest scale and is substantially lower than the surrounding houses.

The height is 5.3m.

The house has a minimal effect on the street scene, since its curtilage forms a 'cul de sac'.

Landscaping (mostly inherent and a mix of hard and soft) is an important part of the site with mature trees along the boundaries.

Appearance

The house has facing bricks and slate low pitch roof.

ACCESS STATEMENT

THE LIFETIME HOME STANDARDS

[Greyed headings are Camden requirements]

Car Parking

1. There is no parking provisions (following condition 3)

Access from Car Parking

2. N/A

Approach

3. Due to the inherent site levels, other external approaches are by low rise stairs (H Max = 150mm).

External Entrances

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

Communal Stairs

5. N/A

Doorways & Hallways

6. The width of internal doorways and hallways conforms to Part M.

Wheelchair Accessibility

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

Living Room

8. There is living accommodation on the entrance level.

Living Room Two or more storey requirements

9. There are living accommodation and an accessible bathroom the entrance level.

WC

10. There is wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future.

Bathroom & WC Walls

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

Lift Capability

12. N/A

Main Bedroom

13. Main bedroom has a large size bathroom as an en-suite.

Bathroom Layout

14. The bathroom is designed for ease of access to the bath, WC and wash basin.

Window Specification

15. Living room windows glazing are mainly French doors are easy to open/operate.

Fixtures & Fittings

16. Switches sockets ventilation and service controls are deigned at a height 450-1200mm from the floor.