

Planning Submission - Design & Access Statement

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Project:

Flat 2, 62 Regents Park Road, London, NW1 7SX.

CONFIDENTIAL

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Design Proposal:

Jenny & Imre Lake have resided at Flat 2, 62 Regents Park Road for 28 years. Imre Lake is now 84 years old, he is a registered disabled blue badge holder and is a disabled person as defined by Section 100 of the Housing Grants Construction & Regeneration Act 1996. The adaptation is for the purposes specified in Section 23 (1) of the above Act and qualifies for a mandatory Disabled Facilities Grant.

Imre Lake's mobility is significantly impaired and finds stairs extremely difficult to negotiate. This condition is irreversible. He was assessed by Camden Council Occupational Therapist Tariz Karmali on 13th June 2019, who recommended an outdoor stair lift or provision of a wheelchair platform stair lift, to enable Imre Lake to continue to remain at 62 Regents Park Road. The occupational therapist deemed Imre eligible for the stair or platform lift adaptation to their home, which is essential to help him to live as independently as possible. This is in accordance with the Care Act 2014 and the London Boroughs criteria for provision of adaptations.

62 Regents Park Road is not listed, but it is within the Primrose Hill Conservation Area within the London Borough of Camden. The proposals therefore need to be handled carefully. The entry stairs and hard standing area to the front of 62 Regents Park Road are significantly concealed from public view behind the front wall and vegetation to the front boundary.

By locating the chair lift to the right hand side, using a product with similar colouring to the stone steps and render, the chair lift should be a subtle addition to the front of the building and should cause very minimal harm to the conservation area. Beyond the boundary the chair should be significantly concealed from view by the rendered boundary wall with no.60. The chair lift is proposed over a platform lift because it is a more subtle response, given the conservation area location, when compared with a wheelchair platform lift. The chair lift rail is mounted on the steps with no structural alteration required, and in front of the railings to remove any need to modify metalwork.

Without the provision of a stair lift or platform lift at the front of the building, Imre Lake would be unable to independantly enter and exit the building safely, due to his difficulty negotiating the entry stairs, and would force him to have to vacate his home of 28 years. This proposal is therefore an essential provision.

Building Planning History:

2015/1365/T	62 Regent's Park Road London, NW1 7SX.	REAR GARDEN: 1 x Purple Leaf Plum - Reduce to previous points. Final decision dated 08/04/2015. No Objection to Works to Tree(s) in CA
2010/1397/P	62 Regent's Park Road, London, NW1 7SX.	Additions and alterations to an existing roof extension to 3rd/4th floor flat (Class C3) Final decision dated 24/03/2010 - Granted.
2007/1614/T	62 Regent's Park Road, London, NW1 7SX.	REAR GARDEN, ALONG REAR BOUNDARY: 1 x Robinia - Fell and grub out. Replant with a Judas Tree or similar. 1x Purple Plum - Crown thin by 30%. Crown reduce by 20%. Final decision dated 05/04/2007 No Objection to Works to Tree(s) in CA.
2854	60 and 62 Regent's Park Road, Camden.	The erection of three dwelling houses on the site at the rear of 60 and 62 Regent's Park Road, Camden, with frontages to Kingatown Street. Final decision dated 16/11/1966 - Conditional.
TP31878/24185:	62 Regent's Park Road, St. Pancras,	The erection of a single-storey dwelling at the rear of No. 62 Regent's Park Road, St. Pancras. Final decision dated 07/03/1959 - Conditional.
31878/49/9435/NW:	62 Regent's Park Road, St, Pancras,	The use of the ground and first floor maisonette and the second floor flat at No.62, Regent's Park Road, for office purpose. Appeal decided on 29/03/1956 - Refusal.

Access Statement:

These proposals are designed to improve resident access to the upper ground floor, where flat 2 is sited. The chair lift has been proposed to the right hand side - when viewing the building from the road - to position it out of the main flow of movement of the staircase. The stair lift has a rotating chair at the top of the staircase to allow safe transition from the chair lift to a wheel chair. This will allow Imre Lake to continue to reside at 62 Regent's Park Road for the future, without the mobility issues he has forcing him to vacate him home of 28 years.



Manufacturer's image of external chair lift.

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