

Alford House, 50, 52 and 54 Stanhope Road, London N6 5AL Planning Application February 2023

Proposal for two semi-detached two-bedroom houses on the Alford House site

Accessibility Statement



ERBAR MATTES

Accessibility Statement

Purpose

This accessibility statement on behalf of the applicant and owner of the site, LonPro Highgate Limited, supporting the planning application to build two semi-detached two-bedroom houses on the Alford House site in Highgate, shall demonstrate the compliance of the proposal with the requirements of Approved Document Part M 4(2).

Please refer to the scale drawings on the following pages with levels and key dimensions for doors, stairs, corridors, rooms and cill heights, and the allocation of the dwelling functions.

Layouts

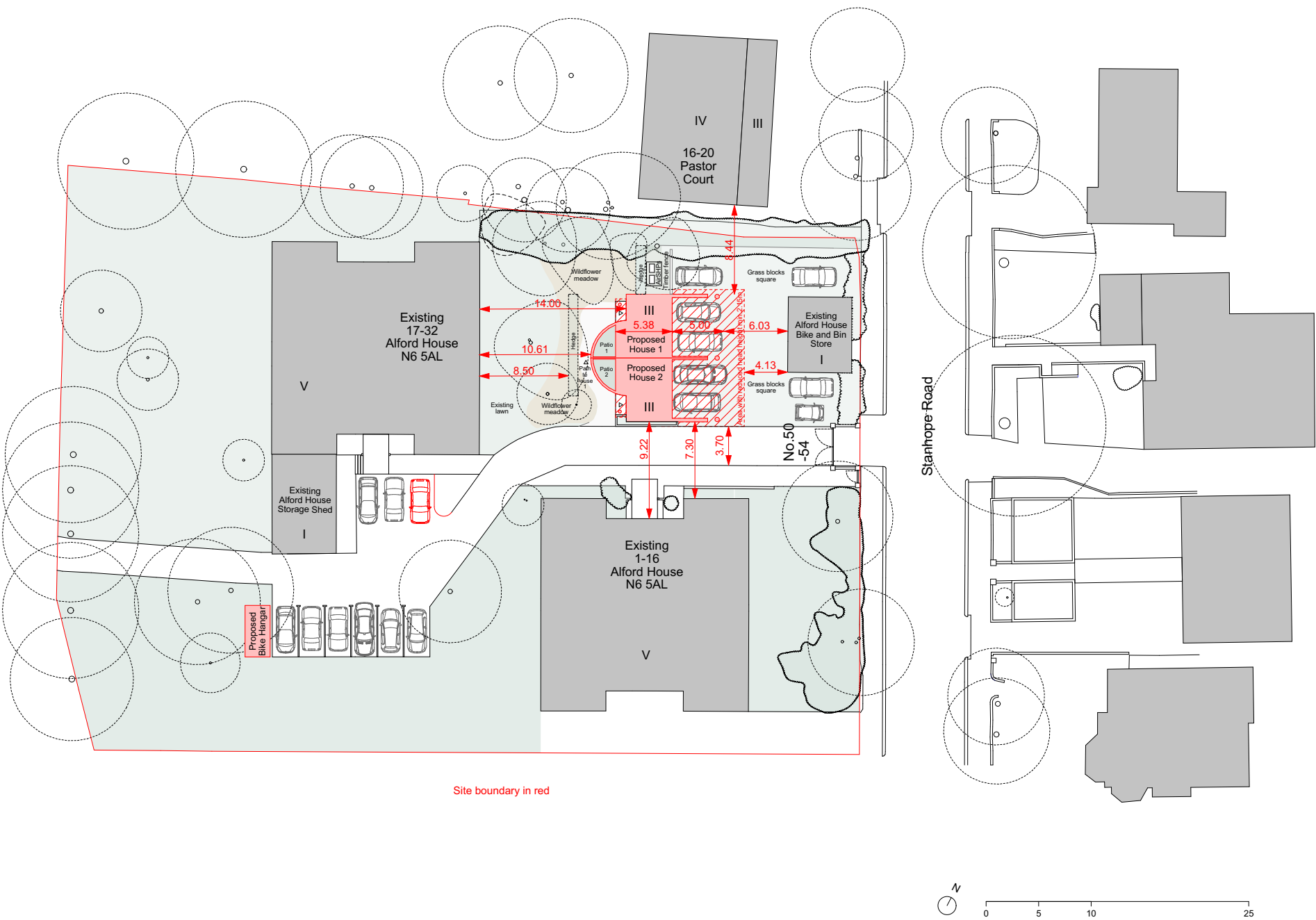
Areas for each house:

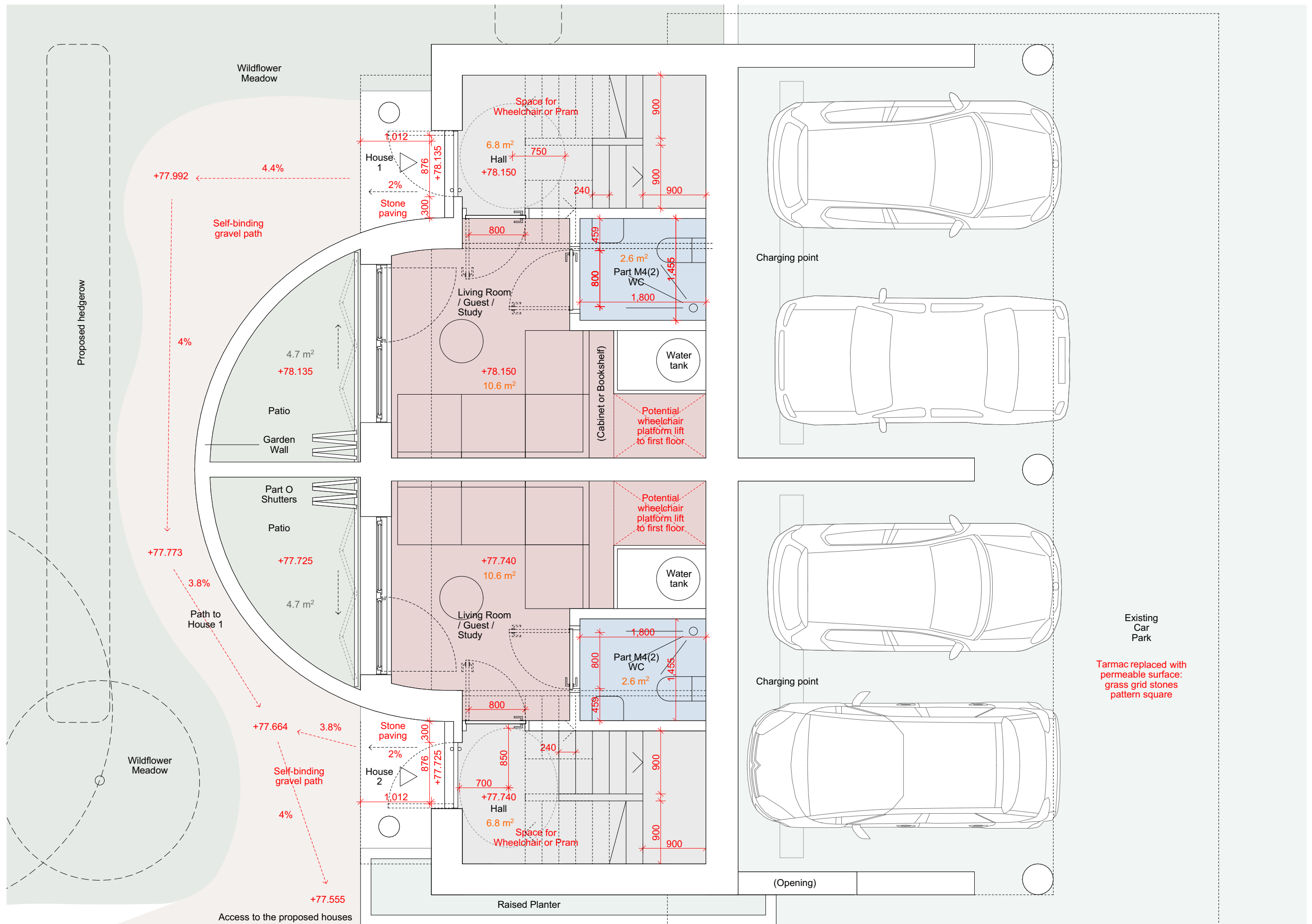
	GIA	GEA	Private Outdoor Amenity Space
GF	22	30.1	4.7
FF	42.2	52.5	11.4
2ndF	42.2	51	
Total (m2):	106.4	133.6	16.1

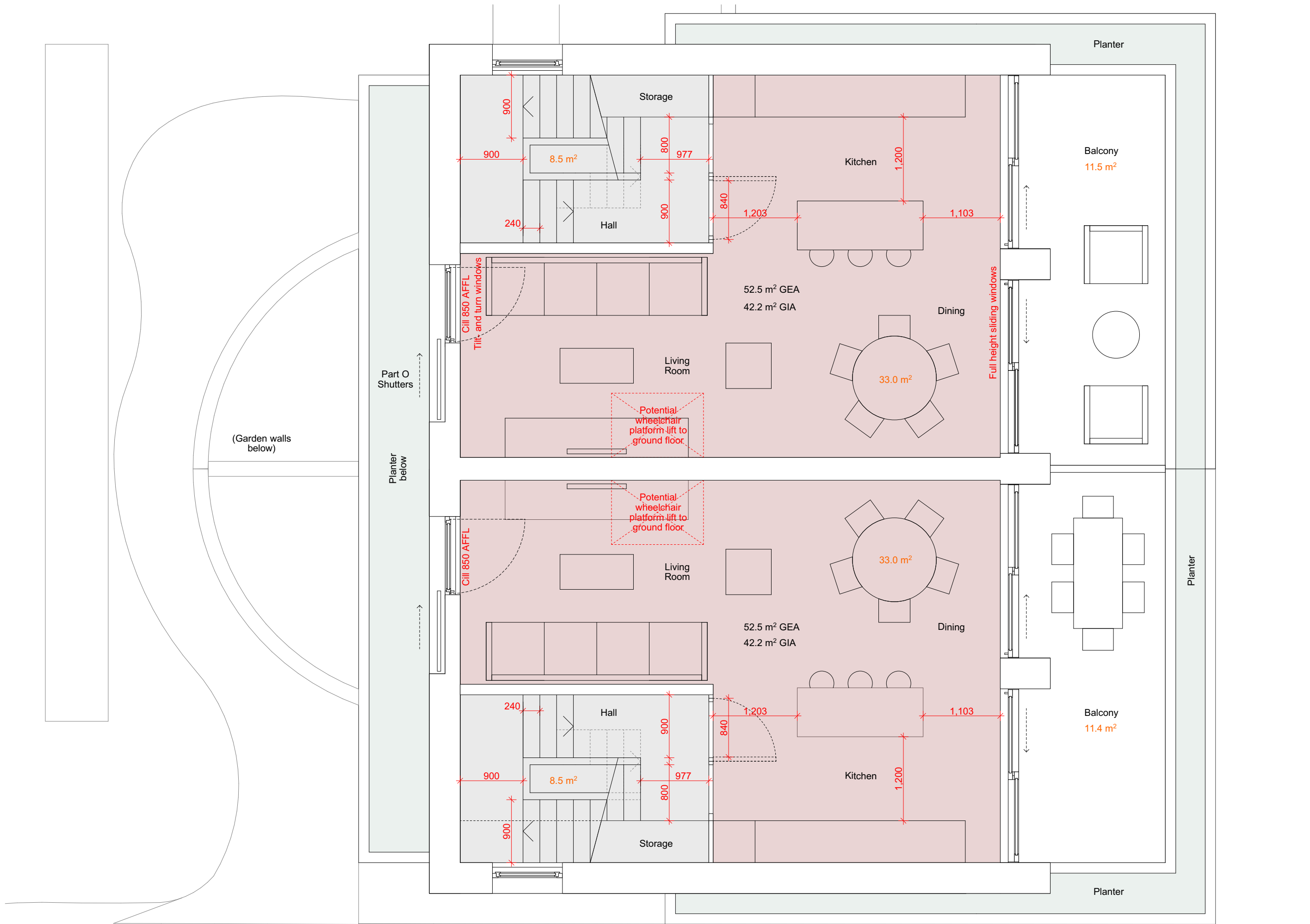
All residents will have access to the existing shared outdoor amenity spaces.

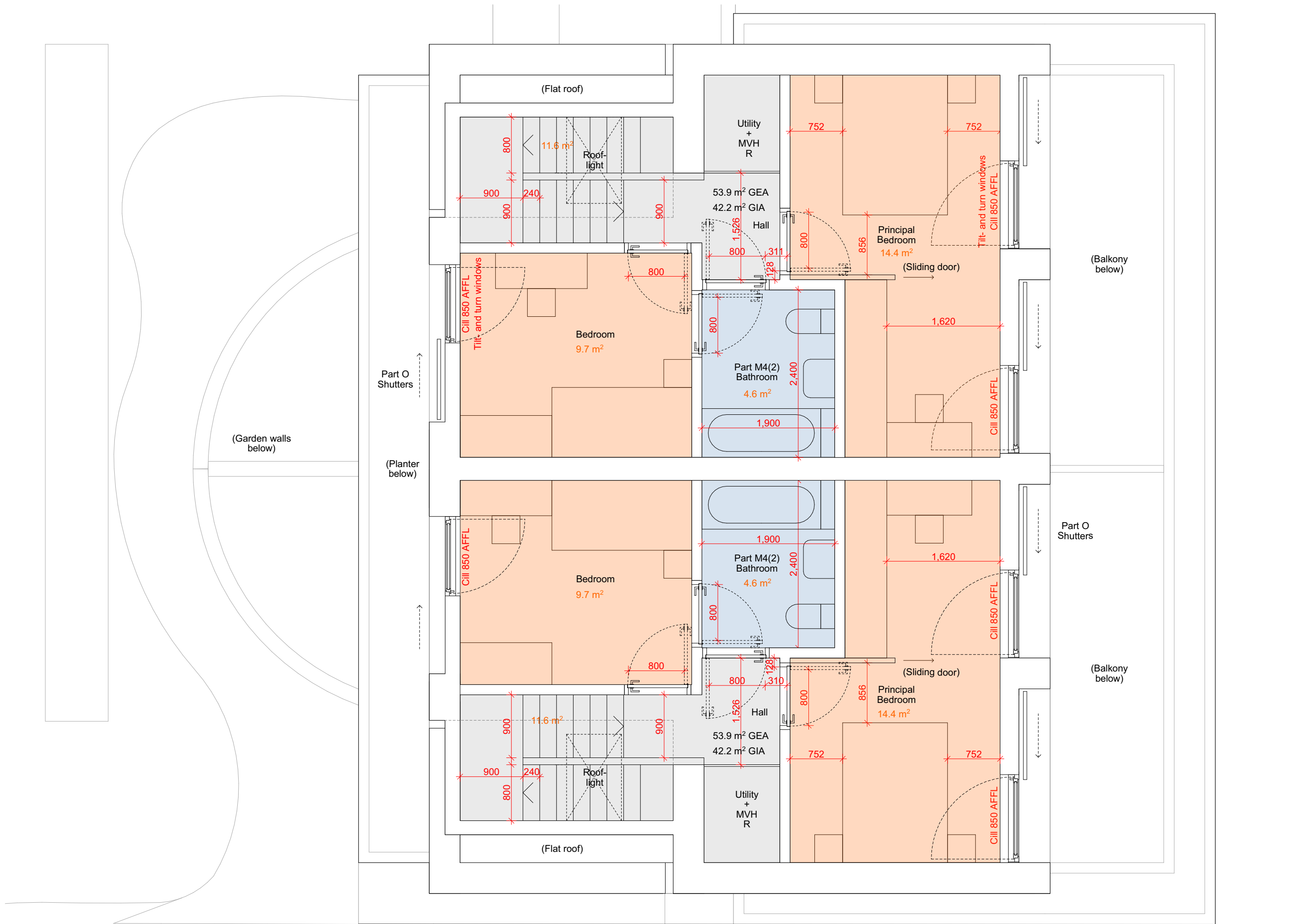
The two houses feature identical mirrored plans. Access is from the rear (west) via a newly created footpath. To comply with Part M4(2), a living room with accessible WC/shower and outdoor patio is accessed from the ground floor entrance hall. An open plan living/ kitchen/dining area with sliding windows and a large level private balcony with inbuilt planters is located at first floor level, partly sheltering the car park. In line with the philosophy of the Life Time Homes concept, provisions have been made for the retrofit of a wheelchair platform lift connecting the ground floor space with the open plan first floor living space, allowing a person with impaired mobility to live in the house.

Two bedrooms, a family bathroom and a utility room with MVHR unit are located at second floor level - the principal bedroom facing Stanhope Road and a single bedroom facing the rear.











ERBAR MATTES
+44 (0) 20 3865 8066, studio@erbarmattes.com
www.erbarmattes.com

© 2023 Erbar Mattes Limited
Registered in England and Wales No 09699619