Lifetime Homes Statement
9 Hatton Place, London EC1N
Roof Extension and Change of Use

14.10.13

Existing Building and Site- Overview Concerning Lifetime Homes Criteria

9 Hatton Place is a single unit forming part of an existing terrace in a very densely built part of the Borough within the Hatton Garden Conservation Area. The overall building footprint of 40.4m2 leaves little scope for altering the existing plans of the building. The existing reinforced concrete floor and stair construction exacerbates this problem. Nonetheless the current proposals have been scrutinised against the Lifetime Homes Criteria as is described below according to the numbering as per the document:

Criterion 1 Parking (width or widening capability):

There are no hardstandings or privately owned pavements outside the property, nor are there any shared or communal parking facilities. The existing car parking space that is in a garage is 2700mm wide and is wider than absolutely necessary so the car space could feasibly be used by an ambulant disabled person, particularly if this is combined with a smaller car, e.g. electric etc.

Criterion 2 Approach to dwelling from parking(distance, gradients and widths):

The existing garage is located at ground level and is on the same level as the entrance door. There is no scope for connecting the garage to the existing entrance lobby as this would entail reducing the workspace retained in the present scheme; retaining workspace and or office space in this part of the Borough and Central Activities Zone is important.

Criterion 3 Approach to all entrances:

The tarmac outside between the garage and the front ground level door is level but there is a threshold at the door and slight step up to prevent direct flooding into the entrance door from the street.

Criterion 4 Entrances:

The existing entrance door leads directly out on to the street and public domain. There is a short half step here separating the entrance lobby from the street tarmac; this step protects the building from rainwater and flooding from the run-off in the road. So the context of the existing entrance door leaves no scope to alter or remove this step. If a ramp were to be built up to the moderate half step this could only be done in the street on the public

domain, but that is out of control of the owner and applicant. The entrance door does have a slight eaves effect at weathering.

Criterion 5 Communal stairs and lifts:

There are no communal stairs or lifts in the property.

Criterion 6 Internal doorways and hallways:

The existing entrance hallway is 900mm wide, the minimum standard. As the existing stairs are reinforced concrete there is little practical scope for making them wider as this would require full demolition and rebuilding.

Criterion 7 Circulation space:

The open planned living space as proposed can easily accommodate the requirement for a turning circle of 1500mm diameter+.

The proposed kitchen is in one single continuous run of units and has ample free space behind for manouvreing.

Criterion 8 Entrance level living space:

The building as proposed in its new format of live-work is extremely valuable in its context as a place of work and business. As such the workspaces should be connected to the ground level or be close to the ground level. Also as the building footprint is so small(40.4m2) there is no scope for building in living space at ground level.

Criterion 9 Potential for entrance level bed-space

The existing workshop and proposed ground level workshop and back-up office could accommodate a temporary or occasional bedspace and as designed is very flexibly open to this usage.

Criterion 10 Entrance level WC and shower drainage

The small building footprint, as mentioned already, does not allow for including an entrance level WC and shower facility.

Criterion 11 WC and bathroom walls

The wall construction as specified will be capable of taking grab rails in WC and bathroom positions.

Criterion 12 Stairs and potential through-floor lift in dwellings

The small building footprint, 40.4m2, and tight existing stairs do not allow for either a chair lift or other possible vertical lift as so much of the total floor area would be taken over by the lift and its other requirements. Also

the existing reinforced concrete floors would be very difficult to break open sufficiently for a new lift without destabilizing the building.

Criterion 13 Potential for fitting of hoists and bedroom/bathroom relationship

Hoists could potentially be positioned in the bed and bathrooms relatively easily on account of the heavy existing reinforced concrete floors. The bedrooms are proposed to be on the same level as the bathroom for the living space portion of the project.

Criterion 14 Bathrooms

The proposed second floor level bathroom on the same level as the bedrooms could meet the accessible bathroom criterion if the shower tray and attached full height shower screen is replace by an open planned full wet room with shower in the corner of the room. This would allow a bit more room for the WC to come out from the wall too.

Criterion 15 Glazing and window handle heights

The main living space is designed to be fully accessible to disabled users regarding window heights and handles and related. The overhead skylights are being designed with automated controls that can be activated by anyone.

Criterion 16 Location of service controls

Likewise the accessibility of service controls, in particular heating controls etc. are to be located at 100mm from the floor and away from any internal corners.

In summary the existing site and building are limiting to some degree in terms of disabled access, but then the reuse of the old building conforms readily to principles of sustainability . The use of the ground and first floor levels for business purposes in a very urban site is in line with the planning directives of the local authority. The small size of the site limits the scope for making the building fully disabled friendly, but there are aspects of the proposal that due conform, and the applicants gladly accept this.