

Please find below Lifetime Homes and wheelchair accessibility statement produced by Kathy Watkins (PRP Architects) on 10<sup>th</sup> February 2014, in response to request from LB Camden.

## **AA3904 145-149 Whitfield Street**

### **Lifetime Homes Standard (July 2010)**

Each of the Lifetime Homes Standard Criteria have been considered with a view to providing accessibility and adaptability as far as practicable given the limitations and constraints imposed by the existing buildings. Constraints include the footprint and structure of the existing building, the lack of external space, and existing service runs and connections. The buildings are also in a conservation area. In particular it has proved difficult to fully comply with the following Criterion:

#### **Criterion 1 Parking (width or widening capability)**

It is proposed that the scheme is a 'zero-car' scheme due to the proximity of good public transport links and the constrained nature of the site. Existing on-street parking is limited and outside the domain of the proposals. Therefore there is no allocated parking for the new dwellings.

#### **Criterion 3 Approach to all entrances**

The proposals apply to upper floor dwellings (1<sup>st</sup> - 3<sup>rd</sup> floor), access to which is via one of the existing main entrances. The approach to this entrance is level or gently sloping, and will be in accordance with the specification noted

#### **Criterion 4 Entrances**

The main entrance will not be covered to provide weather protection as the front elevation is to remain as is due to it being in a conservation area.

#### **Criterion 5 Communal stairs and lifts**

An existing stair will provide the principal access stair to the upper floor dwellings. To meet the Lifetime Homes Standard requirements for an easy access stair the stair should have a uniform rise not exceeding 170mm, a uniform going not less than 250mm and handrails that extend 300mm beyond the top and bottom steps. The dimensions and configuration of the existing stair means that it is unable to meet this specification. There are no lifts provided.

#### **Criterion 6 Internal doorways and hallways**

As the scheme is in a conservation area it is proposed that the front elevations remain unaltered. The ground floor dwellings are also materially unaltered by these proposals so it is not possible to provide a 300mm nib to the side of the main entrance door or the communal door at ground floor level.

Within the new dwellings, all doors will have a 300mm nib to the side of the leading edge and will have a clear opening width of at least 750mm (775mm where the hallway is less than 1200mm

wide). However structural constraints result in part of the hallway in the 3B4P dwelling at second floor level being narrower than the LTH requirement.

#### Criterion 7 Circulation Space

There will be space for turning a wheelchair in dining areas and living rooms in all dwellings. Basic circulation space for wheelchair users will be provided in bedrooms. Circulation space in bathrooms is dealt with in Criterion 14 below.

#### Criterion 10 Entrance level WC and shower drainage

The 2 storey maisonette, on the first and second floors of the building, will have an entrance level wc (at first floor level) in accordance with Part M on the building regulations, which is acceptable in LTH terms for a 2 bedroom 2 storey dwelling.

#### Criterion 12 Stairs and potential through-floor lift in dwellings

The 2 storey 2 bed 4 person dwelling utilises an existing stair which has a clear width of slightly less than 900mm. It would still be possible to provide a stair lift on this stair.

It will also be possible to identify a suitable position for a future through-the-floor lift from the living room at entrance level (first floor level) to the bedroom and bathroom at second floor level in the 2 storey 2 bed 4 person maisonette. There is no requirement for a stair lift to be fitted from the ground to first floors.

#### Criterion 14 Bathrooms

Where possible the bathrooms are designed to provide ease of access in accordance with the Lifetime Homes specification. It is not always possible to provide the full required approach zone to the WC or the wash hand basin due to the constraints of the existing buildings. Bathrooms are provided on the same storey as a main bedroom in every dwelling.

#### Criterion 15 Glazing and window handle heights

As this is a conservation area it is proposed that the existing windows on the front elevations are retained. Principal living spaces are at the front of the building so cill heights will be at 820mm-850mm above floor level and thus will not comply with Criterion 15. At least one opening light in each habitable room will be approachable and usable.

### **Wheelchair Accessibility**

All living accommodation for the new dwellings proposed within this application is above ground floor level. As the proposals are for the conversion of existing buildings, the many constraints of these buildings make their conversion into wheelchair accessible dwellings unviable.

We trust this satisfies the request for further information with regard to these issues.