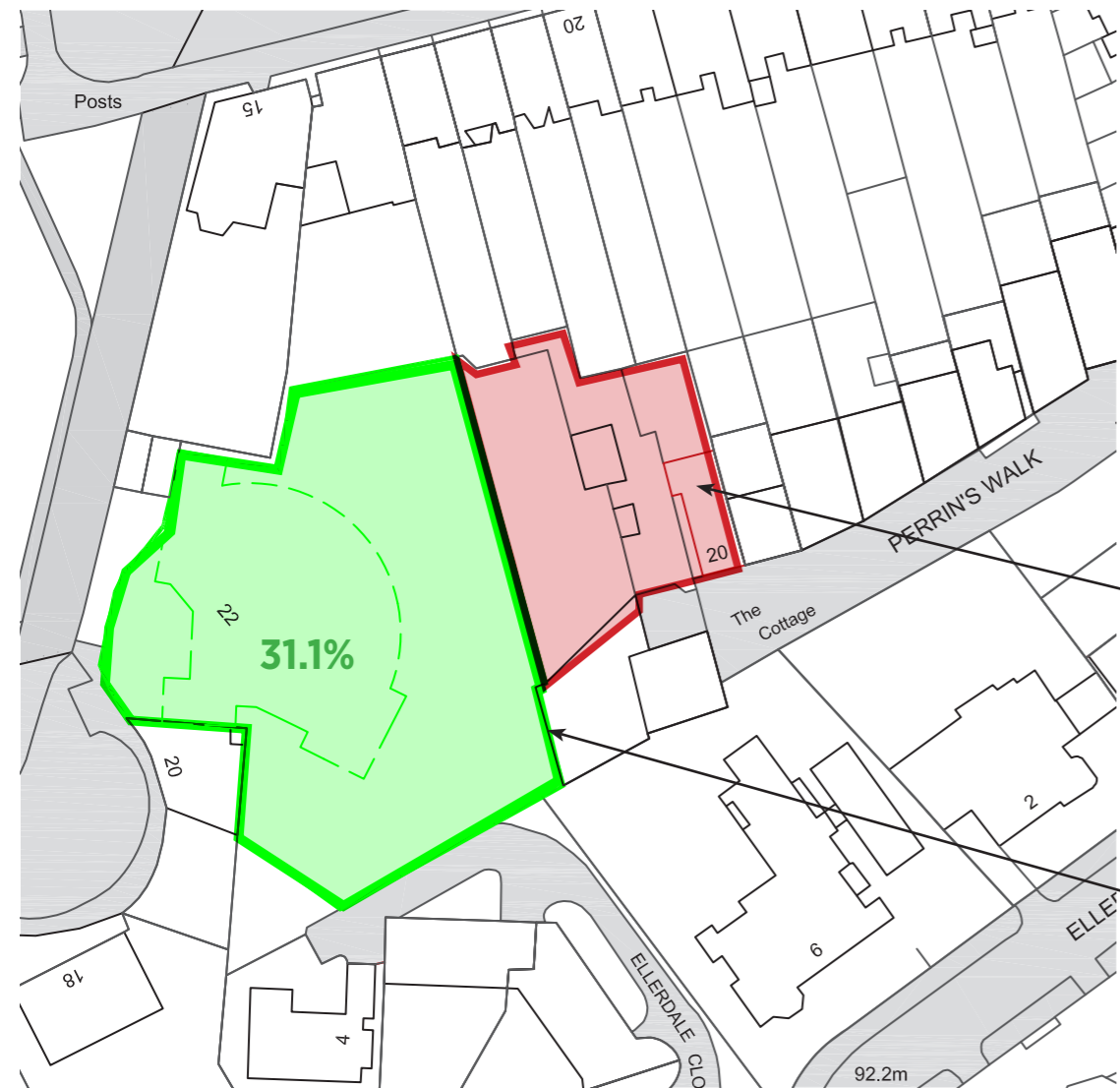


A study of the approximate building footprint ratio for no. 22 Frogmal Way at lower ground level, illustrating the proposed and consented schemes. The existing 20 Perrin's Walk plot is much larger than its neighbouring building along Perrin's Walk. The proposed boundary curtilage between 22 Frogmal Way and 20 Perrin's Walk regularises the plot size of 20 Perrin's Walk to be more characteristic of its mews status. Furthermore, the proposed footprint ratio of 22 Frogmal Way seeks to be in keeping with the consented scheme.

CONSENTED FOOTPRINT LAYOUT AT LOWER GROUND LEVEL



20 PERRIN'S WALK

PROPOSED BOUNDARY LINE FOR 20 PERRIN'S WALK REDUCED IN KEEPING WITH THE CHARACTER OF THE NEIGHBOURING MEWS

22 FROGNAL WAY

PROPOSED BOUNDARY LINE FOR 22 FROGNAL WAY. WITH FOOTPRINT RATIO OF 27.9%

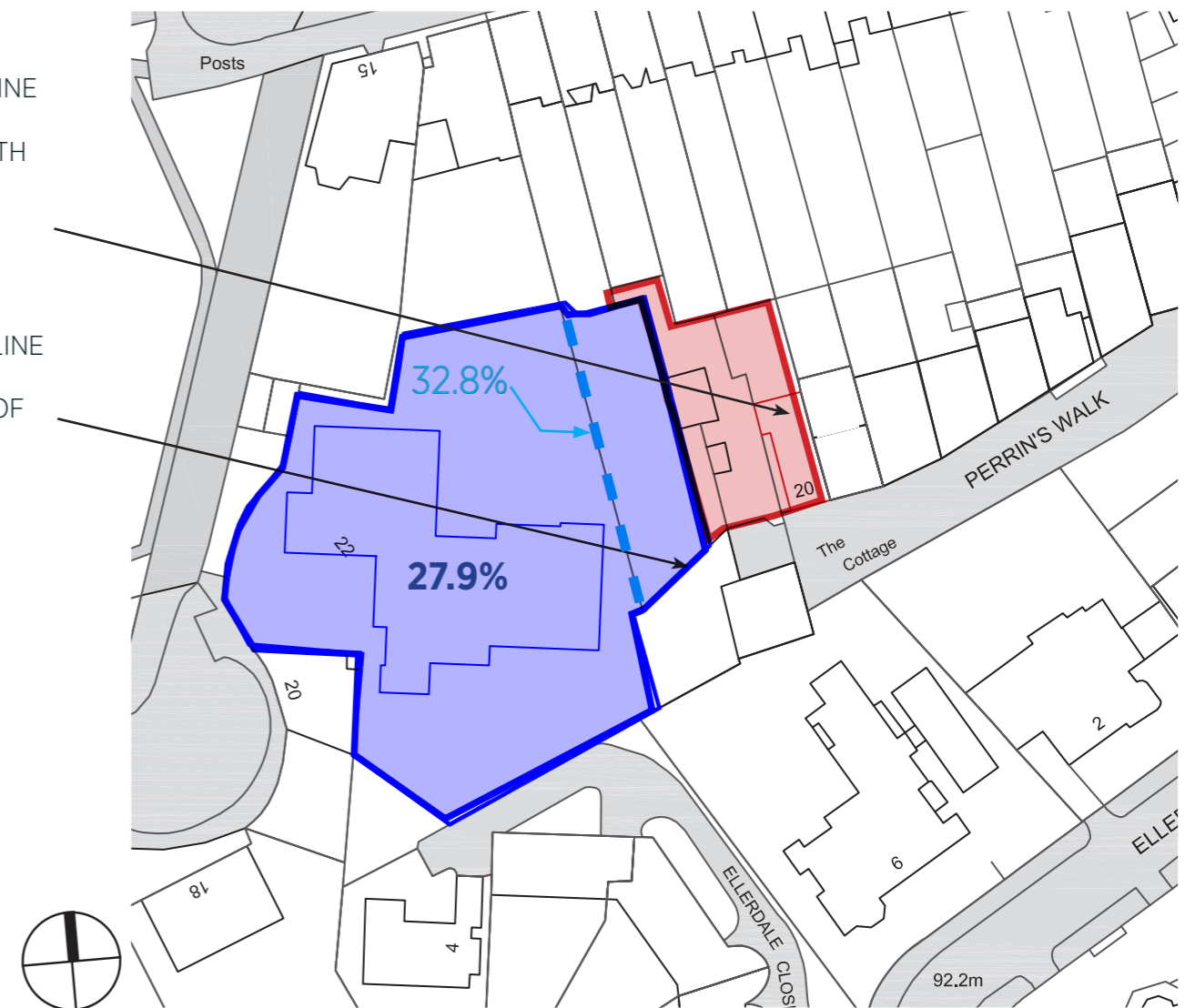
20 PERRIN'S WALK

EXISTING BOUNDARY LINE FOR 20 PERRIN'S WALK. UNCHARACTERISTICALLY LARGE IN RELATION MEWS.

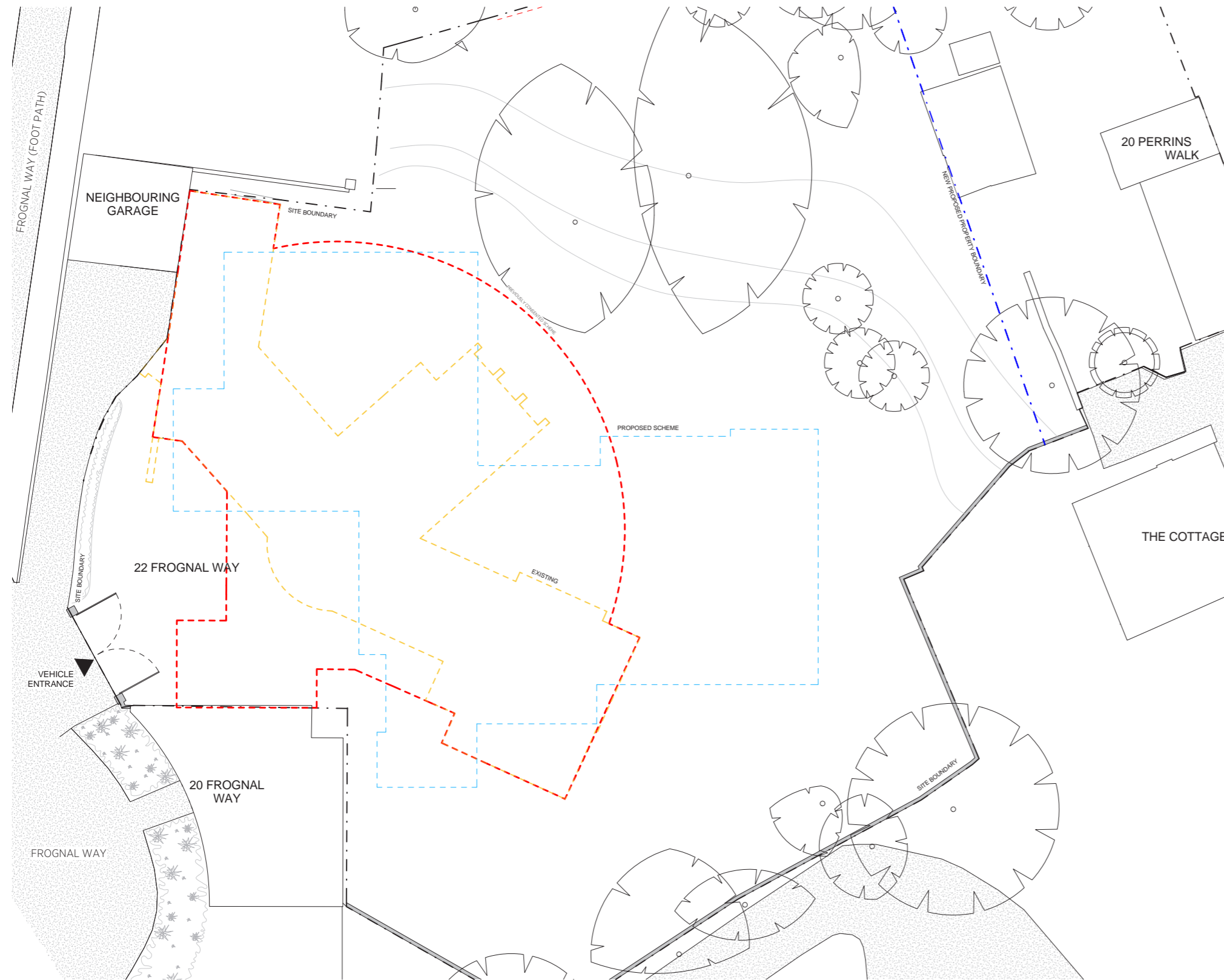
22 FROGNAL WAY

EXISTING BOUNDARY LINE FOR 22 FROGNAL WAY AND CONSENTED BUILDING FOOTPRINT

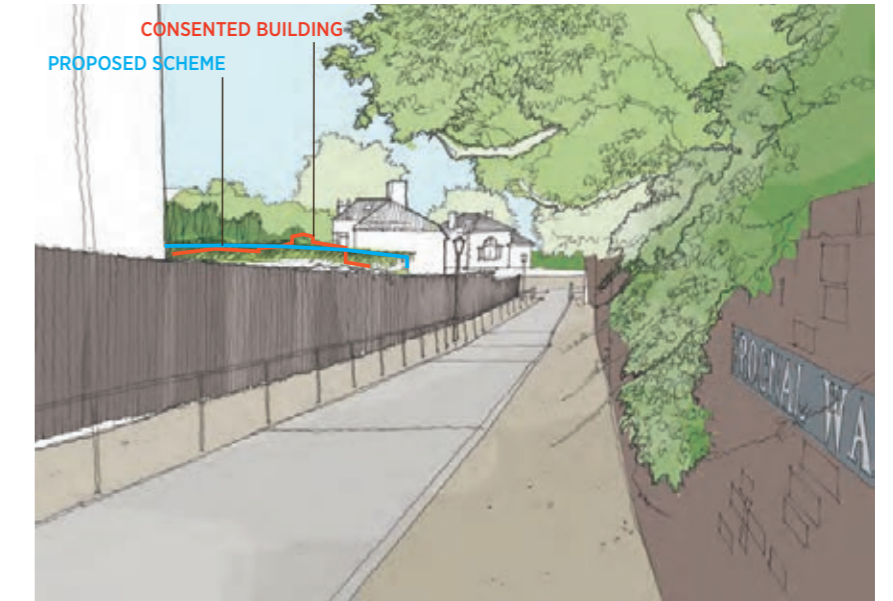
PROPOSED FOOTPRINT LAYOUT AT LOWER GROUND LEVEL



FOOTPRINT COMPARISON AT LOWER GROUND LEVEL



VIEW FROM TOP OF THE FOOTPATH AT CHURCH ROW



- EXISTING
- CONSENTED
- PROPOSED

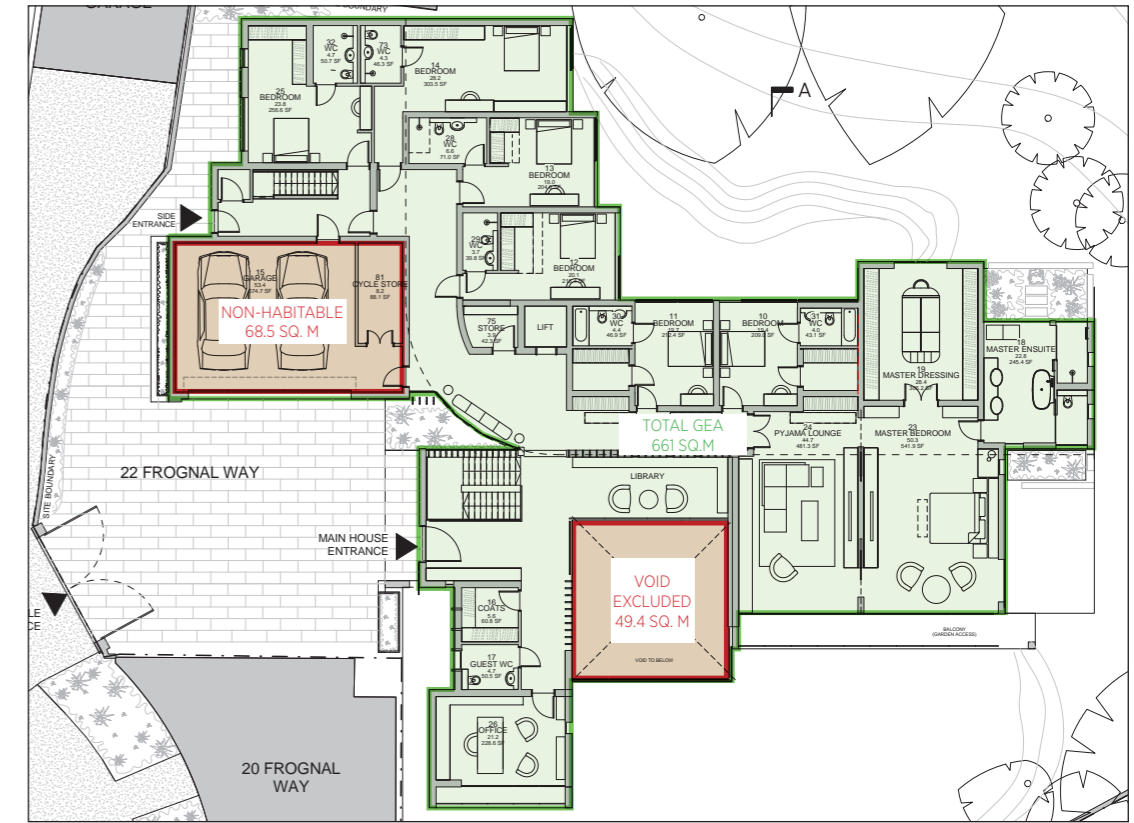
22 FROGNAL WAY

PLANNING APPLICATION DESIGN & ACCESS STATEMENT

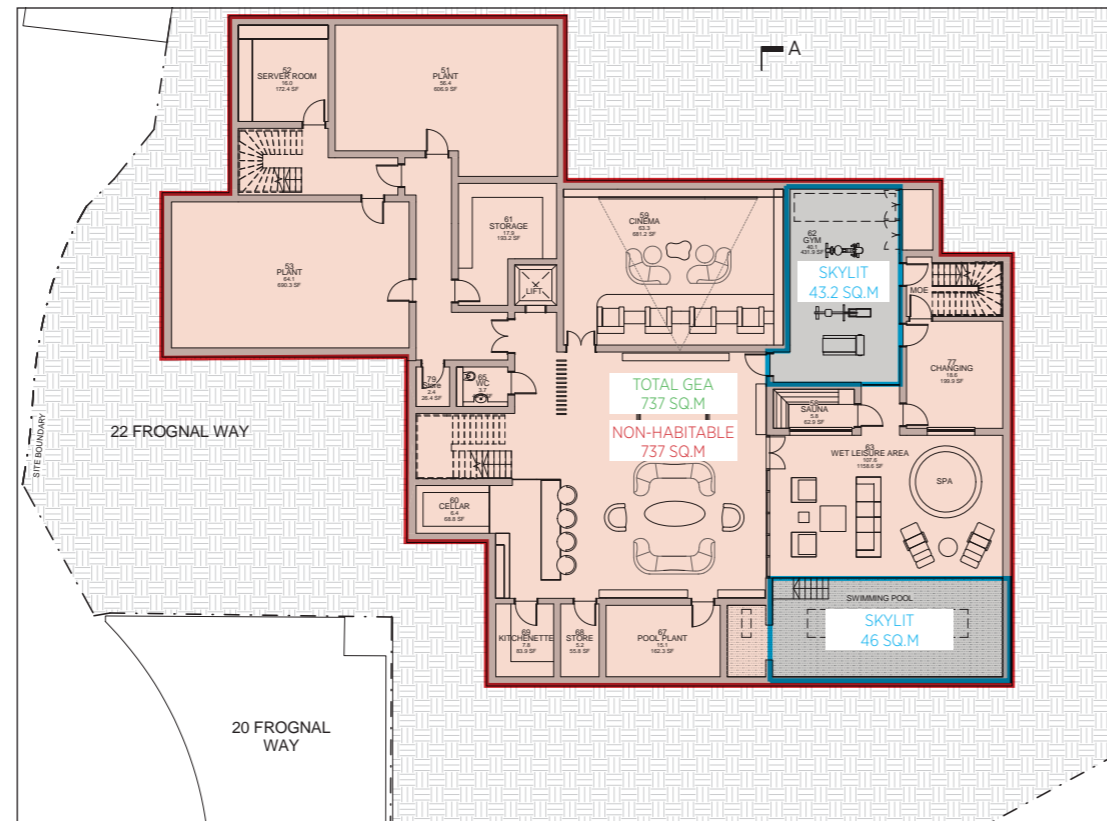
AREA SCHEDULE SUMMARY

SCHEME	FLOOR	GEA		GIA	
		GROSS EXTERNAL SQ.M	SQ.FT	GROSS INTERNAL SQ.M	SQ.FT
EXISTING BUILDING	GROUND LEVEL	352	3,789	297	3,197
	LOWER GROUND LEVEL	352	3,789	297	3,197
	TOTAL	704	7,578	594	6,394
CONSENTED SCHEME*	GROUND LEVEL	404	4,349	366	3,940
	LOWER GROUND LEVEL	579	6,232	524	5,640
	TOTAL	983	10,581	890	9,580
PROPOSED SCHEME	GROUND LEVEL LEVEL**	661	7,115	589	6,339
	LOWER GROUND LEVEL	611	6,577	566	6,092
	BASEMENT LEVEL	737	7,933	666	7,169
	TOTAL	2,009	21,625	1,821	19,600

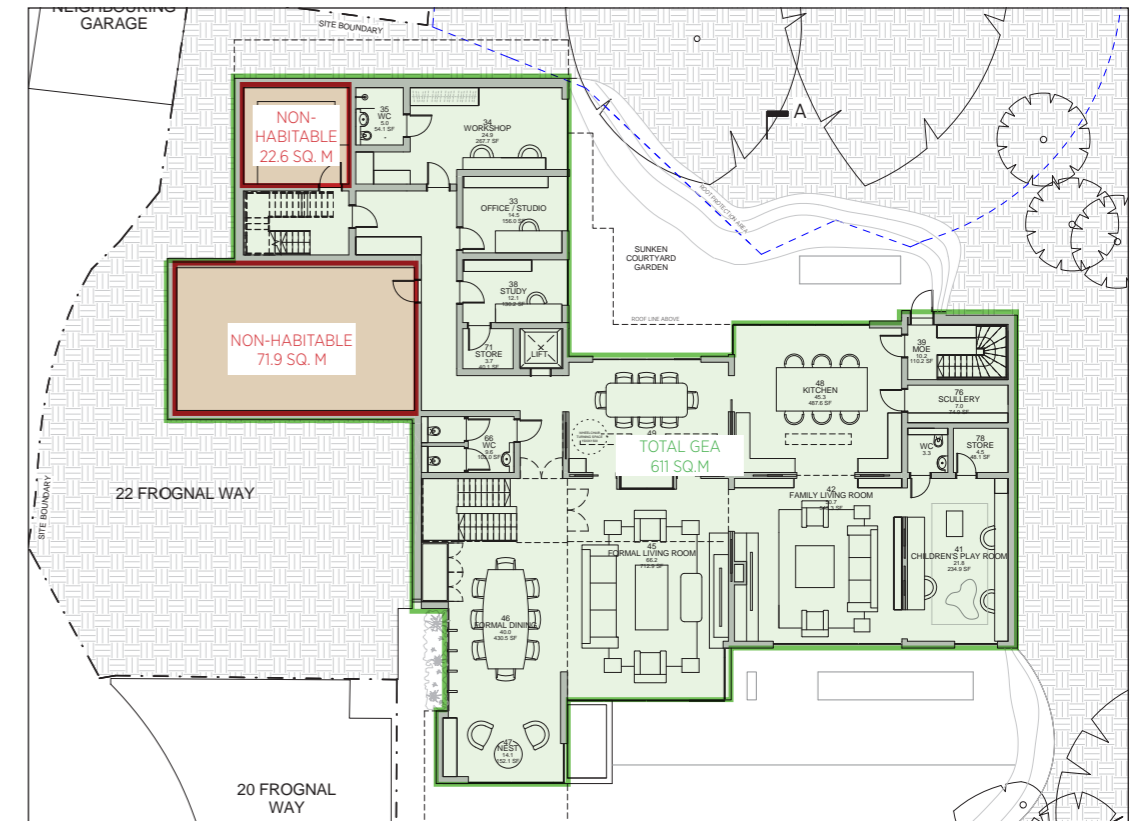
NOTES:
***CONSENTED SCHEME AREAS DO NOT INCLUDE COURTYARD AREAS**
**** VOID SPACE NOT CALCULATED IN GIA**
 Areas approximate - subject to further checking
 Areas based on unchecked survey information
 Proposal subject to deed plan boundary confirmation
 Proposal subject to Local Authority consents
 Proposal subject to future input from full consultant team



UPPER GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



LOWER GROUND FLOOR PLAN

PEDESTRIAN ACCESS

The site is located within approximately 0.4 miles of Hampstead and 2.4 miles of Highgate village thus allowing quick and easy access to the village centres which have further transport links to central London. The site has a PTAL Rating of 3

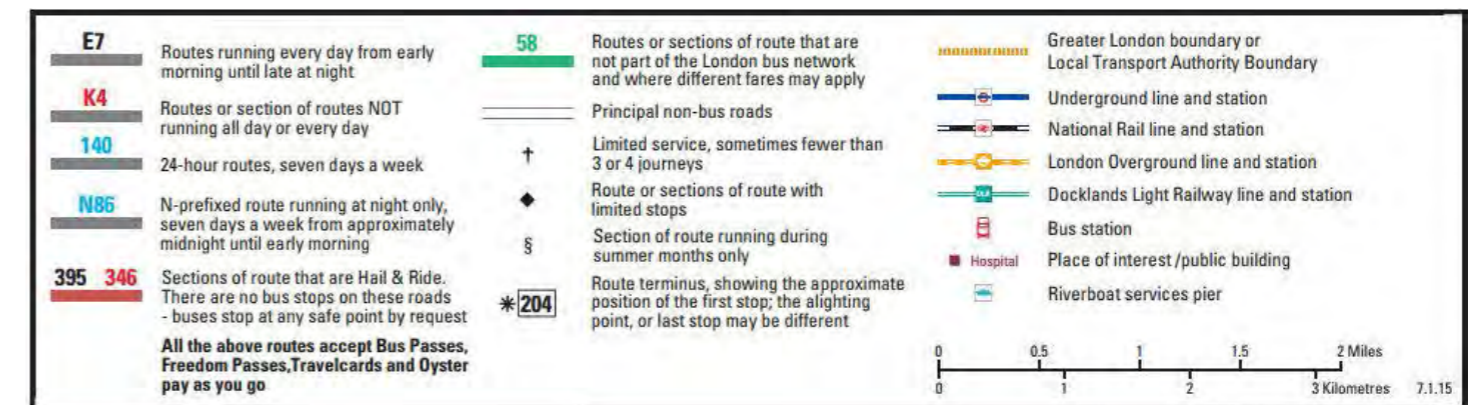
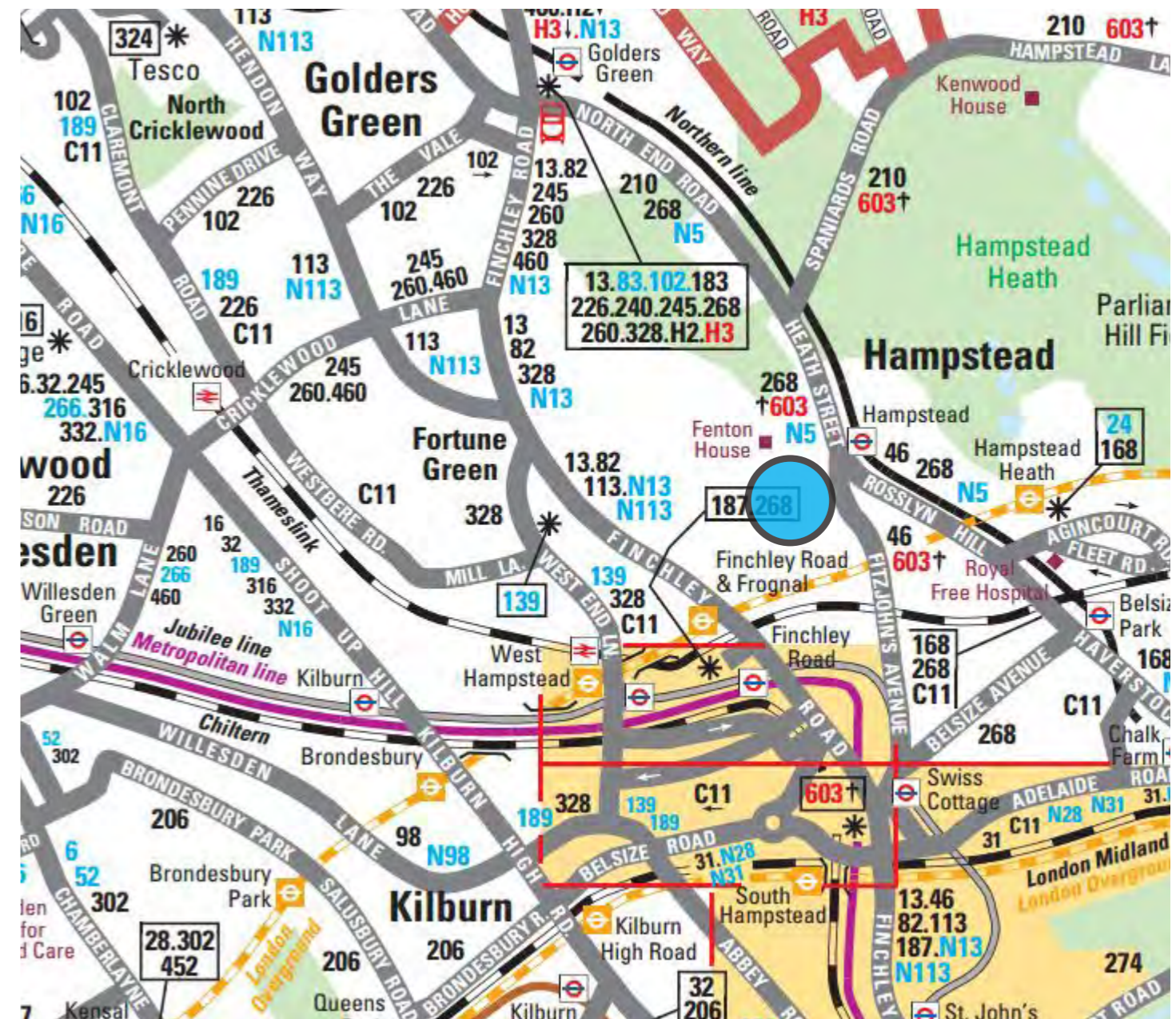
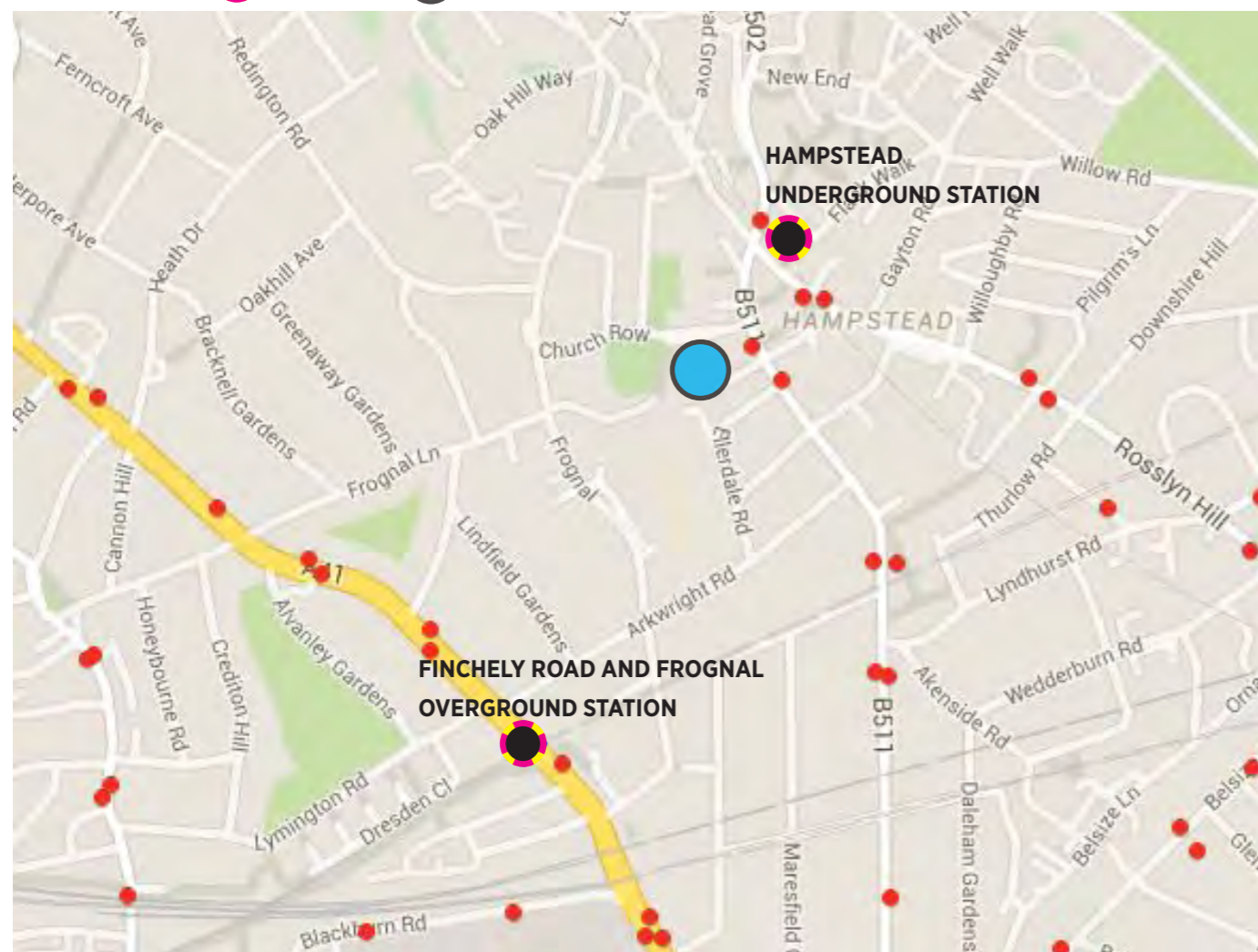
BUS STOPS

There are bus stops within a 1 minute walk of the property, for the 210 and 46 bus route. Hampstead Underground Station is a 3 minute walk and Finchley Road and Frognal overground is a 7 minute walk away.

VEHICULAR ACCESS

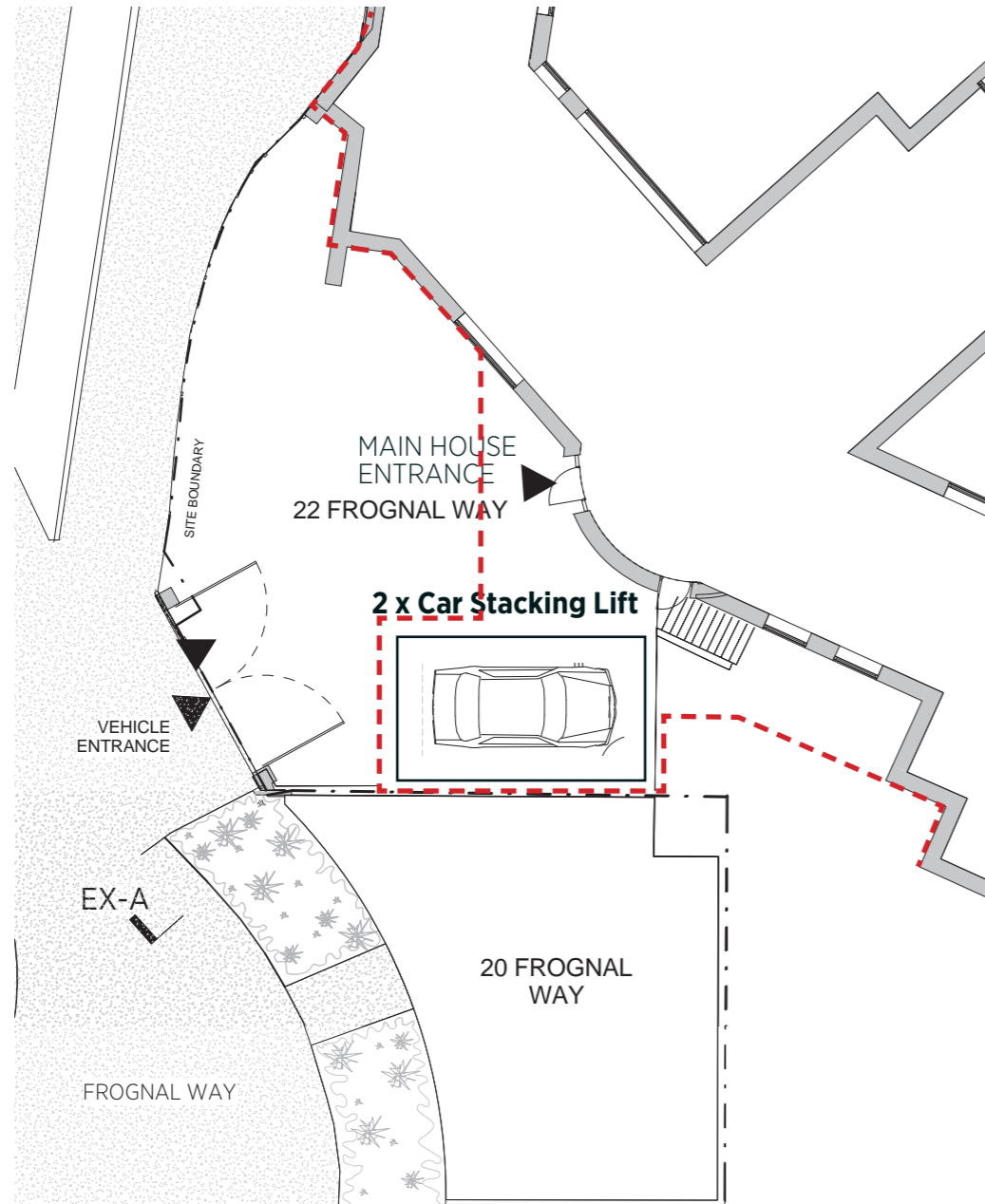
The proposals will not be altering the current traffic density or flow

- Bus stop
- Tube/Rail
- Site



**CONSENTED
VEHICLE PARKING AND CYCLE STORAGE**

The consented application (reference 2009/3168/P) included the provision of a car stacking lift to accommodate 2 cars.

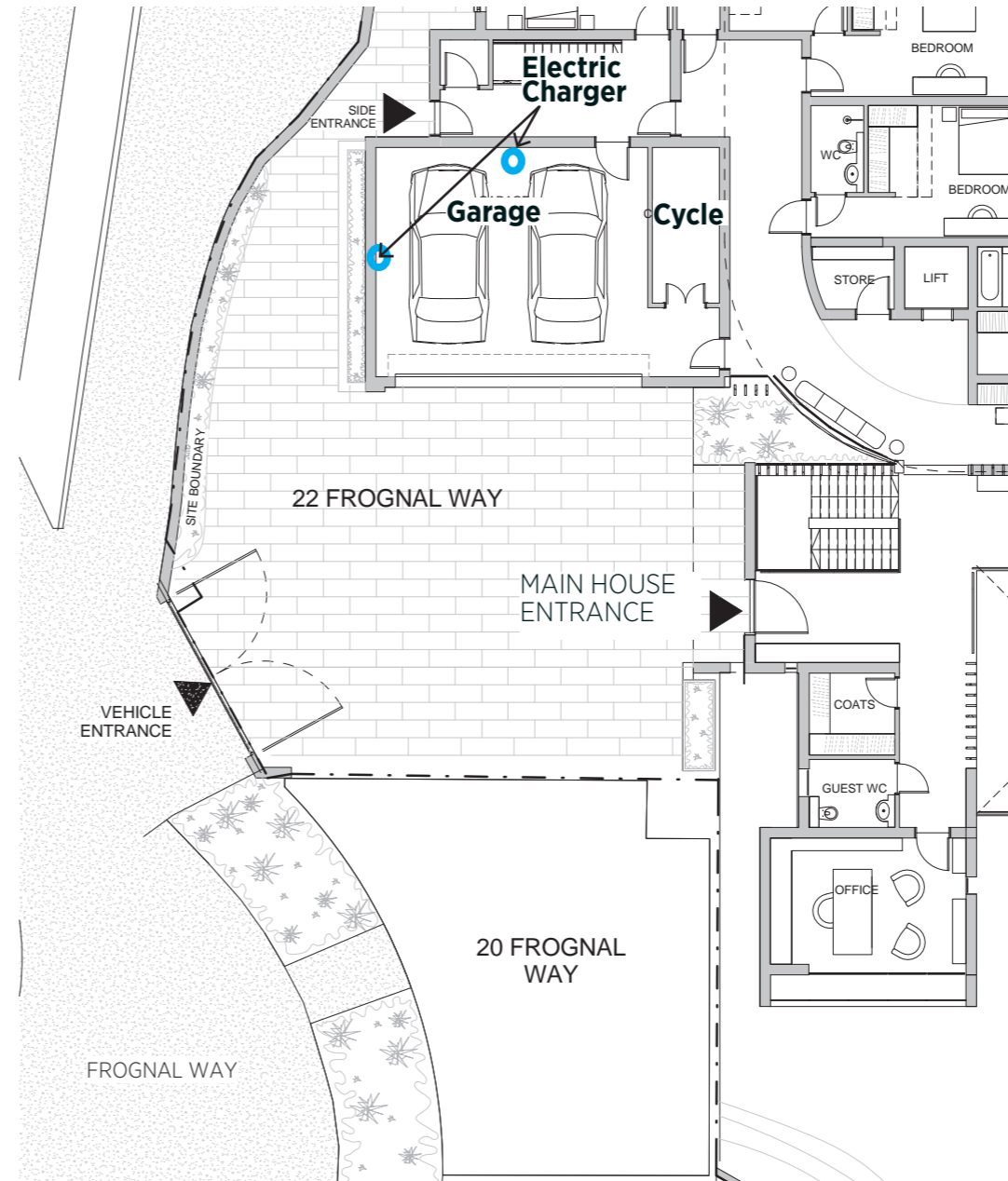


CONSENTED PLAN - SUMMARY

Bicycle Storage: 0
Car Parking Space: 2

**PROPOSED
VEHICLE PARKING AND CYCLE STORAGE**

The garage will accommodate two large vehicles both with ample wheelchair access. The garage also provides for 3 - 6 bicycle parking and storage.



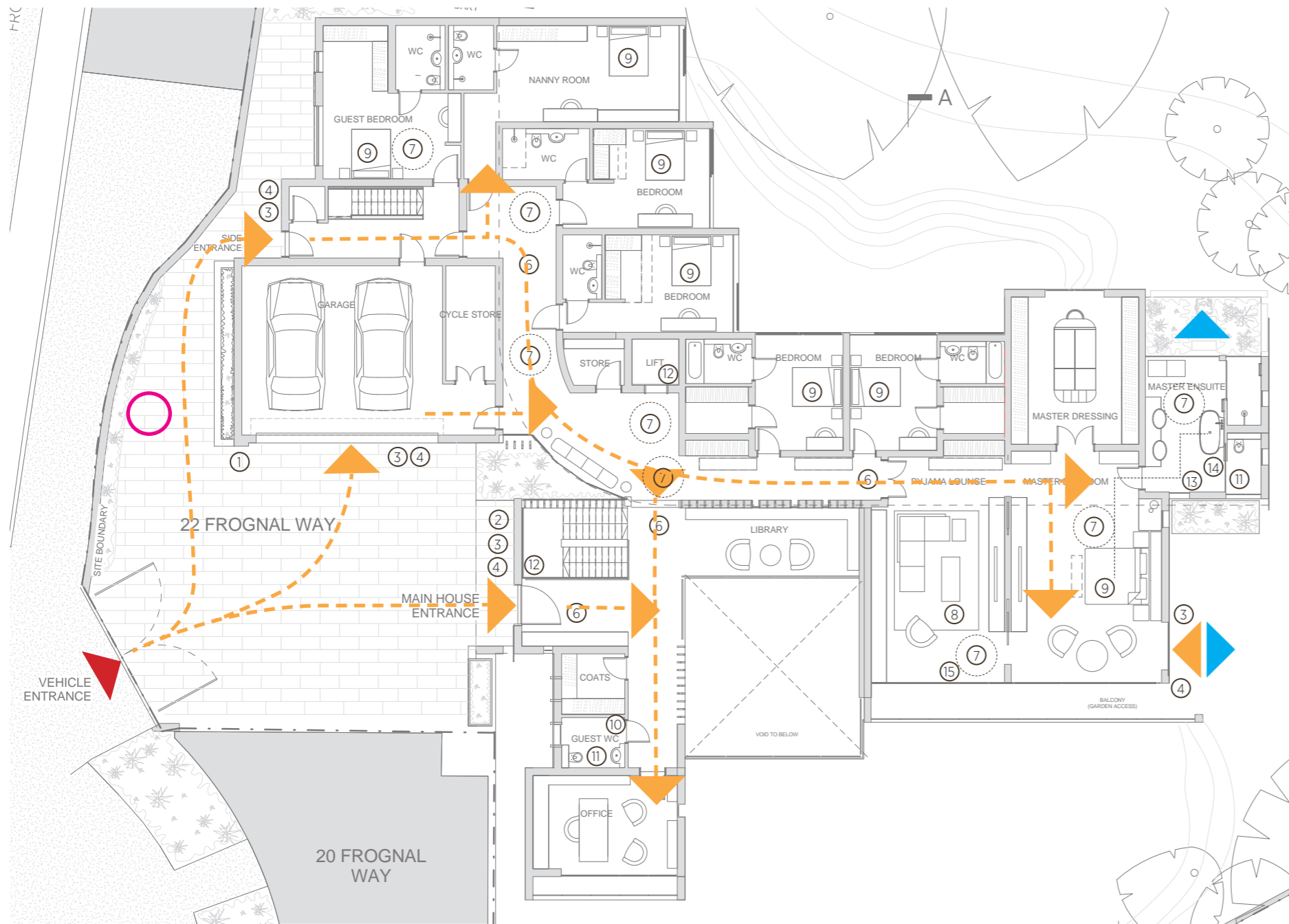
PROPOSED PLAN - SUMMARY

Bicycle Storage: 6
Car Parking Space: 2 including electric charging points





Meeting Lifetime Homes Standards

The below criteria have been applied to the new dwelling. The proposed scheme meets Lifetime Homes Standards, being fully accessible for disabled people both internally and externally. The proposal is generously planned and suitable for a wheelchair user. The allowance includes a wheelchair accessible lift to all floors located at the ground floor entrance.

	LIFETIME HOMES STANDARD	COMMENT	
1.	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width	Scheme fully compliant	A disabled parking space is provided. The space is able to enlarge to a width of 3300mm
2.	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	Scheme fully compliant	Less than 1:20 sloping from the closest parking location
3.	The approach to all entrances should be level or gently sloping	Scheme fully compliant	The main entrance is a level threshold.
4.	All entrances should be illuminated, have level access over the threshold and have a covered main entrance	Scheme fully compliant	The main entrance will be sufficiently illuminated and consideration will be given to its side location. There is a canopy to provide weather protection over the entrance.
5.	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible	Not Applicable	Single dwelling
6.	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level	Scheme fully compliant	All doors and corridors meet the required standards
7.	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	Scheme fully compliant	All rooms including dining and living areas have adequate wheelchair circulation space
8.	The living room should be at entrance level	Scheme fully compliant	The living room is on the entrance level
9.	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space	Scheme fully compliant	All bedrooms are located on the ground floor.
10.	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future	Scheme fully compliant	There are two WCs on entrance level that comply with Part M requirements and have space for future shower
11.	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Scheme fully compliant	All stud walls to be lined with plywood to accommodate fixings
12.	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	Scheme fully compliant	Through the floor lift is provided in the design.
13.	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	Scheme fully compliant	Bedroom has such a route
14.	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	Scheme fully compliant	Scheme fully compliant
15.	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate	Scheme fully compliant	Scheme fully compliant
16.	Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor)	Scheme fully compliant	Scheme fully compliant



UPPER GROUND (BEDROOM) FLOOR PLAN - LIFETIME HOMES COMPLIANT

-  Level threshold
-  Vehicle Entrance
-  Garden access
-  External refuse store

The scheme has taken full account of the relevant guidance in developing an inclusive access principle. The following documents have formed the basis for guidance:

- Lifetime Homes
- LBC Camden Planning Guide
- Building Regulations Part M2
- Camden Wheelchair Housing Design Brief 2013

RESIDENTIAL ENTRANCES AND EXITS

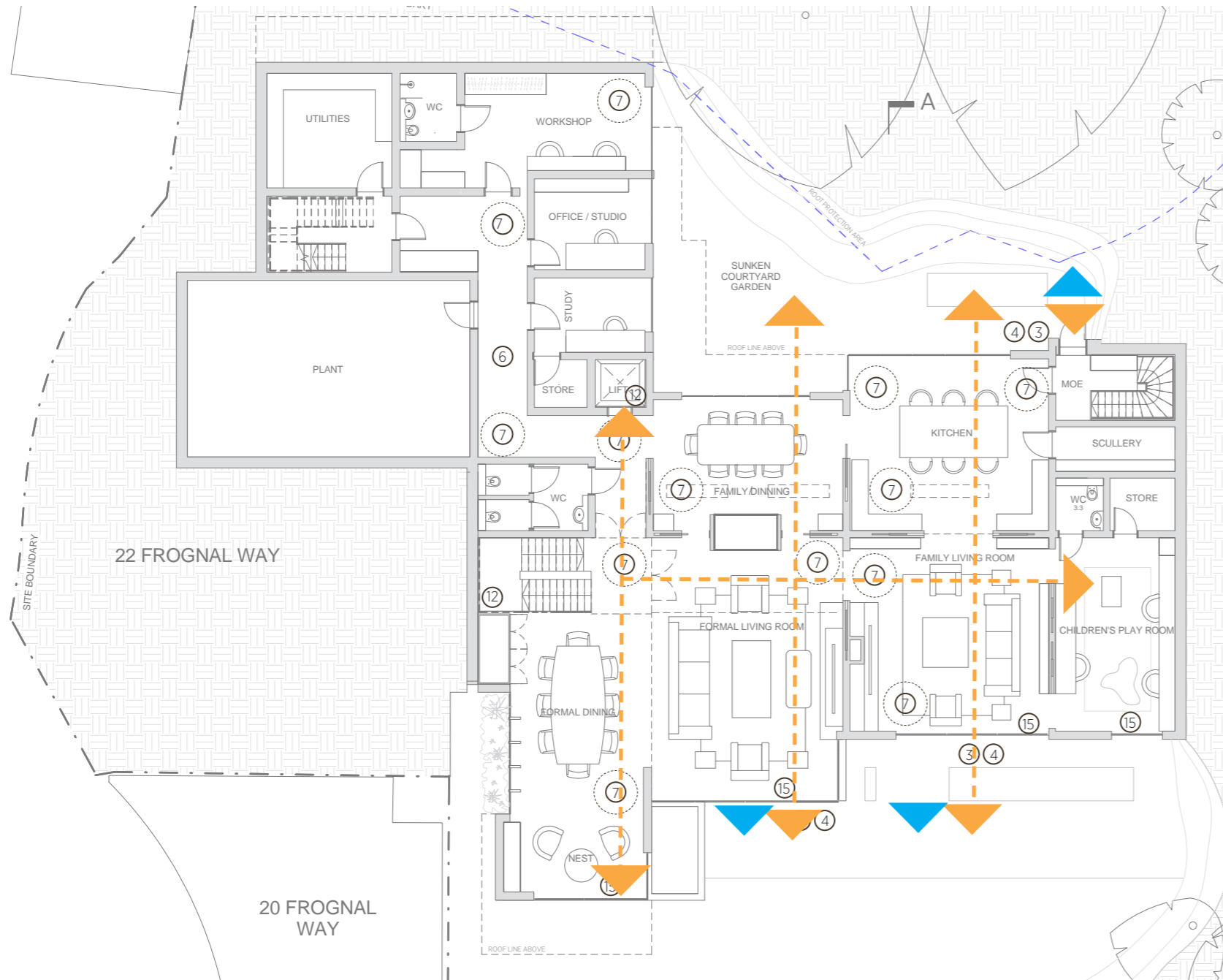
- All main entrances have level thresholds and have fully glazed doors with manifestations in line with guidance in part m.

LIFTS



- Entrance foyer has lift giving access to all levels
- Internal general circulation will meet the standards for wheelchair use
- Stairs will also meet Part M of the Building Regulations

INCLUSIVE DESIGN

Level access to the house has been provided. The rear garden to the house has level access and allows for wheelchair access. A disabled access toilet and shower room has been allowed for on the ground floor level of the duplex apartment.



LOWER GROUND FLOOR PLAN - LIFETIME HOMES COMPLIANT

-  Level threshold
-  Garden access

22 FROGNAL WAY

PLANNING APPLICATION DESIGN & ACCESS STATEMENT

EMERGENCY ACCESS

Access to the site for emergency vehicles is from Frogнал Way.

REFUSE COLLECTION / DELIVERY ACCESS

There is an area to the front of the property which has been designated for refuse storage, this is located behind the boundary wall and will be easily identifiable for collection. This store will have space for recycling and waste storage and is located to comply with Camden Councils refuse policies. The garage to the front of the property will also house refuse for the large dwelling and is in compliance with Camden Councils waste requirements. Day to day deliveries will be carried out from the front driveway.

CYCLE STORAGE

The garage will accommodate a cycle storage for 3 - 6 bicycles.

PEDESTRIAN ACCESS

The main entrance to the house has been retained as per the existing and is located facing Frogнал way. It is clearly distinguished. There is a single access point from the street with level access suitable for wheelchair users which leads up to the front of the building. The proposed works will have no impact on any public routes.