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London Borough of Camden
Development Management
Camden Town Hall
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Ref: 320/GRAFTON

Lifetime Homes Statement

Subject: Planning application for third floor extension to an existing building with current approval for change of use from B1 to C3 Comprising of 9 No. Flats at 55 Grafton Road. Ref. 2012/1535/P

The new residential units have been designed in accordance with 'Lifetime Homes' standards where possible within the restrictions of a conservation type development. In addition there are several units that would be easily adaptable for wheelchair users. This is in line with the policy that 10% of new homes meet these criteria. The 16 points of the Lifetime Homes Standards have been addressed as follows:

1.2

As there will be no on-site parking, car parking requirements do not apply

3.4

A ramp access at a maximum gradient of 1:12 will be provided to the main entrance door at street level and threshold upstand will not exceed 15mm. (as per the approved scheme)

5

The main stairs to the apartments will be a new staircase. The staircase has risers of 170mm and goings of 270mm and therefore complies with Lifetime Homes standards. The handrails will be at a height of 900mm above nosing level and will extend 300mm beyond the first and last steps at each level.

A new Lift will provide access to each level of the residential units. Landing area of 1500mm x 1500mm will be achieved at each level. An internal car size of 1100mm x 1400mm will be provided with controls set between 900mm to 1200mm above floor level and set at 400mm back from the internal wall.

6

All entrance doors to flats will have a clear opening width of 800mm minimum with 300mm nib to the side of the leading edge. All internal flat hallways will be minimum of 900mm wide.

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All living rooms can accommodate a turning circle of 1500mm for wheelchair users.

8.9

All flats apart from the 1 bedroom units (as per the approved plans) have the possibility of a living room and one bedroom at entrance level.

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All flats have wheelchair accessible WC compartment at entrance level

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All walls enclosing bathrooms in each flat will be constructed to be capable of taking potential future adaptations such as handrails.

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Each flat apart from the 1 bedroom units (as per the approved plans) has its main accommodation on a single level. The 1 bedroom units have stairs up to the living room level, which could be fitted with chair lifts in the future.

13

All bathrooms are located adjacent to the main bedroom in each flat to allow for a reasonable route for potential hoist.

14

Bathrooms are designed with sufficient space for a wheelchair user to conveniently use the bathroom and to gain access to WC

15

Where possible windows in living rooms have glazing set lower than 800mm above floor level. However as this is a conservation project and a number of windows are being retained it may not be possible to achieve this for all the flats. All windows will be easy to operate for a wheelchair user.

16

All switches, sockets, controls etc will be set at heights between 450mm and 1200mm from finished floor level to be usable by all.

Conclusion

The proposed scheme maximise the potential of the site providing a valuable contribution to the housing supply in the Borough.

At the same time high quality architectural design ensures the new extension fits into the existing fabric while the alteration to the façade has minimal impact on the original building and its setting. We feel the proposal provides a positive impact on the area and give new life to an important historical building in the area.

Regards



Derek Owusu-Afriyie
for and on behalf of Simon Miller Architects Ltd

cc: Scott Levy (Client)