



DESIGN & ACCESS STATEMENT

53 MYDDLETON ROAD LONDON. N22 8LZ

TO SUPPORT AN APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR THE PROPOSED CHANGE OF USE FROM C3A (SINGLE FAMILY DWELLING) TO C3B (SUPPORTED SHARED HOUSING FOR RESIDENTS WITH LEARNING DISABILITIES)

I am writing on behalf of my client, TRANSITION & LATERLIFE MATTER, who is seeking confirmation that the proposed use of 53 Myddleton Road, called Hillgreen Care Limited, a small care home, as single household upto six people living together with learning disabilities (C3b) does not require Planning Permission.

It is intended that food to be prepared communally and eaten together, unless residents' health required them to have meals in their rooms.

The proposed use would not exceed the limit of 6 people.

In addition, the living/dining room, reception room, kitchen, office/staff room and utility room would be available for communal use.

According to the Use Classes Order 1987 (as amended), small care homes are allowed under Class C3 (b), which covers up to six people living together as a single household and receiving care¹²³.

In terms of building regulations, all the requirements are met.

There will be no other internal or external alterations to the building or surrounds. A person walking by would see no visual difference

from any other dwelling in the street.

DESIGN & RISK OF FIRE SPREAD

The provisions for Escape and Fire Protection has been considered for the proposed works in line with Policy D12 to ensure the safety of all building users.

The improvement for the comfort has been designed to incorporate fire safety measures to reduce the risk to life and the risk of serious injury in the event of a fire. Installation of 30-minute fire rated doors and mains operated interlinked smoke alarms are provided and installed within the stairwell of the property. The proposed fire route is protected to withstand 30 minutes of fire and protected route via stairway will avoid passing through any habitable rooms.

The layout is a suitable way to minimise the risk of fire spread.

SPECIFICATIONS

All doors to stairway serving bedroom are FD30 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new).

All new internal doors to have min. undercut of 10mm above the fitted floor finish surface, 18mm fireline board to underside of new staircase with skim finish.

Mains operated, self-contained and inter linked smoke alarms will be provided at each landing level. The smoke alarms will conform to BS 5446: Part 1. All units to also have rechargeable batteries in case of mains power loss.