

# Flat 1 & 2, Ground Floor, 8 Eton Road, London NW3 4SS

Design Statement

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**Prepared for**  
**Client**  
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By:  
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## Site Description

The application property is a semi-detached period property in 5 levels; including lower ground floor garden flat, and loft level. 8 Eton Road currently has 7 self-contained units.

### Existing Accommodation Schedule

Level	No.	Type
Lower Ground Floor	Garden Flat	2-bed
Ground Floor	Flat 1	Studio
	Flat 2	Studio
First Floor	Flat 3	Studio
	Flat 4 (Duplex, 1/F & 2/F)	2-bed
Second Floor	Flat 5	Studio
Third Floor (loft)	Flat 6 (loft space across no. 7 & no.8)	1-bed

- The application building is within Eton Conservation Area, but not a listed building.
- There is no protected tree on site.

The existing area of the site is approx. 427 sqm.

Flat 1 – 26.8 sqm G.I.A.; at the time of visit, the studio was vacant for the period of changing over to the new tenant.



Flat 2 – 37.2 sqm G.I.A.; at the time of visit, the condition of the studio was poor.



## Proposal

This application seeks to amalgamate two existing studio flats – Flat 1 & Flat 2 into a 2-bed/4person flat at the ground floor level.

- The proposal will only require having internal alteration to create this new 2-bed/4person flat which will be complied with London Plan Standard Requirement.
- There is no change to the elevations of the building; and no alteration works to any other levels of the building.

The proposal has also been designed to comply with the **Lifetime Homes Standard**.

1. Car Parking – parking on the street.
2. Level access of Car Parking – N/A.
3. **Approach to main entrance** – The top and bottom level landings are not less than 1.2 metres; as existing.
4. **Main Entrance as existing**
  - a) Low-level lighting will be provided for the entrance and approach; in addition, there is a street light nearby the building.
  - b) Have level access over the threshold
  - c) Have effective clear opening widths (not less than 800mm) and more than 300mm nibs.
  - d) Weather protection – cover over the main entrance
  - e) Have a level external landing – not less than 1200mm.
5. **Stairs** – N/A to this ground floor flat
6. **Internal Doorways and Hallways** – All doors and corridors comply with the standard.

### Doorway widths within dwellings

*Internal dwelling doors* should be in accordance with the table below:

<b>Internal dwelling doors</b>	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	750
At right angles to a hallway / landing at least 1200mm wide	750
At right angles to a corridor / landing at least 1050mm wide	775
At right angles to a corridor / landing less than 1050mm wide (min. width 900mm)	900

These clear width requirements apply to any doorway where movement through the doorway is intended. They do not apply to storage/cupboard doors unless the storage/cupboard is 'walk in'.

### 7. Circulation Space

The minimum basic circulation spaces required, as detailed below, are not intended to match the equivalent space requirements within dwellings to wheelchair housing, or wheelchair adaptable standards.

### WC compartments and bathrooms

Functional spaces requirements for bathrooms are detailed in Criteria 10 and 14.

## **Hallways and landings within dwellings**

Circulation widths and spaces for hallways and landings within dwellings are detailed in Criterion 6.

## **Living rooms/areas and dining rooms/areas**

Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.

Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.

## **Bedrooms**

The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed. Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g. to approach the window as required by Criterion 15), a clear width of 750mm should also be provided at the foot of the bed.

8. Entrance level living space
9. Entrance level Bedspace
10. Entrance Level WC & Shower Drainage – Both shower and bathroom have been designed to comply with the below: -

### **A WC at the bathroom with:**

- A centre line between 400mm – 500mm from an adjacent wall.
- A flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall.
- An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line.
- A basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.

### **A basin at the bathroom with:**

A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin – whether that be a pedestal, trap, duct or housing. This zone will normally overlap with the WC's approach zone as detailed.

### **Floor drainage for an accessible floor level shower with:**

A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy installation of a laid-to-fall floor surface in the future.

Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required for efficient drainage of the floor area. Crossfalls should be minimised.

The floor drain should be located as far away from the doorway as practicable.

11. Bathroom and WC Walls – All walls in all bathrooms and WCs will be capable of taking adaptations such as handrails. Wall reinforcements will be (where required) located between 300mm and 1500mm from the floor.
12. Potential for future fitting of hoists and bedroom/bathroom relationship – All flats have been designed to allow a reasonable and simple route for a potential hoist from a main bedroom to the bathroom.
13. Bathroom Layout – All bathrooms have been designed to incorporate ease of access to the bath, WC and wash basin.

### **A WC with:**

- As stated in criterion 10

**A basin with:**

- As stated in criterion 10

**A bath with:**

- There should be a clear zone alongside the bath, at least 1100mm long and 700mm wide. This zone will normally overlap with the approach zone to the WC and/or the approach zone to the basin
- Where a bath is provided with capped drainage for an accessible floor level shower beneath it, potential for a clear 1500mm diameter circular

14. Glazing and window handle heights – Windows in the principal living space, should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.
15. Location of service controls – Switches, sockets, ventilation and service controls will be installed to comply with the latest building regulations, at a height usable by all (between 450mm and 1200mm from the floor), and at least 300mm away from any internal room corner.