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182 Royal College Street, London NW1 9NN.

This is a retrospective application to regularise conversion of a roof-light to a dormer window. This application is for the Ground Floor only.

LIFETIME HOMES STANDARDS.

General description of the proposals:

The property is a 4 storey plus basement mid-terrace building situated to the West side of Royal College Street. This application relates to the dormer window installed to the Ground Floor only.

Wheelchair access:

Given the restrictions of the existing property and the raised step from pavement on to the front (main) door, wheelchair access has not been possible.

1a - 'On plot' (non communal) parking

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

1b - Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

There are no street parking spaces for this building as parking is restricted. There are no garages or off-street parking spaces either, therefore, this standards not applicable.

2 – Approach to dwelling from parking

The distance from the car parking space to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

This is not applicable.

3 – Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

Access to the property is via raised step and stairs which are impediments to this standards and thus making it unlikely to comply.

4 - Entrances

All entrances should:

- a) Be illuminated*
- b) Have level access over the threshold; and*
- c) Have effective clear opening widths and nibs as specified below.*

In addition, main entrances should also:

- d) Have adequate weather protection**
- e) Have a level external landing.**

The entrance to the property will have adequate lighting. In addition, there is adequate street lighting on Royal College Street to give background illumination.

As for level access, there is a step at the threshold and the pavement which makes compliance with the standards difficult. It is not possible to add a canopy over the main ground floor entrance.

5a – Communal Stairs

Principal access stairs should provide easy access, regardless of whether or not a lift is provided.

5b – Communal Lifts

Where a dwelling is reached by a lift, it should be fully accessible.

There is no provision for a communal lift system.

6. Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

As a general principle, narrower hallways and landings will need wider doorways in their side walls.

The width of doorways and hallways should conform to the specification below.

Where altered, corridor width of 900mm will be achieved. A number of existing door openings are retained with clear opening width of around 750mm. Wheelchair access to dwellings has not been possible so, Part M standards is not applicable.

7. Circulation Space

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

Wheelchair access and turning and turning area has not been achieved given the existing impediments and space constraints.

8. Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

A living room has been provided on the Ground Floor entrance level.

9. Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

The Ground Floor dwelling meets the criteria.

10. Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

Provision for wheelchair access is not achievable.

11 – WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Wall reinforcements will be used where new partitions are constructed for bathrooms and toilets. Where work is required to existing partition, this will also be carried out.

12 - Stairs and potential through-floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,*
- b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom.*

Given the limitations of the existing property and its layout, it is not possible to comply with the criteria.

13 – Potential for future fitting of hoists and bedroom / bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

The proposed layout meets the criteria.

14 – Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

The bathrooms have been planned to give reasonable space standards.

15. Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

The proposal complies with the standards.

16. Location of service controls

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

All switches and sockets will be positioned within the heights of 450mm and 1200mm from the floor.