

# FULL PLANNING APPLICATION

FOR THE

Erection of Single Storey rear Extension, roof extension, and new entrance door on side elevation at ground floor level to create 2 x self contained Flats (Class C3)

AT

80 GREENCROFT GARDENS  
LONDON  
NW6 3JQ

## LIFETIME HOME STANDARDS STATEMENT

Second Issue 09.09.2013

## LIFETIME HOME STANDARDS

Lifetime Home Standards are required generally for all New Builds and some Change of use Applications in order to help create a housing stock which is generally accessible to all and is a requirement in order to comply Camden Council Planning Policy.

The Applicant and his appointed Agents are committed to this principle and fully understand the implications which go beyond the requirements of part M of the Building Regulations which itself is also still mandatory and relevant.

80 Greencroft Road is an existing building which already has 4 self contained flats none of which comply with Lifetime Home Standards. The Building has no lift and the common stairway is not suitable for Ambulant disabled. This arrangement is in common with all other houses and flats in Greencroft Gardens as the properties are approximately 100 years old having been built first as an individual house and then sub-divided into self contained flats during its history.

The Applicant accepts the principle that although not all of the Lifetime Home Standards can be met and therefore would fail to achieve the criteria of "Lifetime Homes" that where ever possible the standards will be met. This will at least give a small measure of Accessibility for future occupants.

Standard numbers where applicable 1 to 16 below are illustrated to show how compliance could be achieved or to explain that the standard cannot be made to apply and summarised with a further explanation where relevant.

### No 1

No new Car Parking provision is to be provided as the development will rely on the existing 3 spaces relating to the existing building currently as 4 flats. These existing car-parking spaces will be retained. A separate Section 106 Agreement will be required for the 2 new units making them car free should Planning Permission be granted as explained in other documents. As such this standard No 1 is not applicable in our case.

### No 2 & No 3

The Existing communal entrance door faces Greencroft Gardens the travel distance from the pavement to the front door is relatively short as 5-6 meters. It has an existing slope that complies as defined as 1:12 for slopes less than 5M which has been attained. The width of all the approaches is 1250mm and the minimum being 900mm. Complies.

### No 4

The existing Entrance has an existing canopy with 700mm setback. There is an external wall light above which will be lit with a Low Energy external quality light fitting controlled by photo electric switch. The entrance threshold is an existing door and so level going access arrangement in accordance with part M of the Building Regulations is not achieved. Does not comply.

### No 5

Existing Communal Stair does not comply with Life Time Home Standards and the Building has No Lift. Does not comply.

### No 6

New Front entrance doors to new Flats will give a clear opening width as a minimum of 800mm (910mm Doorset) and as the approach is head on the entrance corridor width will be 1050mm. This is all aimed at allowing full wheel chair access. Complies.

No 7

Once wheel chair users have entered the building adequate circulation space is required within the entrance level to allow safe manoeuvring the standard is to have clear spaces as defined by either a 1500mm diameter or 1700x1400mm ellipse. Complies.

No 8

The Living Room should always be at entrance level. Complies.

No 9

In houses of 2 or more storeys it should be possible for a convenient space to be allocated for a single bed space or folding bed. Not Relevant as are Flats.

No 10

A wheelchair assessable WC has been included with shower on the entrance level as per the requirement. The access door is 775mm clear outward opening. Complies

No 11

Wall reinforcements will be included between 300 & 1500mm height from floor so that adaptations for grab railing could be included by future occupants if required. Complies

No 12

Future Access via Lifts neither possible nor required as Flats are on one level. Not relevant.

No 13

A possible route can be identified for a potential hoist from a main bedroom to an adjacent ensuite bathroom. Complies.

No 14

The bathroom layout has been designed to allow ease of access to the bath, WC and wash basin with a outward opening access door which could also be removed as does not open onto the stairway enclosure. Complies.

No 15

Living room windows should be so designed to allow a view from a wheel chair of a minimum 800mm to the glazing line or lower. Complies.

No 16

All electric sockets and switches will be installed in accordance with Part M of the building Regulations between the zone of 450 to 1200mm measured from the floor to allow safe operation by wheel chair user. Complies.