INK BESPOKE

# 22 Lancaster Grove
# Design and Access Statement

OCTOBER 2015

**Contents**



**Front Elevation - NTS**

**Rear Elevation - NTS**

## 1.01 Outline Proposals

**1.02** The proposal is for the demolition of the existing property at 22 Lancaster Grove and its replacement with a new single family dwelling designed to enhance and improve the conservation area . The design principles adopted to achieve the sympathetic redevelopment of the site include adopting the architectural language of the surrounding properties and area to inspire the proposals.

**1.03** The proposals have been developed following a pre-application meeting with Camden Council in December 2013, pre-application no. 2013/7870/PRE and subsequent discussions with the council regarding the application site following submission of an application for a 4 house scheme in April 2014 application no. 2014/2037/P. As part of the pre-application process a meeting was held on site with Camden Council's Design Officer and Tree Officer to establish the principles of the scheme with specific focus on the restrictions of the existing trees. The proposals submitted for the pre-application and previous application have been developed to address and incorporate Camden Council's requirements and issues arising from the refusal at committee and subsequently at Appeal in August 2015 (Ref APP/X5210/W/15/3004790) for a 4 house scheme designed to be viewed as a single dwelling.

**1.04** The proposals continue the language of the four house scheme but have been re-designed to take into account the reasons for refusal, further explanation is set out below. The proposals are for a two storey building with basement and attic level accomodation. The front elevation has a broadly asymmetrical form with a pair of gables to the west of the site and a hipped roof over a recessed garage to the east. The main entrance is expressed through a hegtagonal porch which protrudes at ground level only. The windows to the main elevation will be timber sashes or casements dressed in Portland stone, with dormers to the roof with lead flashing. The main elevation will be constructed from red brick, with a Welsh slate roof. The new building will accomodate nine bedrooms and is designed to meet expectations of current living standards and exceed the requirements of Building Control in regard to sustainability and enviromental consideration. By the use of quality materials and craftmanship, the proposals have been carefully considered to provide enjoyment for the current owner and for future generations.

**1.05** In response to the Appeal Decision the owners of the site now wish to pursue a single family dwelling rather than a building which is viewed as a single dwelling but seperated into four units. The overall considerations for the new proposals is based upon the Appeal Descision and as such below is a summary of the site issues and an explanation for the supporting documents provided with this statement:-

- Basement Impact Assessment - A revised BIA is submitted due to the slightly increased size of the basement. There were no issues raised at appeal in relation to the basement.

- Trees - A new arboricultural report is submitted with the application, the proposals follow the same principles as the previous application, the new report is submitted due to the slightly enlarged basement. Trees previously removed from the scheme to the rear of the property specifically T5 is retained. Replacement trees along the front boundry are to replace the 2no. trees removed from the front garden. There were no issues raised in the appeal in relation to trees

- Construction Methodology and Traffic Management Plan - There were no issues raised in relation to the Construction Methodology and Traffic Management Plan, an updated report has not been submitted with the proposals, it is assumed that the difference in the scheme is not significant enough to require the proposals updating. Should an updated report be required it will be submitted during the course of the application.

- Transport Statement- There were no issues raised in relation to Transport. The new proposal is for a single dwelling, the existing dwelling has on-site parking for 5no. cars and permit parking. The new proposal retains the same level of parking.

- Energy and Sustainability Statement - There were no issues raised at appeal in relation to Energy and Sustainability. A new report is provided as the requirements for a single dwelling are different to four houses and the requirements have changed since the previous application was made.

**East Facing Elevation - NTS**

**West Facing Elevation - NTS**

- Daylight and Sunlight Report - The previous development was acceptable in regard to daylight and sunlight. The new proposals are further stepped away from the boundrys reducing any impact further. As such an updated report has not been submitted with the proposals, should an updated report be required it will be submitted during the course of the application.

1.04 This proposal has been prepared with concideration to the following Consultants and their associated attached reports. Please read this report in conjunction with the following and refer to the accompanying drawings:-

- Site Investigation and Soil Reports – Chelmer
- Geology report and Flood Risk Assessment – Chelmer
- Basement Impact Assessment – Chelmer
- Construction methodology and Traffic management Plan
- Structural Engineers – Constructure
- Aborcultural Impact Assessment - RPS
- Tree Protection Plan – RPS
- Daylight and Sunlight Report – Point 2
- Energy and Sustainability Report – Energy Rating Services
- Ecology and Habitat Reports
- Acoustic Report - Syntegra
- Transport Statement - Bellemy Roberts
- Heritage Statement - Beacon Planning

**Typical Building Northen Side of Lancaster Grove**


**Photograph along Lancaster Grove**

## 2.01 Existing site and buildings

**2.02** 22 Lancaster Grove is in the Belsize Park Conservation Area and it is not a listed building.

**2.03** Lancaster Grove is divided into the southern and northern elevations of the street, the southern side being wide single family dwellings, predominantly in the Arts and Craft Style, but with a mixture on the southern side of the street, with asymmetrical floor plans, red bricks and tiles built with gables and dormer windows to third storey accommodation in the eaves. The northern side is characterised by 2-3 storey Victorian red brick town houses and terraces. The properties on Eton Avenue that flank the site are 2-3 storey properties dating from the late Victorian period.

**2.04** No. 22 comprises late C20 infill on the rear garden plot of No. 30 Eton Avenue which is Grade II listed. According to the list description, timber framing was added later to this building in 1925 (the building was originally constructed in 1898), however it is a red brick construction with red tile hanging, and so has a very different appearance to the application site and does not share an architectural relationship of any note. No. 30 and No. 22 front Eton Avenue and Lancaster Grove respectively, and do not therefore form a set piece of any interest. Aside from previously forming part of its plot, No. 22 shares no association with this listed building, and does not contribute to its significance.

**2.05** The building, as a piece of late C20 infill, is an anomaly within the conservation area in respect of its age. Its use of materials is atypical, with rendered first storey with mock half-timbering stained brown and uncharacteristic window detailing and joinery. The boundary treatment is similarly at odds, comprising railings with gate piers topped with stone finials. This is in contrast to the red brick and stone boundaries that from a key characteristic of the southern side of the road. Its form borrows the gable and hipped roof elements, however its massing is atypical, with a much wider front gable than is typical of the nearby Arts and Crafts houses, or those on the northern side of the road.

**2.06** The site has a rear garden, which has some mature trees in a variety of species and other mature trees can be found in the road to the front of the property, none of the trees in the property have tree protection orders on them. A number of trees are recommended to be removed owing to poor health and growth (see accompanying Arboricultural Report by RPS). The garden is a traditional natural garden in its layout with an ornamental lawn centrally placed and planting beds in borders to the edges of the plot. The rear of the garden rises away from the main house and is approximately 1000mm above the current floor level of the internal spaces.


**Begining of Southern Side of Lancaster Grove**

**24 Lancaster Grove**

**26 Lancaster Grove**

**22 Lancaster Grove**

## 2.07 Photographs

22 Lancaster Grove Front Elevation

22 Lancaster Grove Rear Garden

22 Lancaster Grove Rear Garden

22 Lancaster Grove Rear Garden Panoramic

## 3.01 Heritage Assessment

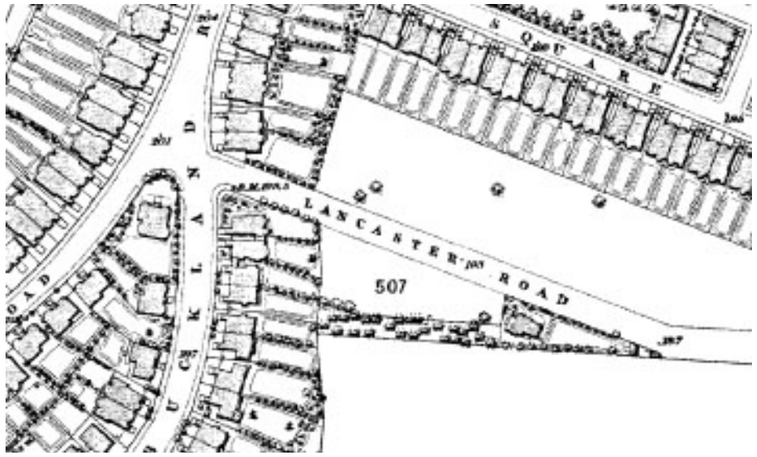
**3.02** The building is in the Belsize Park Conservation Area. It is highlighted in the Conservation Area plan as making a neutral contribution to the area. It is therefore considered that its replacement with a sensitively designed building in the Arts and Craft period should be welcomed. The detailing, materials and quality of the proposals would enhance the conservation area and add to the rich fabric of the surrounding buildings by directly responding to the areas vernacular, while seeking to address the variety of design within this style and common to the area. The proposals include the replacement of the boundary treatment along Lancaster Grove with a new wall designed to reinstate the rhythm and original intent of the street historically.

**3.03** 22 Lancaster Grove is not within an archeological priority zone.

**3.04** No. 30 Eton Avenue is Grade II listed to the rear of no.22. No. 22 forms part of the wider townscape setting of No. 30 Eton Avenue, however this is characterised by suburban Victorian and Edwardian development which is contemporary with the development of No. 30. The application site is late C20 infill, and therefore No. 22 does not make a positive contribution to this townscape setting. and as such, No. 22 Lancaster Grove makes no contribution to the significance of No. 30 Eton Avenue.

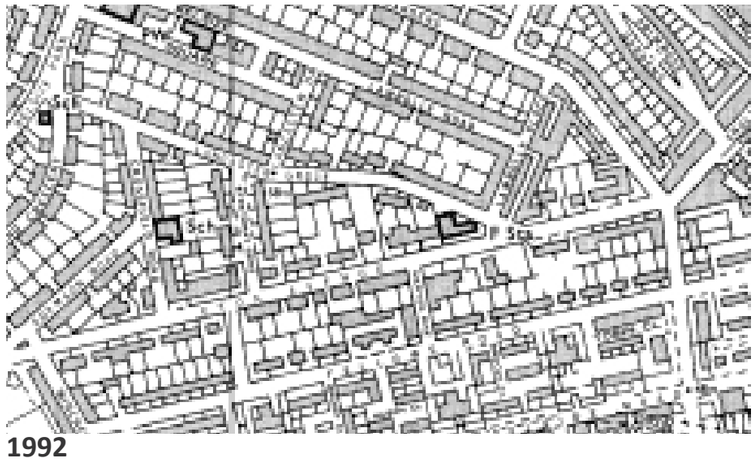
**3.05** Historical maps, to the left show the development of the area from pre WWI to the early 1900's. These show that the northern side of the street developed first with the southern side development occurring post WW2. 22 Lancaster Grove being the last plot developed. The current building adds little or no historical interest to the conservation area and as such we feel its demolition and replacement in line with current policy and will benefit the Conservation area.

**3.05** For a detailed assessment please refer to the heritage assement prepaired by Beacon Consulting.




**1817**

**1915**



**1992**

**Photograph showing boundry wall treatment as existing next to section of wall to be reinstated**

## 4.01 Proposals

**4.02** The development plan identifies a need for additional good quality well designed family accommodation and the proposals have been designed and developed with this objective in mind. The proposals provide for a new detached single family dwelling, set back from the street in a walled and gated development, much in keeping with the typology of the street . The design seeks to increase the accommodation on the site by the construction of a new basement below the new building.

**4.03** The property has been developed to meet the living expectations of today's society and with reference to Building Regulation, and Lifetime Homes Guidelines. The proposals are for the principle rooms to be accommodated on the ground floor, which is designed to be used as an open plan arrangement with sliding doors positioned to allow areas to be separated if desired. The property has a large double height entrance hall with WC facilities and storage.
The property has a basement which incorporates additional ancillary accommodation, Laundry, Utility, Storage and Service Areas as well as recreational space including Media Room, Gym and further leisure facilities isuch as a swimming pool.
The first floor accommodates the main suite with large dressing and en-suite bathroom. Further accommodation is then provided by a second bedroom at this level and a further four bedrooms at second floor level, each with en-suite facilities. Second floor accommodation is within the eaves or attic of the building with traditionally detailed lead dormer windows positioned to create good sized bedrooms with natural daylight.
Vertical Circulation is via a central stair, which has a traditional roof lantern at the roof. This allows natural light through the core of the building. Secondary exit from the basement is provided via the light wells.
The light wells are positioned to enable additional bedrooms in the basement to benefit from natural light and view, these light wells will be treated as lower level gardens and have suitable species planted in them to allow for the enjoyment of them from the interior of the property.

**4.04** Access to the roof is via a roof hatch on the second floor, the roof has been designed as a pitched roof of 48 degrees with gable ends projecting forward on the main elevation as is common along Lancaster Grove. This roof form enables the central section to accommodate a flat roof which is at a lower level to the ridge. The lower flat roof is used to accommodate Photovoltaic panels . These are obscured from the view of the surrounding properties by being recessed below the ridge (see Energy Rating Services report for further information on sustainability and energy). Other mechanical services are located in this area as it is designed to be shielded from view and enables elements such as AC condenser units to be housed without impact upon these properties or the neighbour's amenity. Please refer to the orgional Acoustic Report for further information.

**4.05** The building is set back from the street with a central covered entrance to the building. All levels and falls are set to work with the existing gradient and site levels, the new building has been dropped 500mm into the ground to further reduce the impact of its height, this is consistent with the previous application and the height is consistent with other properties along the street. The new proposal being 500mm lower than no. 18 – 20 taken from GF level, but due to a 1.8m change in levels between the properties s no. 22 appears 1.3m higher than no. 18-20 in the street scene. This is consistent with the stepping nature along the road as the ground level along the street rises from east to west. New mature planting of native species will form the boundaries of the entrance. Bike storage is accommodated in the ligthwells under the stairs.

**4.06** The front elevation of each building has been designed with a degree of asymmetrical ideology being implemented. There are two gables to the west and the central bay design has a single storey hexagonal bay to the front. Stone detailing and string courses add addiitonal detail and interest in keeping with the surrounding properties.. This variation of element is typical of late Victorian properties and the arts and craft movement, it seeks to add to the incremental enjoyment of the property over time. Each of the gables have traditional eaves details and the base of the property will have a stone plinth. The proposals seek to reflect the dominate style of the surrounding area, to reinforce and enhance the conservation area.

**4.07** The rear elevation is designed to be a pared back version of the front, simple in its detailing, main elements being in red brick multi stock to match the surrounding properties with thin bedded lime joints, All windows to the property are to be painted hardwood recessed by minimum 1 brick to provide depth in the reveals. At ground floor level the elevations are enlivened by a stone bay to the west side of the site which protrudes at ground floor level and a traditionally detailed glass conservatory over the breakfast room.

**4.08** Lightwells have been designed to have painted metal balustrading. They are also design to have a min 150 up stand around all edges to prevent any localised build-up of water from flooding the basement. There is only one lightwell proposed to the front of the property, , it is set back from the road and not visable behind the walled garden, this is simular to the previous applicatnion and serves the bedrooms at Lower ground floor.

**4.09** The property has been designed to benefit from a good sized private rear garden approximately 12.5m – 15.5m in length. The mature planting and trees and elevated ground level to the rear of the properties is proposed to be retained. This currently provides an excellent screen between the properties on Eton Avenue and those on Lancaster Grove, there is no proposal to change this and the basement has no impact upon these areas. Trees proposed to be removed under the previous scheme are to be retained with the exception of two trees to the front garden. As part of a detailed landscaping scheme these will be replaced with new trees along the front boundry which will reinforce the leafy nature of the southern side of the street.

**4.010** The design seeks to implement quality of design and longevity of design by incorporating outstanding materials into the proposals, which are sustainable and well-conceived to allow for future enjoyment of the properties for generations to come.

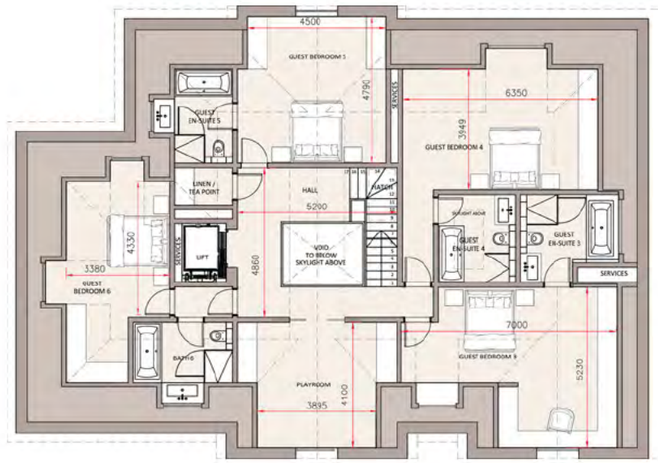
## 5.01 Materials

**5.02** The material selection is based upon the appropriate selection of relevance to the Belsize Park Conservation Area and is as follows:-

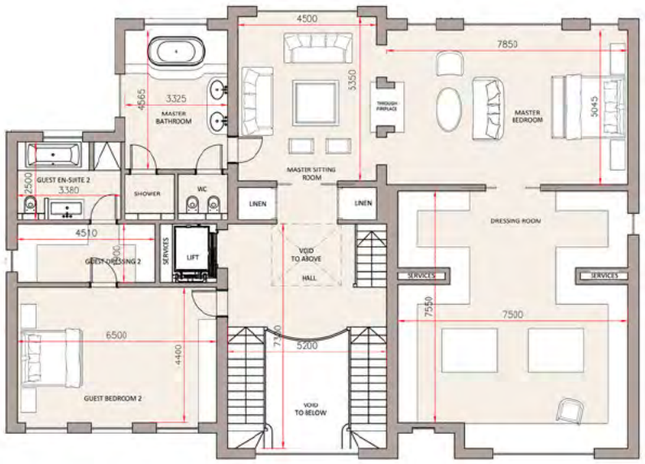
- Walls – Red brick multi to match surrounding area with thin bedded lime mortar joints
- Walls – Appropriate stone detailing in Portland stone
- Windows and Doors – Painted Timber hardwood.
- Gutters and RWP – Cast iron style painted black.
- Roof – Welsh Slate
- Roof – leadwork min code 4.
- Drives, Paths and Pavements – porous block pavers, detail in granite sets.

## 6.01 Proposed Plans

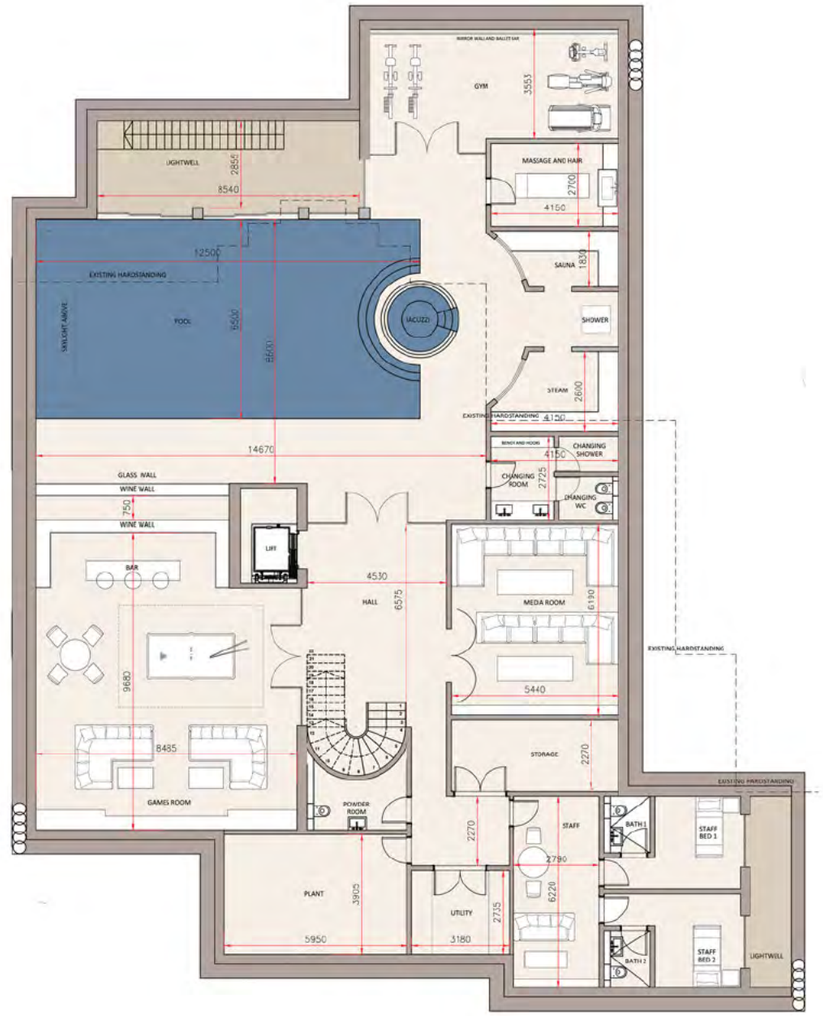

Ground Floor Plan - NTS




Second / Roof Level Plan - NTS




First Floor Plan - NTS




Basement Plan - NTS

## 7.01 Detailed Design Considerations

### 7.02 Use

- The proposed use of the property is to be residential single family dwelling (C3), accommodation to provide facilities to meet current building regulations to a high standard.

### 7.03 Amount

- The amount of the site developed has been carefully considered and discussed with the council. The new proposal provide significant reduction in bulk and mass as shown by the diagrames to the right and further consideration has been given to the neighbouring properties' amenity. Total site coverage of built to open is 31% with a plot ration of 1.3 which is acceptable for the location and in line with other properties in the area. See attached plot ration, gap analysis and storey analysis.

- The amount of development created is set out below.

| | | |
|---|---|---|
| Basement | 500 sqm | 5,380 sqft |
| Ground | 275 sqm | 2,960 sqft |
| First | 230 sqm | 2,476 sqft |
| Second | 190 sqm | 2,045 sqft |
| Total | 1,195sqm | 12,860sqft |
| Garage | 48 sqm | 516 sqft |

### 7.04 Scale and Proportions

- The proposals are in scale with the surrounding properties and the Belsize Park Conservation area. The width and height were considered acceptable at Appeal , the new proposals take up slightly less width on the site than previous proposals, previous width 24m wide, new width taken at the front 22.5m and 20.5m at the rear.
- The proposal have been reduced at the rear by 3.3m and at the front by 2.7m reducing the overall site bulk and mass significantly.
- The depth of the retained rear garden is 15.8m as apposed to 12.5m the existing deph being 19.2m.
- The proposals have been carefully considered so that all elements are in proportion with each other and work together as a whole to create an excellent standard of accommodation. All architectural elements have been considered to provide a coherent and appropriate design of the location.

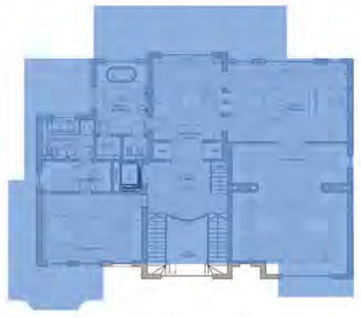
### 7.05 Access

- The existing vehicular access points from Lancaster Grove will be maintained.
- The building is designed to meet the requirements of Lifetime Homes. The internal floor levels are to have level thresholds where possible, ground levels are designed to have a gentle slope towards the entrance and to have recessed drainage channels at thresholds to stop any ingress of water.
- All door openings will be a minimum of 800mm clear opening. All ground floor rooms will be capable of allowing a turning circle of 1500mm diameter.
- The proposals have WC and showering facilities on the ground floor level.
- The properties include a lift.

### 7.06 Daylight and Sunlight

- Generally the proposals have been purposely stepped away from the side boundaries above ground floor level, where they were previously close to the neighbouring properties to further mitigate any overshadowing or daylighting issues. As noted earlier the Appeal documentation concluded the orgional scheme would not be sufficiently harmful to the living conditions of the neigbouring buildings to justify refusal.


**Ground Floor Reduction**



**First Floor Reduction**

**Second Floor Reduction**

Blue indicateds previous submitted scheme

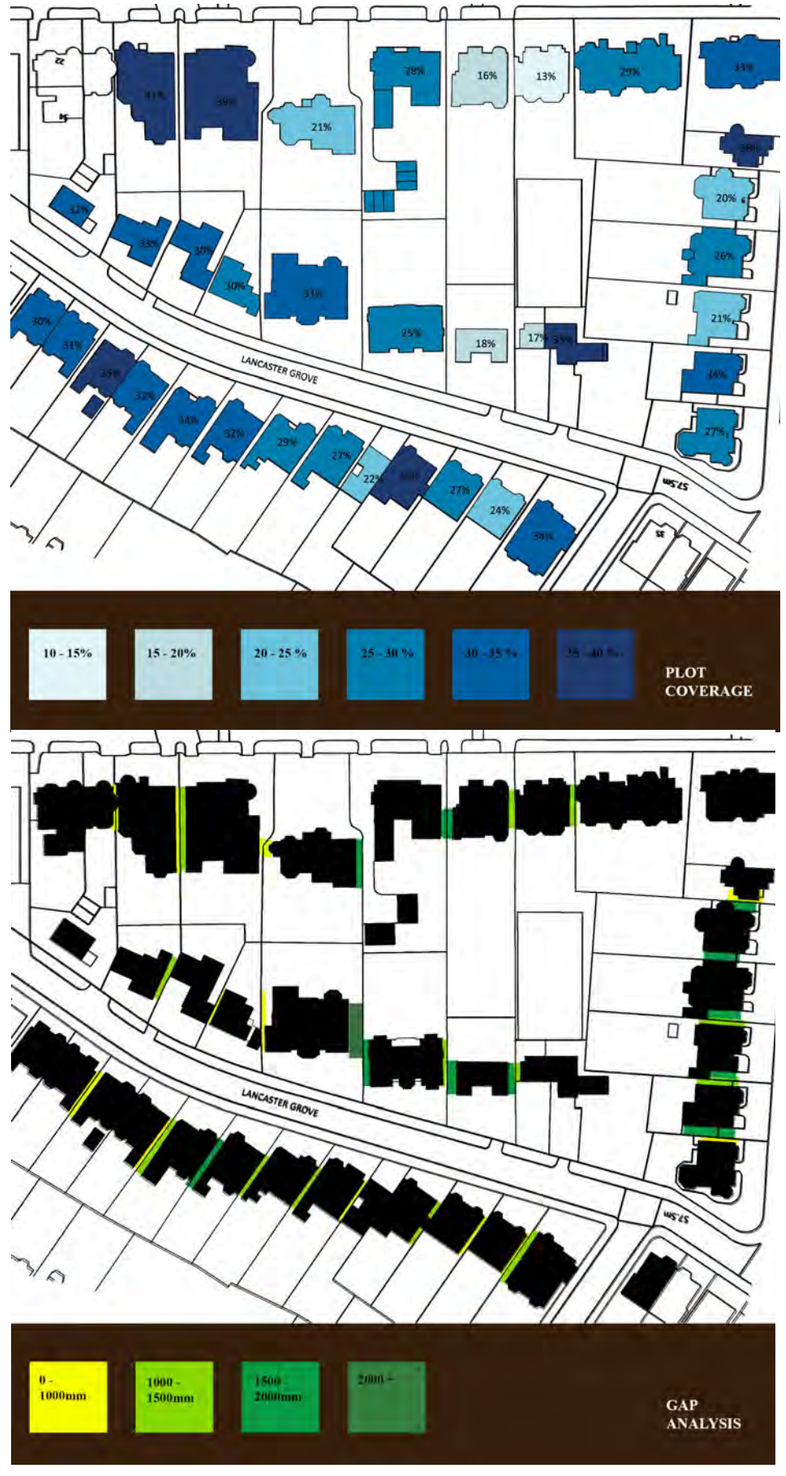
- However further anaylsis of the site was undertaken with Point 2 to concider the cut backs which would be required to achieve minimal impact and the new proposals are set within this anaylisis.
- The rear of the new proposed buildinsg faces south and so the rooms on the rear elevation receive excellent sunlight and daylight.
- The properties to the front and rear of the development are approximately 25m and 31m away from the proposed development respectively. These properties comply with the best practice principle of being higher that a 25 degree line taken 2m above the ground and therefore they can be asessed to have no impact on daylight and sunlight to the proposed development and the same can be said to be true when reversed. The proposed development therefore has no adverse impact upon these properties.

**7.07 Trees, Landscaping, Biodiversity and outside Amenity**

- The proposals for the tree works at no.22 have been developed with RPS (see Arboriculturalist report) and with input from Tom Dixon, Tree Officer at Camden.
- All the trees on the site and the neighbouring properties have been surveyed and recorded. All trees in the rear garden are to be retained .
- The trees in the existing front garden T1 and T2 are considered to be in poor health and not particularly appropriate species for the location, it was agreed with Mr Dixon that they could be removed and as part of the reinstatement works appropriate replacements could be reinstated as part of the new landscaping scheme. It is proposed to replant 9 new trees in the front garden to maintain the seperation from the road and reinforce the leafy nature of the southern side of the street.
- The extent of the basement in the rear garden does not impact upon the tree root protection zones as set out in RPS report.
- Particular care and consideration has been given to trees T3 and T4 and their impact upon the western side of the proposals.
- Basement construction in this area is outside the tree protection zones noted in the RPS report, it was agreed that the footprint of the existing building and path is not part of the tree protection zone as it is considered that any rooting in this area will have been removed during the 1980 construction works. It is agreed that all work undertaken in this area will initially be carried out with air-spades (refer to Construction management report and RPS arboricultural report for more information).
- Further site investigation has revealled a concrete structure in the rear garden where the basement has been enlarged, thought to be an old pond or rockry, this structure will prevent roots from rooting in this area of the garden. Also coming off the rear of the building 200mm below the grass is a concrete slab which extends 1.5m into the rear garden. Both structures will inhibit rooting in these locations.
- Where the basement is proposed to be underneath the garden, an allowance for a meter of top soil to be reinstated for the incorporation of an ornamental lawn and associated filer and drainage membranes to enable it to be maintained and to allow for mature species of plants to be sustainable for future generation. This will also allow the existing trees to grown new roots into the areas previously not available due to concrete structures in the ground.
- As noted above the extent of the first floor of the western side of the proposal was considered and agreed on site to enable that the T3, T4 and T5 would be able to be protected during the construction works and to maintain that there is enough space for scaffolding and construction work to be carried out without encroaching into the crown of the trees. Please refer to the Construction methodology and RPS Arboricultural and Tree Protection reports which cover both these points in more detail.
- An Ecology report and assessment was prepared by Syntegra, for the orgional application. No bats or nesting birds are currently present and the ecology of the site is relatively limited. As part of the proposals additional nesting boxes for both birds and bats are proposed on the building and in the mature trees, this will enhance the existing habitats and encourage better biodiversity.

**7.08 Structural / Construction Considerations**

- The proposals for the development of the building have been worked through in conjunction with the structural engineers Constructure and Chelmer. Their input and experience has been used to develop the attached proposals.
- The basement design has been developed with Constructure and Chlemer; please refer to the ground investigation tests and basement impact assessment that accompanies this application.
- The principles for the proposed basement are sequential piling followed by traditional waterproofing techniques, including cavity drain construction, with secondary internal blockwork walls.
- The building primary structure is proposed to be reinforced concrete construction.
- The proposals follow the construction sequencing and metodolgy of the orgional application, although the proposals are now for a single



house the techniques remain the same . Please refer to the orgional construction methodology and traffic plan developed with Stoneforce for the project. Due consideration has been given to how piling rigs will be able to access the site, removal of excess soil and waste, sequencing, tree protection and how construction around trees T3, T4 and T5 will be undertaken.

**7.09 Waste and Water Control**

- A bin store is provided to the front of the property, this has space to incorporate a waste bin and a recycling bin.
- Recycling is expected to be carried out internally and the house will be provided with dedicated bins as part of the proposals.
- The proposals allow for a small composting bin to be provided in the corner of the rear gardens.
- Rainwater will be dealt with via Sustainable Urban Drainage systems. As described earlier a sedum roof is proposed to the main roof and porous hard standings are to be provided.
- Chelmer were commissioned to carry out a BIA, Flood Risk Assessment and Geology Report. The site is not in a flood risk area, however there has been some localised flooding on sections of Lancaster Grove in the past. The proposals follow the recommendations set out in both the Geology Report and the Flood Risk assessment to mitigate both surface water run-off and implement best practice with regard to up stands around lightwells and non-return valves on drainage systems in the basement.

**7.10 Energy and Sustainability Building Services**

- New materials will be sustainably resourced and where possible material shall be used of a significant quality to give longevity to the proposals.
- All new timber windows and doors will be hardwood painted double glazed with glazing bars details.
- The proposals incorporate sustainable technologies in the form of photovoltaic's located on the roof and Air Source Heat Pump.
- The proposals include for Comfort Cooling to the primary spaces within the property, AC condenser units are located on the roof, recessed onto the flat roof section to be shielded from view. An acoustic survey has been undertaken by Syntegra and all equipment has been specified to meet the acoustic output requirements of Camden Council. Please refer to the Acoustic Report for the previous application.
- Compliance will also be required in connection with other Building Regulations Parts E, F, G, H, J and P (for building services) please refer to Energy and Sustainably Report compiled by Energy Rating Service Ltd as well as all second tier documentation and performance specifications. The proposal seek to better the performance of the building elements and SAP calculations can be found as part of their report.
- The building has been assessed to meet Code 4 for Sustainable homes as a minimum.
- Th property is designed to have a decorative effect gas fires; these are to be connected to the new decorative chimney stacks.

## 8.01 Front Elevation

## 9.01 Rear Elevation

## 10.01 Lifetime Homes Assesment

| | LHS Standard | Provision |
|---|---|---|
| 1 | **Car Parking,** parking adjacent to the house should be capable of enlarging to attain 3300 width | The spaces are capable of being enlarged |
| 2 | **Approach to all entrances**<br>Enable as far as practicable convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle) for the widest range of people | The carking is close and directly accessible from the main entrance |
| 3 | The approach to all entrances should preferably be level or gently sloping | Gradient from street to entrance is 1:75, the main entrance and rear doors have a level threshold |
| 4 | Enable ease of use of all entrances for the widest range of people:-<br><br>All entrances should:<br>• Be illuminated<br>• Have level access over the threshold<br>• Have effective clear opening widths and nibs as specified<br><br>In addition main entrances should also:<br>• Have adequate weather protection<br>• Have a level external landing | All entrances and the edges of the driveways will have discreet lighting activated by PIR and daylight sensors so that pathways and entrances are illuminated at night.<br><br>All entrances have level thresholds<br><br>The main entrance has a sheltered porch, with internal lights. |
| 5 | Communal Entrances | Not - Applicable |
| 6 | Minimum width of landings and corridors in a dwelling is 900mm<br><br>The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on', is 750mm.<br><br>The minimum clear opening width of any doorway within a dwelling, approach at right angles to the door is 900mm. | All corridors are over 1000mm wide.<br><br>All doors can be approached head on are minimum 800mm wide.<br><br>All doors can be approached at 90 DEG are minimum 900mm wide. |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere. | The rooms sizes are more than capable of achieving standards for wheelchair users. |
| 8 | Provide accessible socializing space for visitors less able to use stairs.<br><br>A living room/living space should be provided on the entrance level of every dwelling. | The property has excellent living space available on the entrance level of the accommodation. |
| 9 | In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space | The property has a bedroom on the ground floor. |
| 10 | Provide an accessible WC and potential showering facilities for:<br>• any member of the household using the temporary entrance level bed space of Criterion 9, and:<br>• visitors unable to use stairs. | WC provision at ground floor level is accessible and there is a shower room to the Bedroom at this level. |
| 11 | Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails | All walls in the property will be ply and then plasterboard, all walls will be capable of having fixing and fixtures fitted onto them. |
| 12 | Enable access to storeys above the entrance level for the widest range of households.<br><br>The design within a dwelling of 2 or more storeys should incorporate both:<br><br>a) Potential for stair lift installation; and,<br><br>b) A suitable identified space for a through-the–floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14. | The property has a lift installed. |
| 14 | Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future. | See plans, Master bathroom and Ground floor shower which can accommodate restricted users from construction with no adaption required. |

## 11.01 Secured by Design

**8.02** The proposals have been produced alongside the requirements of Secured by Design.

- External driveways and landscaped areas to the front will have pavement lighting and edge lighting along with porch lights which will be switched on a PIR and daylight sensor
- The property is gated and will be electronically controlled.
- The external area of the property is able to be viewed from all windows and therefore benefits from natural surveillance.
- All doors and windows are to be specified to meet secure by design standards.
- The property will be fitted with an intruder alarm to BS EN 50131 & PD6662
- The property is to be installed with intelligent utility meters.
- Bicycle storage is allowed for, with x2 spaces per house provided.