



1.0 Introduction

This DAS is submitted for a development for the change of use and conversion of an existing building to eight residential apartments at 'Clifford Pugh House', which was previously used by UCL for student accommodation and was sold this year to the applicant.

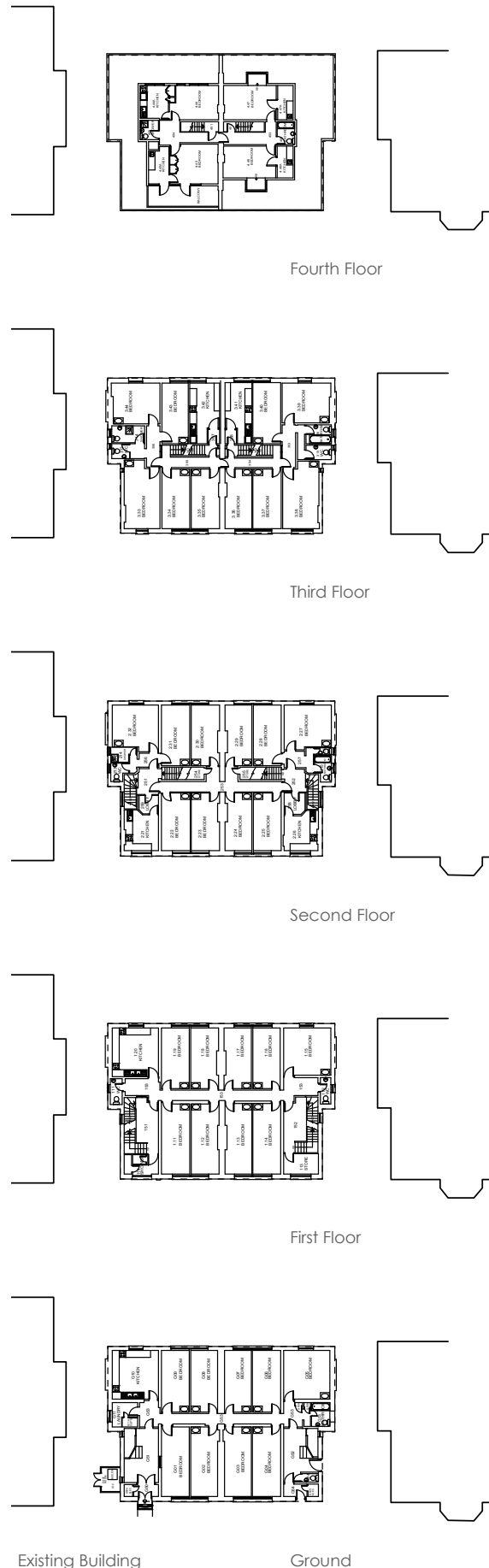
1.1 Site Description

The application site is Clifford Pugh House (Nos. 5 & 7) Lancaster Grove. It is located on the north side of the road opposite the junction with Crossfield Road. Originally a pair of semi-detached dwellings, the building was last used by University College London as residential accommodation for post-graduate students, with a total of 42 bed-spaces over five floors. The building is a late 19th century villa block, but has been substantially rebuilt following war damage and now has a utilitarian frontage, devoid of the 19th C ornamentation, but retaining its essential proportions.

The exterior of the front portion of the building is rendered in a cream colour, with brick to the rear parts, all under a slate roof with large dormer features.

The site is located within a predominantly residential area within the Belsize Park Conservation Area in London Borough of Camden (character area 1 of Belsize Square Conservation Area) but is neither listed nor identified as a contributor.

Adjacent terrace 9-15 Lancaster Grove is identified as a positive contributor to the Conservation Area.





Site Plan
1/1250@A3



Aerial view of site from north-east



Existing Clifford Pugh House



Site from the Crossfield Road



Aerial view of site from south-east



Terrace to north of Lancaster Grove



Adjacent terrace 9-15 Lancaster Grove

1.2 The Proposal

Planning permission is sought for the change of use and conversion of the existing building to a total of eight residential dwellings.

No material alteration to the external appearance of the existing building is proposed.

The scheme is car-free. Secure covered storage space for bicycles is provided within the building.

The internal reconfiguration reinstates the party wall which is currently punctured by corridors. This therefore introduces two new circulation cores including lifts to make the apartments accessible. The resulting 8 unit residential development provides a mix of apartment sizes, all complying and exceeding the London Plan and LTH standards.

100% of units are dual aspect.

There is good variety of dwelling types and sizes ranging from 1-bed 2 persons units through to 3-bed 5 person units. The design of all of the dwellings comply with the Lifetime Homes standards and the Council's minimum floor areas.

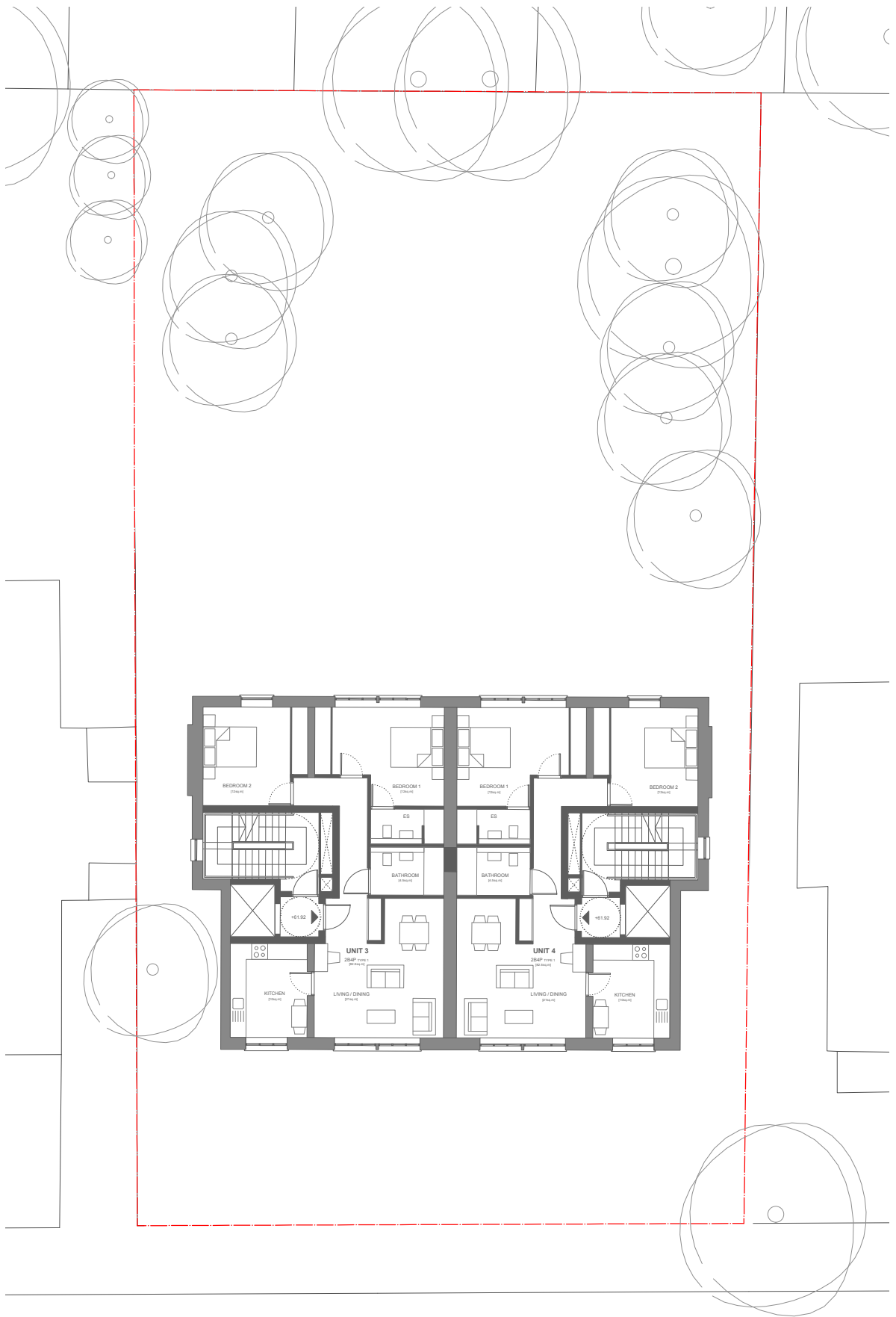
1409 / Clifford Pugh House
accommodation schedule
17.11.2014

	1B.2P	2B.4P	3B.5P [duplex]	
	56sq.m	82.5sq.m	130sq.m	
GROUND	2	0	0	
FIRST	0	2	0	
SECOND	0	2	0	
THIRD	0	0	2	
ATTIC	0	0	0	
TOTAL	2	4	2	8 units

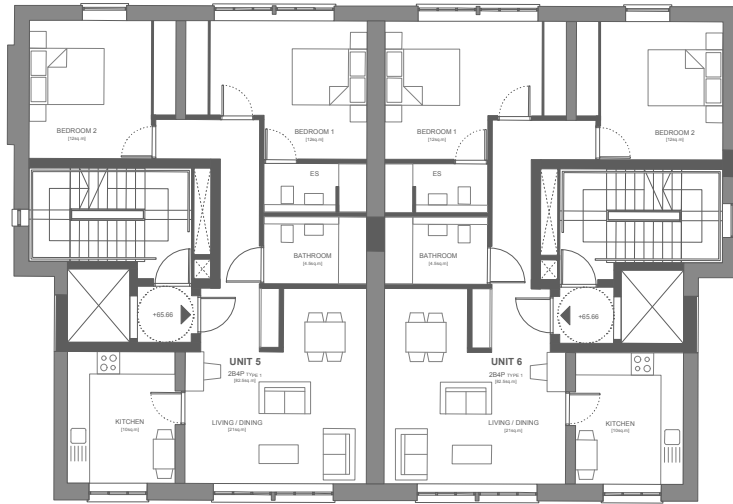
Residential Area	Residential Backup	
GIA [sq.m]	GIA [sq.m]	
121.5	95.5	
174.5	42.5	
174.5	42.5	
174.5	42.5	
99	0	
744	223	967 sq.m

Unit Mix		
1B	2	25.0%
2B	4	50.0%
3B	2	25.0%

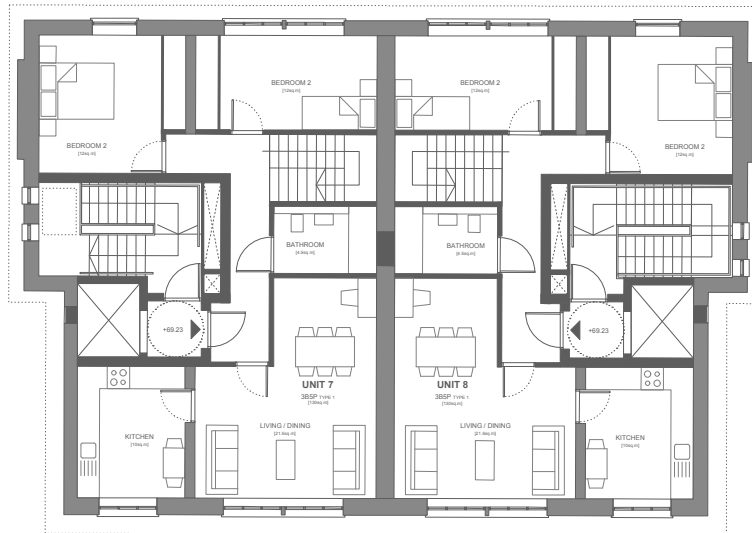
Cycle Storage Provision	
1per 1+2bed / 2per 3bed	10



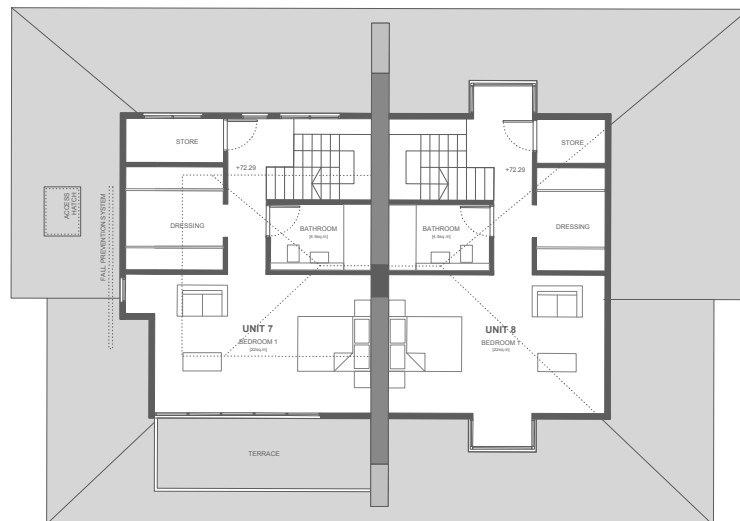
Proposed First Floor plan



Proposed Second Floor plan



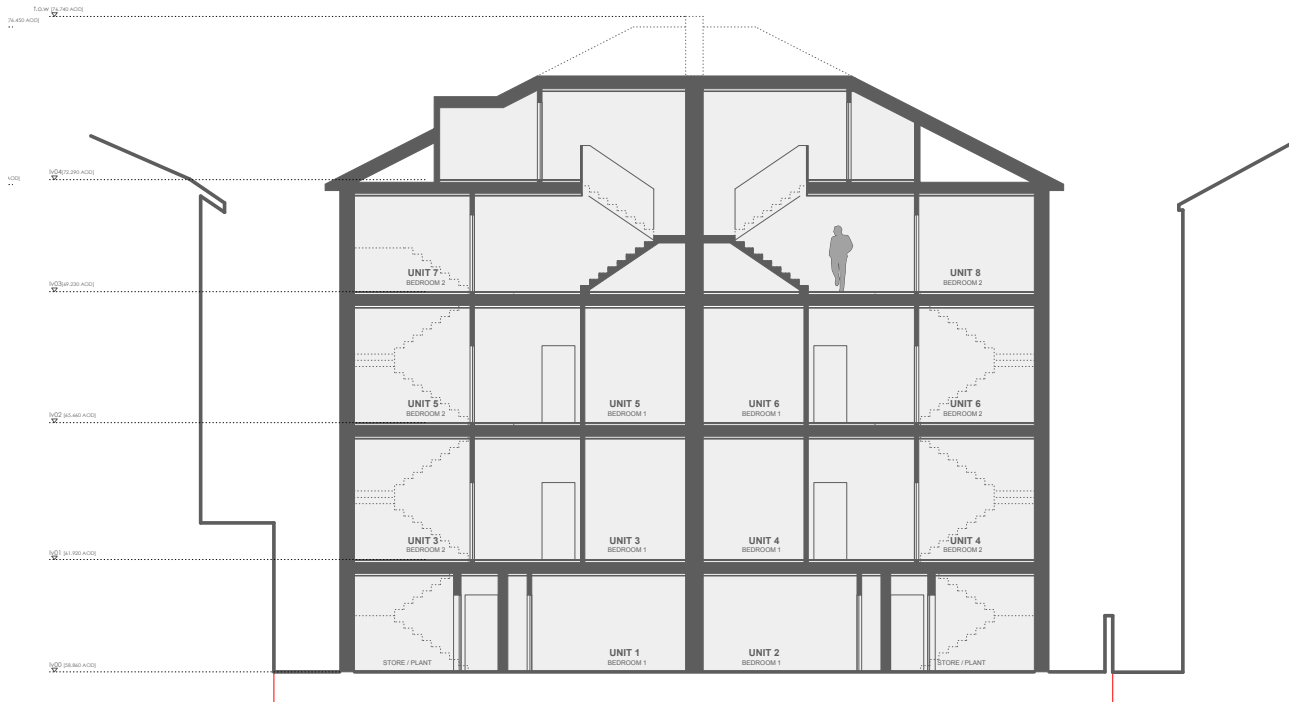
Proposed Third Floor plan



Proposed Fourth (attic) Floor plan



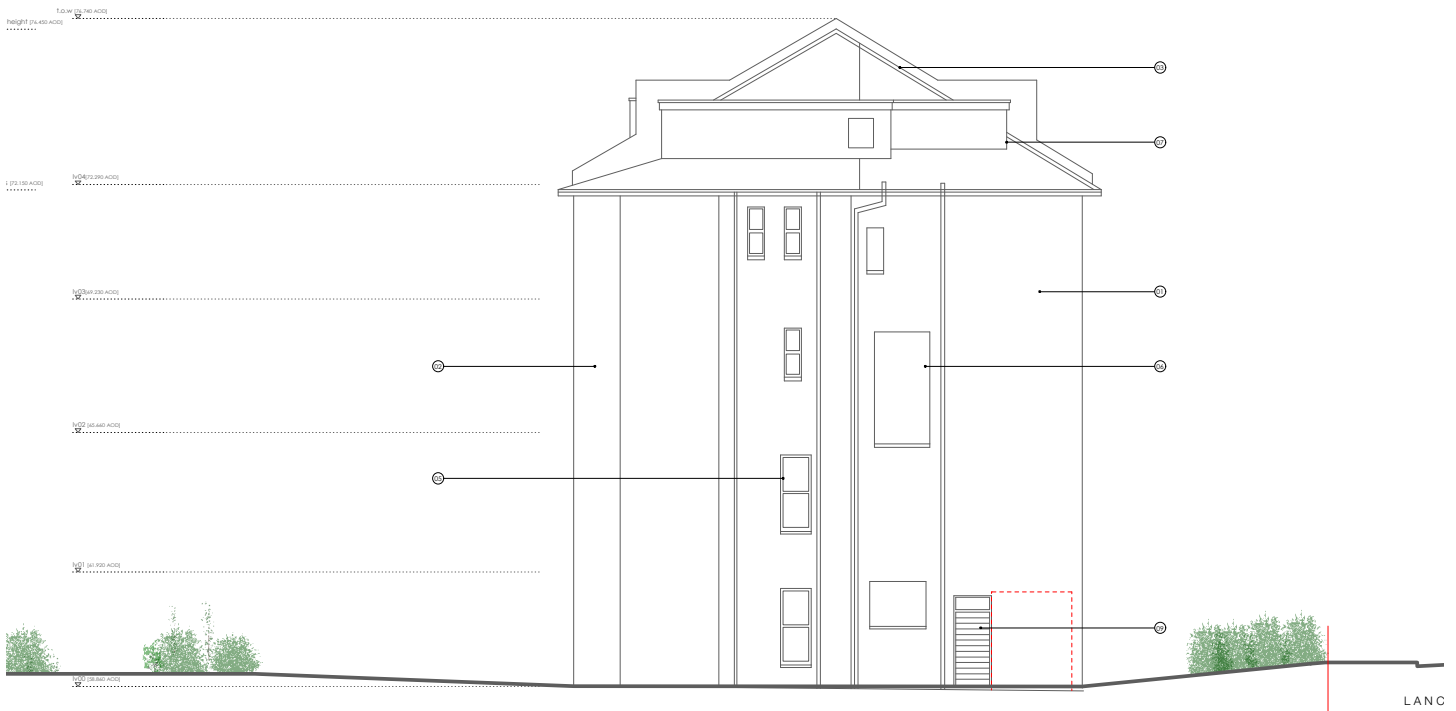
Front to Back section



Cross Section



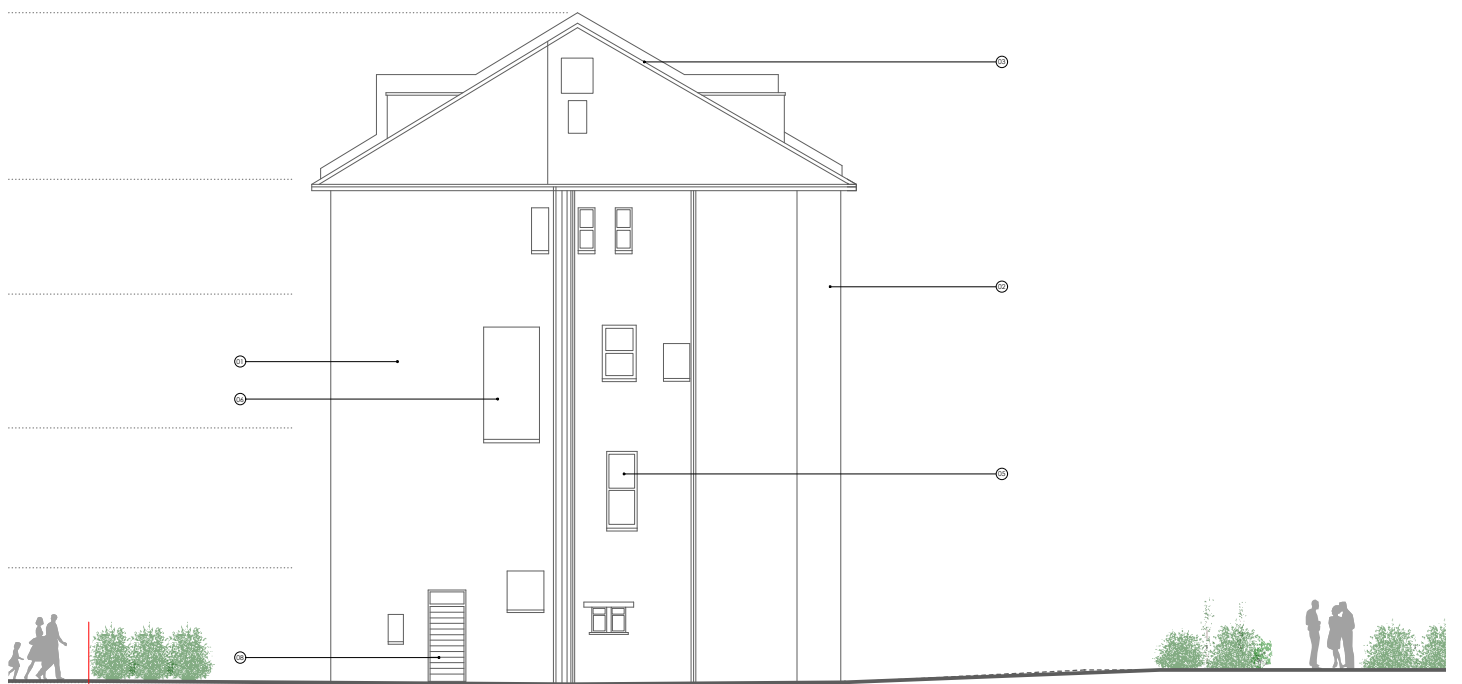
Proposed Front elevation



Proposed Flank elevation (east)



Proposed Rear elevation



Proposed Flank elevation (west)

CLIFFORD PUGH HOUSE, LANCASTER GROVE, NW3
 Design + Access Statement November 2014

1.3 Lifetime Homes

All apartments have been designed to fully comply with Lifetime Homes standards. This includes:

The approach to all entrances to be level or gently sloping. All entrances to be a) be illuminated relevant parts have level access over the threshold and have a covered main entrance.

Communal stairs to provide easy access and where homes are reached by a lift, be fully wheelchair accessible.

Space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair.

Living rooms at entrance level.

A wheelchair accessible entrance level WC, with drainage provision enabling a shower to be fitted in the future.

Walls in bathrooms and toilets are to be capable of taking

adaptations such as handrails.

The design provides for a reasonable route for a potential hoist from a main bedroom to the bathroom.

The bathrooms are designed to incorporate ease of access to the bath, WC and wash basin.

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

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

LIFETIME HOMES COMPLIANCE

4) ENTRANCES - ALL ENTRANCES ARE ILLUMINATED, COVERED AND LEVEL THRESHOLDS ARE PROVIDED

5) COMMUNAL LIFTS & STAIRCASES COMPLY WITH CRITERIA AS INDICATED

6) ALL DOORWAYS MEET CRITERIA AS DEMONSTRATED BELOW

7) TURNING CIRCLES ARE PROVIDED FOR WHEELCHAIRS IN DINING & LIVING ROOMS & ADEQUATE CIRCULATION SPACE IS PROVIDED ELSEWHERE AS DEMONSTRATED BELOW

10) A FULLY WHEELCHAIR ACCESSIBLE WC IS PROVIDED WITHIN THE BATHROOM AS DEMONSTRATED BELOW. IN ADDITION A CAPPED OFF DRAIN IS PROVIDED BENEATH THE BATH FOR CONVERSION TO A SHOWER IF REQUIRED

11) BATHROOM WALL CONSTRUCTION WILL BE CAPABLE OF TAKING ADAPTATION FOR HANDRAILS BETWEEN 300 & 1800mm ABOVE FLOOR LEVEL

13) REASONABLE POTENTIAL HOIST ROUTE FROM MAIN BEDROOM TO BATHROOM

14) THE BATHROOM HAS BEEN DESIGNED TO INCORPORATE EASE OF ACCESS TO BATH, WC & WASH BASIN

15) WINDOW CONTROLS WILL BE NO HIGHER THAN 1200mm EXCEPT IN BATHROOMS / KITCHENS WHERE WINDOW DESIGNS WILL ALLOW FOR REMOTE / MECHANICAL ADAPTATION TO OPERATE WINDOWS

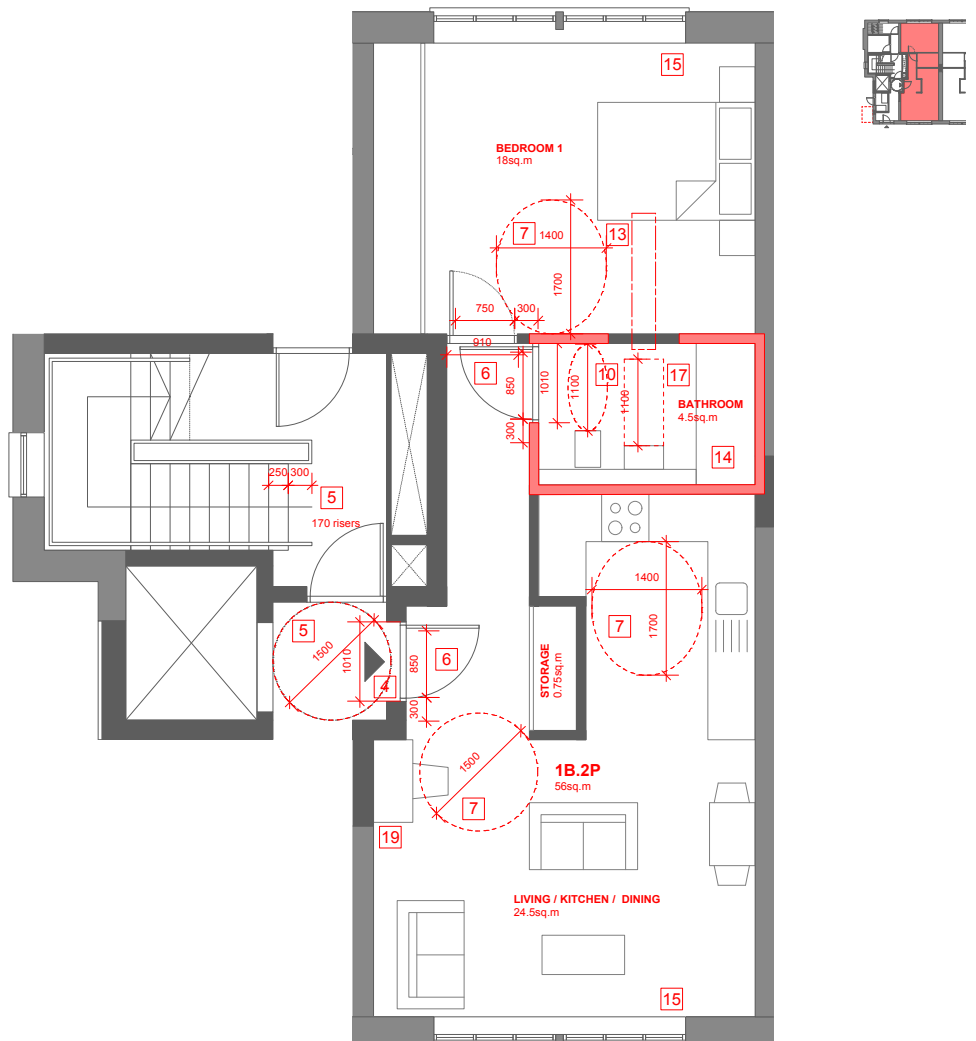
16) SWITCHES, SOCKETS, VENTILATION & SERVICE CONTROLS WILL BE LOCATED BETWEEN 450 & 1200mm FROM FLOOR LEVEL

CODE FOR SUSTAINABLE HOMES

17) [ENE 4] AN ADEQUATE AND SECURE DRYING SPACE IS TO BE PROVIDED TO THE BATHROOM

18) [ENE 8] A SECURE CYCLE STORAGE AREA PROVIDED AT GROUND FLOOR

19) [ENE 9] AN AREA IS TO BE PROVIDED FOR A SUITABLE HOME OFFICE



Lifetime Homes compliance plan

1.4 Accessibility

The design of this proposal has been prepared with reference to the CABE circular 'Design and Access Statements', The Equality Act 2010, BS 8300:2009 and Part M of the 2010 Building Regulations.

The approach is by means of Lancaster Grove, a public highway. The entrance staircase will be designed to conform to Part K of the Building Regulations, with a clear minimum width of 900mm and have a continuous handrail on each side of the flight.

INTERNAL PLANNING

The proposal has been designed fully in accordance with Part M of the Building Regulations. This may be summarised as follows:

- a level access threshold is to be provided to all external doorways.
- all entrance doors have a clear minimum width of 800mm.
- all internal doors to rooms have a minimum width of 800mm and are approached by passageways of 900mm width (when approached head-on) and 1050mm (when not approached head-on).
- all switches and sockets to be located between 450 and 1200mm from floor level.
- a bathroom that conforms to part M1/ 4 is situated within each unit.

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WASTE MANAGEMENT

Waste & Recycling

A secure refuse store is provided at ground floor level. The stores are easily accessed for collection from Lancaster Grove via an existing ramps. In line with Camden's waste and storage requirements the stores can hold 4x 1100l Eurobins, which would be split between recycling and refuse.

Each property will be provided with dedicated internal storage recycling bin in line with the requirements of CFSH household waste storage and recycling facilities.

Waste reduction.

The proposal will aim for at least 10% of the total value of materials used to be derived from recycled and reused sources. This will relate to the WRAP Quick Wins assessments or equivalent.

1.5 Sustainability

A separate accompanying Energy Strategy Report, prepared by Syntegra Consulting, sets out the building strategies to achieve CO2 reductions and onsite renewables.