

**LIFETIME HOMES ASSESSMENT
ADJUNCT TO A NEW PLANNING APPLICATION
(REF: 2013/3965/NEW & PP-02897171)
ADDRESS: 168 EVERS HOLT STREET, LONDON NW1
PROPOSAL: CONVERSION OF EXISTING CAFE AND BASEMENT TO A FLAT OVER
TWO STOREYS (GROUND & BASEMENT)**

Lifetime Homes Assessment

The table below illustrates how the proposal meets the lifetime home criteria;

Criteria	Pass / Fail	Comments
1. Car parking width	NA	The existing building has no parking and we do not propose to add any. The site is situated in an accessible location close to public transport facilities. Mornington Crescent tube station is located within 0.5 miles of the site as is Euston tube and overground station. A bus stop is located 50 metres from the site. For this reason, no car parking is proposed as part of the application.
2. Approach from car parking	NA	For the reasons outlined above, no car parking is proposed as part of the development.
3. Approach gradients	Fail	The importance of preserving the existing character of the building, the terrace it sits in and the wider area is essential to the application. At present the site has a stepped entrance – a characteristic of many buildings within this area. For this reason, it is not possible to enable completely level access to the building from the street. There are two steps, one of 150mm rise, the other of 120mm rise, to access the ground floor.
4. Entrances	Fail	Issues of level access are outlined above. The main dwelling entrance will match neighbouring properties and thus will not be covered or illuminated. The effective clear opening will be 800mm but there will not be 300mm nibs as specified in the Lifetime Homes criteria as the existing building does not have sufficient width and the communal corridor behind the front door is not part of the application site.
5. Communal stairs and lifts	NA	The proposal is for the conversion of the ground and basement. The flat on the first and second floors and the communal stair do not form part of this application.
6. Doorways and hallways	Pass	All doors and hallways within the application site are fully compliant. Communal doors and hallways are not within the application site.
7. Circulation space	Pass	Room dimensions throughout the proposed dwelling are generous and it is anticipated that there would be adequate space for turning, as outlined within the guidance. No lift is provided.
8. Living room	Pass	A living room is provided on the entrance level. The kitchen and dining area are also on the entrance level.

9. Entrance level bed space	Pass	The living room in the proposed dwelling can be temporarily converted to provide entrance level bed space to meet the Lifetime Homes criteria.
10. Entrance level wc and shower	Fail	There is a small WC at entrance level but it is accessed via a 164mm step. It does not meet the Lifetime Homes criteria for dimensions or provision of shower drainage.
11. Bathroom and wc walls	Pass	Wall reinforcements will be located between 300mm and 1500mm from the floor in the main bathroom to allow for adaptations, such as handrails.
12. Stair lift / through floor lift	12a Fail 12b Pass	12a The existing stairway between ground and basement is less than 900mm required. It is not possible to adjust the width as the stairway above is not part of the application site. 12b A possible site for future provision of a stair lift has been identified and meets Lifetime Homes criteria. The lift would be installed where the ground floor wc is and would descend into bedroom 1 into what is now a storage cupboard.
13. Tracking hoist route	Pass	Reasonable clear routes are available between main bedrooms and the bathroom.
14. Bathroom layout	Pass	The bathroom conforms to all Lifetime Homes criteria.
15. Window specification	Pass	Windows are fully compliant.
16. Control, fixtures and fittings	Pass	New switches and controls will be installed to comply with the requirements (450 – 1200mm height from FFL)