



23rd February 2022

Camden Council
Planning and Building Development

To whom it may concern

New End, Hampstead: Planning Condition Statement M4(2)

I am an inclusive design and NRAC accredited access consultant and have been working with the design team at Dominic McKenzie Architects to help ensure that the proposed design scheme for the new dwelling named New End, complies with the legal requirements of Part M access to and use of buildings, Category 2 – accessible and adaptable dwellings.

The site is extremely challenging with a steeply sloping compact plot incorporating an overall rise in excess of 2metres and is located in the historic conservation area of Hampstead Village.

Dominic McKenzie Architects has created a well-considered, architecturally sympathetic solution to the surrounding historic environment by designing a dwelling which is also accessible to some wheelchair users, by providing step free access at ground floor level.

Step free access from the car port to the private entrance door is via a short travel distance along Flask Walk. Alternatively, there is direct internal stepped access between the car port and the entrance storey ground floor which is accessible for some ambulant disabled people who may find walking via Flask Walk difficult. These steps are also capable of being adapted in the future to allow for the installation of a domestic stairlift, if required.

The ground floor entrance storey provides for accessible sanitary accommodation incorporating a WC, basin and bath with infrastructure provision installed for a potential level access shower. The entrance storey provides step free access via a ramp with a maximum gradient of 1:12.6 to a double bedroom (Bedroom 2) and a large reception room. As the dwelling is set out over four storeys, it is considered reasonable that the double bedroom (as an alternative to the principal bedroom) is located on the same floor as the accessible bathroom.

Judi Watkinson Inclusive Design & Access Consultant, 18 Margaret Street, Brighton BN2 1TS
t: 01273 472661 e: judi@designandaccess.co.uk w: designandaccess.co.uk

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The upper ground floor is accessed from the entrance storey (ground floor) via a straight staircase with a minimum clear width of 900mm. These steps are also capable of being adapted in the future to allow for the installation of a domestic stairlift, if required.

The upper ground floor incorporates a large kitchen / dining space with generous circulation for wheelchair access. An additional dining area and sitting room are accessed via steps. If necessary, domestic stairlifts could be installed in the future.

The steeply sloping garden to the north of the dwelling will be landscaped to provide a level access area which will be wheelchair accessible. Level access will be provided between the gate leading to the pavement at New End and between the exterior door leading to the car port and internal steps into the entrance storey of the dwelling.

Taking the challenges of the steeply sloping compact plot into account and the historic conservation context, I am satisfied that the design proposals make 'reasonable provision' for people to;

- a. Gain access to; and
- b. Use, the dwelling and its facilities

I am satisfied that the design proposals meet the needs of occupants with differing needs, including some older or disabled people; and that the design of the dwelling will allow for the dwelling to meet the changing needs of occupants over time.

I fully support the architectural design proposals following a design review issued to Dominic McKenzie Architects on 23rd February 2022 and would like to commend the proposals for approval by Camden Council.

Judi Watkinson MCSD NRAC Consultant

Member of the Chartered Society of Designers
National Register of Access Consultants Accredited

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