



## DESIGN & ACCESS STATEMENT

### RE-DEVELOPMENT PROPOSAL FOR 5 HERMIT PLACE LONDON NW6 4BZ

Alan Power Architects Ltd 13 Needham Road London W11 2RP 020 7229 9375 December 2014

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## DEVELOPMENT TEAM

|                     |   |                           |
|---------------------|---|---------------------------|
| Client              | : | Empire Communications Ltd |
| Architect           | : | Alan Power Architects Ltd |
| Planning Consultant | : | Salisbury Jones Planning  |
| Structural Engineer | : | The Blacker Partnership   |
| Cost Consultant     | : | Halstead Associates       |
| Daylight & Sunlight | : | CHP Surveyors Ltd         |
| CDM                 | : | Halstead Associates       |

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## 1 Introduction

This Design & Access Statement has been prepared in support of a planning application for the demolition of an existing garage and the erection of a new 2-storey dwellinghouse with basement.

The site is located at the north-east end of Hermit Place, to the rear of Priory Road. Hermit Place comprises a row of mainly two-storey mews style buildings along the south side only, with a number of folding metal doors at ground level due to some light industrial/workshop uses. The north side of Hermit Place is defined by the boundary to the Kilburn Vale Estate. The mews properties are also used for office and residential uses. The site is within walking distance to a number of bus routes and both Kilburn Park underground station and Kilburn High Road station.

The site area is approximately 50 sq m. It is a slightly distorted rectangle in plan, with the long axis aligned roughly south-east to north-west, with the frontage along Hermit Place being the south-west elevation. To the north-east and north-west sides are the gardens of No.1 and No.3 Priory Road and to the south east is an access path for residents in the properties to the rear of the buildings on Belsize Road/7 Hermit Place.

The site currently comprises an empty single storey private garage with a large rolling shutter door and space for up to three vehicles. It sits as a stand alone building at the end of the mews, with a separate appearance to the rest of the buildings. The existing garage covers the entire footprint of the site.

Hermit Place is within the Priory Road Conservation Area, an area largely characterised by 19th century Italianate style villas.

To the north-west of Hermit Place is the Kilburn Vale Estate, a set of red brick apartment blocks together with associated landscaping and open surface parking. Belsize Road is to the south-east, identified by a sloping hill, rising to the north-east, lined with stuccoed terraces with shops at ground floor level. The rear of the northern terrace of Belsize Road properties is visible in the long views south from the Kilburn Vale Estate. Priory Road lies north-east of the site. It gradually inclines to the north from Belsize Road whilst curving around to the east. The properties along Priory Road are predominately semi-detached villas with stuccoed facades.



Fig. 1 - Proposed Front Elevation



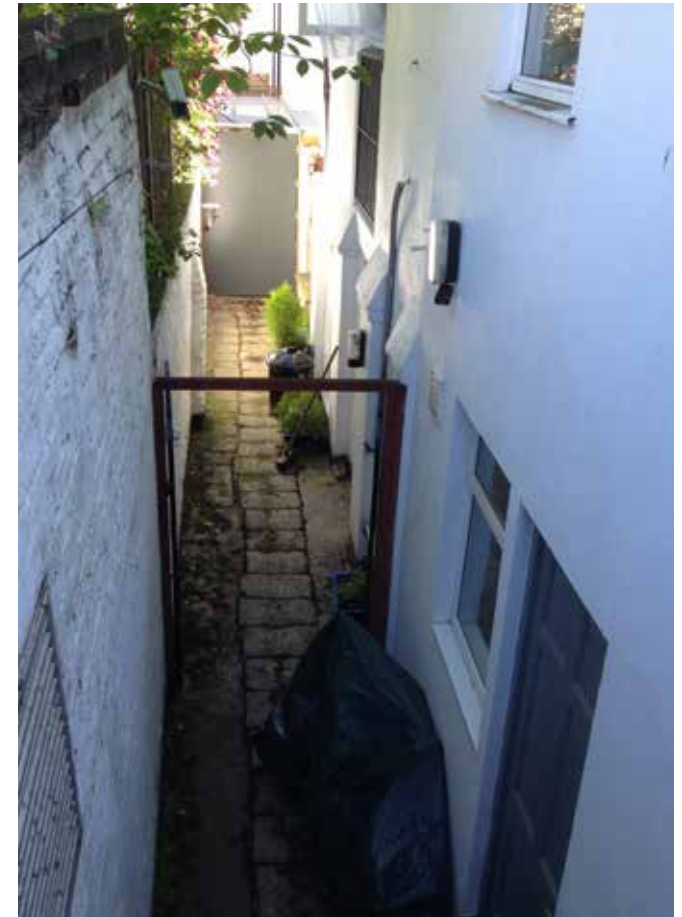
Fig. 2 - Location of the site at the north-east end of Hermit Place



Fig. 3 - The site currently comprises an empty single storey private garage with a large rolling shutter door and space for up to three vehicles. It sits as a stand alone building at the end of the mews, with a separate appearance to the rest of the buildings. The existing garage covers the entire footprint of the site.



Above: Fig. 4 - Existing garage and adjacent site buildings



Above: Fig. 5 - Access walkway to the buildings at No.7 Hermit Place

Right: Fig. 6 - Interior of the existing garage



Left: Fig. 7 - Entrance to the walkway adjacent to the site



Above: Fig. 8 - View towards the existing building along Hermit Place



Left: Fig. 9 - View looking towards Hermit Place, with the rear of the northern terrace of Belsize Road properties in the background, from outside Farndale House, Kilburn Vale Estate

#### THE CONTEXT FOR THE SITE

Hermit Place comprises a row of mainly two-storey mews style buildings, with a number of folding metal doors at ground level.

To the north-west of Hermit Place is the Kilburn Vale Estate, a set of red brick apartment blocks. Belsize Road is to the south-east, identified by a sloping hill lined with stuccoed terraces with shops at ground floor level. The rear of the northern terrace of Belsize Road properties is visible in the long views south from the Kilburn Vale Estate.



Left: Fig. 10 & 12 - Views along Belsize Road

Above: Fig. 11 - Semi-detached villas on Priory Road

#### 4 Priory Road Conservation Area

The following extracts from the Camden Council Priory Road Conservation Area Statement describe the general character of the area:

*“Priory Road Conservation Area is a small pocket of the Victorian, Italianate style inspired by the palaces of Renaissance Italy and influenced by Osborne House built for Queen Victoria in 1849. Variety of detail is inherent to the style, added to in this area by the number of builders involved. The style gave the opportunity for either elaborate or little decoration. Semi-detached villas predominate, mostly with three storeys and a basement.”*

*“The land has a gentle slope from north to south which suddenly changes as Belsize Road meets Kilburn Vale to a steeper incline westward down towards Kilburn High Road. To the north is Swiss Cottage Conservation Area, built immediately after this area.”*

*“Although a great deal of original detail is left a number of the features have been lost. The area is residential with a central church and a parade of shops, and railway station nearby. There is a small amount of light industrial/workshop use on Hermit Place.”*





Top Left: Fig. 13 - view from site along Hermit Place  
Above and Left: Fig. 14 & 15 - views of Hermit Place from the Kilburn Vale Estate



The following extract from the Camden Council Priory Road Conservation Area Statement describes the character of Hermit Place:

*"A mews on the north side of Belsize Road (formerly Priory Mews) is a boundary to the Conservation Area and is paved in original granite setts. The character is affected by the semi-industrial uses of the mainly two-storey buildings with some folding metal doors at ground level."*

The site area is approximately 50 sq m. It is a slightly distorted rectangle in plan, with the long axis aligned roughly south-east to north-west, with the frontage along Hermit Place being the south-west elevation. To the north-east and north-west sides are the gardens of No.1 and No.3 Priory Road and to the south east is an access path for residents in the properties to the rear of the buildings on Belsize Road/7 Hermit Place.

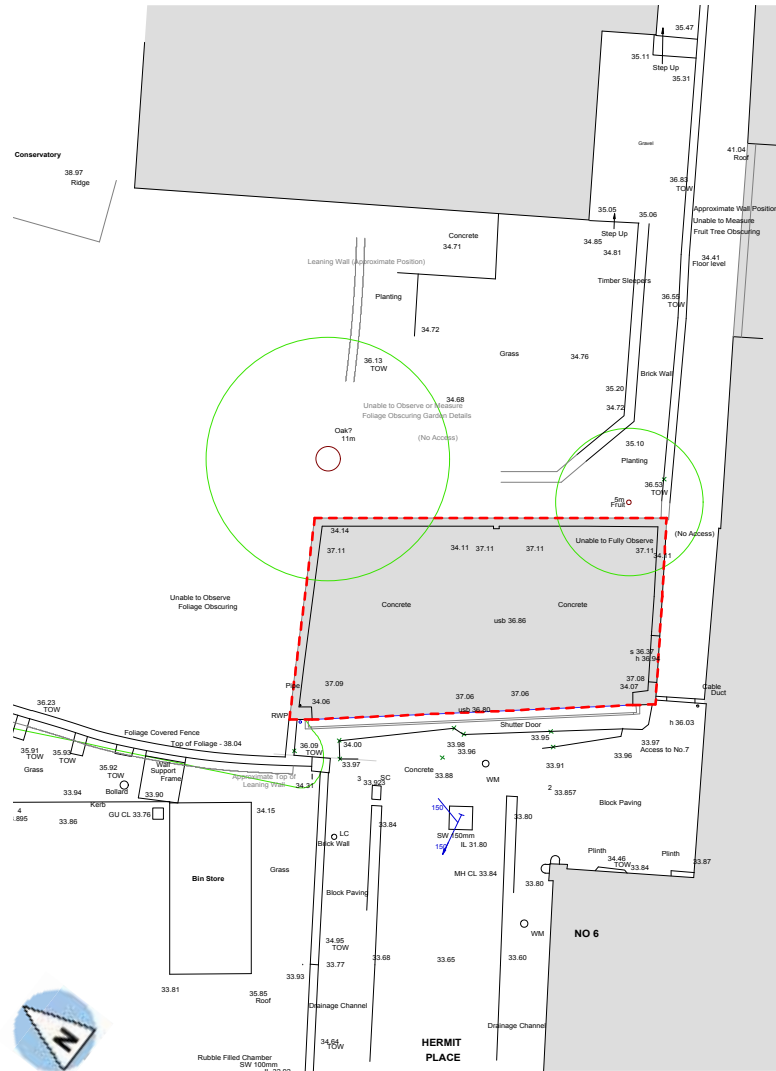


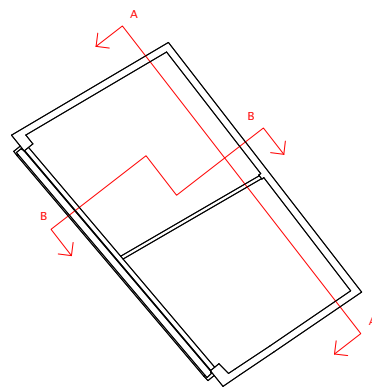
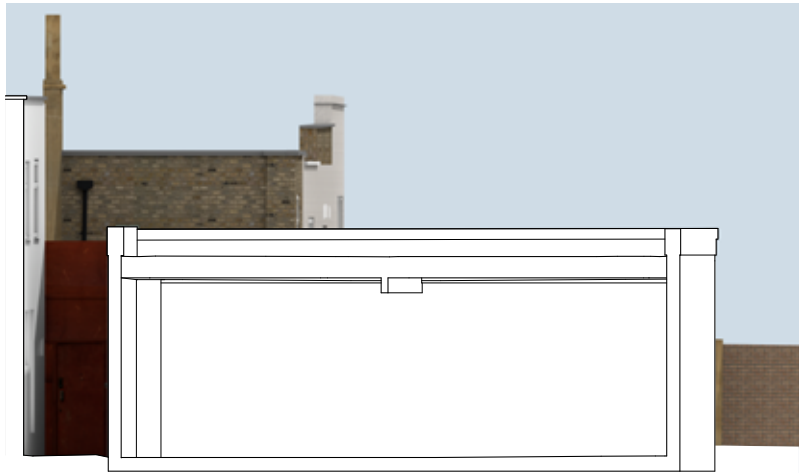
Fig. 16 - Existing Site Plan



Fig. 17 - Location Plan



Above: Fig. 18 - Existing section BB  
Left: Fig. 19 - Existing section AA





Top left and above: Fig. 20, 21 & 22 - Views visible between the houses on Priory Road  
Left: Fig. 23 - View looking towards Hermit Place from outside Farndale House, Kilburn Vale Estate

Because of the number of semi-detached buildings along Priory Road there are many gaps between houses. These gaps provide views to back gardens, mature trees and the rear of other properties.

The new development will not affect the existing character of the Conservation Area. The site is not visible in the long views between No.1A and No.1 Priory Road due to fencing and vegetation. The side view towards Hermit Place from the Kilburn Vale Estate is obscured by ivy growth on top of a boundary wall. The clearest views of the proposal are from Hermit Place and some parts of the Kilburn Vale Estate. This location allows the design to have no impact on main views in the Conservation Area and provide enhancement to the few areas in which the site is visible.



Fig. 24, 25 & 26 - No.1A Priory Road



The property at No.1A Priory Road is a recent development, replacing a single storey garage and storage shed with a new basement and 2-storey dwellinghouse. The site is adjacent to the house at No.1 Priory Road, the property whose garden abuts the rear of the site at 5 Hermit Place. Planning permission was granted in 2005 (application reference 2004/3112/P), with further amendments and detailing applied for subsequently, the final amendment application being granted in 2012.

The following extracts from the planning report, by Micheal Burroughs Associates, that accompanied the 2004 planning application, describe the design of the building:

*"The proposed building is an attractively designed in a modern style faced in glass and stucco similar to buildings that have recently been permitted (and commended) in other Conservation Areas in the Borough."*

*"The window frames are lightweight coated steel and are glazed with green glass, while the walls are stucco painted stone white."*

*"It will enhance the appearance of the Conservation Area by replacing the run down, unattractive appearance of the sub-station, store and garages with a good quality building that is evidently of its time, consistent with the Council's policy in Conservation Areas. It will also be plainly more consistent with its residential character and so satisfies both limbs of the statutory test for new development in conservation areas."*

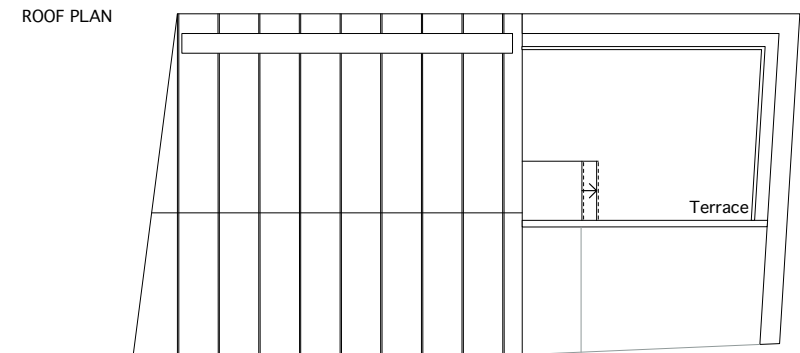
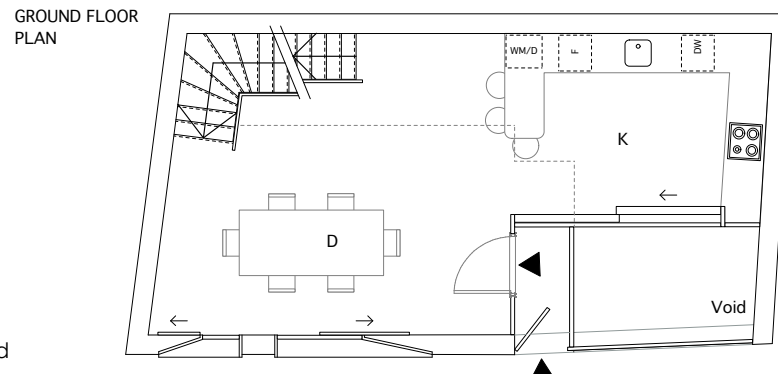
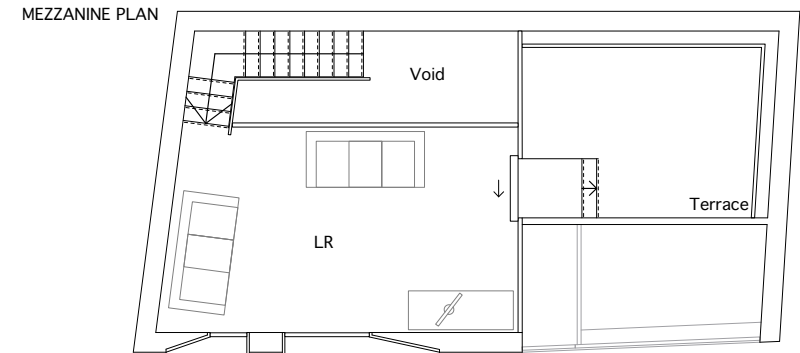
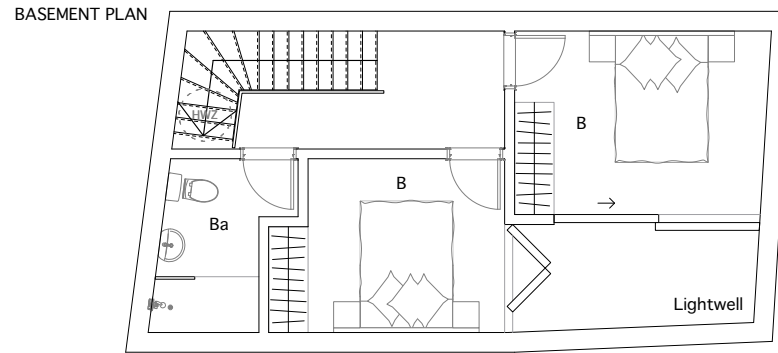


Fig. 27 - Proposed plans submitted with the pre-application

The pre-application submission was sent to Camden Council in July 2014. The proposal was for a 2 storey-dwelling house with basement.

The proposal was summarised to the Council as follows:

*“The site is not on the list of buildings that make a positive contribution to the character and appearance of the Conservation Area, as listed in the Council’s Priory Road Conservation Area statement.*

*The form of the new building is derived from considerations of the adjacent properties. At the rear, the new overall height closely relates to the existing height of the existing garage wall; a line is struck from this point, to produce a sloping roof which would have minimal impact on the rear windows of 1 Priory Road, The height at the point relates to the new houses on the south-east side of Hermit Place.*

*The sloping roof elevation only occupies just over half of the site footprint. The remainder is a flat roof, to be used as a terrace.*

*A new basement level is created below the whole of the footprint of the site; a lower patio area serves two bedrooms at this level, together with a shared bathroom. A perforated metal screen at ground floor protects the lower patio. The main ground floor comprises a kitchen and dining area, with access to a living space on a mezzanine level over the dining area. Off the mezzanine is a roof terrace on the south-east side of the building, screened by light weight screens 1.7m high.*

*Thus the proposal has minimal impact on the street and neighbouring properties. A large portion of the additional area to the site has been added underground, in the proposed basement. The southern half of the design keeps within the existing height because of its relationship with the adjacent buildings, while the northern area is free of any abutting structures so the increase in height has less of an impact.”*

## 8 The Council's Response to the Pre-application

In terms of the general proposal of redevelopment of the site the council was not opposed to the idea, vis:

*"In general I have no objection to the demolition of the existing garage and the construction of a new dwelling."*

The council did express some concerns about certain aspects of the submitted design, in particular, the massing. The Council commented:

*"However in respect of the overall height and bulk of the development, I would not support an increase in height of the proposed building and would expect it to be built to the same height of the existing dwelling, to ensure it retains its relationship within the streetscene as a small scale backland development."*

This is an opportunity site to create a striking contemporary building that enhances the character of the street. By increasing the height of part of the building it can begin to have a stronger relationship to the rest of the mews while still maintaining its individual position, and without having an adverse effect on No.1 Priory Road.

The council later noted:

*"Whilst there are mews properties adjacent to the site these form a row of mews', the application site is a stand alone building which I assume at some time would have been the rear garden of No.1 Priory Road and appears as an outbuilding/garage associated to that property. The character of the building as a small scale building should be retained."*

We have no information on this provenance of the existing structure, as with the rest of the mews it may have originally been stables. The height of the proposal has only been increased over the existing height on half of the footprint and has been reduced to lower than the existing height on the other half (see fig. 29). By increasing part of the height of the building to mirror the height of No.6 Hermit Place, a visual link will be created between the proposal and the other mews buildings, giving the street a relationship and completing the vista up Hermit Place.

*"Whilst the first floor would only extend in footprint for part of the roof, with a terrace to the remaining, given the balustrade which would surround the terrace the additional height adds to the scale of the development and would not be supported as it is not considered it integrate well with the context."*

*In light of this I would strongly advise the first floor element of the proposal is removed and the development remain only at ground and basement levels."*

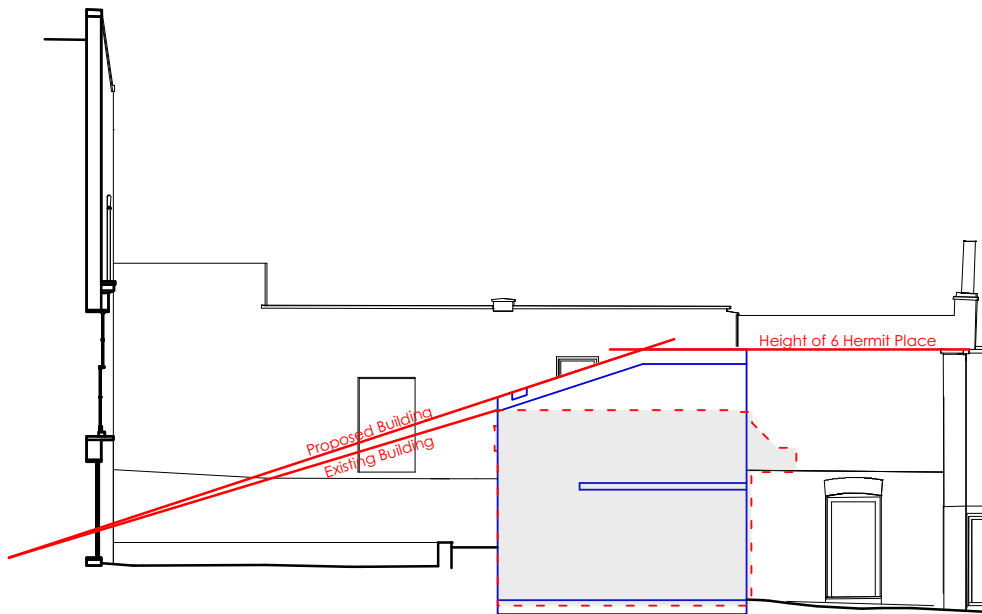


Fig. 28 - Diagram comparing the existing garage and the proposed roof profile

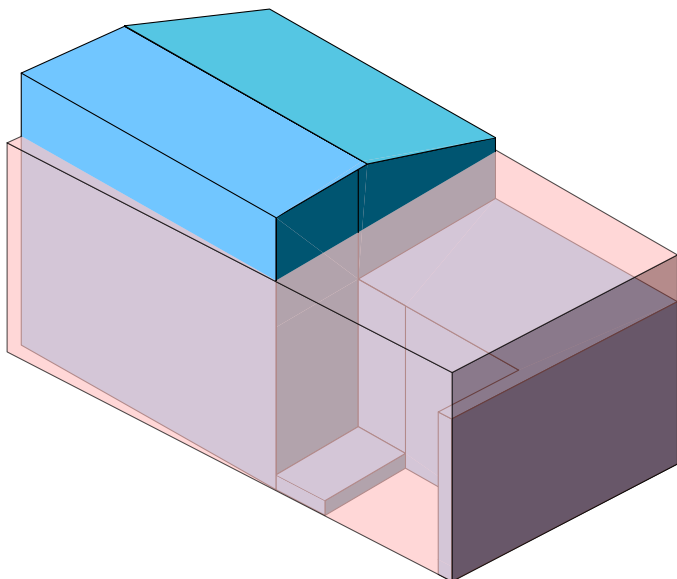


Fig. 29 - Diagram of the existing building volume (pink) and the proposed building volume (blue), showing the areas removed and added

The points made in regards to the unsuitability of the position of the terrace area with raised screening have been taken into consideration and this area has since been removed from the proposal. However, the addition of internal area and quality of habitable space provided by the mezzanine level has been deemed a significant asset to the future inhabitants and therefore it has been kept within the proposal.

The fenestration details to the street facade were reflected on by the council, vis:

*“With regard to the proposed fenestration, I would not support the proposed large picture windows which front onto Hermit Place, a development of this nature should take a more traditional approach in design of the windows, taking characteristics of neighbouring buildings. Ideally the windows should be of timber construction in keeping with the character and appearance of the conservation area.”*

The fenestration was designed to give the proposal a large amount of natural light while providing an interesting facade to enhance the character of Hermit Place. The design is not trying to be a pastiche of the surroundings but a contemporary addition to the area.

The Council commented with regard to the materials specified for the facade as follows:

*“In terms of materials, the proposed use of render and aluminium framed windows to the front elevation would not be supported. The development should take a more traditional approach to materials with London stock brick and timber framed windows. It is noted that there are some properties with render but the majority are brick and painted brick. As brick is the traditional material of the area it is considered to preserve and enhance the character and appearance of the conservation area brick should be used.”*

The proposed use of render on the street elevation has been revised and the new design proposal features a roman brick facade. The change of material was made to support the use of brick in the Conservation Area whilst maintaining the contemporary design and enhancing the character of the area.

The council voiced concerns in their pre-application advise with respect to the quality of light provided by the submitted design:

*“With regarding to daylight and sunlight, I am not convinced from the plans that the proposed unit would receive a sufficient level of daylight and sunlight, especially the bedrooms at basement level. As such I would advise the submission of a daylight and sunlight report to demonstrate the proposed dwelling would ensure the receipt of sufficient daylight and sunlight for future occupiers.”*

A daylight and sunlight report by CHP Surveyors for the internal dwelling area is submitted along with this application. This demonstrates that a sufficient amount of light will be received within the building.



Fig. 30 - Proposed Front Elevation

The council recently allowed a contemporary design that featured large amounts of glazing, far more in fact, than is proposed here, at No.1A Priory Road. The property has a rendered facade with large aluminium framed windows to the street. The planning report by Micheal Burroughs Associates highlighted how the design used “high quality materials commonly used in the Conservation Area”.



The council go on to discuss the impact of the proposed basement:

*"With regard to the basement level works, basement development does not form part of the character of Hermit Place, therefore any form of development at this level should be sensitive to the surrounding streetscene and not draw undue attention to the basement level. The screening of the lightwell by the front boundary wall is welcomed, however I would question how this would impact the levels of light that would be received into the basement level."*

The screen to the front boundary at the ground level entrance is proposed as a perforated screen to maintain a balance between privacy and the amount of light that can reach the lightwell in the basement. The question of levels of light in the basement has been assessed in the daylight sunlight report by CHP Surveyors attached with this application.

There was support by the council for the size of openings at basement level:

*"In respect of the openings at basement level, these would be via full height doors given the siting of these at basement level I don't have a concern."*

It was suggested by the council that the basement area should be reduced:

*"I would also advise that as per CPG4, the basement should be set in from the boundaries of the site, a basement covering the full area of the site would not be supported. Setting in the basement area allows for some soft landscaping to aid in the drainage of water on site."*

It is suggested that the provision of sedum roofs would aid the drainage on site without the need to reduce the basement area. It has been considered that due to the area constraints in the basement, reducing the internal plan further would be detrimental to the living quality of the future occupants.

The council found the proposed internal areas satisfactory, commenting:

*"As proposed, the dwelling would be of a suitable size with a floor area of 81.4sqm. In light of the design comments above, should the top floor be removed, the unit would provide 63.6sqm, which would be sufficient enough for a 2 bed 3 person unit. Some space would also be lost when setting in the basement level as required by CPG4. However it is considered a suitably sized unit could be accommodated solely at ground and basement level."*

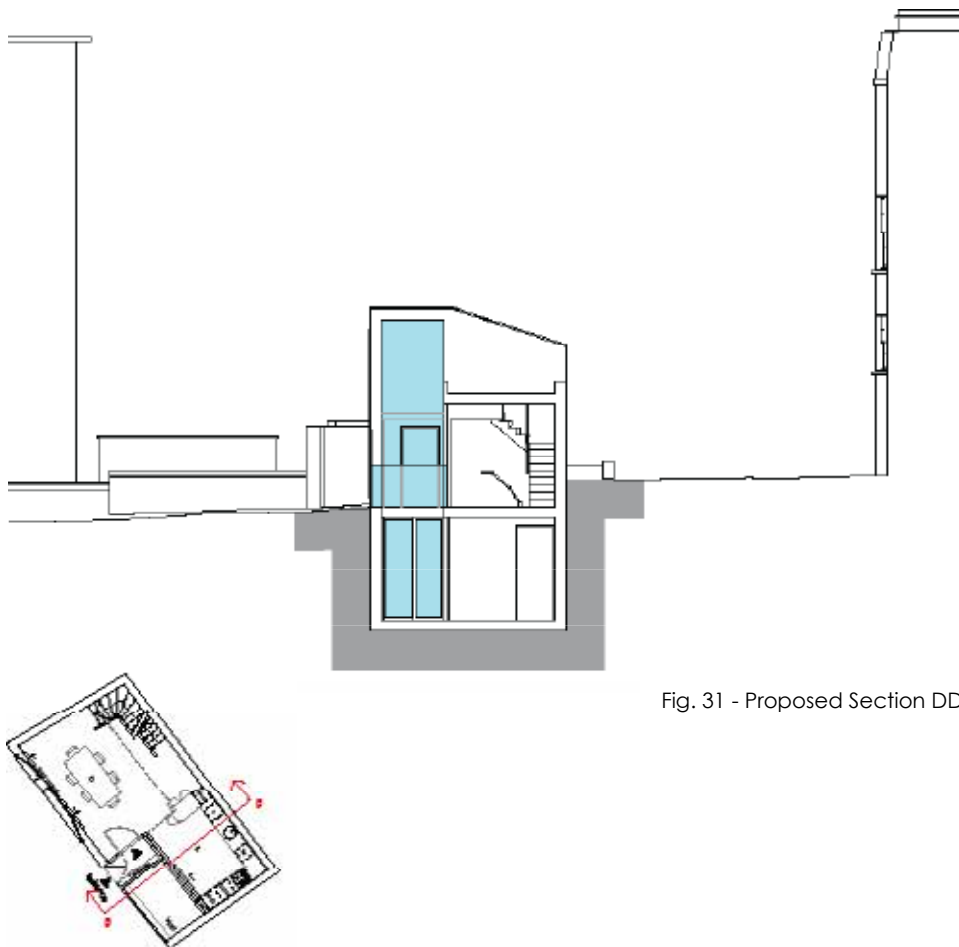


Fig. 31 - Proposed Section DD

The dwelling as shown in this planning application has a similar floor area to that of the pre-application submission. The size of the dwelling has changed to a 2 bed 3 person unit, due to a change in a bedroom in the basement. In keeping with policy CS13, in particular point 13.7; *“to accommodate the changing requirements of occupants over time. Buildings can be designed to be adaptable in the future”*; the mezzanine living space remains part of the design to maximise the chance for adaptation of internal space in the future.

In terms of specific areas and heights the council recommended:

*“Please note double bedrooms should be 11sqm. In terms of internal head heights, all habitable rooms should have an internal head height of 2.3m.”*

In regards to the bedroom areas, one of the double bedrooms has been amended to show a single bedroom. The internal head height of the habitable rooms in the basement and ground floor levels are all 2.3m or greater. The headroom of the mezzanine level is 2.4m in the flat section, with a minimum headroom of 2m to the rear due to the pitched roof. Policy CPG2, 4.10 states that *“habitable rooms in attics which should have a minimum room height of 2.3 metres over at least half of the floor area (not including any floor space where the ceiling height is less than 1.5 metres)”*. The total floor area of the mezzanine level is 16.5 sq m and there is a minimum headroom of 2.3m for 13 sq m, well over half the floor area.

The outlook and privacy of the future occupants was raised by the LPA:

*“With regard to the outlook, the proposed dwelling would be single aspect with outlook via the south west facing elevation. The openings at ground floor level would be large to ensure a good level of outlook, however I am concerned there would be almost no privacy for the future occupiers, the large windows to the living area face directly onto a public area therefore afforded future occupiers little privacy, which I don't consider to be an acceptable standard of accommodation and should be revised, potentially in light of the design comments above.”*

The privacy afforded to the future occupants has been accommodated at ground floor level by 1.7m high perforated decorative screens attached to the external facade as well as full height movable internal screens, composed of timber framed translucent glass. The adjustable screens can be slid in front of the large windows to give flexibility for greater levels of privacy to the living area in certain situations, whilst still allowing light in through the section of glazing above the screen (see fig. 32 & 33).

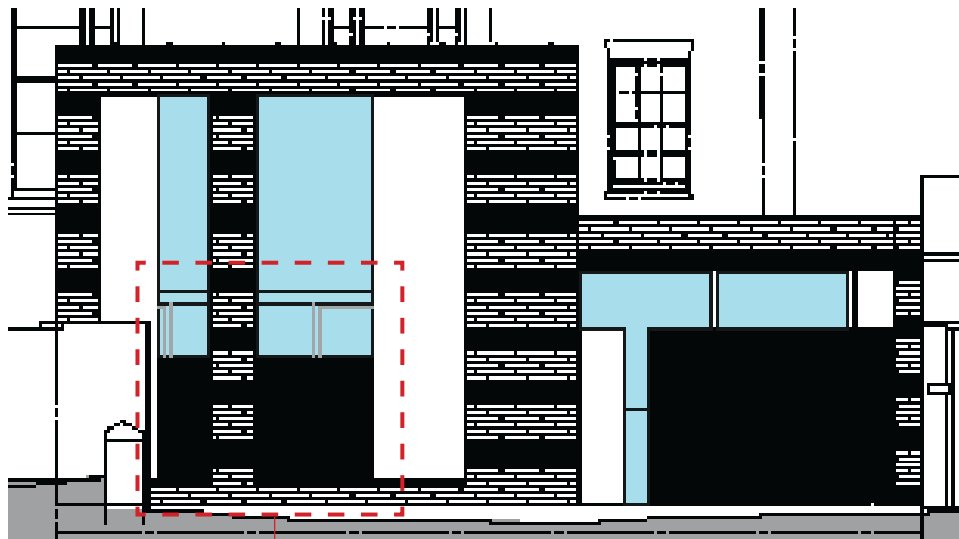


Fig. 32 - Proposed Front Elevation

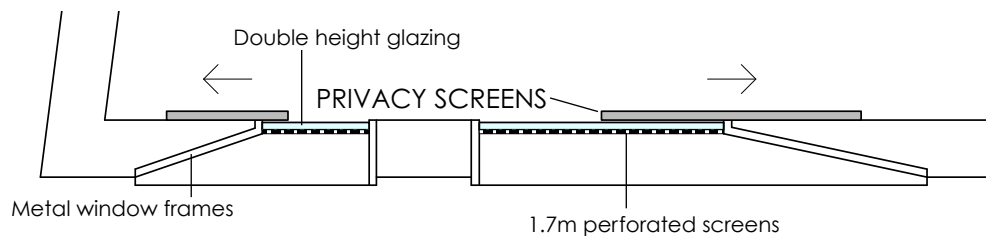


Fig. 33 - Detail drawing of the ground floor privacy screens

The council's view on the impact on the neighbouring properties' privacy was as follows:

*"In terms of privacy, the development would not impact on No.1 Priory Road given there would be no windows on the elevation facing this neighbour and the terrace would be located far enough from the windows of No.1 to not lead to a significant noise disturbance."*

And: *"With regard to No.7 Hermit Place, it is unlikely a terrace would be supported in this location, at present there are no terraces to this side of Hermit Place and any noise from residential properties is contained within the building. The proposed terrace would likely lead to increased activity and noise adjacent to windows of No.7 Hermit Place which would not be acceptable."*

The council did not have any issues with the impact on No.1 Priory Road and due to the removal of the terrace, the concerns regarding No.7 Hermit Place no longer apply to the new design proposal.

The outlook of the neighbouring properties was also commented on by the council:

*"In respect of outlook, I would advise that the proposed dwelling is no higher than single storey at ground level due to the proximity of the site to neighbouring residential properties and the detrimental impact this would have on their outlook. The site is some 8.5m from the rear of No.1 Priory Road and 1.8m from the front elevation of No.7 Hermit Place. Whilst the design of the building has been set in to address these distances I don't consider this is sufficient to ensure neighbouring residents would not have their outlook reduced by a significant level."*

The terrace area and raised screens that were proposed in the pre planning application scheme have since been removed, in light of the council's concerns for the affect on No.7 Hermit Place. The height of this half of the proposal has been reduced below that of the existing building. In terms of the increased height of the other half of the first floor, the impact is minimal, due to the distance from the windows of No.7 and the sloped profile of the roof.

The LPA go on to say:

*"In terms of No.7 Hermit Place, I note that the height of the building would not increase adjacent to this neighbour, but the proposal includes a privacy screen which would project 0.6m above the parapet of the building, thereby increasing the bulk and height visually at this level, reducing the outlook of the neighbouring resident adjacent to their window. The additional height of the building at first floor level would be located some 5.5m from No.7 Hermit Place, given the building lines of the remainder of Hermit Place it is considered the views from the first floor windows of No.7 Hermit Place would be greatly reduced as a result of the proposal and would not be acceptable."*

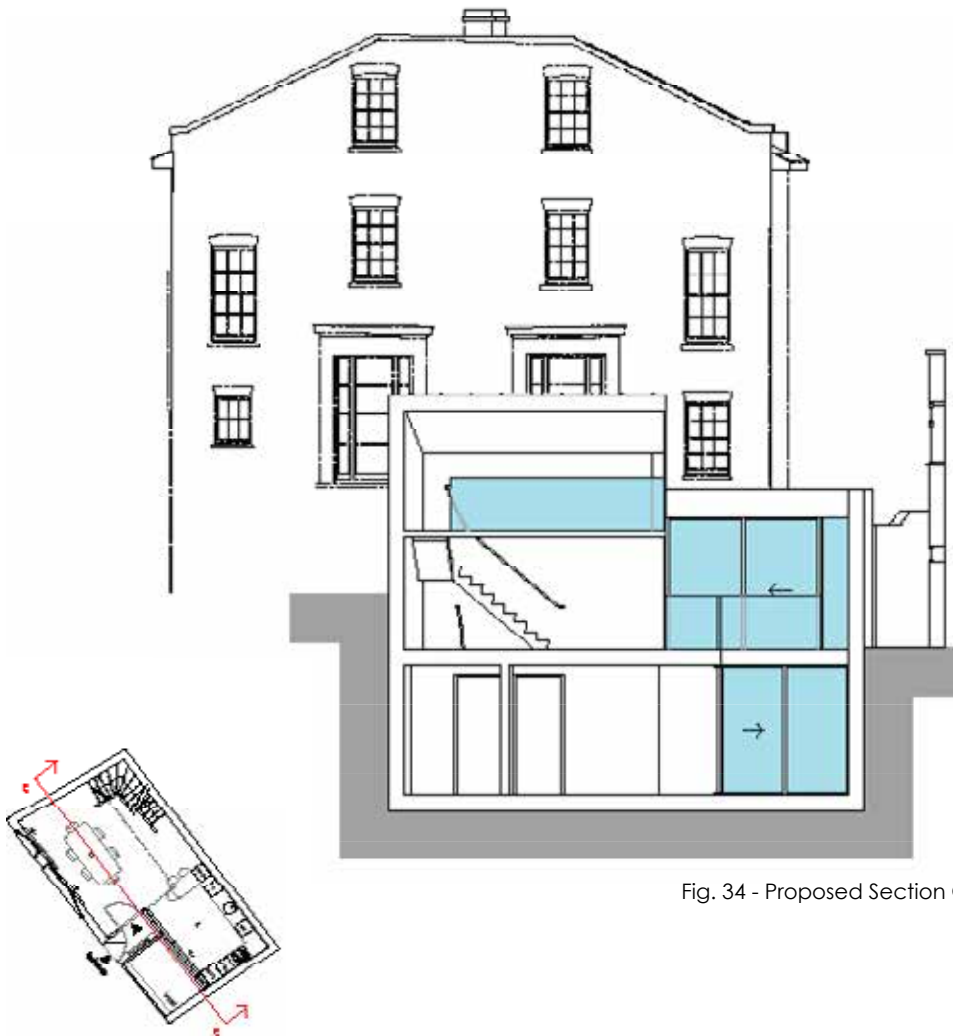


Fig. 34 - Proposed Section CC

In terms of the affect on the outlook of the residents in No.1 Priory Road the council observed:

*“With regard to No.1 Priory Road, the additional height above ground floor level is not considered appropriate due to proximity to this neighbouring resident and the reduction in their outlook.”*

The shape of the roof has been designed such that the impact on No.1 Priory Road would be minimal. A section through the site shows the comparison between the proposed roof and the existing building (see fig. 35). The materials and design will provide a much improved visual outlook over the construction of the existing garage.

In terms of lack of cycle parking and waste provisions included in the pre planning application the council commented:

*“In respect of cycle parking, the Council would expect the provision of cycle parking for one cycle, to encourage sustainable transport. Cycle parking should be located off-street, within the boundary of the site and needs to be accessible and secure. ”*

*“The Council will seek to ensure development includes facilities for storage and collection of waste and recycling, in accordance with Policies CS18 and DP26.”*

There has been provision made for the secure storage of one cycle within the site boundary. This has been marked on the ground floor plan.

Due to the location of the site boundary it is not possible to provide external waste storage facilities. There has been provision made for waste and recycling storage within the kitchen, with a vent in the side wall to the external.

A summarising comment was made by the council, commenting that:

*“in its current form I would not support the proposed development, however with some design amendments namely the removal of the first floor and change to material and fenestration it may be possible to achieve an acceptable form of development.”*

This design and access statement seeks to respond to all of the points raised by the council in their reply letter to the pre-application submission and has followed the advice on a number of points. There were however, in respect to some of the suggestions, features that have not been altered and reasons for each of these decisions has been laid out in the text above.

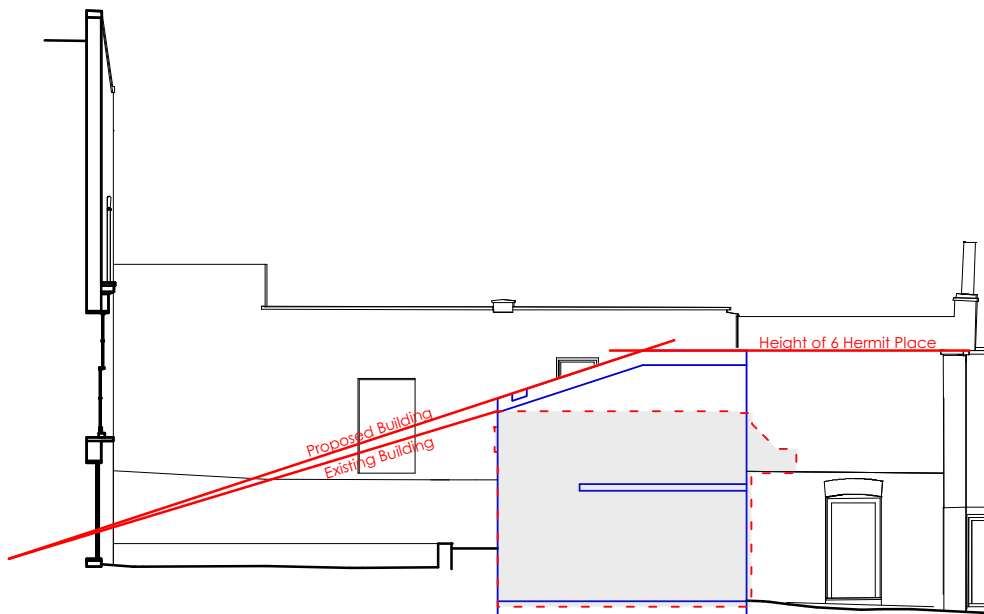


Fig. 35 - Diagram comparing the existing garage and the proposed roof profile

## 9 Development of the Brief

Since the pre-application some changes have been made to the design proposal. The proposed terrace area has been removed and the height of that half of the building has been lowered, below the line of the existing building. This new height will reduce the impact on the windows to No.7 Hermit Place, a point that was made by the council.

There were also some concerns raised by the council about the amount of privacy afforded to the future inhabitants of the building. Mid-height internal moveable privacy screens were proposed in the initial design. These have since been enlarged to full height timber framed translucent glass moveable panels. Perforated screens have also been added on the external facade in front of the ground floor windows to increase privacy whilst still allowing light to enter the living area.

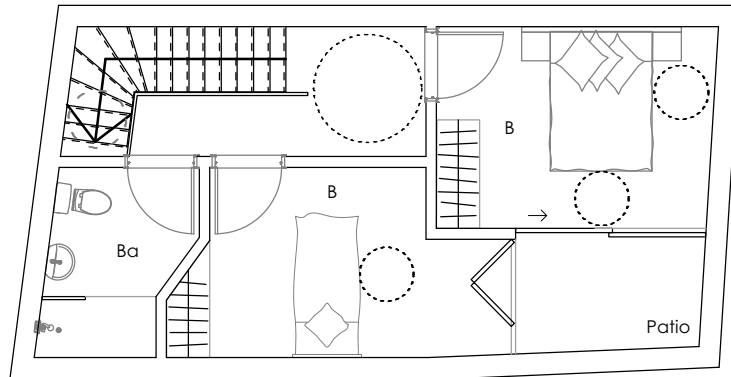
The full height sliding doors into the lightwell at the basement level have been altered slightly since the pre-application submission to allow a greater standard of living to the bedrooms.

The choice of materials was queried by the council as being unsuitable. The facade material specification has been revised from white render to roman brick. This addition of brick will further tie the building in its relationship with the Conservation Area, while still maintaining an individual contemporary style to the building and enhancing the vista up Hermit Place.

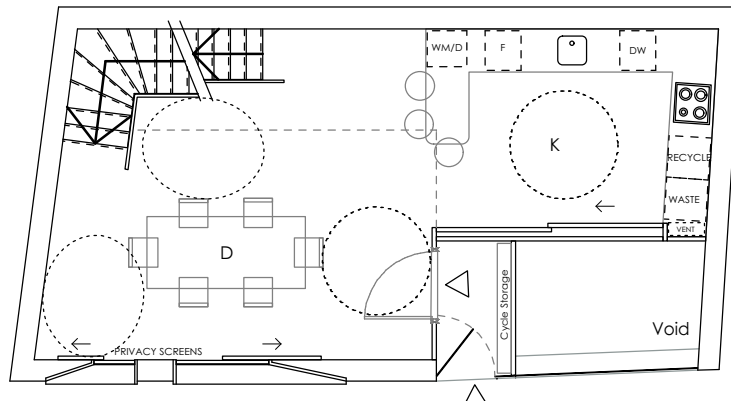


Fig. 36 - Proposed Front Elevation

BASEMENT PLAN



GROUND FLOOR PLAN



MEZZANINE PLAN

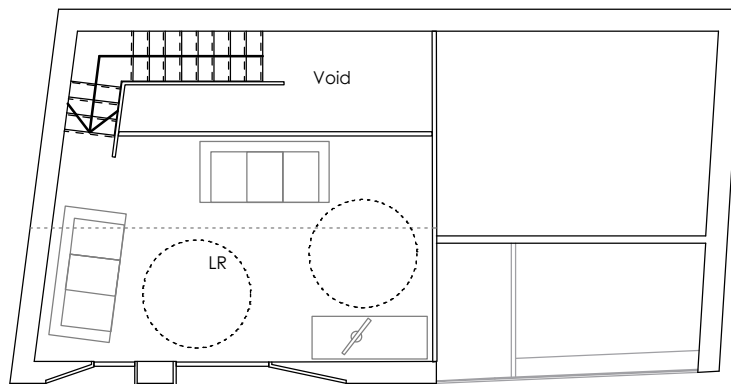


Fig. 37 - Proposed plans with wheelchair turning circles

In terms of access standards, this development will be commensurate with current Lifetime Homes Standards (Revised Criteria July 2010).

**1a – ‘On plot’ (non-communal) parking**

- Not Applicable

**1b – Communal or shared parking**

- Not Applicable

**2 – Approach to dwelling from parking**

- Not Applicable

**3 – Approach to all entrances**

- The approach to the entrance door will be level as defined in the current Building Regulations – i.e., at better than 1:20.

**4 - Entrances**

- The threshold to the house will be level, with a continuous external drain at the entrance to keep water away from the threshold. The effective clear opening width will be at least 800mm and there will be a nib greater than 300mm.

**5a – Communal Stairs**

- The stairs will be a uniform going of 250mm. The handrails will be at a height of 900mm from each nosing and will extend 300mm beyond the top and bottom. The risers of the stairs will be closed.

**5b – Communal Lifts**

- Not Applicable

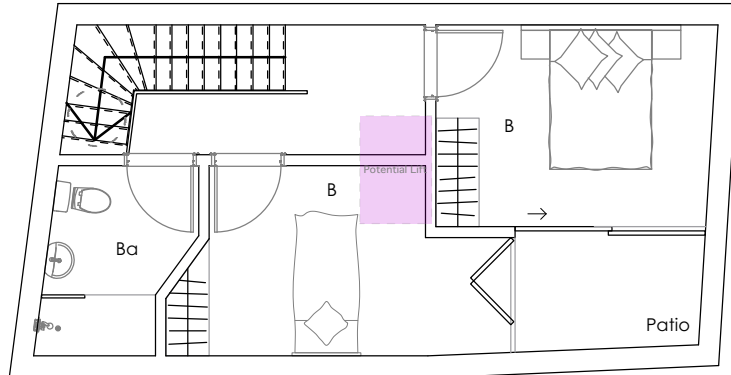
**6. Internal doorways and hallways**

- The hallways will have a greater width than 900mm and 750mm at pinch points. The clear opening width of doorways within the dwelling will be greater than the minimum widths for each of the direction approaches. All doorways will have a nib of at least 300mm to the leading edge.

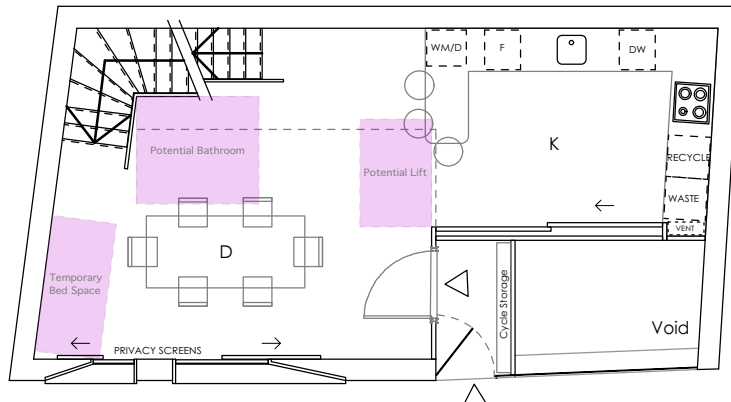
**7. Circulation Space**

- The main living spaces, including the kitchen, dining area and living room, are suitable for wheelchair users, and will incorporate a turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm. The main bedroom will have a clear space greater than 750mm wide to both sides and to the foot of the bed.

**BASEMENT PLAN**



**GROUND FLOOR PLAN**



**MEZZANINE PLAN**

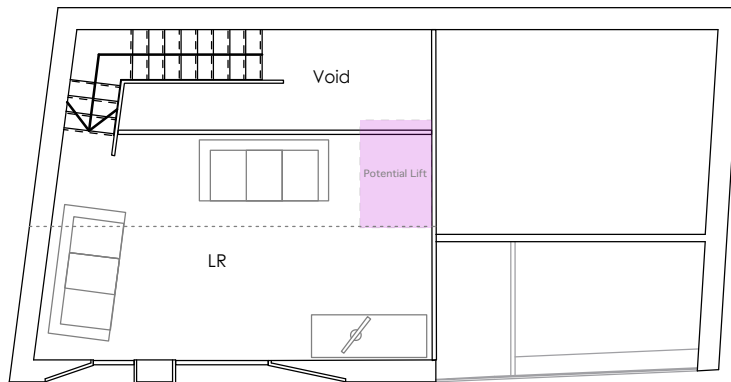


Fig. 38 - Proposed plans with potential alteration areas

**8. Entrance level living space**

- The kitchen and dining room are both located on the entrance level of the dwelling.

**9. Potential for entrance level bed-space**

- There is provision for the furniture to be rearranged to create space within the entrance level dining area to accommodate a temporary bed-space in the form of a single bed with a 750mm wide space to one side.

**10. Entrance level WC and shower drainage**

- A space has been identified for potential installation of an accessible bathroom on the entrance level of the dwelling.

**11 – WC and bathroom walls**

- All walls within the house will be of dense blocks, and will be able to take any mechanical fixings required as a result of fitting out for wheelchair users.

**12 - Stairs and potential through-floor lift in dwellings**

- There will be a clear width of 900mm on the stairs between the entrance level and basement in the dwelling to allow for potential installation of a stair lift. A space has been identified for the through-the-floor lift from the entrance level to the basement, with minor adjustments to the kitchen area.

**13 – Potential for future fitting of hoists and bedroom / bathroom relationship**

- A tracking hoist could easily be fitted between the main bedroom and the bathroom in the basement level.

**14 – Bathrooms**

- The bathroom in the basement level will be laid out to allow for full wheelchair access.

**15. Glazing and window handle heights**

- All windows throughout are full height down to floor level allowing people to see out when seated and being easy to open for a wide range of people.

**16. Location of service controls**

- The location of all controls will be located between 450mm and 1200mm above floor level and a distance over 300mm away from any internal room corners.

11 Schedule of Drawings

| DRAWING No. | Drawing Title                          | SCALE | SIZE | REVISION & DATE OF ISSUE |   |   |   |   |   |   |   |   |   |   |   |    |
|-------------|--|-------|------|--------------------------|---|---|---|---|---|---|---|---|---|---|---|----|
|             |  |       |      | D                        | M | Y | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|             |  |       |      | D                        | M | Y | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
|             |  |       |      |                          |   |   |   |   |   |   |   |   |   |   |   |    |
| 527/01      | Location Plan and Existing Site Plan   | 1:500 | A2   | -                        | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/02      | Existing Section AA and Rear Elevation | 1:50  | A2   | -                        | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/03      | Existing Section BB                    | 1:50  | A2   | -                        | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/04      | Existing Section CC                    | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/05      | Existing Section DD                    | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/06      | Existing Front Elevation               | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/07      | Existing South-East Elevation          | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/08      | Existing North-West Elevation          | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/100     | Proposed Plans                         | 1:50  | A2   | -                        | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/101     | Proposed Section AA and Rear Elevation | 1:50  | A2   | -                        | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/102     | Proposed Section BB                    | 1:50  | A2   | -                        | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/103     | Proposed Section CC                    | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/104     | Proposed Street View                   | NTS   | A3   | -                        | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/105     | Proposed Section DD                    | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/106     | Proposed Front Elevation               | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/107     | Proposed South-East Elevation          | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |
| 527/108     | Proposed North-West Elevation          | 1:50  | A2   |                          | A |   |   |   |   |   |   |   |   |   |   |    |

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