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Design and Access Statement

6 Camden Mews

November 2015

bere:architects

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6 Camden Mews
Contents

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6 Camden Mews
1. Project introduction

Bere:architects have been commissioned by Max Fordham to assist in the design and construction of a three bedroom mews house on Camden Mews in The London Borough of Camden.

Mr. Fordham would like to demolish the existing single garage and construct a highly sustainable, Passive House certified, new-build, 3 bedroom family home and garden. The intention is to build an accessible, warm and comfortable modern house for Max, his wife, and her carer.

This document outlines the client's requirements, site information, relevant policy, design strategy, initial design, and an overview of bere:architects.

This document will also form the basis of a complete record of the development of the design through to the construction stages.

Figure 1. View of existing wall of garden and garage on Camden Mews

Figure 2. View looking south west along Camden Mews. Existing wall highlighted.

6 Camden Mews
2. Site introduction

Figure 3. View of Camden Mews from Murray Street, looking east. The modern corner building was noted as exemplary by the Camden Square Conservation Area Appraisal and Management Strategy. Existing wall highlighted

Figure 4. View of the low wall from 3 Camden Square's garden, looking northwest.

Figure 5. View of existing garage and wall from 3 Camden Square's garden, looking towards Camden Mews.

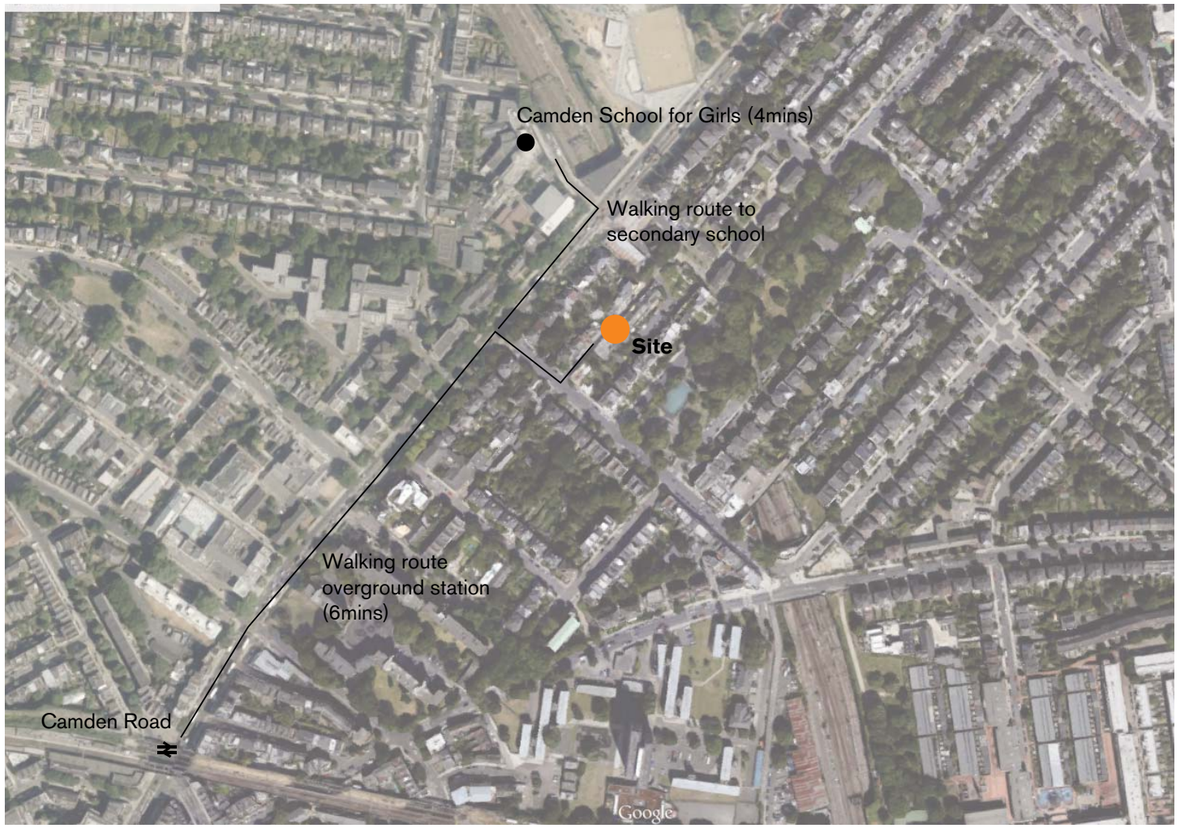

Figure 6. (above) Relation of site to local area

Figure 7. (below) Location of site in UK

Not to scale

The site in question is accessed via Camden Mews in the London Borough of Camden. It sits between two, modern mews buildings and backs on to the private garden of 3 Camden Square, currently owned by the client.

Camden Town is the closest underground station; 10 minutes walk from the site. Camden Road is the nearest overground station, 6 minutes walk from the site.

6 Camden Mews is covered by the London region weather data for the Passive House Planning Package (PHPP) energy assessment programme.

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6 Camden Mews
Site introduction (continued)

Figure 8. Site plan showing garage (b) facing Camden Mews and client's existing house (a) facing Camden Square

Figure 9. Aerial view of the site and immediate surroundings from the east.

0 10 50m

Current property boundary of existing house and garden (3 Camden Square)

Current buildings (a. house and b. garage)

Site for new house at 6 Camden Mews

Note: Boundary of new development and existing garden TBC.

6 Camden Mews

Site introduction (continued)

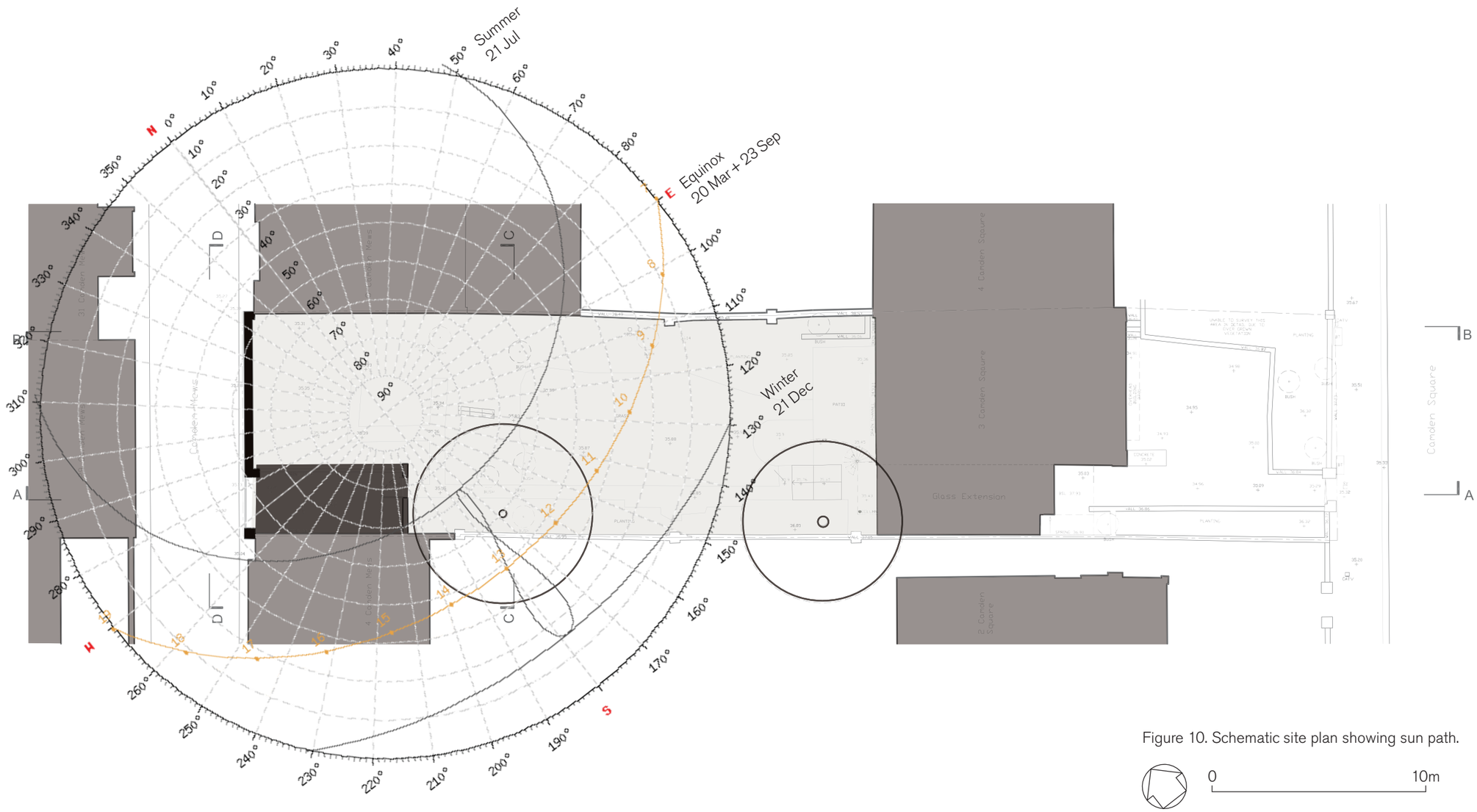

Figure 10. Schematic site plan showing sun path.

0 10m

- Existing wall
- Existing garage
- Neighbouring buildings
- Extent of garden of existing house

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6 Camden Mews
3. Planning considerations

Camden Planning Guidance and SPDs

The Borough has produced several extensive SPDs (Supplementary Planning Documents) intended to aid the applicant in formulating a design which is compatible with the Borough's development ambitions.

Bere Architects have gone through these documents and noted the most relevant items which will help guide us through the design process. They are as follows:

Camden Planning Guidance 1 - Design

2.10 - Consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor.

2.10 - Consider the extent to which developments may overlook the windows or private garden area of another dwelling.

2.12 - Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.

3.9 - Conservation Area Consent is required to demolish or substantially demolish a building over 115 cubic metres or a structure such as a wall over 1 metre high that adjoins a highway, or more than 2 metres high elsewhere. (The existing garage is less than this)

3.10 - Planning legislation makes special provision for trees in conservation areas. Prior to pruning or felling a tree in a conservation area you must provide the Council six weeks notice in writing. All trees that contribute to the character and appearance of a conservation area should be retained and protected. For further information on trees, please see Landscape Design and Trees chapter in this CPG.

Camden Planning Guidance 3 - Sustainability

3.3 - All new developments are to be designed to minimise carbon dioxide emissions by being as energy efficient as is feasible and viable.

3.29 - The Council will be supportive of schemes that aim to PassivHaus standards.

6.0 - Developments are to target a 20% reduction in carbon dioxide emissions from on-site renewable energy technologies.

7.0 - At least 50% of water consumed in homes and workplaces does not need to be of drinkable quality re-using water. All developments are to be water efficient

10.0 - All developments should incorporate green and brown roofs. The appropriate roof or wall will depend on the development, the location and other specific factors.

13.2 - Biodiversity is integral to the planning process and we will expect it to be fully incorporated into the design and construction stages.

13.14 - The Camden Biodiversity Action Plan (BAP) provides a framework for improving biodiversity.

Camden Planning Guidance 4 - Basements and Lightwells

2.0 - The Council will only permit basement and underground development that does not:
• cause harm to the built and natural environment and local amenity;
• result in flooding; or
• lead to ground instability.
You should submit information relating to the above within a Basement Impact Assessment (BIA) which is specific to your site and particular proposed development.

Camden Planning Guidance 6 - Amenity

8.9 - Conversely, small schemes on confined or inaccessible sites can have very significant impacts, particularly where the construction process will take place over a number of months (or even years) or outside normal working hours. When assessing smaller developments, special regard should be had to on-site factors that would seriously exacerbate the impact of the development works on the surrounding area. These could include development in residential areas, in close proximity to a school or a care home or very narrow or restricted site access (e.g. development in a mews with no footways). Regard will also be had to the nature and layout of a site. It will be much more difficult to fully absorb or contain the effects of demolition and construction in terms of noise, dust vibration etc within the boundaries of a small constrained site. Furthermore, lack of on-site space for plant, storage of materials and loading and unloading of construction may mean that construction effects will inevitably take place close to the boundary and spill out on to the highway network – a particular issue in much of Camden.

Camden Planning Guidance 6 - Amenity

5.0 - Car-free development
A development which has no parking within the site and occupiers are not issued with on-street parking permits.
Car-capped development
A development which has a limited amount of on-site carparking, but no access to on-street parking permits.

5.13 - If a developer will not enter into an agreement to designate the additional development as car-free or car-capped, planning permission will not be given.

Camden Planning Guidance 8 - Transport

9.1 - This section provides guidance on meeting cycle parking standards in an effective way, so that cycle parking is convenient and secure, and users of a development are more likely to use bicycles to travel to and from the site.

9.8 - Cycle parking should be provided off-street, within the boundary of the site. Cycle parking needs to be accessible (in that everyone that uses a bike can easily store and remove a bike from the cycle parking) and secure (in that both wheels and the frame can easily be locked to the stand). Security is a critical concern in the location, design, enclosure and surveillance of all cycle parking. The table below provides detailed guidance on the location, design and layout of cycle parking for various groups of cyclists.

6 Camden Mews
Planning considerations (continued)

Camden Square Conservation Area Guidance and Policy

Aware of the site's location within the Camden Square Conservation Area, we collated relevant literature from the Borough regarding the character of the local area. We have also been through the planning policies.

The Borough of Camden sees the mews as a hub of architects and artists studios and understands the diverse character of the mews, which may be the longest in London.

With respect to type the Borough feel that three storey additions to the mews can be detrimental to the overall character of the mews. However they also point out that there are various two and a half storey houses on the mews which are acceptably designed (meaning 3 stories with a third storey stepped back from the street).

The Camden Square Conservation Area Appraisal and Management Strategy points out 66 Camden Square as an exemplary house on the mews. The house is a feature-rich piece of contemporary architecture completed in 1985. The variety in 'imagination' of the mews development is also pointed out in a positive light. This is reassuring as it suggests that the Borough is open to an expressive, contemporary approach.

Extract from the Camden Square Conservation Area Appraisal and Management Strategy:

5. The Mews

Camden Mews and Murray Mews were originally intended to serve the rear of houses via a cobbled roadway, but the mews in Camden New Town were not implemented as first intended, and were possibly curtailed after the success of the Camden Square development had been compromised by the impacts of the Midland Railway Line and the cattle market. Only a few mews buildings were built to serve the grander houses of the Square; other plots remained empty until recommended planning densities were raised after the Second World War.

Camden Mews and Murray Mews represent areas of artists/architects studio houses which became fashionable from the early 1960's. Parts of the mews remained unfinished, and years later, as traffic on main roads and land values increased, the relative seclusion and cheapness of the land made them popular places for architects to build their houses. This accounts for the inventiveness and variety that is characteristic of these mews.

The majority of plots have been built as independent dwellings and/or workshops at the ends of the gardens of the frontage houses. The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.

5A. Camden Mews

This mews is narrow and perhaps London's longest, stretching from Rochester Square to York Way. The south west end retains a car maintenance business, a day hospital, a furniture workshop, a pair of anomalous suburban 1930s houses, and mews houses in stock brick and render. At the junction of the mews with Murray Street is an exemplary house at 66 Camden Square, by Rodger Davis, Peter Bell & Partners (built 1984-5), constructed in timber over a brick plinth. This marks the entrance to the middle section of the mews, which has been intersected by the railway cutting and petrol station. Twentieth century local authority housing is present in the form of incongruous houses set back with small gardens, and by blank gable-ended blocks of flats.

The northern section contains Edward Cullinan's innovative house and attached garage, No 62 (1962-65). Recent development at the top end towards York Way has three storeys, is clearly visible, and is damaging as it overbears the mews.

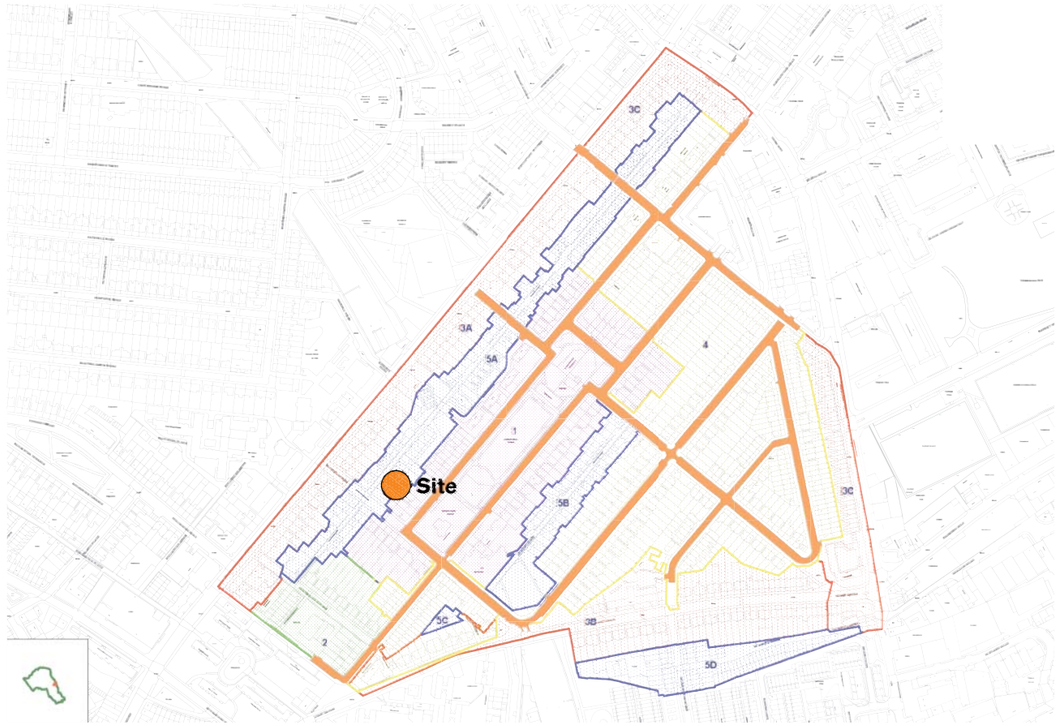

Figure 11. Camden Square Conservation Area Character Map

Not to scale

1. Camden Square
2. Rochester Square
3. Boundary streets
4. Main street grid
5. Mews streets

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6 Camden Mews
Planning considerations (continued)

Building Heights

Given the view of the council that 2.5 storey buildings were seen favourably, but also understanding that not all of the buildings on Camden Mews are 2.5 storey, we looked at and mapped the heights of all of the buildings along the mews.

We found that there were a significant number of 2.5 storey buildings the whole way along the mews, suggesting that a 2.5 storey building on this site would not be out of place.

We also found that, given the narrow width of the mews street the partial third stories were usually barely or not at all visible from street level.

See the examples to the right and the map on the facing page.

Figure 12. Street view showing 2.5 storey buildings at 41 Camden Mews. Highlighted on left of image.

Figure 13. Street view showing 2.5 storey buildings at 96 - 102 Camden Mews. Highlighted on right of image.

Figure 14. Street view showing 2.5 storey buildings at 91 - 95 Camden Mew. Highlighted on right of image.

Figure 15. Street view showing 2.5 storey buildings at 74 - 90 Camden Mews. Highlighted on left of image.

6 Camden Mews

Planning considerations (continued)

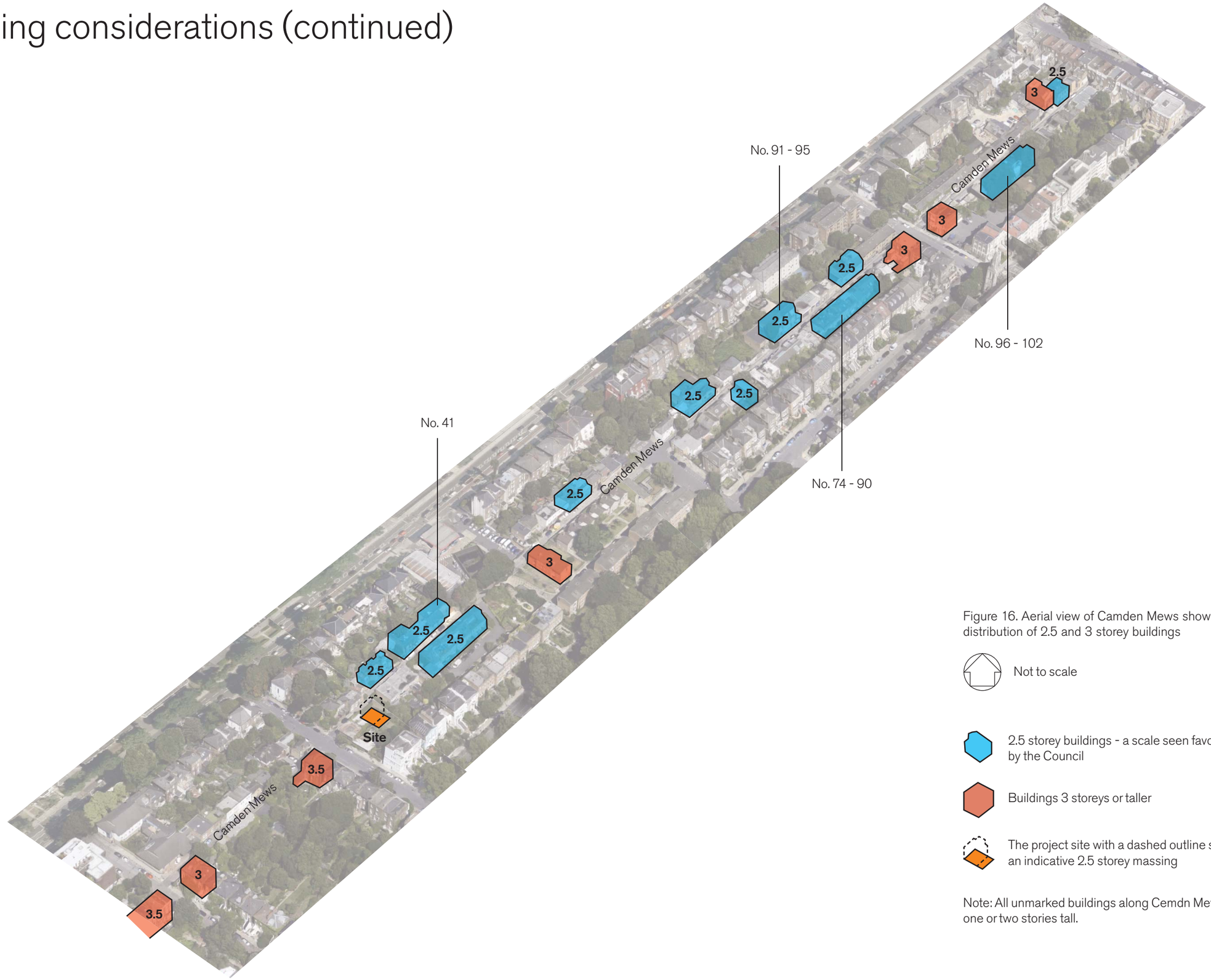

Figure 16. Aerial view of Camden Mews showing the distribution of 2.5 and 3 storey buildings

Not to scale

2.5 storey buildings - a scale seen favourably by the Council

Buildings 3 storeys or taller

The project site with a dashed outline showing an indicative 2.5 storey massing

Note: All unmarked buildings along Cemdn Mews are one or two stories tall.

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6 Camden Mews

4. Introduction to bere:architects

Figure 18. We are passionate about design quality

Figure 17. Producing projects which are both beautiful and sustainable

The practice

Founded by Justin Bere in 1994, bere:architects are widely recognised to be one of the UK's leading Passive House architects. The practice carries out PHPP analysis, thermal bridging analysis, fabric moisture analysis, building performance analysis and overall architectural design and project management. At the same time, we remain thoroughly design-led architects, using Passive House techniques to deliver healthy, comfortable buildings that perform efficiently and look beautiful.

From the beginning, the practice has advocated the principles of sustainable development, applying strict ecological, environmental, and sociological criteria to the projects that we undertake – including: the use of low impact sustainable materials, extremely high energy efficiency standards, and protection and enhancement of habitats.

Awards

Our work has won numerous design and sustainability awards as well as repeatedly setting industry benchmarks for sustainable design and practice, including:

Mayville Community Centre
The UK's first non-domestic full Passive House retrofit project – Certified in 2011.
Energy Efficient & Renewables Awards, 2013
Consulting Excellence London & SE, 2012
UK Passive House Awards, 2012
Green Building Leisure Award, 2012
Architects Journal Retrofit Award, 2011

Watford Innovation Park
The UK's first zero carbon, CSH code 6 Passive House, and the UK's first code 5 Passive House.
BRE Passive House Competition, 2012

Passfield Drive
Green Build Retrofit Award, 2012

Larch House
Sustainable Housing Awards, 2011
RICS Wales Awards, 2011
Constructing Excellence Wales, 2011

Camden Passive House
London's first Passive House and jointly England's first certified Passive House.

The Muse House
Archant Environmental Award, 2009

DLR Cycle Shelter Project
London Transport Award, 2009

Focus House
RIBA Award, 2007

Introduction to Passive House

The term 'Passive House' refers to an advanced low energy construction standard for buildings providing excellent health and comfort - both cool in summer and warm in winter - with minimal heating or cooling requirements.

Passive House buildings provide - for less than 10% of the energy consumption of a conventional building - a plentiful supply of fresh air, a stable internal temperature, low C02 levels, no drafts or condensation, and perfect air humidity for healthy conditions all year round.

To achieve this, Passive House buildings use a combination of thermal bridge free super-insulation, draft-free construction, solar shading, natural and high-efficiency mechanical ventilation, and renewable energy systems.

6 Camden Mews
Introduction to bere:architects (continued)

Figure 19. Examples of our work on sustainable building fabric and systems

This strategy is so effective, that Passive House's can result in up to 90% annual cost savings to the occupier, on energy bills, compared to ordinary buildings.

Furthermore, the very high standard of construction needed to build a certified Passive House means that common building faults are avoided, resulting in less maintenance.

In a little more detail:

1. **Super-insulation** - Super-insulated walls, floors and roofs keep winter warmth inside and summer heat out, creating an affordable, comfortable, healthy interior.
2. **Thermal bridge free** - Thermal bridging is designed out to prevent heat loss and condensation (common in conventional buildings). With care a conventional heating system is sometimes eliminated completely.
3. **Draught free construction** - We assist contractors to rigorously apply advanced construction techniques and testing including the installation of a high performance vapour control layer to, among other things, eliminate condensation and air leakage within the walls, which can lead to structural damage, reduced building life, and wasted money and energy.
4. **Heat recovery ventilation** - Fully openable windows provide natural ventilation during summer months, while a high-efficiency heat recovery ventilation system is provided for the coldest times of year - when most buildings close their windows and are often stuffy or damp, or open the windows which wastes heat. The system supplies fresh air - tempered by the air exhaled from the building - while running on only 15 watts of power on supply, and 15 watts of power on extract. Typically a high quality heat recovery ventilation unit saves 10 times more energy than it uses.
5. **Internal air quality** - On top of healthy ventilation year-round, our buildings improve air quality by using non-polluting, natural materials and finishes, and water filtration.
6. **Renewable energy** - A Passive House building first and foremost derives a large proportion of it's energy requirements passively - from solar and internal heat gains. In addition, because the energy requirements are so small a significant proportion can be derived from on-site renewable energy systems, like solar panels.
7. **Summer comfort** - In addition to insulating the interiors of the building, fixed and automated solar shading help avoid overheating in the summer. Night-time natural fresh air circulation to purge-cool a little thermal mass further improve comfort in summer.
8. **Reduced water usage** - Our buildings save water and often reduce the risk of storm water flooding by providing rain-water harvesting or groundwater soakaways. Where possible, we also incorporate on-site potable water collection (eg: boreholes) and waste water treatment (eg: a reed bed) to further reduce environmental impacts.

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6 Camden Mews
Introduction to bere:architects (continued)

We regularly work on tight, sensitive urban sites delivering schemes which meet clients' needs and achieve outstanding sustainable performance while responding with sensitivity to their local context.

Figure 20. The Muse, Newington Green, London Borough of Islington
We gained planning permission for this three storey new-build property, on a tight urban infill site, within 10metres of a terrace of four Grade 1 Listed houses. Approval was granted because of the sensitivity and quality of the design and the environmental objectives.

6 Camden Mews
Introduction to bere:architects (continued)

We have completed numerous projects within the London Borough of Camden, including:

- Camden Passive House - London's first certified Passive House.
- King's Mews - A 3 storey Passive House on a mews, with a basement. To be completed in 2016.
- Daleham Mews - Won best in Camden award which included the re-modelling and extension of two mews houses in a sensitive conservation area.

Figure 21. Camden Passive House, Ranulf Road, London Borough of Camden
We gained planning permission for new residence in an existing garden, facing on to a street where only garages are usually permitted. Approval was granted because of the extremely high environmental aspirations and quality of the design.

Figure 22. Daleham Mews - Car Designer's Home, Belsize Park, London Borough of Camden
In 1997 we rebuilt an old mews building in a Conservation Area in Hampstead, north London, creating a compact new home with a roof garden. The building presents a quintessentially English appearance at street-level with a rounded top floor, while inside the design applies a curvaceous geometry that plays with the light.

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6 Camden Mews
5. Design Approach

Design Approach

Our design approach is to deliver an exemplar Passive House project pushing the boundaries of low energy design in the U.K. The house itself will blend into and improve the Camden Mews streetscape by preserving the 4m tall existing brick wall whilst creating new views through the site. The house will be lived in by the applicant, world renowned physicist, services engineer, and writer, Max Fordham with his wife Taddi who suffers from dementia and requires constant care from a live in carer.

Sustainability and Exemplar Energy Performance

The house will act as an examplar project for low energy design due to its highly insulated building envelope and high performance Passive House windows and doors, which will make the most of passive solar gains. The volume of the building itself has been minimised to match the number of building users and minimise the amount of space heating required in winter months.

Furthermore, on-site renewables (solar panels) will provide most, if not all, of the building's energy requirements - demonstrating that this is possible, even on tight urban sites.

Massing and Character

The massing of the building is determined by the geometry of site and the neightbouring buildings. The partial second floor is stepped back significant;y from the mews elevation, to reduce its impact on the street. The ground floor is rotated and stretched to increased its area to accommodate the applicant's disabled wife who suffers from dementia when she can no longer make her way up the stairs. This also improves the daylighting to the ground floor whilst creating views through the site on to greenery for passers by on the street, helping restore the mews' sense of activity and porosity which has been eroded over the years.

The stepped back volume of the second floor provides opportunities for planting, which will be seen from both the street and neighbouring gardens, adding additional animation and replacing biodiversity lost in the area.

Use

The ground floor of the house has been designed to accommodate an appropriately sized wheelchair accessible single storey flat for the applicant's elderly wife because it is expected that this arrangement will be needed soon due to her advanced state of dementia. Special care has also been taken to provide a generous bedroom for the applicant's wife's live in carer and her husband as she needs to be available at all times to deal with any problems that may occur during the night.

Camden Mews has a history of accommodating studio spaces for individuals of different creative disciplines. The scheme also includes a studio on the top floor which will provide a beautiful airy space for the applicant to write books and carry our other creative work.

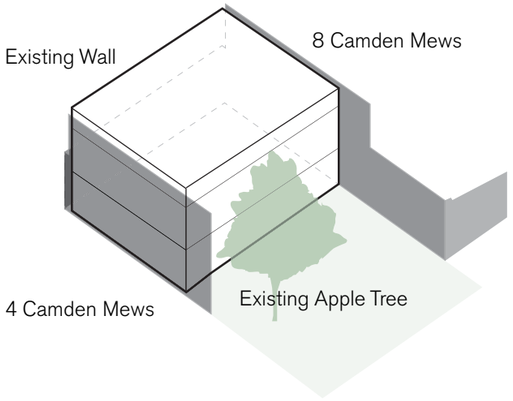
Materials & Details

Instead of attempting to mimic a historic style, the design is a contemporary one in keeping with the character of the surrounding area in the beauty, quality, and fineness of its detailing. This approach respects the surrounding historic building fabric while providing the freedom of design (eg: window placement, solar shading, etc) for the building to best respond to light, climate, etc. to create the most sustainable and high quality scheme possible.

Camden Mews' streetscape presents a varied collage of materials; numerous types of brick in various colours, pebbledash and various colours and coarsenesses of render. Within this eclectic setting we feel the building should appear subservient to its context so as to sit softly within the existing character of the mews. To this end, the proposed larch cladding lessens the perceived mass of the house from the street and allows the construction to remain lightweight and of a low embodied-energy. Our expertise in employing such timber cladding systems will provide an ecologically sustainable and durable solution and over time, will develop a muted silver patina which has been used successfully in the Camden Passive House (completed in 2010).

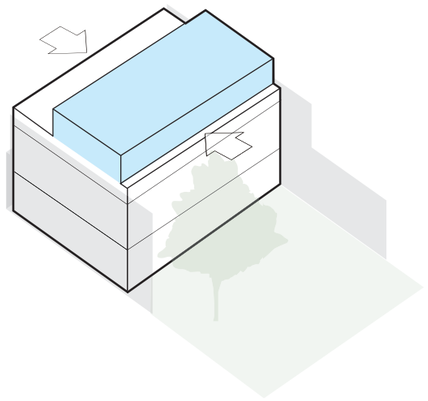
6 Camden Mews

Design approach (continued)



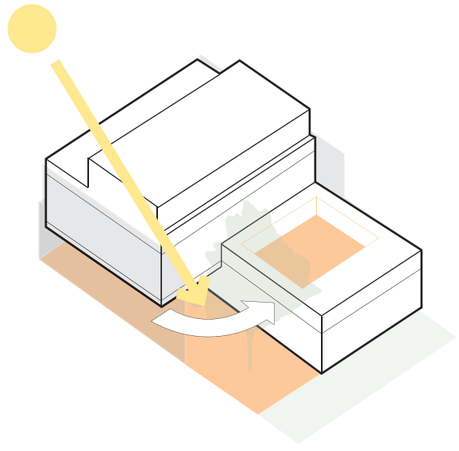
1. Building massing to match neighbouring buildings and apple tree

The site is cleared of existing debris and un-used derelict garage preserving the mature apple tree. The heights and depths of the neighbouring houses define a 2.5 storey cubic volume.



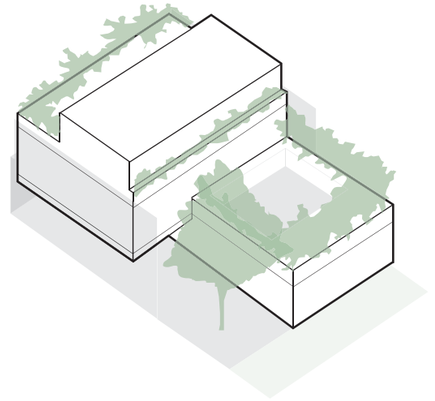
2. Partial third storey pulled back from street

A partial second storey is added and pulled back from the street and garden facades to minimise its visual



3. Ground floor rotated to preserve views through site and improve daylighting

Additional height of the ground floor volume houses a sunken roof terrace and creates a sheltered entrance patio and covered bicycle storage.



4. Vegetation around roof level patio edges to reduce overlooking

Vegetation is planted around raised patios to preserve privacy, prevent overlooking, and improve local biodiversity.

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6 Camden Mews
6. Precedents

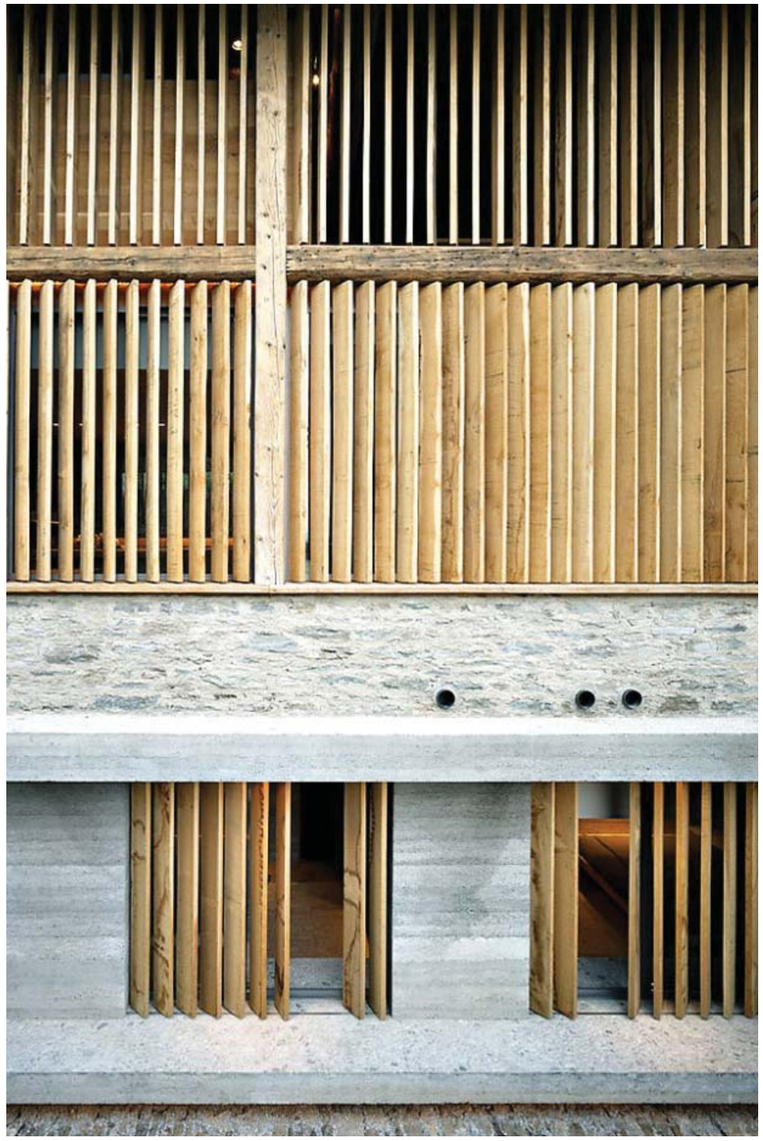
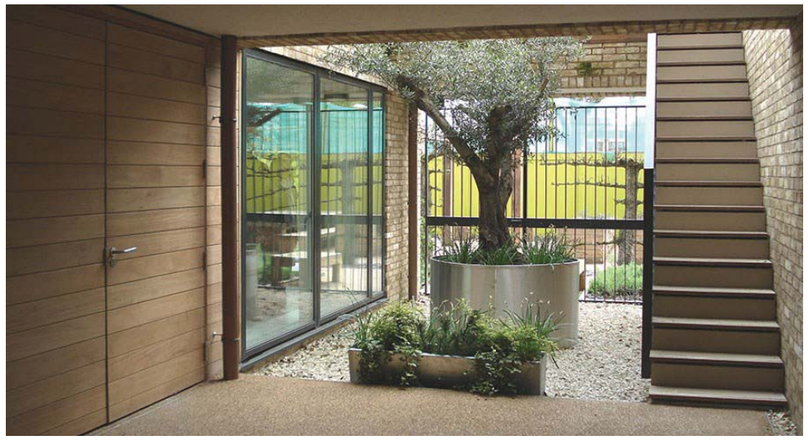
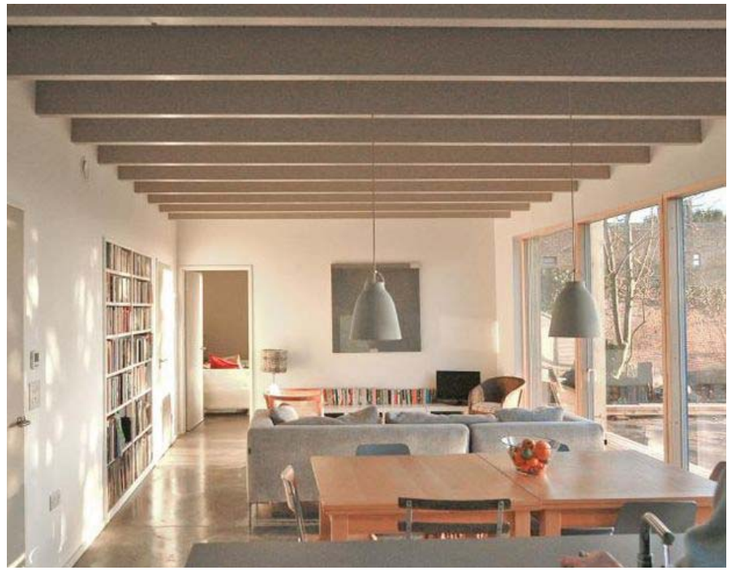


Figure 23. (left) Compact, planted courtyard
Figure 24. (middle, top) Spaces along a patio
Figure 25. (middle, bottom) Green roof
Figure 26. (right) Views, privacy, and shading

6 Camden Mews
Precedents (continued)





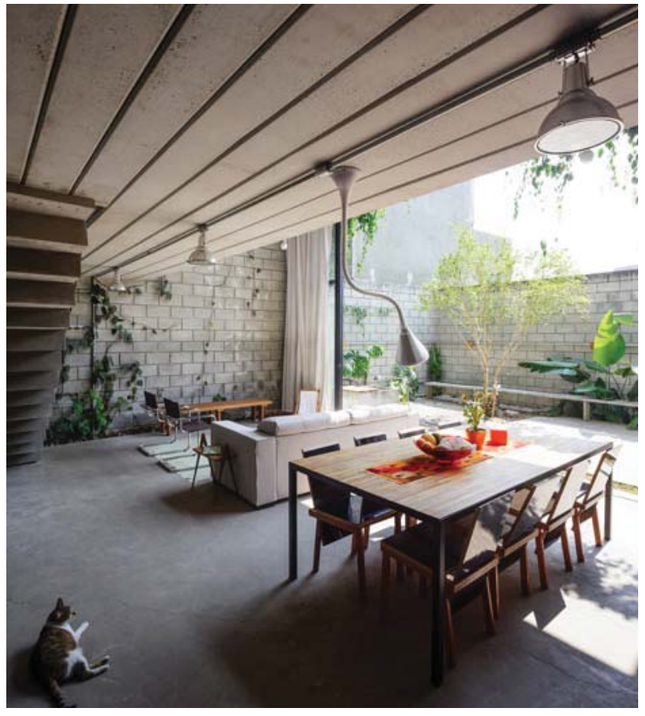


Figure 27. (left, top) Roof terraces with roof planting and privacy.
Figure 28. (left, bottom) Access through covered courtyard
Figure 29. (middle, top) Single Living space with generous glazing
Figure 30. (middle, bottom) Compact but generous kitchen

Figure 31. (right, top) Seamless connection between indoors and out
Figure 32. (right, bottom) Entrance courtyard to grade 2* listed Cullinan House, further up Camden Mews

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6 Camden Mews
7. Sustainability

Energy Efficiency

If approved, this scheme will achieve very high levels of energy efficiency - namedly Passive House standards, coupled with targetting net-zero e nergy through on-site renewables.

Policy Context

The level of sustainable performance that the scheme will achieve far exceeds the minimum regulatory standards for sustainability and is comprehensively supported by planning policy at national, regional, and local level:

Policy 5.3 (Sustainable Design and Construction) of the London Plan states that:

"The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime."

Paragraph 5.8 (London's Response to Climate Change) of the London Plan (July 2011) states that:

"For development proposals the early design stage is the most cost effective time to incorporate relevant design and technological measures, enabling proposals to realise their full potential to reduce carbon dioxide emissions and adapt to climate change. Responding to climate change has to be an integral and essential part of the development process and not a set of 'bolt-ons' – increasingly, this will be seen as a key part of ensuring buildings are fit for purpose into the future."

Policy 2.2A of The Mayor of London's London Housing Strategy (February 2010) states that:

"Investment in new and existing homes will contribute to reducing London's carbon emissions by at least 60 per cent by 2025."

Paragraph 2.2.1 (Greening New Homes) of the London Housing Strategy states:

"New homes can make a significant contribution to delivering the Mayor's carbon reduction target and to improving the environment. All should be built to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon emissions and to promote better environmental practice. They also need to be located, designed and constructed for the climate they will experience over their lifetime."

Paragraph 3.3 of "The London Borough of Camden's Planning Guidance 3 (CPG 3)" understanding that:

"All new developments are to be designed to minimise carbon dioxide emissions

The most cost-effective ways to minimise energy demand are through good design and high levels of insulation and air tightness."

Core Strategy 13 (CS13) of the of "The London Borough of Camden's Core Strategy" understanding that:

"13.11 - Buildings can also generate energy, for example, by using photovoltaic panels to produce electricity, or solar thermal panels, which produce hot water."

Biodiversity & Ecology

In compliance with London Plan policies 5.3 and 5.11, we propose that all areas of flat roof will be covered with a low maintenance wildflower meadows and shrubs with a minimum depth of subsoil of 110mm. The roof planting helps to improve local ecology and biodiversity while also reducing storm water run-off and helping mitigate the urban heat island effect.

Waste Management

The contractor will set up an appropriate waste management plan which will detail the way in which waste will be dealt with during and after construction (re-use and disposal), including the provision of appropriate facilities for sorting, storing and recycling of waste in buildings and across the site.
The design team supports sustainable construction processes which avoid or reduce waste and other environmental, health, or social effects during construction.

Other Criteria

Bicycle Store

Secure, covered bicycle storage is provided in the courtyard.

Site Servicing

Refuse and recycling bins are located within externally-accessible stores.

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8. Accessibility

Statement of Intent

We fully intend to comply with all current regulation and good practice. The project aims to provide accommodation for all sectors of society by being equally accessible in terms of age, disability, ethnicity and social grouping. In achieving this goal, our new build proposal has been designed to successfully comply with Part M regulations. We do not foresee any deviation from the accepted design guidance.

Sources

We have referred to:

- Approved Document Part M
- Approved Document Part K
- Lifetime Homes Design Guide
- National Planning Policy Framework
- London Plan
- London Housing Strategy
- The London Borough of Camden's Core Strategy

Lifetime Homes Criteria

The proposal has been designed to meet the Lifetime homes design criteria:

Criterion 2: Approach to dwelling from street and parking

Access to the property will be directly off Camden Mews and level.

Criterion 3: Approach to the entrance

There will be a level approach to the entrance.

Criterion 4: Entrances

All entrances will be illuminated, have a level access over the threshold, with effective clear opening width of 800mm; the entrance door will be adapted to provide a level access.

Criterion 5: Communal stair:

na. as the house comprises one dwelling.

Criterion 6: Internal doorways and hallways

All the hallways or landings have been designed to be wider than 900mm.

Criterion 7: Circulation space

The combined living and dining room spaces have been designed to allow space for turning a wheelchair, and the kitchen and bedrooms are capable of having clear space to enable the convenient movement by as many people as possible.

Criterion 8: Entrance level living space

The ground floor has been designed as the main living area.

Criterion 9: Potential for entrance level bed-space

A bed space to Lifetime homes requirements has been incorporated within the ground floor living area.

Criterion 10: Entrance level WC and shower drainage

An accessible WC with the potential for a level access shower is provided on the entrance level.

Criterion 11: WC and bathroom walls

WC and bathroom walls have been design to allow for firm fixing and support adaptations.

Criterion12: Stairs and potential through-floor lift:

The staircases have been designed with a 900mm width enabling future installation of a seated stair lift if necessary.

Criterion13: Potential for fitting hoists and bedroom bathroom relationship

All of the bedrooms will have bathrooms on the same level. Where possible distances from beds to bathrooms have been minimised and the potential for direct connection to bathrooms incorporated through full height 'knock out' panels.

Criterion 14: Bathrooms

An accessible bathroom has been provided next to the main bedroom.

Criterion 15: Glazing and window handle heights

All windows have sills located at 800mm above the floor level, have easily accessible handle/controls located at no more than 1200mm from the floor, and have an approach route wider than 750mm.

Criterion 16: Location of service controls

All service controls will be located below 1200mm from the floor and at least 300mm away from any internal room corner.

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9. Dementia Design Guidelines

When designing for people that suffer from dementia there are certain design considerations that can be made in order to create a safer and more comfortable space for users.

There are several design guides available for purchase which give more indepth design guidance for care homes and other collective living arrangements.

Shown here are condensed extracts from a number of these guides reinterpreted for how they could apply to a single dwelling of the kind in the project:

Architectonicus Mind in Mind

Architectonicus are an architectural practice who specialise in architecture for vunerable people. They have formulated a model for designing buildings for sufferers of dementia. Below are the relevent points which could apply to a single dwelling:

By **planning without corridors** there will be fewer "empty" spaces which will hopefully allow **spaces to serve as reminders** of why one entered the room in the first place. This also means fewer walls and therefore more natural light which helps give a sense of what time of day it is.

Spaces should permit more than one function where possible, for example; a hallway could double as a reading nook or a place to sit.

Key views

- **Safe views out onto greenery** or other natural features can prove theraputic for all and help foster a sense of place. Such views would ideally be utilised in bedrooms where one could potentially wake up to views over a sun lit garden.
- **Allowing bay windows or balconies to be used as places to sit** or be tempted outside by.
- **Clear views to toilets**, they should be clearly visible from the bed and all inhabited spaces.
- **Views onto activity.**
- The **chance to personalise space.**

University of Stirling Design Document

The University of Stirling produced a design document highlighting different design considerations to be made. They were as follows:

- **Avoid dark contrasting materials on the floor.** Dark door mats can be seen as holes on the floor.
- **Clearly signpost toilets in public spaces.**
- **Furniture should contrast against the walls and floor.**
- **Toilet seats must contrast with the toilet bowl itself.**
- **Natural lighting is important.** This helps the user maintain a sense of time.
- **Different types of lighting are important.** This helps deliver uniformly lit spaces which is allows spaces to be more easily read by users.
- **Use different colours for different light switches.** This can help some users save time in that they are able to recognise specific light switches for different rooms.
- **Contrasting nobs/handles are important.** This helps users identify the best way to open cabinets.
- **Lighting on the interior of kitchen cabinets.** Can help users identify objects in drawers more easily.
- **Microwaves are preferred.** As preparation will rarely result in it being left on over prolonged periods of time.

Design for Dementia by Gregor Timlin and Nic Rysenbry

Design for Dementia gives more specific very detailed guidance on improving dining and bedroom environments in care homes. Not all the advice given in the document is relevent to design private single dwellings but the following suggestions could be incorporated into our proposals:

- The inclusion of **leaning spaces by windows** and walls can aid users with poor mobility.
- **A space to watch the preparation of food** (an island or adjacent sitting space).
- **Dining spaces should be clearly defined** and be free of excess stimuli.
- **Flat bottomed dining tables** to allow wheelchair users to easily use.
- **Space for freestanding wardrobes.**
- Options for **clear soap dispensers or bars.**
- **Unique markers** such as paintings or photos by or on doors to help users remember.

Research Findings by the Thomas Pocklington Trust

The review focused on design guidance literature related to homes and living environments for people with dementia and for people with sight loss. The aim was to: Assess the degree of convergence between the two sets of guidance and identify areas where they may conflict.

The following was recommended:

- **Window sills should all be below seated eye level.**
- Provide spaces that will **allow users to safely maintain preserved skills** such as a garden, kitchen or laundry.
- **Circular corridor routes** can sometimes be preffered but should not be symmetrical.
- Designers should take into **account the other senses,** such as sound and smell.

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