NISSEN RICHARDS studio

6-8 AND 10 HIGH STREET/LAND TO THE REAR OF HAMPTON WICK, KINGSTON UPON THAMES, KT1 4DB
for Countrywide Design

DESIGN AND ACCESS STATEMENT

A1372-PL-DAS

--	Submitted for Planning Approval	12.02.14

contents

NISSEN RICHARDS studio is an experienced and ambitious practice with a broad portfolio of work. Many of our completed projects have involved working with listed buildings in locations of historic significance, requiring a particularly sensitive approach to design and careful consideration of existing context.

We are focused on the provision of quality architecture that strengthens communities, enhances the public realm and minimises environmental impact. We achieve these goals with inventive and practical solutions with regard to materials and detailing, style and appearance, accessibility and energy conservation; at the same time retaining and enhancing the qualities of the existing building or setting.

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1.0 introduction

NISSEN RICHARDS studio have been appointed to prepare a planning application for the re-use of a pair of Grade II Listed properties and their neighbour in Hampton Wick, as well as the redevelopment of existing dilapidated industrial buildings located at the rear of the site.

The application proposes to preserve the historic character of the existing building through development, restoring this ambivalent figure back to it's former glory.

The new proposal at the rear of the high street will be undertaken using high quality materials and detailing in a complementary yet contemporary manner.

This Design and Access Statement has been prepared in support of a planning application for the conservation and adaptation of three residential units within a pair of listed buildings and it's neighbour, along with a further three units in a new build at the rear. The new design also considers the provision of parking and cycle spaces, refuse and recycling area while being respectful to the surrounding buildings. Please refer to the Schedule of Accommodation in Appendix A of this Design and Access Statement for more information on the proposed building sizes.

On the 29th February 2012 our practice was contacted to prepare the disposal of the freehold vacant property at 10 High Street, Hampton Wick. The agency was contacted on the 15th of March and by the 19th a board was erected. Subsequently the property was also advertised on our website. In regards to no 6-8 instructions were taken on the 20th April 2012 and by the 10th May the agency board had been erected. The property was also placed our website and the attached enquiries were received and recorded.

The vast majority of interest was from developers wishing to convert the property for residential occupation. We received no offers acceptable to our clients save number 10 which was sold to a developer who immediately sold possession of the property to our clients as it was not deemed practical to re-develop no.10 in isolation.

Photograph, Numbers 6-8 and 10 High Street elevation, Hampton Wick, Richmond

Consultation

July 2013: Informal Conversation with Conservation Officer

Initial enquiry by NISSEN RICHARDS Studio with Borough of Richmond-upon-Thames Conservation Officer (Nicolette Duckham) regarding the existing condition of the listed buildings and possible re-use.

August 2013: Formal Pre-Application Submission

A formal pre-application submission was made and a subsequent site visit took place with Case Officer (Simon Graham-Smith) and Conservation Officer (Nicolette Duckham), and representatives from Countrywide Design and NISSEN RICHARDS studio, to view the existing condition of the buildings and also to discuss potential re-use and redevelopment of the rear site.

September 2013: Submission of Pre-Application Drawings for Re-Use of Existing Buildings

Formal issue of sketch drawings to Conservation Officer and Case Officer related to extent of demolition and proposed internal reorganisation of the existing buildings fronting High Street. Comments received back regarding the proposed partial demolition of the existing chimney breasts, that led to a re-design of the internal layout.

November 2013: Submission of Pre-Application Drawings for New Build Proposals to the Rear of the Site

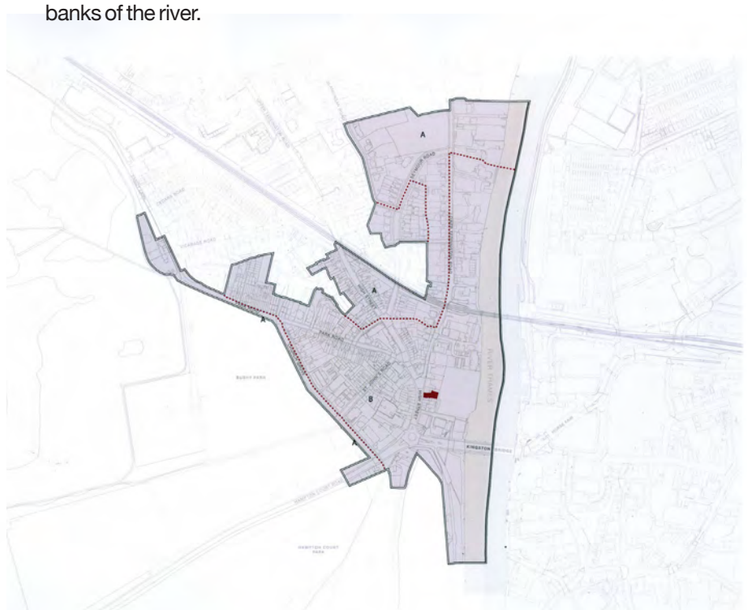
Formal issue of sketch drawings to Conservation Officer and Case Officer related to the proposed redevelopment of the rear of the site and subsequent revisions to address initial concerns regarding proposed window positions within new build in relation to the listed properties.

2.0 context

Hampton Wick is situated in a strategic position along the River Thames in the London Borough of Richmond. The small town is set between the historic market town of Kingston towards the east and the Royal Palace of Hampton Court in the west.

The high street perceived as the centre of town, forms the spine of the village, occupied largely by commercial activity. Principally the high street is formed of 18th and 19th century buildings, characterized by there render and brick exterior forming the core of the villages hard edge; a continuous array of facades demonstrating the towns historic elevational quality.

Later during the 18th century Hampton Wick owed it's significance to the flourishing brewing trade in Kingston and it's relationship with the River Thames . Subsequently however parts of the town were often flooded and are still at risk today despite the banks of the river.



1. Application site situated within the conservation area designated in 1969.

As of 2011 the village has a total population of approximately 10,000. There are a number of shops and services available in the village, though the range of goods available has radically altered, reflecting changes in shopping and mobility patterns over the past three to four decades. The services offered are now of a more specialist nature (bicycle shops etc) and this has a significant influence on the character of the village centre.

The position of the town along the east - west principle route between Hampton Court and Kingston contributed to its flourishing period during the 17th century and thus promoted its development.

The application site is located both along and at the rear of the high street. Corresponding with the old bakery is a tired factory which currently occupies the area of land at the rear of the site. The area is served by numerous bus stops and a railway line located 0.3 miles away from the application site.

Application Site

N

(NOT TO SCALE)

Aerial view of the application site within the parish of Hampton Wick, Richmond

2.1 context

An area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance

In 1969 following the civic Amenities Act (1967) a portion of Hampton Wick was designated within the newly formed conservation area. Before the turn of the century the area had been extended due to the town's rich character and historic significance. "These area's are unique examples of our social, cultural and aesthetic history and must be safeguarded from indiscriminate or ill considered change."

The designation encompasses almost the entirety of the town's ***centre, although*** it is focused primarily on the High Street, along which there are ***7 Grade II* listed buildings***. These 18th and 19th century buildings are found grouped towards the South East of the High Street, two of which form part of the application site.

Many of the buildings still present at the lower end of the High Street were in existence by the 18th century yet their rendered 19th and 20th century frontages in many cases disguise their Georgian origins.

Hampton Wick was granted it's independence sometime in the mid 19th century during which extensive works were carried out, fields were lost to housing and most of the vacant housing plots were full. The land was laid out in large irregular plots and this regular appearance of land division dating back to the borough's foundation still exists today. Successive changes to the buildings occupying the frontages have clearly occurred over time and some subdivision of plots has taken place.

1. Bird's Eye View of the application site and its surroundings

3.0 application site

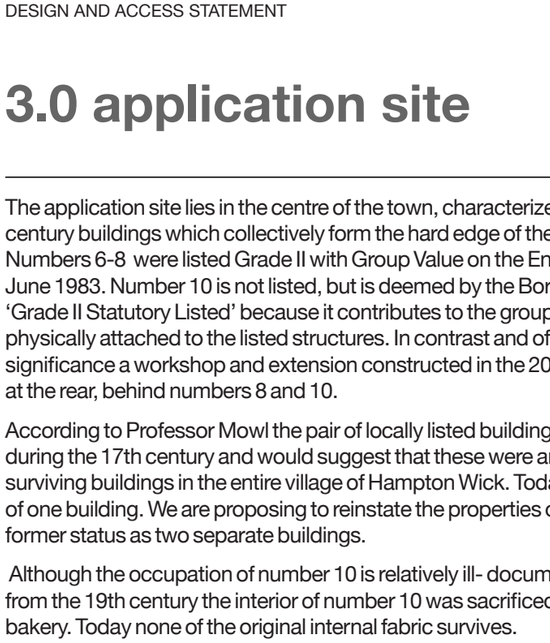
The application site lies in the centre of the town, characterized by 17th, 18th and 19th century buildings which collectively form the hard edge of the historic high street. Numbers 6-8 were listed Grade II with Group Value on the English Heritage register in June 1983. Number 10 is not listed, but is deemed by the Borough Council to be 'Grade II Statutory Listed' because it contributes to the group value of the range and is physically attached to the listed structures. In contrast and of little historical significance a workshop and extension constructed in the 20th century can be found at the rear, behind numbers 8 and 10.

According to Professor Mowl the pair of locally listed buildings were constructed during the 17th century and would suggest that these were amongst the oldest surviving buildings in the entire village of Hampton Wick. Today number 6-8 comprise of one building. We are proposing to reinstate the properties occupational split to it's former status as two separate buildings.

Although the occupation of number 10 is relatively ill- documented, we are aware that from the 19th century the interior of number 10 was sacrificed for the creation of a bakery. Today none of the original internal fabric survives.

The proposed development site at the rear of the high Street, which is currently occupied by a workshop, lies within the EA flood zones 2 and 3. As such the topography of the site slopes in a east - west direction, and is within 100m from the River Thames.

The proposal comprises of renovating the existing properties into three residential dwellings, whilst retaining the ground floor of no. 10 for commercial occupation. A further three units would developed, at the rear replacing the tired workshop and extension behind.



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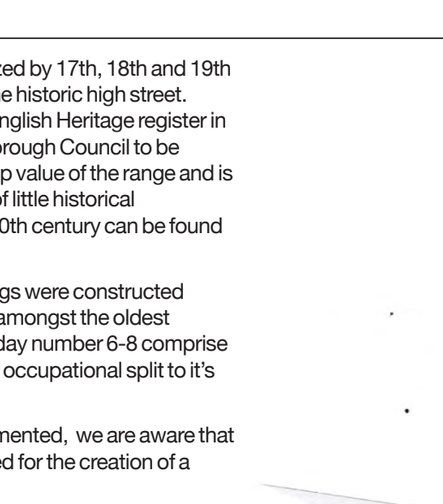

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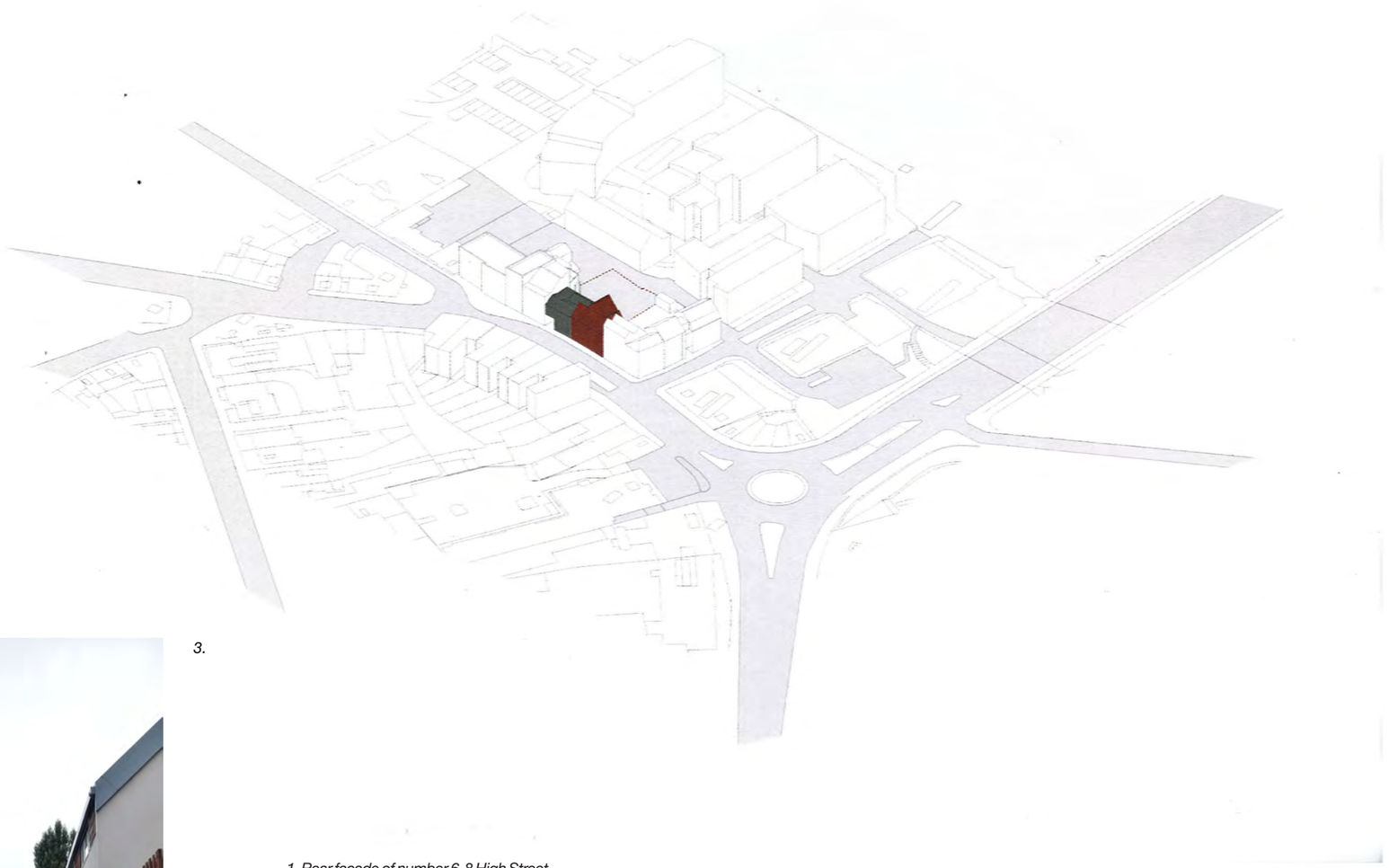

3.

1. Rear facade of number 6-8 High Street

2. Workshop at the rear of number 8, along service lane 10

3. Illustrative Isometric showing demolition of workshop

Number 10

Numbers 6-8

Rear Plot

(NOT TO SCALE)

4.0 heritage statement

1.

Our client has appointed Professor Timothy Mowl of AHC Consultants to prepare an Architectural and Historic appraisal for the proposed refurbishment and development of number 6-10 Hampton Wick.

The report which traces the listed group uncovers much of the pair's alterations since their construction in the seventeenth century. The report also provides a rigorous account of the buildings character and relationship with the towns most principle route, the high street. Further more Professor Mowl's statement has aided us in the development of our proposal clearly indicating what is precious (17th century structure) and what is not.

The significance of number 6 and 8 (Fig.1) emerge when viewed from the rear, (east elevation) that has traces of its seventeenth century origins although both gable ends are thought to have been re fronted and altered internally in the early to mid nineteenth century. The west elevation, like the rear, compromises a rendered front with a clay tile roof also covering a set of three gabled dormers with simple weatherboarding to match the rear. At ground floor the shop fronts have been remodelled during the twentieth century and lack any trace of traditional character.

Number 10 features early nineteenth-century brickwork at the rear around a cambered headed opening, while inside, however nothing of architectural significance survives.

At the back of number 8 on the ground floor, Professor Mowl has discovered an area of wall constructed with wooden laths and lime mortar covered with an outer skin of lime plaster bonded with animal hair. Further seventeenth century features of construction are evident in the attics exposed tie beams.

Further analysis can be found within the 'heritage statement' prepared by AHC Consultants.

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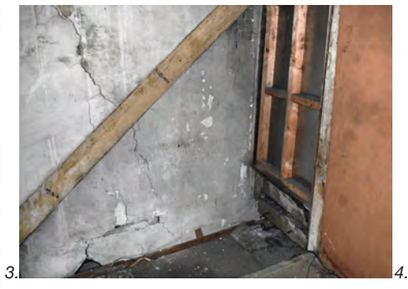

3.

4.

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1. East elevation of Numbers 6-8 showing seventeenth-century gables.

2. Seventeenth-century roof and wall construction

3. Stairwell to attic floor

4. Staircase with baluster newel post

5. Nineteenth-century panelling laid over original walling.

6. Gabled dormer, Number 8

5.0 historic/existing condition of site

The following photographs show the historic condition and character of the site from the early 20th century. Generally they depict a building that has been decaying for several decades. Externally, the render and brickwork are in poor condition, windows appear ruined and in parts irregular. The slate roof tiling of number 10 remains somewhat intact, however the same cannot be said for number 6 and 8, require and refurbishment of their clay tiled roofs would be necessary.

Internally, the buildings are in an uninhabitable state and require delicate and sympathetic repair.

The rear elevation of number 6-8 and 10 in 1953 depict the entire range of 17th, 19th and 20th century idiosyncrasies. The opening at the back of no.10 hints at its 19th century date as it shows a slight camber with the window frame fitted into the head.

Our study of the rear facade of number 8 has also confirmed our assumption that originally the oriel extended to the ground floor. In parallel signs of 17th century construction are evident from the uncovering of wooden laths beneath the crumbling plaster. Further evidence of its date can be found within attic, where seventeenth century tie beams still exist today.

1.

2.

3.

1.Rear facade of number 8 High Street in 1953

2. Number 10 High Street, Hampton Wick

3. 6-8 High Street before remodelling and boarding up

6.0 approach to conservation

Proposed analysis

The pair of listed buildings form part of the last surviving seventeenth-century fabric in Hampton Wick and has thus been treated with sensitivity and care. Given the condition (discussed in section 3.1) and significance of Numbers 6 and 8 they could benefit greatly from careful restoration and repair to preserve the remaining historic interior.

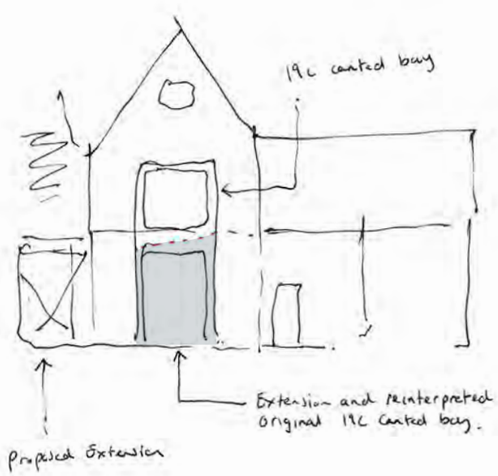
Through positive interventions our aim is to integrate both new and old. Our strategy would be to brace the degrading structure and retain as much of the existing fabric as possible. In parts we have intervened and arrested it's decline, undertaking a programme of sensible refurbishment that ensures the seventeenth-century fabric remains intact. In moments we have opened up the living arrangement with minimal disruption, whilst proposing to add new layers to the life of this former bakery using natural material such as lime mortar to allow a degree of flexibility in the overall bonding.

We have approached numbers 6-8 with close attention and sensitivity. Our proposal is to reinstate the lateral connection in Number 6 by wrapping the new staircase around the back of the central chimney stack to avoid any loss of fabric. Professor Mowl has described the existing staircase from the ground floor to the first floor in number 8 as a deathtrap. In view of the stairs decaying state we are also proposing a new stair to match that of the existing joinery, reinforcing the buildings continuity. On the east elevation of numbers 6-8 there are two openings in the attic storey and a canted bay window, which is thought to date back to the nineteenth century during a period of reworking. Our reinterpretation of its original form would provide further light by extending the feature to the ground floor and thus offer a sense of completeness.

In place of the twentieth-century addition at the rear of number 6 we are proposing a new extension, cloaked in zinc, running counter to the historic grain, where light touch meets a medley of historic assets.

The conversion of number 10 High Street although listed only by virtue of its group value has been approached with the same level of attention particularly with both the external fenestrations and shop front. With reference to the *'Supplementary Planning Document - Shopfronts, 2010'* We propose to reinstate the shop frontages in a unified and traditional manor.

1.



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1. Sketch-diagrammes indicating the extension of the nineteenth-century canted bay.

2. West elevation of Numbers 6-8, showing existing condition of site.

7.0 design approach

New build analysis

The proposed new build on the land to the rear of Numbers 6-8 has been developed through analysing the local character and site constraints. The result not only solves the risk of flooding but also means the proposal takes on its own configuration. We have reconciled the existing levels on the site, (with it's significant level change fronting the rear service lane) amending the floor levels to overcome the risk of flooding which has in turn led to the split level arrangement creating an interesting spatial organization while providing practical benefits for occupants. The process has led to three residential units that are of no more than two and a half stories. The height and massing of the new built elements works in reference to the existing workshop.

Our proposal emphasises the importance of Numbers 6-8 by carving out the south west corner of the new volume to respect its status as one of the earliest pieces of surviving architecture in Hampton Wick. The strategy would also provide an aspect of visual relief, opening up a view of the seventeenth-century rear elevation from the service lane.

The relationship of new and old would create a sense of place in the courtyard between the old figures on the High Street and its new companion at the rear. We have integrated new paviour and greenery into the communal area, heightening the sense of enclosure, whilst also suggesting space where inhabitants can congregate. Furthermore the new extension behind Number 8 would not result in any loss of historic assets.

Our materials palette (discussed further in section 7.0) would complement and harmonise with the surrounding masonry construction. Moreover, the intervention is subservient to the surrounding buildings, as the bulk, mass and scale are similar to the previous extensions structure.

For further detailed information please refer to the 'Flood Risk Assessment' carried out by H20K.

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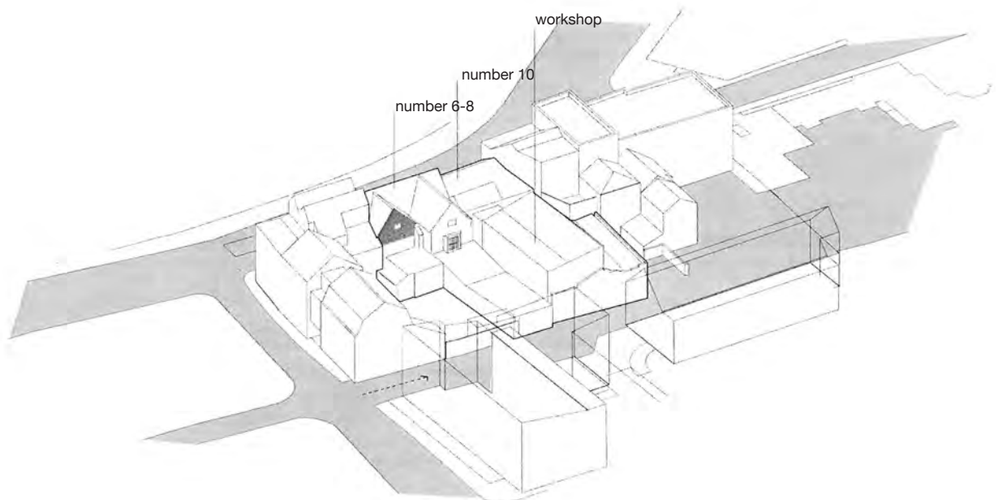

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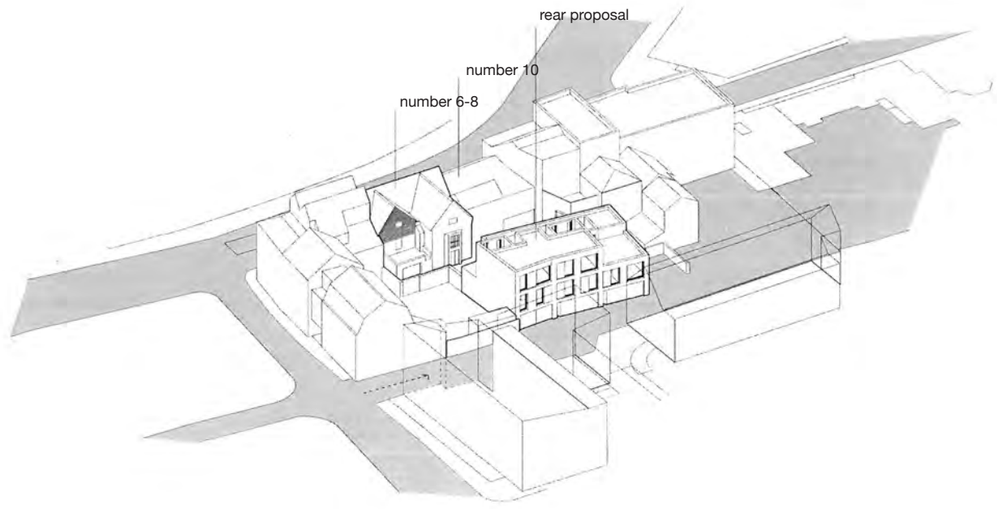

1. Proposed rear illustrative elevation of number 6-8 and 10, Hampton Wick.
2. Existing illustrative isometric
3. Proposed illustrative isometric

7.1 design approach

Summary of main proposed works to the existing site

-Demolition of existing workshop and extension to the rear of number 6-8.

- Construction of new separate dwellings to the rear of Number 8.

- New landscaped courtyard of a combination of hard and soft landscaping.

- Provision of parking space (1 space, number 8).

- Retaining existing structures, fenestrations and character.

- Reinstate traditional shop frontage for number 6-8 and 10.

- Construct extension to the rear of Number 6.

-Restoration of nineteenth -century canted bay window.

-Insertion of new staircase in Number 6,10

- replacement of stair in Number 8.

-Reintroduction of the casement window opening in number 6 at first floor.

Impact on the Conservation Area

We aim to make a positive impact to the locality and to enhance the heritage value to the Conservation Area.

The new proposals have been designed with the character of the Conservation Area in mind and especially that of the immediate neighbours of the site. The setting out of the front elevations and overall height of the new development has been critical throughout the design process. This is in order to achieve a harmonious relationship between the new development and the neighbouring buildings.

All new proposals will be designed using high quality materials and details to ensure visual quality and building life span.

Impact on Neighbouring Buildings

Our goal is to create a new frontage and massing that visually harmonises with the historic setting without having a detrimental affect upon it. The new residential units are significantly set back from the road. This is not only necessary in order to comply with parking, refuse and recycle and access requirements but also provides a transition between the frontage of the High Street and rear of the site.

The level and form of the proposed dwellings are directly related to the existing surrounding buildings. The proposed window proportions and positions have been positioned to maximise daylight penetration and create great views out of Thames River between 44 to 59 and 1 to 16 Marina Place.

In terms of the overlooking between our new proposal at the rear of the existing buildings, 6-10 and also the immediate neighbour, we have carefully considered the location and sizing of windows in the facing elevation whilst also cutting out the southerly corner to respect and prevent direct overlooking into number 8. Similarly on the northern boundary we propose to reinstate a new boundary screen (too replace the existing lightweight screen) to the existing terrace of number 12.

Both north and south flank walls have been carefully articulated rather than prevent aesthetically pleasing blank wall facing to the neighbour.

Furthermore, we have given the current layout great consideration to minimise any loss of privacy between the units.

As part of our design process, we have also taken in consideration the property located across the rear service lane fronting Marina place, which poses no overlooking issues as there are no openings in direct site.

7.2 design approach

waste and storage

We have referred to *'Recycling for new developments with communal facilities, provided by the Richmond Council'* when considering our approach to waste and general refuse. Storage for waste and recycling bins will be allocated within the courtyard along the north boundary wall.

The development of 6 units will require the following refuse and recycling bins:

Number of households served by bin area	Mixed paper, card and carton recycling bins	Mixed container recycling bins	Total recycling bins
3 to 5	1 x 240L	1 x 240L	2 x 240L
6 to 8	1x 360L	1x360L	2 x 360L
9 to 11	2 x 240L	2x240L	2 x 240L

parking and cycle

We propose that for units 4-6 we have provided 2.no of parii8i*king spaces within the undercroft garage. We also propose to utilize the existing vehicle from the high street and provide an accessible car parking space for number 8 within the new courtyard.

access/location

The recycle/refuse area is within 10m of the road and is located in an enclosed area, which is overlooked by residents. Moreover, the enclosure also prevents spread of rubbish amongst the communal courtyard.

accessibility

Our proposal provides level access between the High Street and the new courtyard. Alternatively stepped access is also provided when approaching the site from the rear service lane rasing the building above the flood plain.

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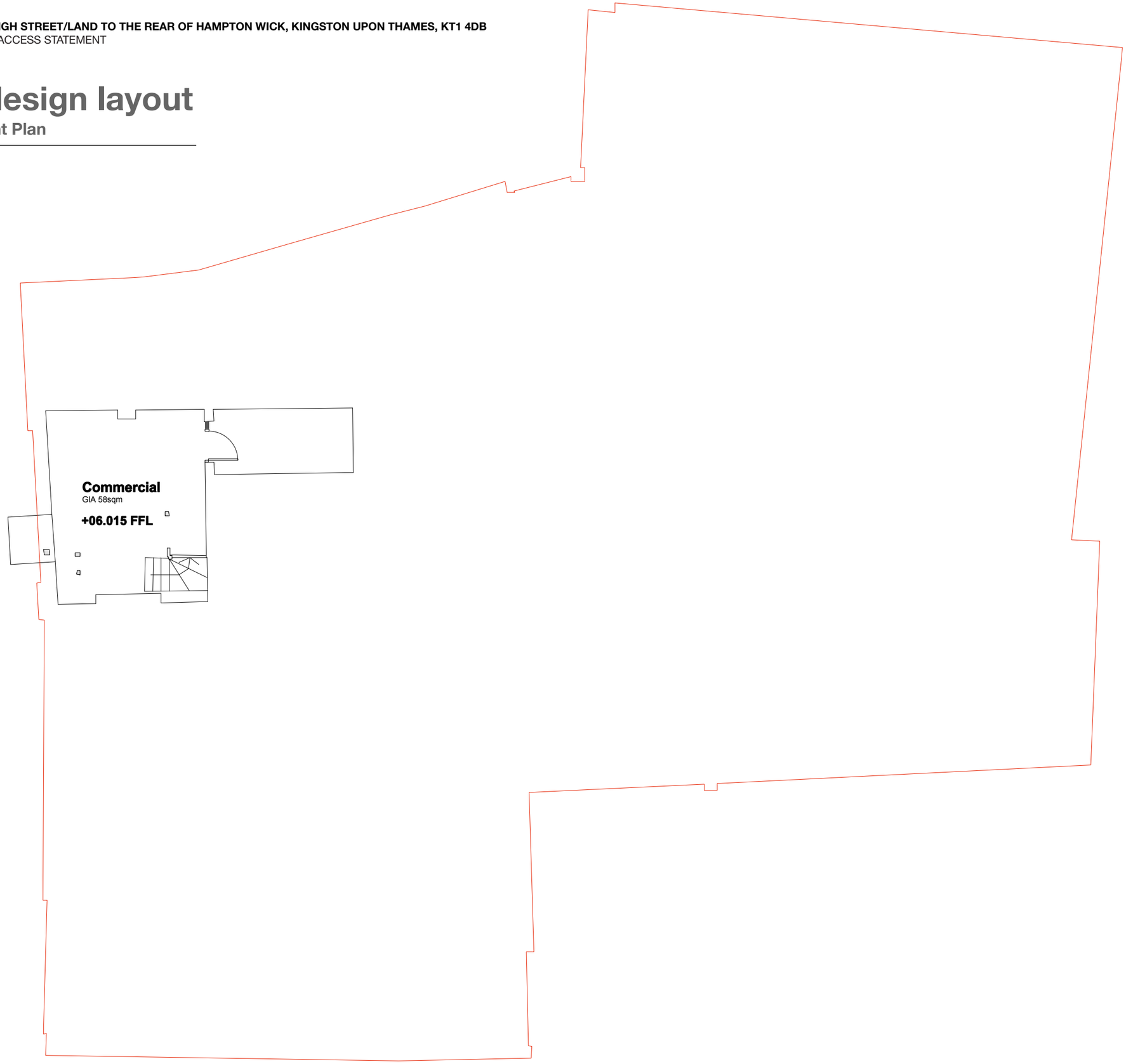
Waste Recycling & General Refuse bin storage

Cycle storage

8.0 design layout

Basement Plan



Key:

Application Site

Proposed Structure

Existing Structure

North

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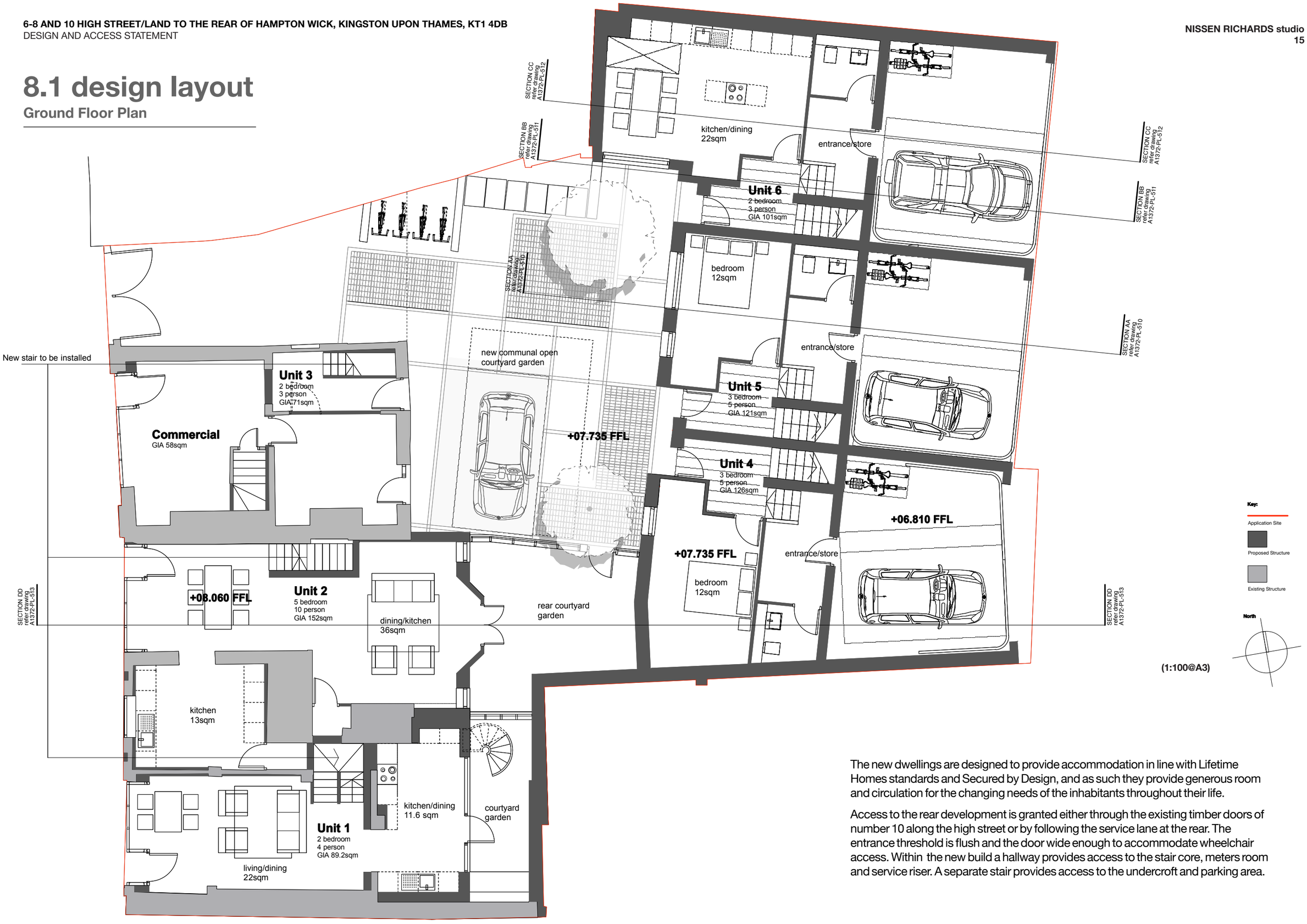
8.1 design layout

Ground Floor Plan



The new dwellings are designed to provide accommodation in line with Lifetime Homes standards and Secured by Design, and as such they provide generous room and circulation for the changing needs of the inhabitants throughout their life.

Access to the rear development is granted either through the existing timber doors of number 10 along the high street or by following the service lane at the rear. The entrance threshold is flush and the door wide enough to accommodate wheelchair access. Within the new build a hallway provides access to the stair core, meters room and service riser. A separate stair provides access to the undercroft and parking area.

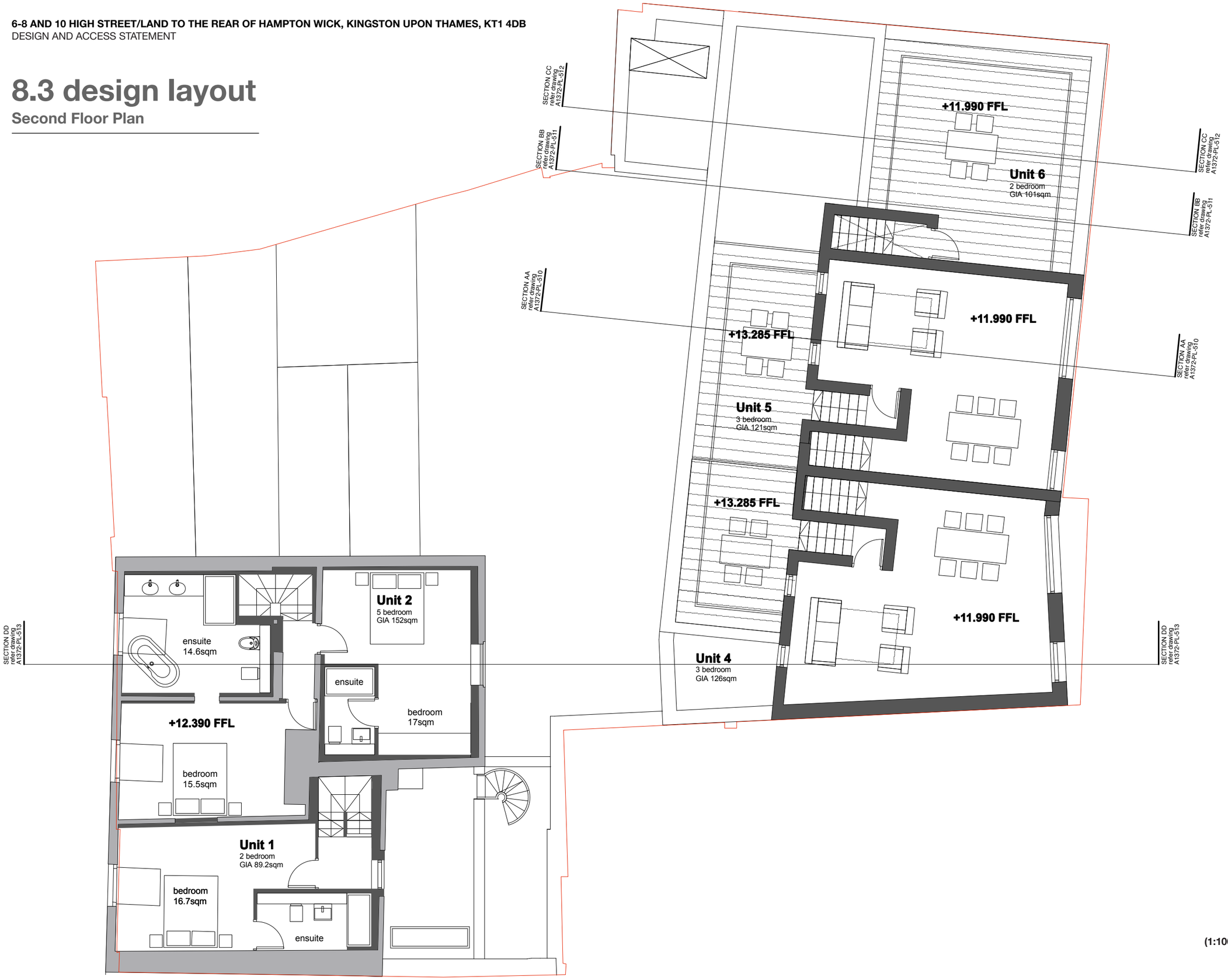
8.2 design layout

First Floor Plan

(1:100@A3)

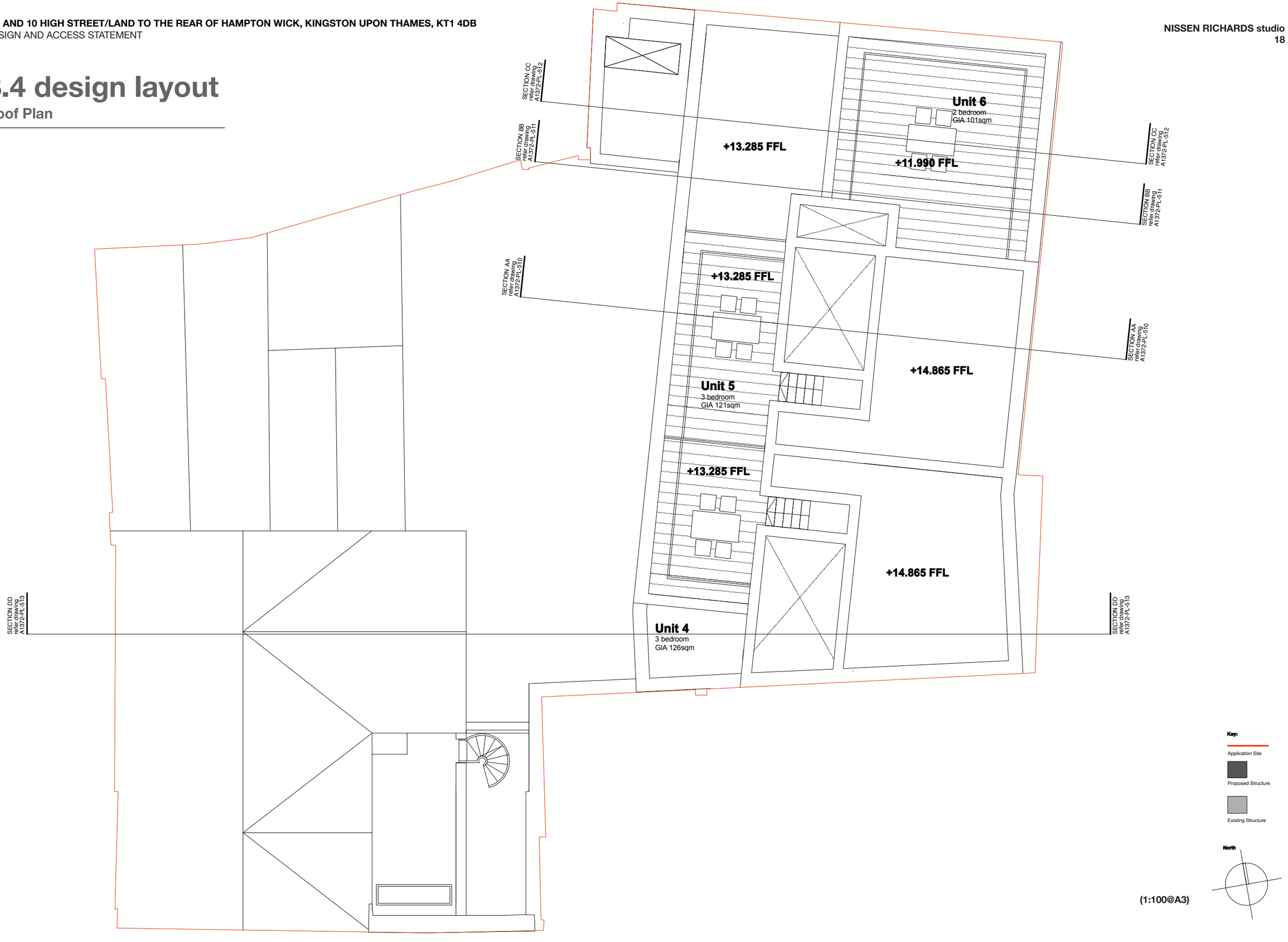
8.3 design layout

Second Floor Plan



8.4 design layout

Roof Plan



9.0 Illustrative elevation

proposed rear new build

9.1 Illustrative elevation

proposed rear new build

9.2 Illustrative elevations

proposed elevation, Number 6-8 and 10, Hampton Wick

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10.0 appearance and materials

Proposed rear new build

Our material palette is intended to blend in with the surroundings fabric, whilst also complementing the neighbouring listed building.

brickwork

The ground floor 'plinth' is of dark engineering brick (Fig.1) supporting the vertical arrangement above the flood plain. In contrast to the dark brick the upper floors are covered in a pale grey faced brick, which allows for subtle inflections for non-rectilinear aspects of the site boundaries with minimal cutting. (Fig.2).

zinc cladding

Both the new extension at the rear of number 6 and the upper floor of the new proposal would be cloaked in a grey zinc clad. The metal which stretches across the exterior of the top floor breaks up the height of the building, making a deliberate distinction between the living spaces above the kichen-diner below (Fig.3).

window Frame

All new build window frames would form an aluminium finishing touch to complement the contrasting pale and dark brickwork.

stainless steel fixtures

Primarily fixtures and fittings will be of a high quality and robust stainless steel.

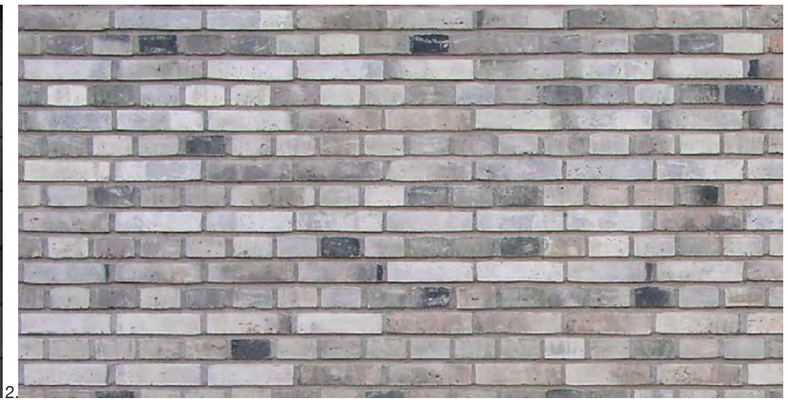
larch doors

The sliding garage doors forming an enclosed undercroft would be constructed using a stained larch.

Existing Conservation

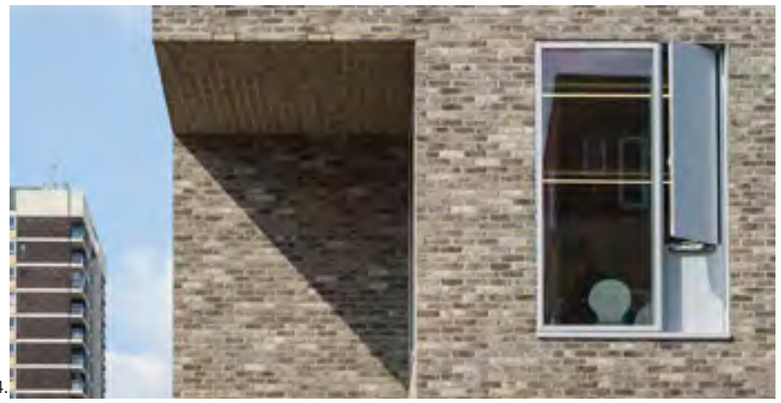
Existing brickwork and render of numbers 6-8 and 10 would be cleaned and re-pointed where necessary. The roof would also be renewed and existing clay tiles , battens and under felt would be replaced to maintain traditional character. In parts windows would be reinstated and in others repaired to match existing.

1. Dark engineering brick



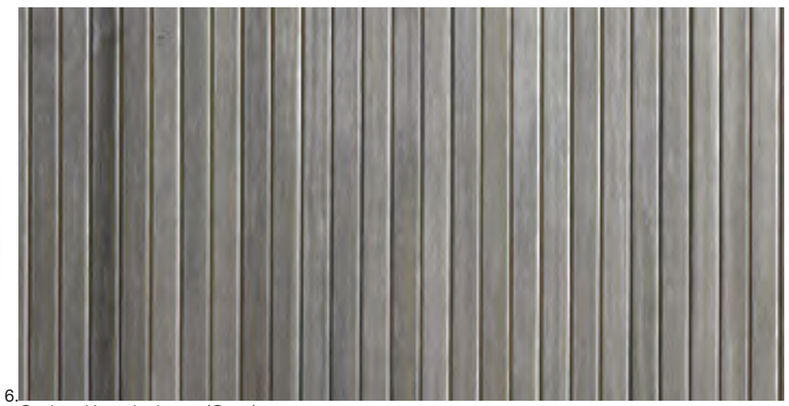
2. Pale Grey/Cream Clay Facing Brick

3. zinc cladding



4. Power coated or anodised aluminium frame windows

5. Stainless steel fixtures



6. Stained Larch doors (Grey)

11.0 Sustainability

The application proposal has been designed in accordance with Code for Sustainable Homes (CSH) and will achieve a Code 3 rating. To ensure compliance with Part L 2013, we advocate a common sense approach that adopts a strategy of improving the thermal efficiency of elements to minimise heat loss, maintaining good levels of day-lighting and insulation, use of low energy light fittings, improving air tightness with controlled ventilation, incorporation of passive measures (where possible) and use of simple and adaptive comfort controls to minimise energy consumption.

We will also ensure good practice in the selection of materials that are appropriate for their intended use and, where possible, environmentally sustainable. The following will not be used: materials that are hazardous to health or environment; materials that have not been legally or responsibly sourced including uncertified timber; insulation products containing CFCs, HCFCs or materials with global warming potential (GWP); and boilers with high NOx emissions.

Furthermore, reference will be made to the 'Green Guide to Specification' (maintained by the Building Research Establishment) for the specification of components and materials and the use, where practical, of materials that are capable of being recycled or re-used will be encouraged.

One of our Directors has over twenty years experience of designing and constructing exemplar low energy buildings that achieve high levels of BREEAM or CSH ratings, providing in-house support to all our team. This enables us to balance the requirements of sustainability, design, cost, programme, build ability and maintenance while providing a balanced appraisal of what is achievable from an early stage on each individual project.

We have also undertaken an Energy Study that considers the options for best meeting Richmond Council's Core Strategy Policy CP 14 that seeks to reduce carbon dioxide emissions by 40% from on-site renewable energy generation. An energy report has been commissioned by the client for Doherty Design & Planning to undertake the code for sustainable homes pre-assessment for the proposed development of three houses on the rear of the site and demonstrate code 3 has been achieved.

please refer to DDP report:The Energy Report and 'The Code For Sustainable Homes Pre-Assessment'

(NOT TO SCALE)

12.0 lifetime homes

The Proposed New Build Development has been designed to consider the guidance set out in the following documents:

- Approved Document M: Access to and Use of Buildings , published by The Stationary Office 2004 .

- Lifetime Homes Standards , as published by The Joseph Rowntree Foundation 1999 - Designing for Accessibility , published by CAE

- BS 8300 :2001 Design of Buildings and their approaches to meet the needs of disabled people

- Code of practice published by the BSI 2004 .

- Meeting Part M and Lifetime Homes , published by The Joseph Rowntree Foundation 1999.

Concurrently existing standards for numbers 6-8 and 10 were reviewed and where possible aligned with lifetime homes requirements. To some extent the existing conditions have dictated our design process and has thus led to the repair of the existing structure oppose to the stripping back. Nevertheless our intention is to make improvements without disturbing the historic fabric.

Response to Lifetime Homes requirements

1.0 Communal parking

Where parking is allocated within its plot, it is capable for one space to be enlargement to attain 3.3m width.

- Garages are exempt from the width / widening requirements. However, any hard-standing for a parked car, leading to any garage, should conform to the Criterion Ws requirements.

2.0 Approach to dwelling from car parking

The distance from the car parking space of Criterion 1 to the dwelling entrance, should be kept to a minimum and be level or gently sloping.

- Level access is provided to all dwellings from the High Street. Given the existing topography and measures to overcome flooding, we have provided a stepped access from the rear service lane to individual new build dwellings.

3.0 Approach to all entrances

The approach to all entrances should be level or gently sloping.

- All entrances are level or gently sloping to coordinate with surrounding levels

4.0 Entrances

All entrances should be illuminated, have level access over the hold and have a covered main entrance.

-The communal entrance is level, covered and well lit.

- Minimum effective clear width of all external doors exceeds 800m

- All main entrances have a 300mm nib to the leading edge on the pull side of the door.

5.0 Communal stairs

- No applicable

- All stairs are fully compliant with the current legislation (above). There are no lifts provided in this development.

6.0 Doorways and hallways

The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

- All doors and corridors conform to part M and where possible, have a 300mm nib on the leading edge.

7.0 Wheelchair accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

- All apartments are adequately sized and laid out to enable the free movement of disabled users.

8.0 Living room

The cross section of the new build houses have been developed to integrate with existing step in levels across the site, and therefore the living arrangement has been flipped and occupants located on the upper floors.

9.0 Two or more storey requirements

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

- A master bedroom is provided at ground floor to units 4 and 5 (unit 6 only storey).

10.0 WC

In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

- Given the topography on site, and consequently the stepped arrangement accessible bathrooms are located throughout the property but will require stair lift access for wheelchair users.

11.0 Bathrooms and walls

Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

- The walls will be capable of taking adaptation, such as handrails.

12.0 Stair lift

The design should incorporate provision for a future stair lift without significant alteration or reinforcement.

- A clear width of 900mm is provided for new build stairs.

- A straight stair without winders and consistent risers.

13.0 Main bedroom

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

- All units are capable provide of a reasonable route for a potential hoist from a bedroom to the bathroom (indicated on page 16)

14.0 Bathroom layout

The bathroom should be designed for ease of access to the bath, WC & wash basin.

- All bathrooms have ease of access to the toilet, bath and basin.

- All wash basins have been designed with a clear frontal approach.

15.0 Window specification

Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/ operate. -

-All living room windows will be floor to ceiling and will provide sufficient ventilation.

- There should be potential for an approach route 750mm wide to enable a wheelchair user

to approach a window in each habitable room

16.0 Fixtures & Fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

- All service controls will be between the recommended 450mm and 1200mm.

13.0 security

The proposed development aims to meet the requirements of 'Secure By Design: New Homes 2013' in the following matters:

Layout and design

Demonstrate adherence to the seven attributes of a sustainable community.

Demonstrate an awareness of the crime and disorder issues in the area and proposing measures to mitigate any identified problem.

Propose of visually open, direct, and well used vehicle and pedestrian routes.

The development is not compromised by excessive permeability caused by the inclusion of too many routes.

Footpath seating, design and location to avoid the creation of inappropriate loitering places and opportunities for crime and disorder.

Provide appropriate lighting for footpaths.

Communal areas designed and located in such a way as to allow natural surveillance.

Adequate mechanisms to be in place to maintain communal areas.

Boundaries between private and public space clearly defined.

Gable end walls designed to mitigate crime and disorder problems that they might generate.

Dwelling identification clearly displayed. Avoided aids to climbing

Planting arrangements do not impede natural surveillance and do not create hiding places.

Street Lighting for adopted footpaths, accesses and parking to comply with BS5489

Overall uniformity of street lighting and its colour rendering qualities to achieve at least the minimum levels required.

Light pollution to be minimised.

Secure, open communal area for residents creates a sense of place and territory amongst inhabitants.

Physical security (Building Control 7 Code for Sustainable homes)

All doorsets to be tested and certificated to BS PAS 24:2007+A2:2011 'Doors of enhanced security' and EN 1627:2011 'General performance requirements for door assemblies'.

Doorsets shall also be certified to BS 4873:2009 (aluminium) and BS 644:2009 (timber)

Locking systems to comply with PAS 24:2012 requirements.

Doorsets to be secured to the fabric of the building in accordance with the manufacturer's installation specifications and not to be recessed by more than 600mm.

Glazed panels, in or adjacent to doors to be glazed with laminated glass and to be either part of the manufacturer's range of certificated doorsets or to be certificated to BS 7950:1997.

All external doorsets not designated as main access routes to meet the same physical standard as 'Front Door'.

All ground floor and easily accessible windows to be tested and certificated to BS7950:1997 and assessed to the relevant material standard.

Lighting to illuminate all external doors, coach parking and footpaths. Low energy lamps to be used. A wire free alarm system, which complies with BS 6799 to be installed.

All bicycle stores situated in the courtyard are within short distance from all main entrances and are located in view from inhabitable rooms.

14.0 area schedule

	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Bedroom 5	Kichen/Diner/Living	Bathroom	Ensuite	Total GIA
Unit 1									
Room GIA sqm	15	16				33	3	5	89
Room GIA sqft	161	172				355	32	54	958
Unit 2									
Room GIA sqm	14	12	12	15.5	17	50	5	15.5	152
Room GIA sqft	151	129	129	167	183	538	54	167	1636
Unit 3									
Room GIA sqm	11	12				24	5		71
Room GIA sqft	118	129				258	54		764
Commercial									
Room GIA sqm									58
Room GIA sqft									624.3
Unit 4									
Room GIA sqm	15	15	9			50	6.5	5	126
Room GIA sqft	161	161	97			538	70	54	1356
Unit 5									
Room GIA sqm	12.5	9	13			51	5.5	4	121
Room GIA sqft	135	97	140			549	59	43	1302
Unit 6									
Room GIA sqm	9	14.5				43	7	4	101
Room GIA sqft	97	156				463	75	43	1087