

10 January 2014
Our ref: 2306/NM

**297 -299 EUSTON ROAD NW1 3AQ
REVISED DRAWING ISSUE D02.05A - 08A, D04.02A.**

The drawings have been revised to reflect the planning officer's comments on the submitted application for the following;

1. Euston Road elevation.
2. Lifetime Homes Criteria.

1 Euston Road Elevation

The Euston Road elevation has been revised in response to the planning officer's comments on the submitted drawings; that the elevation design should reflect the horizontal nature of the existing ground floor shop fronts and respect the proportions of the adjacent buildings. The revisions relate to the fenestration at ground and first floors only and can be summarized as follows:

- The lift has been relocated along the party wall which allows the glazing to extend to match the width of the upper floors and increase the horizontal emphasis.
- The height of the ground floor glazing has been set at the maximum achievable within the existing storey height. An exact alignment with the adjacent building is not achievable as there are significant differences in storey heights.
- The first floor fenestration has been revised to a horizontal band set out to match the existing floor levels.

2 Lifetime Homes Criteria

The design strategy for compliances with the Lifetime Homes Criteria is based on two key elements:

- Internally to provide generous space standards within both the communal areas and the individual flats, thus ensuring that the minimum requirements are achieved and where possible, exceeded.
- Externally to remove all obstacles to accessibility within the very limited external area.

We confirm that the scheme design complies with the criteria where relevant. The design solutions for each individual criterion are as follows:

Criterion 1 Car Parking

There is no car parking provision on site, Criterion 1 does not apply.
The car parking provision was discussed during the pre application process and it was agreed that no car parking was required. Refer also to the Planning Report submitted as part of the planning application.

Criterion 2 Approach to the dwelling from parking

This does not apply as Criterion 1 above.

Criterion 3 Approach to all entrances

Level access is provided with a 1500mm wide bridge which exceeds the minimum requirement.

Criterion 4 Entrances

A flush threshold entrance door has been provided with a clear opening of 930mm and 453mm nib which exceeds the minimum requirement.

Criterion 5 Communal stairs and lifts

The lift car dimensions are 1100x1400mm minimum.
Staircase rise is 170mm, going 250mm and handrails extend 300mm beyond the last riser.

Criterion 6 Internal doorways and hallways

Communal corridors are 1500mm width with clear door openings of 825mm.
Flat corridors are 1500mm & 1050mm width with 800mm clear door openings.
Refer to drawings for details of nibs etc.

Criterion 7 Circulation space

All rooms are larger than average and allow wheelchair turning throughout.

Criterion 8 Entrance level living space

All flats have living space at the entrance level to the flat.

Criterion 9 Potential for entrance level bed space

All flats have bedrooms at the entrance level to the flat.

Criterion 10 Entrance level WC and shower drainage

All flats have bedrooms and shower rooms at the entrance level to the flat.
All bathrooms will be provided with floor drains for future shower provision.

Criterion 11 WC and bathroom walls – future provision for grab rails

The wall construction will be sufficiently robust for the provision of grab rails.

Criterion 12 Stairs and potential through - floor lift in dwellings

This does not apply as all flats are single level.

Criterion 13 Potential for fitting hoists and bedroom / bathroom relationship

Main bedrooms have en suite bathrooms with direct run to the bed spaces which are ideal for the installation of hoists.

Criterion 14 Accessible Bathrooms

Bathrooms can be converted to shower rooms and provide wheelchair turning with a basin projection that is less than 200mm.

Shower rooms provide wheelchair turning with a basin projection that is less than 200mm.

Criterion 15 Glazing and window handle heights

The new windows along Euston Road will provide a high degree of visibility at 800mm and below. Controls will be located below 1200mm.

The windows along Warren Street are generally retained with new windows to match existing. Where possible the controls will be located below 1200mm.

Criterion 16 Location of service controls.

Service controls will be located between 450mm and 1200mm above finished floor level and at least 300mm from internal corners.