



12 ELDON GROVE, NW3

DESIGN & ACCESS
STATEMENT

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1.0



INTRODUCTION

1.1 THE PROPOSAL

This document is submitted as part of the planning application for the development of the double plot at No. 12 Eldon Grove.

The development site is currently occupied by a single detached two-storey residential dwelling which has a very large garden extending to the rear and side, and a detached garage at the site boundary with no.14. The proposals are for a refurbishment of No.12 to suit modern lifestyles which includes part retention of existing facades and a rear extension.

The development site sits within the Fitzjohns Netherhall Conservation Area of Camden and the Hampstead Neighbourhood Plan Area. The existing building is not listed but makes a positive contribution to the conservation area.

The house was the childhood home and current resident of our client, and the plan is for him to retain the refurbished and extended property as his family home.

1.2 SUPPORTING DOCUMENTS

Existing & Proposed Drawings

Planning Statement

Basement Impact Assessment

Heritage Statement & Townscape Assessment

Sunlight/ Daylight Report

1.3 DESIGN TEAM

Client - James Vogl

Architects - KSR Architects

Planning Consultants - SM Planning

Heritage - Gareth Jones Heritage Planning

Civil/ Structural Engineers - Byrne Looby

Daylight & Sunlight - Anstey Horne & Co

Arboriculturalist - Tretec Ltd



Aerial Photograph

2.0

SITE ANALYSIS

2.1 SITE CONTEXT: CONSERVATION AREA

The site falls within the Fitzjohns Netherhall Conservation Area and within the area covered by the Hampstead Neighbourhood Plan. A detailed description of the conservation area is provided in the Heritage Statement.

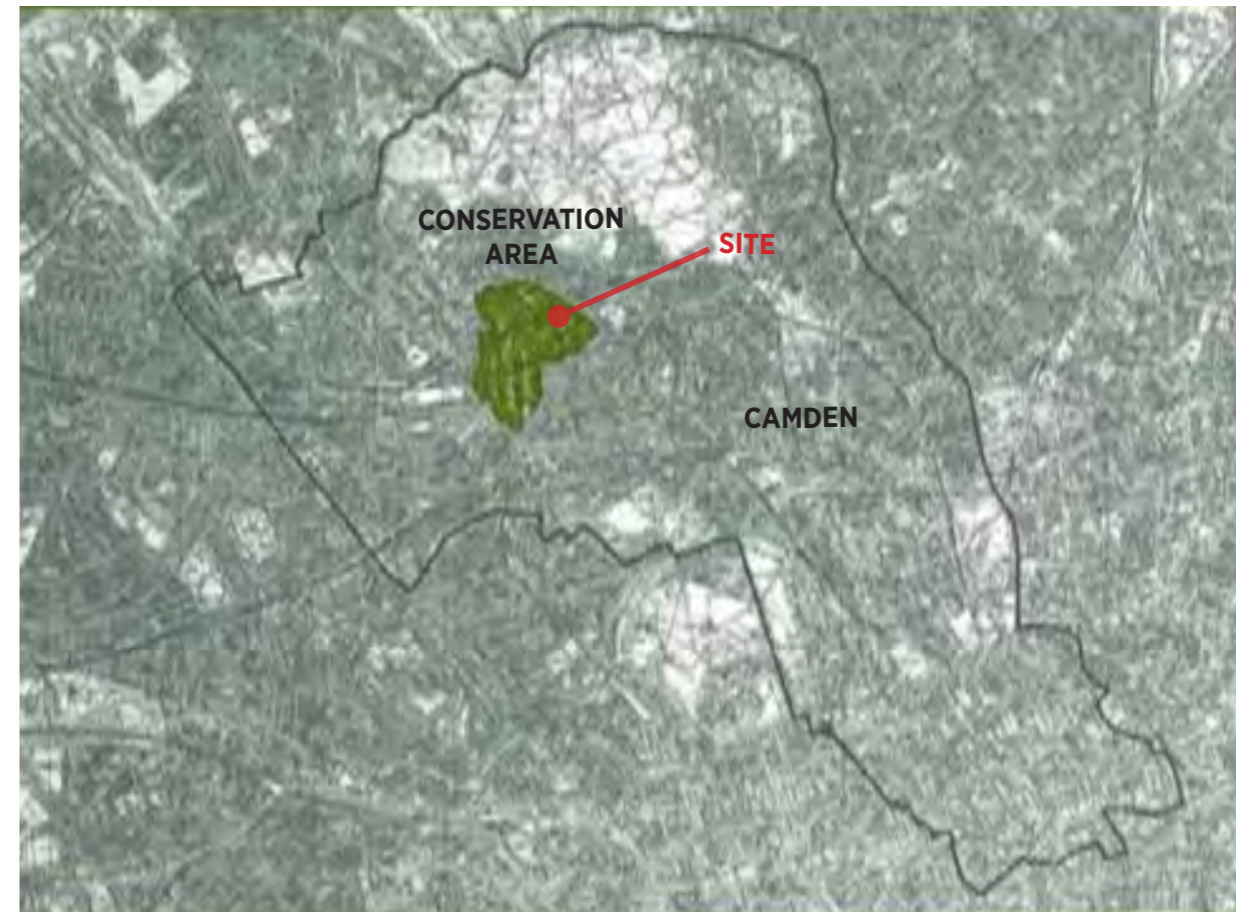
The conservation area sits on the southern slopes of Hampstead between Rossllyn Hill and Finchley Road, slightly below the sandy hills of the village and Heath.

Within a framework of broadly similar building types, there is a mixture of architectural styles. The range of detail includes: fine rubbed brickwork, terracotta enrichments, stained glass, fine wrought iron work, Tudor-style chimney stacks, extensive tiling and tile hanging, stone mullions to windows, bay windows, large studio windows for artists, well-detailed front walls, gate piers, decorative tiled front paths, doorways in large porches, elevated ground floors.

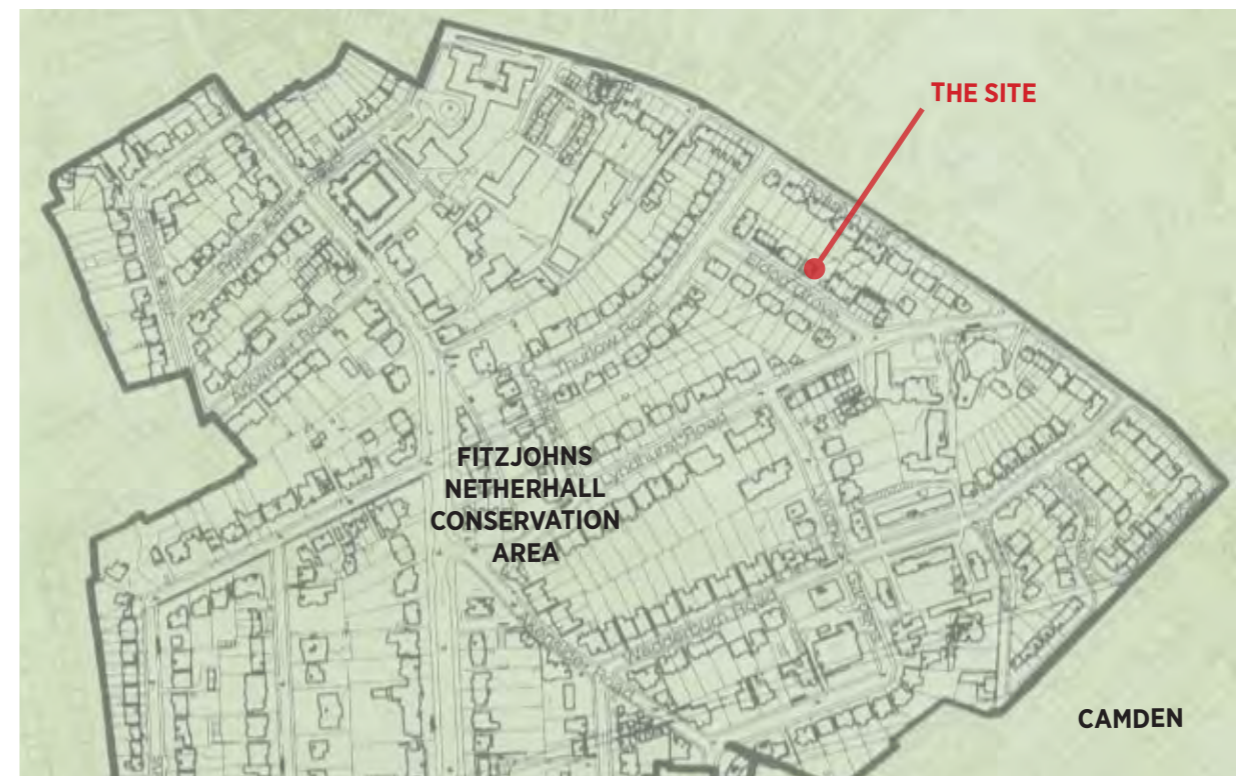
Overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road.

Within the conservation area, the property falls within the Sub-Area Two Rossllyn.

The street layout in the sub-area has a smaller and more intimate character, with gentler gradients, and the architecture ranges from the earlier periods of the 1860s to the 1880s.



London Borough of Camden and location of the Conservation Area



Fitzjohns Netherhall Conservation Area

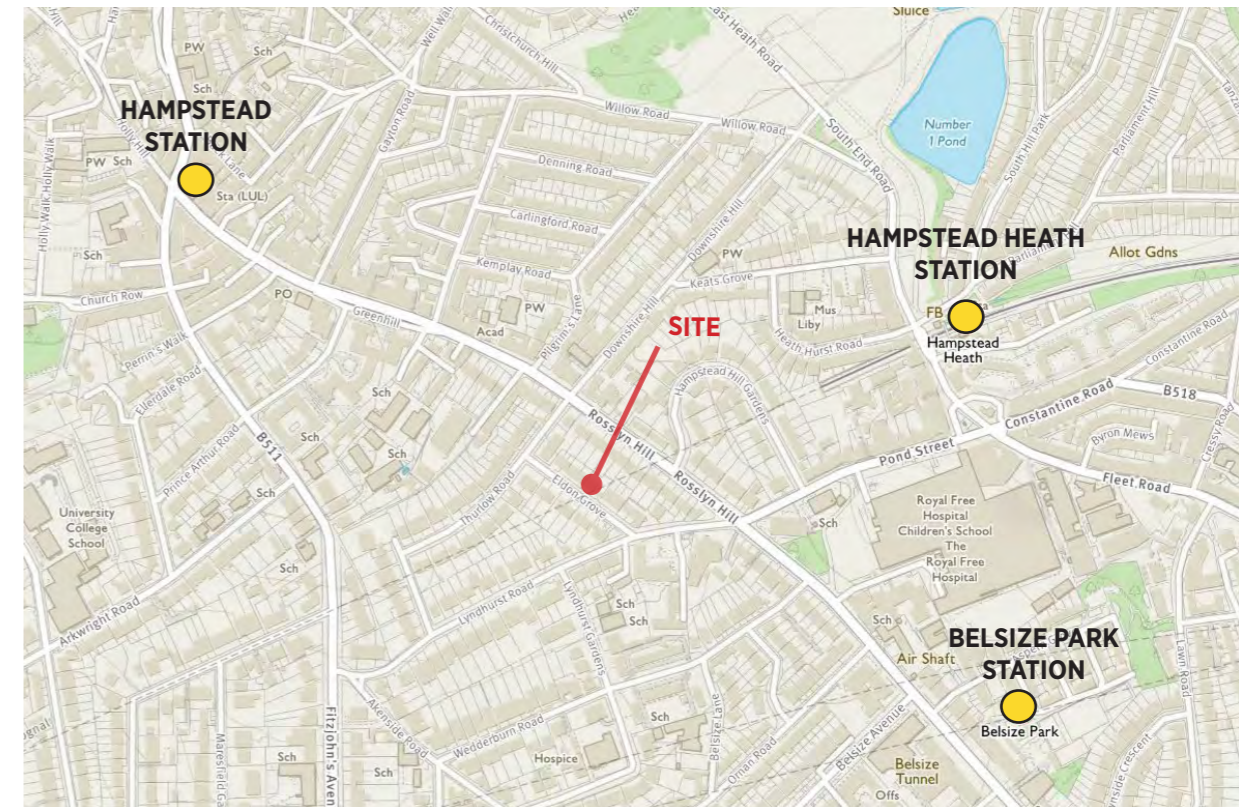
2.2 ELDON GROVE AND SURROUNDINGS

Eldon Grove is a short residential road, numbered sequentially, with a wide variety of architectural styles as illustrated in 2.3.

Opposite the site, on the west side, are three storey semi-detached villas (Nos.2-7) built in the 1860s, with raised ground floors and front porticoes, rusticated stucco at ground and semi-basement and sash windows. The southern end of the road is marked by post war five storey apartment block Eldon Court, whilst at the northern end Nos 8-9 has a Gothic style, but with gables and dormers.

On the east side the northern end has a modern development of three 3-storey townhouses (nos.10B, 10C and 10D) and a single storey rendered infill (no.10A). Immediately adjacent to the site Nos 10 and 11 are similar in style to the semi-detached villas on the opposite side, while Nos 14-16 is a terrace of 1880s red brick two-storey properties, that relate in design to properties adjacent streets. They have gables with barge boards, recessed entrances, double height bays (square and curved) and casement windows. The southern end of Eldon Grove is marked by an eclectic modern development, Tower Close, at nos.18 to 22.

No.12 Eldon Grove is noted as a positive contributor within the Conservation Area and adds to the varied and interesting mix of historic architectural styles which cover early/ mid-Victorian to modern architectural styles from the 1960s and later 20th century. Unique within the street, it is a double plot including a large garden to the south.

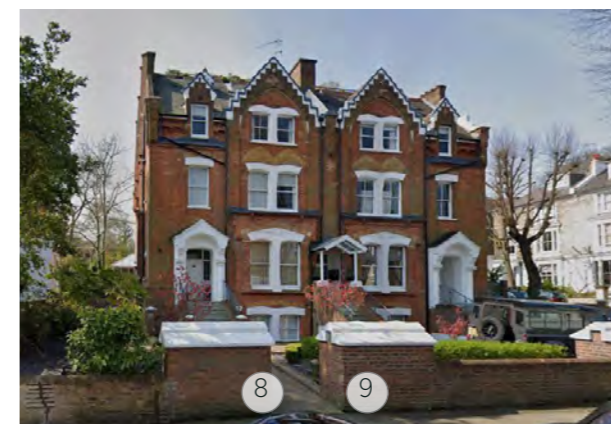
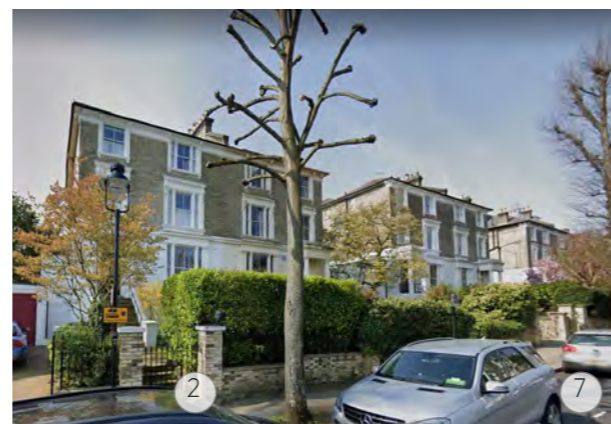


Site Surroundings



Eldon Grove

2.3 SURROUNDING BUILDINGS



2.4 AERIAL PHOTOGRAPHS



Front Aerial View



Rear Aerial View

2.5 SITE PHOTOGRAPHS - EXISTING HOUSE



View 3 - Rear garden



View 2 - Front of No.12



View 1 - Front of No.12 Garage



View 4 - Rear



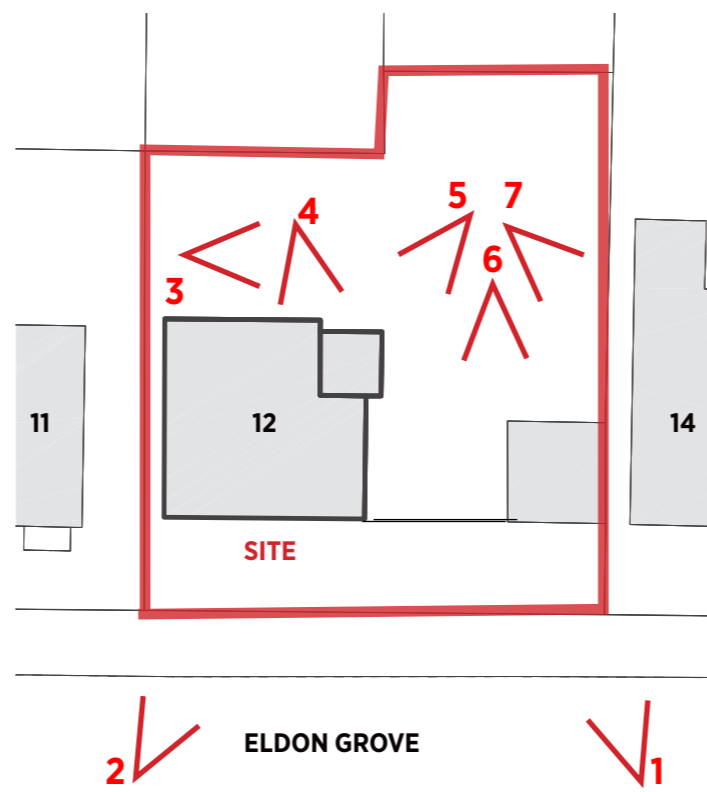
View 5 - Rear with conservatory



View 6 - Rear Garden with Garage (centre)



View 7 - Rear Garden with No.14



Key plan

2.6 EXISTING BUILDING

See the Heritage Statement for a detailed description.

No. 12 Eldon Grove is typical of its period (1920s) and retains much of its original character. The house stands on an unusually wide double plot which allows views across the tree filled gardens belonging to houses in adjacent street.

No.12 is two storeys lower than no.11 to the north which is three large storeys high and has a raised ground floor. No.12 reads as being of significantly more modest scale despite being within such a large plot.

The existing building adds to the varied and interesting mix of historic architectural styles which cover early to mid-Victorian to modern architectural styles from the 1960's and the later 20th century. This varied character is considered to be of value to the Conservation Area.

The main elevation presents a simple red brick facade, with metal framed casement windows with leaded lights. The main entrance is slightly off-centre and signified by a double column porch with an expressed bay incorporating a heavily detailed and slightly incongruous projecting bay window. The roof is also asymmetrical being a pitched clay tile roof with projecting splayed eaves broken by the feature bay. First floor level is expressed with creasing tiles and brick soldier course. The heavily detailed chimney on the southern elevation is the most prominent element of this rather anonymous building within the streetscape.

The rear elevation is similar in terms of material and windows detailing, but it is more fragmented and disorganised. An untidy, poorly detailed conservatory fills in the southeastern corner and is given more prominence than it deserves. A second identical chimney faces the rear garden and is clearly expressed providing the strongest feature on this facade.

A single storey garage structure is located on the southern boundary and linked to the main house by a tall enclosing brick wall. As is typical of the area, the front boundary is defined by a lower street wall with expressed piers.



Existing Front Elevation



Existing Rear Elevation

3.0

**PLANNING
PRECEDENTS**



Tercelet Terrace



6A & 6B Nutley Terrace



69 Avenue Road



22 Frognal Way



38/40 Avenue Road



61 Avenue Road

3.1 KSR ARCHITECTS IN CAMDEN

KSR Architects is a well established award winning practice based in Camden Town, with a proven track record of working in the borough.

We were the architects responsible for the design and delivery of nos. 38 and 40 Avenue Road, as well as having achieved planning permissions for the redevelopment of nos 36, 50, 61, 73-75 and 79 Avenue Road.

Further experience in Camden includes Tercelet Terrace, a modern development of 5 houses in a Conservation Area which won a Camden Design Award.

Currently on site are 6A and 6B Nutley Terrace, a pair of substantial new build houses in the Fitzjohn Netherhall Conservation Area as well as 29 New End, a modern development of 17 luxury apartments and 22 Frognal Way, a highly contemporary private house, both in the Hampstead Conservation Area.

3.2 NO.50 AVENUE ROAD

Planning Permission was granted in 2014 for redevelopment behind retained facades for this site in the Elsworthy Conservation Area of Camden. The proposals include the creation of a basement and extension of the building to the rear where a large garden can accommodate the additional built form.

Reconstruction of a large part of the house allowed access and sustainability to be better addressed within the building.



Existing Street Elevation



Permitted Street Elevation

3.3 NO.69 AVENUE ROAD

The development of this house comprises two parts - a retained main house with rear extension and a contemporary new-build side wing extending into the garden. A new basement extends beneath the main house, the extensions and part of the large garden. These proposals included the full refurbishment of the house whilst retaining its original charm and interest.

The building is not listed but sits immediately between the Elsworthy and St John's Wood Conservation Areas of Camden and is a current planning application.



Proposed Street Frontage



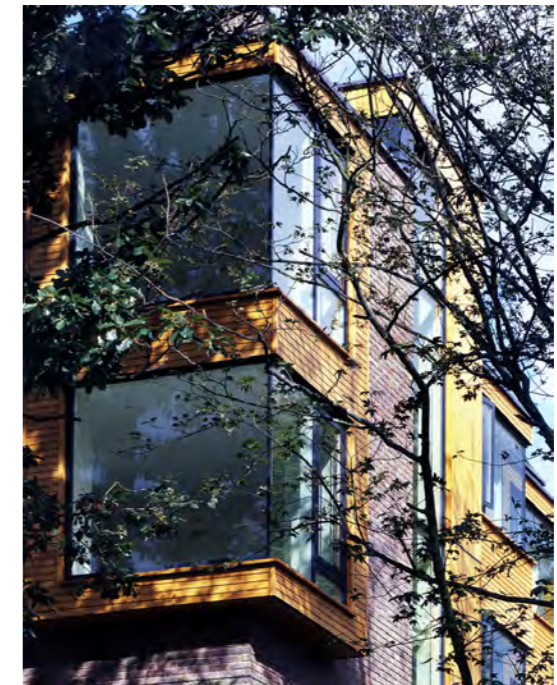
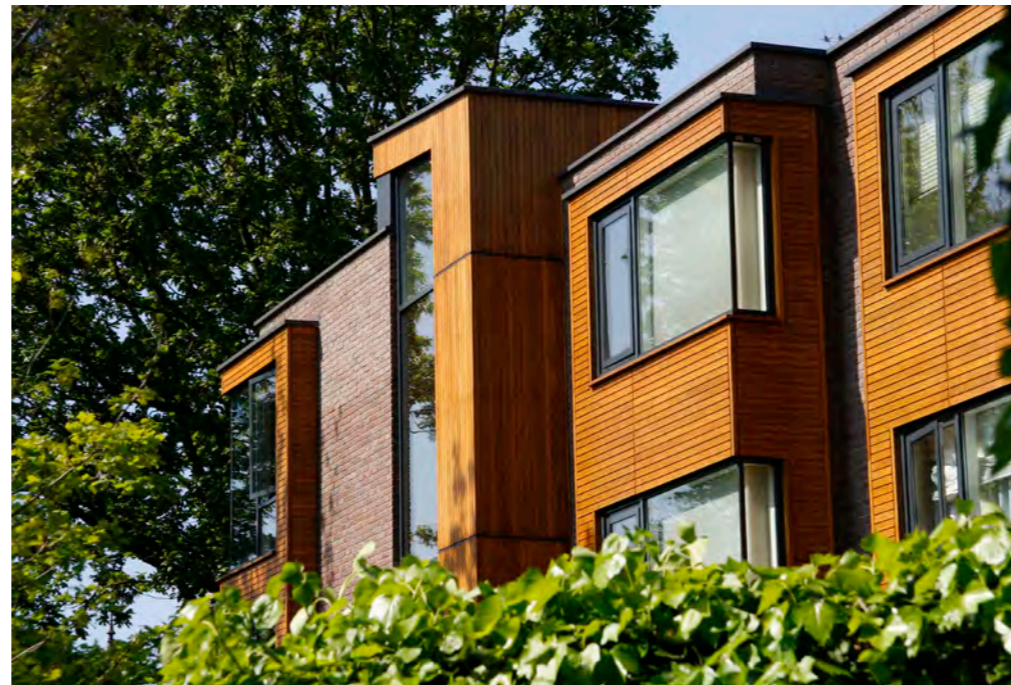
Proposed Rear Elevation

3.4 TERCELET TERRACE, OAK HILL PARK

This housing development won a Camden Design Award in 2006 despite being a modern development in a conservation area. The development was praised as a 'great example of non-pastiche architecture. Contemporary infill terrace housing, engendering clear references and associations to its historic context.'

The terrace was carefully designed to respect its setting, with the composition of form and materials promoting a synergy with the landscape. The strong vertical orientation of the stairs and the slot windows pick up the silhouette of the tree trunks and branches.

This development clearly illustrates KSR's skill in creating a modern form that sits comfortably within a sensitive setting.



3.5 LOCAL PRECEDENTS

There are plenty of examples in the immediate area of high quality, contemporary modifications and extensions to traditional houses. The photographs included here are as follows:

1 - 12 (& 13) Thurlow Road: Designed by KSR

2, 3, 4 - 22 Thurlow Road

5 - 30A Thurlow Road

6 - 22 Lyndhurst Road

7 - 7 Arkwright Road



1



2



3



4



5



6



7

4.0



CONSULTATIONS

4.1 PLANNING BACKGROUND PRE KSR

Prior to KSR’s involvement with the development, two pre apps had been made to Camden Planning Department during 2018 and 2019.

The first pre-app (ref 2018/5287/PRE) was described as follows; “The proposed redevelopment would provide a pair of semi-detached properties with a design to match the Victorian houses to the north (10 & 11 Eldon Grove) with raised ground floors and front porticoes, rusticated stucco at ground and semi-basement, sash windows and central windows with three lights.”

The second pre-app (ref. 2019/3297/PRE) heeded the previous advice to retain No 12 with alterations and included a new build on the site of no 13.

4.2 PLANNING APPLICATION: REF 2021/0143/P

KSR developed proposals for the site based upon the feedback from the previous pre apps, and planning application ref. 2021/0143/P was submitted comprising redevelopment behind retained facades to no.12 including a basement level and new roof, and a new 3 storey building on the vacant site of no.13. This application was considered under delegated powers and was refused.

The consultation feedback and reasons for refusal are set out in the chart below along with KSR’s response to the comments and how the current proposals address these.

NEIGHBOUR RESPONSES	KSR RESPONSE
3no Objections Received	
<i>Design/ scale:</i> Scale too large, out of character with the street	The existing house is significantly smaller than its immediate neighbours and lacks presence on the street. The new contemporary house on the site of No.13 has been omitted therefore overall scale is generally as existing
<i>Loss of light/ Outlook:</i> Impact on no.14	The missing house results in unusually high levels of natural light and unrestricted views. It would be reasonable to expect a building in this location however the current proposals remove the development of the site at no.13.
<i>Parking:</i> Contrary to car free development, increased on street parking problems	Current proposals do not affect the current arrangement
<i>Basement:</i> Concern about subsidence/ damage/ railway tunnel	Basement Impact Assessment deals with these matters
<i>Biodiversity:</i> Loss of green space	The missing house results in an unusually large garden, significantly larger than other houses on the street. All other houses have a rear garden only, rather than open space on the side.

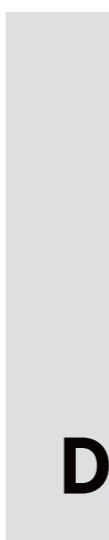
NEIGHBOUR RESPONSES	KSR RESPONSE
<i>Construction:</i> Concern about disruption and construction traffic/ noise/ pollution	Basement Impact Assessment deals with these matters. A well managed site will not cause these issues. It is noted that the proposed development constitutes minor development for the purposes of planning and the property is easily accessible with a wide frontage and ample space for construction. The proposed development would not therefore result in undue amenity impact as a result of construction activity but in any case, should it be considered necessary, the submission and approval of a Construction Management Plan can be controlled by condition.
<i>Other:</i> Need meeting with locals	Reduced scale of new proposals for No.12 will have little change to streetscape/ neighbours. New house at no.13 has been omitted.

CAAC/ COMMUNITY RESPONSES	KSR RESPONSE
1) Overdevelopment, loss of biodiversity	Omission of previous no.13 responds to all points raised
2) Design - questions other modern buildings in the area	The buildings noted are of varying quality
3) Off-street parking, car free development	Current proposals do not affect the current arrangement
4) Cumulative impact of 2 large basements	Omission of previous no.13 responds to all points raised
5) Meeting Camden's housing needs	Omission of previous no.13 means that the proposals are for a single dwelling, as existing.

CAMDEN PLANNING RESPONSES (using their numbering)	KSR RESPONSE
3.0 Land Use - priority land use therefore no issue	No comment
4.0 Design and Heritage	
4.1 - require all developments to be of the highest standard of design	Agreed
<i>No.12</i>	
4.3/4.4 - Scale of basement not subordinate to the host property; proposed metal railings to lightwell out of character with streetscene and highly visible	Basement sits principally beneath footprint of building; revised proposals conceal railings behind planting (See Sections 5.6 and 5.7)
4.5 - Replacement of distinctive asymmetrical roof, roof extension subsumes host property and damages its character	Revised proposals retain the asymmetry of the roof and break up the scale of the roof to more closely reflect the existing (See Sections 5.5 and 5.8)
4.6 - Attractive rear elevation is traditional with interesting windows; extensions are not considered as subordinate to the host property	Rear elevation has some interest but includes an ugly, inappropriate conservatory which will be removed; revised proposals break up the roof/ rear extensions to reduce scale and better relate to the host
4.7 - Loss of unique character.	Character of building will be clearly visible as front elevation remains generally as existing and by replicating existing windows at first floor on the rear elevation.
4.8 to 4.14 - New Dwelling	The revised proposals do not include a new house on the plot of no.13 Eldon Grove.
5.0 Quality of Accommodation - new dwelling only	The revised proposals do not include a new house on the plot of no.13 Eldon Grove.
6.0 Impact on Neighbouring Amenity	
6.2 to 6.5 - New Dwelling	The revised proposals do not include a new house on the plot of no.13 Eldon Grove.
<i>No.12</i>	

6.6 - Given the separation distance the proposed extensions are unlikely to have a material impact on existing neighbour's amenity	Agreed
6.7 - Proposals would not protect the quality of life of neighbours	This conflicts with the statement above
7.0 Affordable Housing	No longer applicable
8.0 Basement Impact	
8.3 - BIA was submitted with separate SUDs report	Agreed
8.5 Area of basement to be less than 1.5 time footprint of host property	Including the conservatory extension, the original basement footprint was 1.35 times the host footprint. Excluding the conservatory extension, the original basement footprint was 1.53 times the host footprint. The revised proposals reduce the basement area slightly to ensure that this is reduced to less than 1.5 times. See Section 5.6.
8.6 The basement is of a large scale and occupies the majority of the site	The site area now includes the entire garden. The scale of the building and the basement within this double plot cannot be considered to be out of scale and the basement occupies only 23% of the total site area.
8.7 Questions raised by independent auditors	This application is fundamentally different from the earlier submission in that it constitutes minor household development. The scope of basement development has been significantly reduced and now extends beneath less than half of the split site. This accords with the criteria of Camden Local Plan policy A5 and Camden's Planning Guidance on Basements.
9.0 Transport	
9.1 - Cycle parking complies with policy	Agreed
9.2 - New house to be car-free	No longer applicable
10.0 Trees/ biodiversity	
10.2 - Green roof welcomed	No longer applicable
10.3 - Loss of green space/ biodiversity	No longer applicable
11.0 Sustainability - policy compliant	
12.0 Waste - details to be conditioned	

5.0



DESIGN PROPOSAL

5.1 DESIGN PRINCIPLES

The proposal is for the substantial facade retention and extension of the existing house on the double plot at 12 Eldon Grove.

The house is considered to be a positive contributor to the conservation area and the proposal is for retaining front and side façades of the building, as well as part of the rear elevation and most of the roof. This will maintain the appearance of the building from a streetscape point of view and retain the key feature of the chimneys on the side (southern) and rear facades.

The existing street wall will be retained to continue to sit comfortably in the streetscape. The existing parking arrangement, including the existing garage at the boundary with 14 Eldon Grove, will be retained.

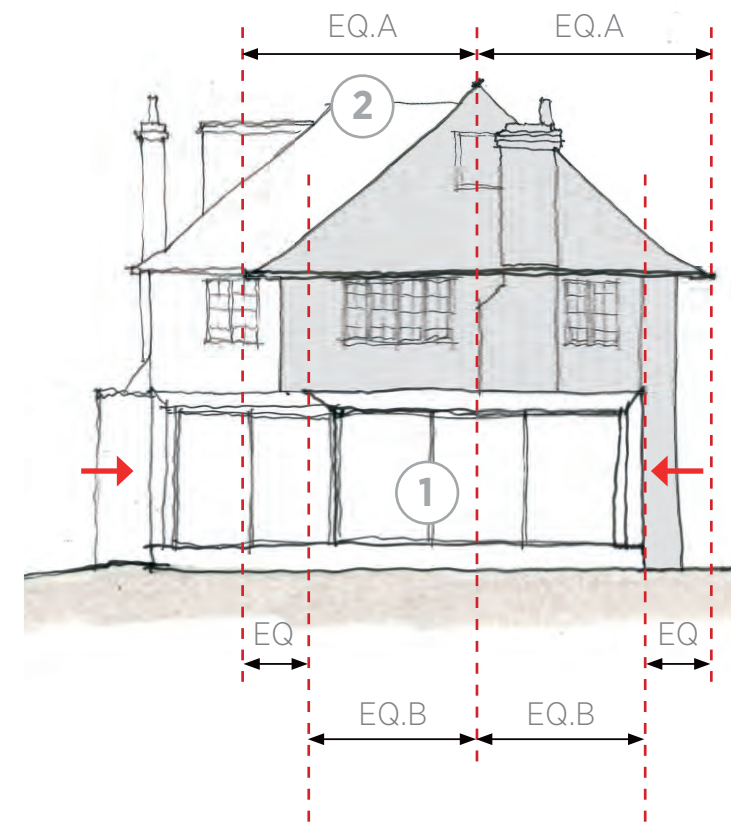
At the rear there is an opportunity to extend the property to create a more cohesive design and to replace the poor quality conservatory. Part of the first floor facade will be retained, including the prominent chimney, and the windows will be traditionally detailed. The ground floor rear extension will be a contemporary design and articulated to relate to the proportions of the main house. The rear will therefore provide an interesting mix of a traditional facade with a contemporary rear extension at Ground floor.

The roof will be mostly retained and modified. The existing character and overall height at the apex of the roof does not change.



Front Elevation

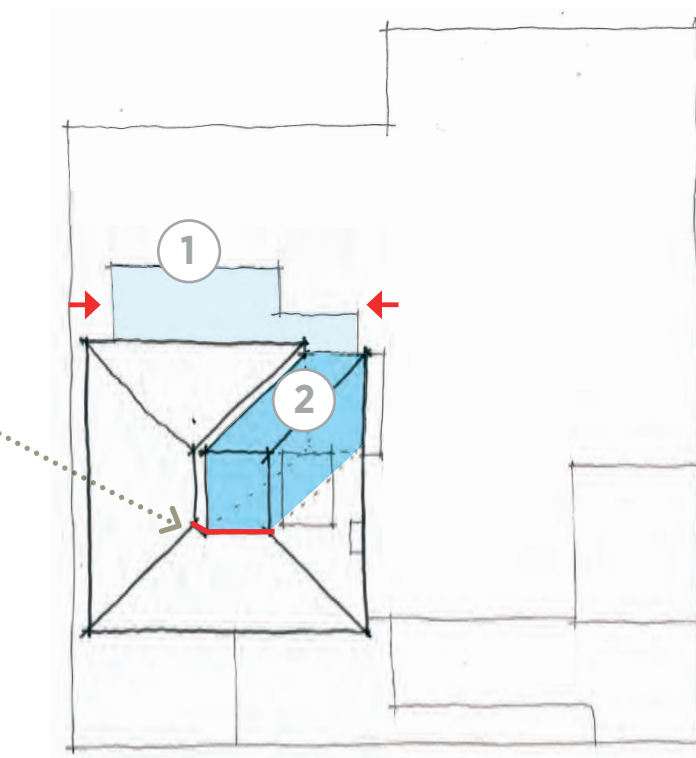
5.2 DESIGN STRATEGY



Rear Elevation



Existing photograph of the 'untidy' rear facade / conservatory



Site Plan

1. Ground floor rear extension is stepped, articulated and pulled in to relate to the (host) existing rear facade above and direct views towards the garden adjacent.

2. A small section of the roof is raised by 200mm to provide adequate head height in the second floor roof space. The roof and first floor is also extended to the rear, but set-back from the rear facade to maintain the existing rear facade's articulation.

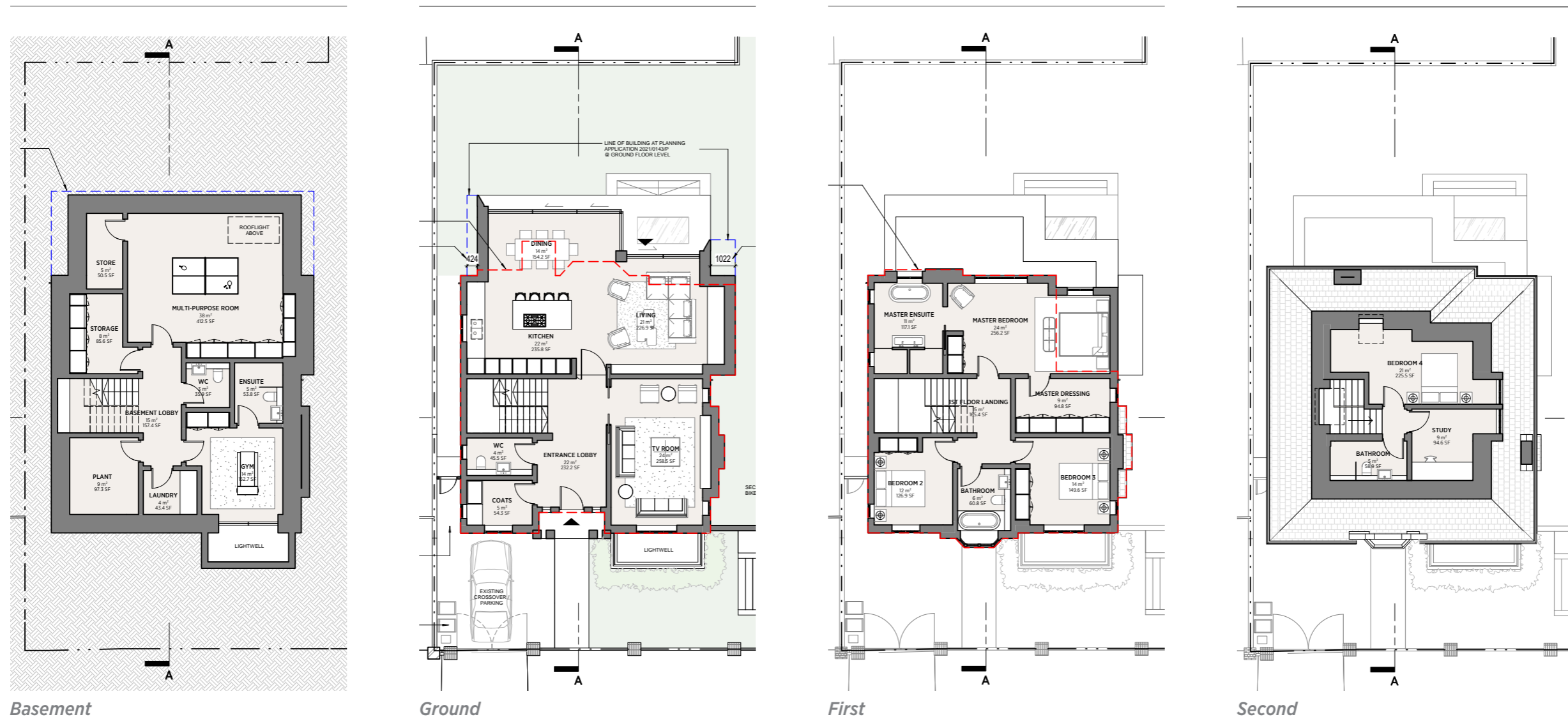
5.3 LAYOUTS

At ground floor the entrance is maintained in its current location. A family TV room area is located at the front of the property, with a cloakroom and toilet on the opposite side. The staircase is rotated through 90 degrees to create an improved entrance hall and enable the rear of the house to open up with an open plan kitchen / dining / living area.

The first floor includes the master bedroom suite facing the rear garden, with own en-suite bathroom and dressing room, and two bedrooms with shared bathroom.

An additional bedroom with shower room and small study/ storage area is provided within the roof space.

It is proposed to add a basement level beneath the existing building, which will be used as a gym/ multipurpose space, storage, utility and plant room. A lightwell will provide natural light and fresh air at the front whilst the rear has a rooflight for natural light.



5.4 SIZE

The site of 12 Eldon Grove benefits from being a double plot which would be expected to have two houses on it. Therefore the site is under-developed at present.

The proposed extensions will increase the floorspace from 2,000 sq ft to 3,800 sq ft. The double plot can accommodate the increased area with ease and the proposed area is still significantly smaller than many houses in the street (nos 11 and 15 were recently marketed at 5,000 and 6,000sq ft respectively).

LEVEL	EXISTING AREA		PROPOSED AREA	
	SQM	SQF	SQM	SQF
SECOND	0	0	30.4	327
FIRST	89.8	967	97.9	1,053
GROUND	101.7	1,095	118.4	1,275
BASEMENT	0	0	109.1	1,174
TOTAL	191.5	2,062	355.8	3,829

5.5 ROOFSCAPE

In response to comments on the previous planning application, the current proposals retain much of the existing roof to avoid changing the character and overall height of the house. From the front, the lower section of roof is increased in height by 200 mm using salvaged tiles but the overall height at the apex remains unchanged.

At the rear the existing roof is adjusted to suit the extended first floor, but retaining the existing roof profile with splayed eaves. The roof has been given greater articulation than previously, more closely reflecting the proportions of the existing.

The contemporary rear dormer window, as previously proposed, has been replaced by a conservation style rooflight. A similar rooflight faces no.11 and will provide natural light to the stair without impacting the amenity of neighbours. A traditionally designed dormer window faces the large garden to the south.



Proposed Front Elevation

5.6 BASEMENT POLICY

The proposed basement complies with the following Camden's requirements:

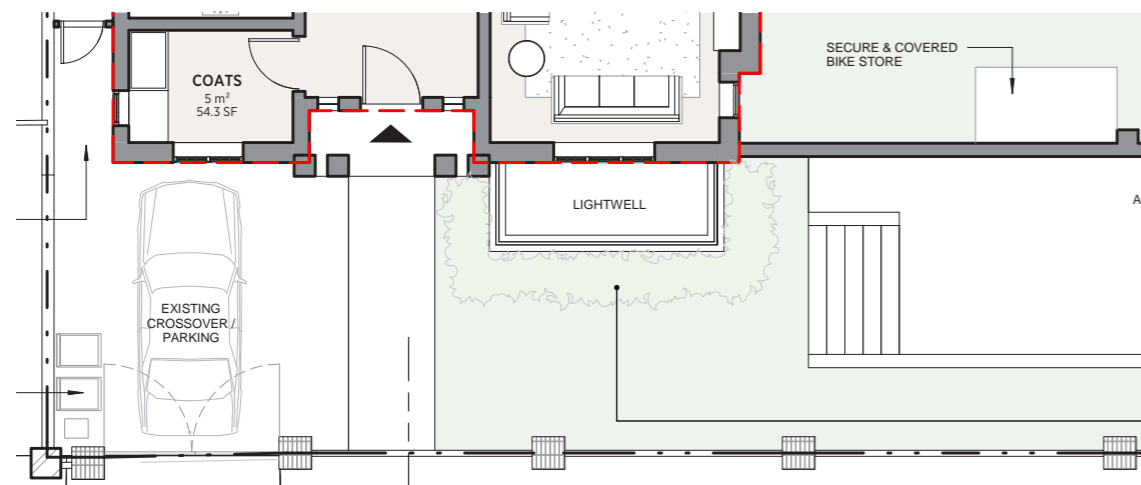
1. Comprises of only one storey basement
2. Is not built under an existing basement
3. Does not exceed 50% of the garden within the property
4. Is less than 1.5 footprint of the host building
5. Extends into the garden no further than 50% of the depth of the garden
6. Is set back from the neighbourhood property boundaries
7. Minimal garden loss, and no impact on existing trees

5.7 LIGHTWELL

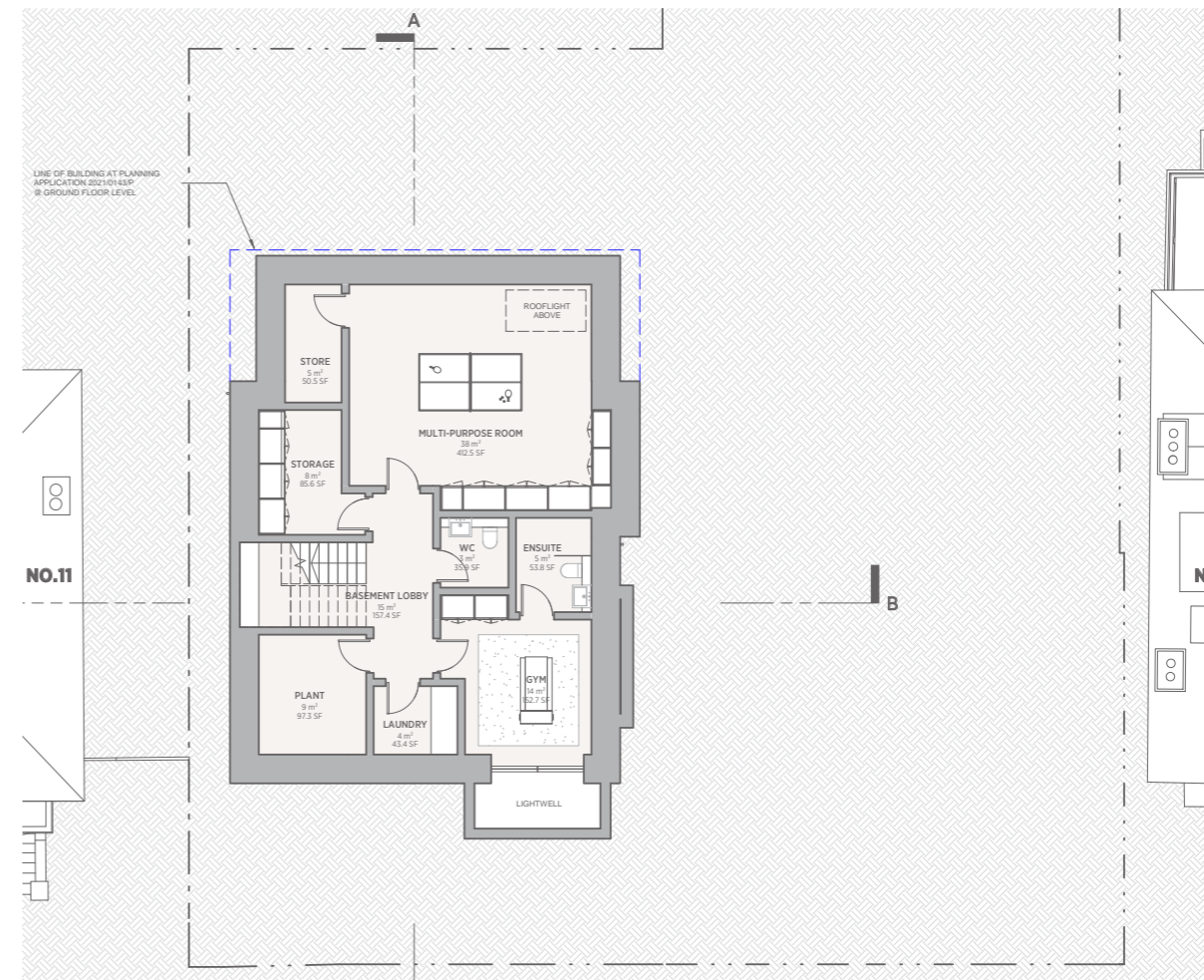
The Delegated Report for the previous planning application states that the proposed metal railings to the front lightwell would be 'out of character with the streetscene' and 'highly visible'. It was suggested that a flush grate over the lightwell and the introduction of planting would be more sensitive.

It is considered that the introduction of a flush grating would impact on the quality of space in the basement by reducing light levels and emphasising the feel of being in a basement. The opportunity to create an attractive light-filled lightwell will be lost.

It is therefore proposed to retain the proposed railings but to introduce a hedge around the three sides. Hedging is a commonly used barrier in Eldon Grove and the proposals will enhance the greenery of the front garden.



Front Garden Plan



Proposed Basement Plan

Basement calculations

Total site area = 647sqm

Existing open space = 532sqm

Original existing building area (exc conservatory) = 102sqm

Proposed basement area = 152sqm = $152/102 = 150\%$ of footprint of host

Basement area extending beyond footprint of house = 44sqm

Remaining garden/ open area = $532 - 44 = 488$ sqm = **92% of existing**

HEDGING TO PERIMETER
OF LIGHTWELL TO
CONCEAL RAILINGS

5.8 PROPOSED ELEVATIONS

The front elevation is to be retained and cleaned/ repaired as necessary. The existing draughty windows will be replaced with new double glazed metal framed casements to match.

From the street, the only visible changes will be a slight adjustment to the roof and the addition of an evergreen hedge in the front garden which will conceal the traditional black railings to the lightwell.

At the rear of the building a new ground floor rear extension replaces the existing unattractive conservatory. It is articulated to reflect the proportions of the existing house. Since the previous planning application it has been reduced in width, pulling it at the south by 1m and nearly .5m at the north. This allows the extension to be clearly expressed, separate from the house.

Above this the house retains its original character with matching materials and detailing. New metal casement windows to match the existing are installed throughout to improve energy conservation. The feature chimney is retained and expressed.



Existing Front Elevation



Existing Rear Elevation



Previous Front Elevation



Previous Rear Elevation



Proposed Front Elevation



Proposed Rear Elevation

5.9 MATERIALS

Materials are selected to match or complement the existing building, whilst creating a more sustainable house. All new brickwork will match the bricks, bond and pointing, Clay tiles to match the existing will be used on the roof extension with any salvaged tiles being prioritised for use on front and side elevations.

The extension will use high quality bronze coloured metal cladding and slimline aluminium windows to blend in with the existing palette,

5.10 SUSTAINABILITY

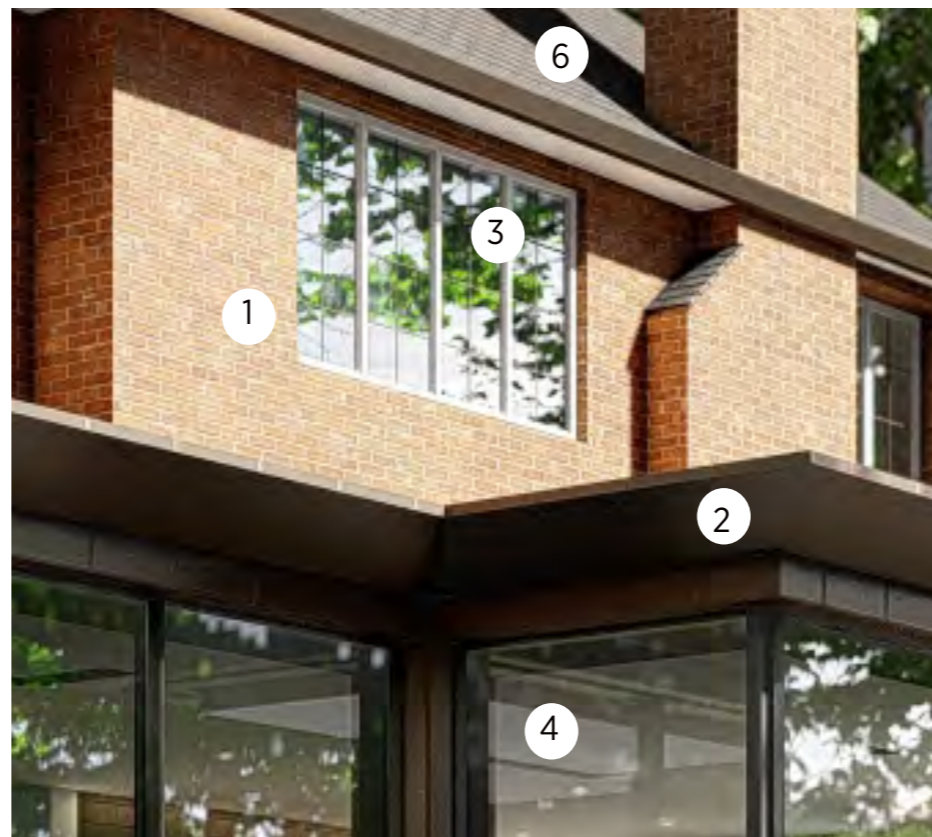
The development proposals take the opportunity to improve the performance of no.12 Eldon Grove by adding insulation to external walls, replacing poorly-fitting single glazed windows with high performance double glazing, and insulating the roof. The house will meet or exceed current regulations regarding sustainability.

Externally the house will have provision for such features as electric car charging points, compliant cycle parking and recycling.

Internally this will affect the choice of heating, lighting and finishes.



Detail of Front



Detail of Rear

MATERIAL KEY

- 1 - Existing brickwork or new brickwork to match existing
 - 2 - Metal cladding
 - 3 - New metal framed windows
 - 4 - Slimline aluminium windows/ doors
 - 5 - Traditional lead clad dormer
 - 6 - New red clay roof tiles (to match existing)
- NOTE: All existing windows to be replaced with new double glazed metal windows to match existing

5.11 ARCHITECT'S IMPRESSIONS



Existing Street Elevation



Proposed Street Elevation



Existing Street Elevation



Proposed Street Elevation



Proposed Rear Elevation

6.0

**ACCESS
STATEMENT**

6.1 VEHICULAR ACCESS

Vehicular access is unchanged from the current arrangement, with one parking space on the forecourt. The existing garage at the southern boundary also remains as existing.

Secure covered cycle storage for three bicycles is provided in the rear garden.

6.2 INCLUSIVE DESIGN

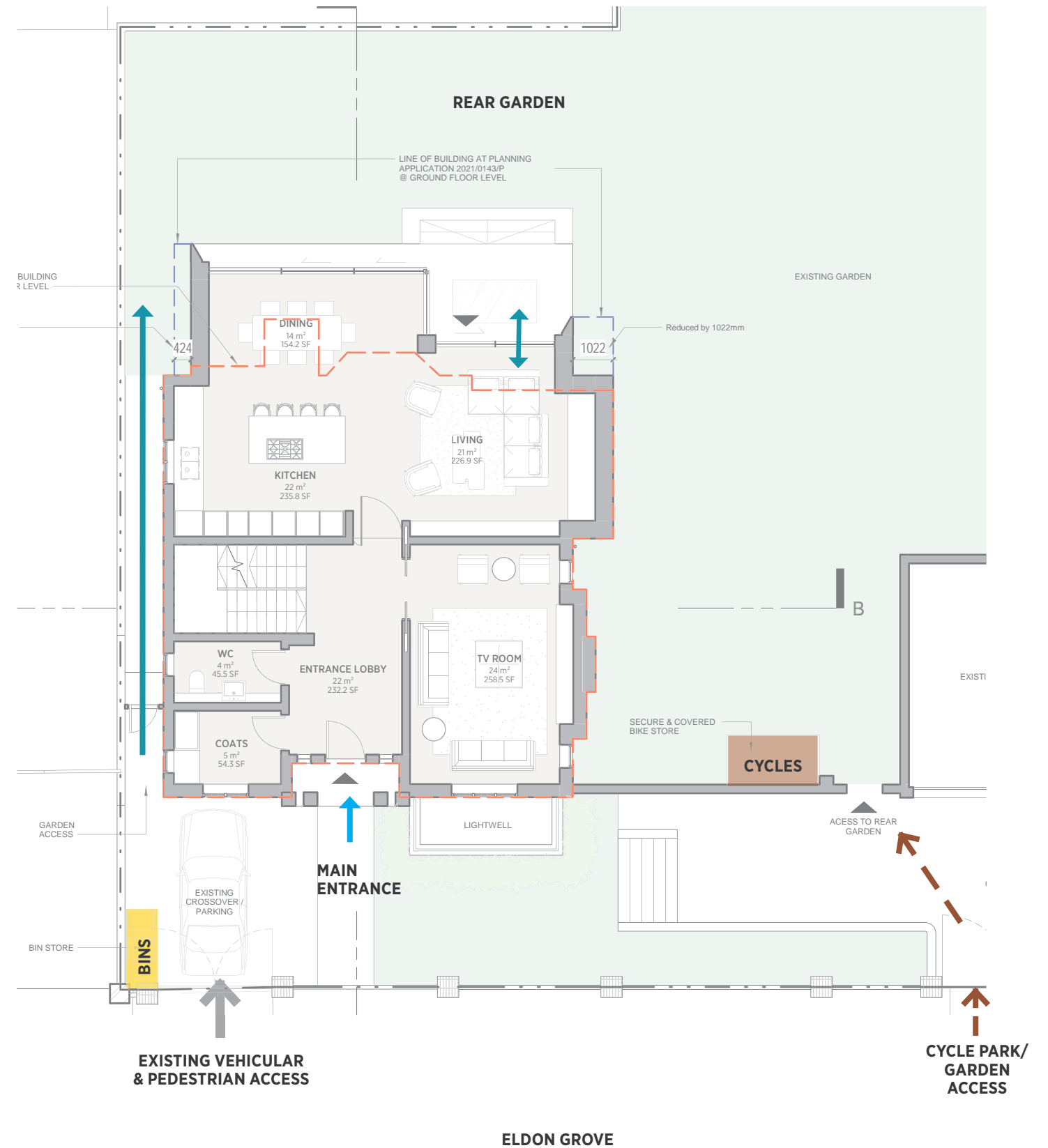
The existing building has a raised threshold which will remain unchanged therefore full disabled access is not possible.

The interior of the house is spacious enough to provide good disabled access throughout with thresholds and corridors widths complying with Part M4 (2) of the Building Regulations. Level access is available from the living room to the raised rear patio, and to the garden via the side passage.

6.3 REFUSE/EMERGENCY ACCESS

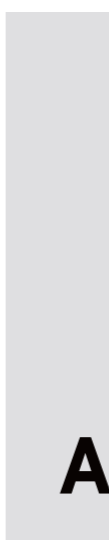
The principles for refuse collection will remain unchanged. An area for bins is located adjacent to the boundary with no. 11 and bins will be put out on the street for collection at appointed times.

Emergency access also remains unchanged with access only available from Eldon Grove at the front.



Ground Floor - Access Plan

7.0



APPENDIX

7.1 DRAWINGS SUPPORTING THE APPLICATION

	Drawing Number	Drawing Name	Scale @ A3	Initial Issue Date	Revision	Revision Issue Date
	1. Drawing List					
	L-000	Planning Set, Drawing List		03/02/22		
EXISTING	2. Existing					
	E-001	Location Plan	1:1250	03/02/22		
	E-002	Existing Site Plan	1:200	03/02/22		
	E-003	Existing Street Elevation	1:200	03/02/22		
	E-004	Existing Rear Elevation	1:200	03/02/22		
	E-100	Existing Ground Floor Plan	1:100	03/02/22		
	E-110	Existing First Floor Plan	1:100	03/02/22		
	E-130	Existing Roof Plan	1:100	03/02/22		
	E-200	Existing Section	1:100	03/02/22		
	E-300	Existing Front Elevation	1:100	03/02/22		
	E-301	Existing Side Elevation 1	1:100	03/02/22		
	E-302	Existing Rear Elevation	1:100	03/02/22		
	E-303	Existing Side Elevation 2	1:100	03/02/22		
PROPOSED	3. Proposed					
	P-002	Proposed Site Plan	1:200	03/02/22		
	P-003	Proposed Street Elevation	1:200	03/02/22		
	P-004	Proposed Rear Elevation	1:200	03/02/22		
	P-090	Proposed Basement	1:100	03/02/22		
	P-100	Proposed Ground Floor	1:100	03/02/22		
	P-110	Proposed First Floor	1:100	03/02/22		
	P-120	Proposed Second Floor	1:100	03/02/22		
	P-130	Proposed Roof	1:100	03/02/22		
	P-200	Proposed Section A	1:100	03/02/22		
	P-201	Proposed Section B	1:100	03/02/22		
	P-300	Proposed Front Elevation	1:100	03/02/22		
	P-301	Proposed Side Elevation 1	1:100	03/02/22		
	P-302	Proposed Rear Elevation	1:100	03/02/22		
	P-303	Proposed Side Elevation 2	1:100	03/02/22		
DEMOLITION	4. Demolition					
	D-001	Demolition Ground Floor Site Plan	1:200	03/02/22		
	D-100	Demolition Ground Floor	1:100	03/02/22		
	D-110	Demolition First Floor	1:100	03/02/22		
	D-300	Demolition Front Elevation	1:100	03/02/22		
	D-301	Demolition Side Elevation 1	1:100	03/02/22		
	D-302	Demolition Rear Elevation	1:100	03/02/22		
	D-303	Demolition Side Elevation 2	1:100	03/02/22		