

Ref: 1588/B.03/Lifetime Homes Checklist

4th January 2013

PARKER HOUSE – LIFETIME HOMES COMPLIANCE CHECKLIST

Criterion 1 - Parking (width or widening capability)

1a – ‘On plot’ (non-communal) parking & 1b – Communal or shared parking

No parking is provided within the scheme as the proposed development is car free in line with Camden’s policy guidance.

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

No parking is provided within the scheme as the proposed development is car free in line with Camden’s policy guidance.

Criterion 3 - Approach to all entrances

Communal Entrance:

The main entrance to the proposed Parker House development is directly from Parker Street which has a very gently sloping gradient, a level landing will be provided directly adjacent to the Entrance point.

External Entrances into dwellings:

Units S1 & S2 are accessed through the existing courtyard behind Aldwych House which is predominantly level. Level landings will be provided to each entrance.

Unit S3 is accessed from Parker street which has a gently sloping gradient. A level landing will be provided to its entrance.

Criterion 4 - Entrances

Communal Entrance:

Double doors are proposed to the front entrance which are to replace the existing double doors. The design of the doors, and ironmongery are in keeping with the heritage of the façade. Entry controls will be provided. The clear opening is more than sufficient and appropriate vision panel is provided in the doors.

An automated sliding lobby door will provide a secondary entry point into the reception / concierge area. Both are to have level thresholds.

The existing mild-baroque style portico to the communal entrance will provide weather protection, this has a depth of approximately 600mm so does not fully comply with LTH's guidance, however, it is deemed of architectural importance in Conservation Area guidance and so has been retained.

The entrance will be appropriately lit.

External Entrances into dwellings:

Units S1 & S2:

The façade has been redesigned in keeping with the existing workshop aesthetic as the area is deemed of historic importance for the Conservation area. The door openings have been designed to comply with Lifetime Homes in terms of clear opening and nibs, level access over threshold, ironmongery and illumination.

An external canopy was not deemed appropriate given the intention to replicate the existing façade design however, so has not been able to be achieved.

Unit S3:

The entrance to unit S3 has an existing door which does not comply with the 800mm minimum clear opening and nib stated in LTH's guidance. Due existing site constraints, and a level difference between the front of Unit S3 and rear garden access, there is a 70mm step up at the threshold of the front entrance, however access via the Aldwych courtyard to the rear of the unit is level and has a LTH's compliant clear opening & nibs. An external canopy was not deemed appropriate given the retention of the existing façade.

Internal Entrances into dwellings from Communal Areas:

All units accessed via communal hallways comply with LTH's requirements in terms of clear opening and nib requirements.

Criterion 5 - Communal stairs and lifts

(5)a Communal Stairs

Both communal staircases fully comply with LTH's requirements.

(5)b Communal Lifts

Both communal lifts fully comply with LTH's requirements. In addition to this, they comply with the good practice recommendation that all dwellings above entrance level have lift access however it is not practical to have access to both lifts from every apartment without compromising apartment layouts.

Criterion 6 - Internal doorways and hallways

All internal hallways and doors are LTH's compliant.

Criterion 7 – Circulation space

All dining and living areas allow for furniture layouts which can achieve either the required turning circle or turning ellipse. All main bedrooms allow for 750mm around beds and secondary bedrooms allow for 750mm to one side of the bed and where necessary, 750mm zone to access windows. Basic circulation as detailed in Criteria 6, 10 & 14 ensure required circulation for hallways and bathrooms.

Criterion 8 – Entrance level living space

Most of the units, are single storey and automatically comply with this requirement. Of the 2 storey dwellings, Unit S2 and Unit 24 have their living spaces arranged over 2 floors, with kitchen / diners at the entry level and living rooms on the floor above in order to ensure all other LTH requirements are met. All other 2 storey units comply with this requirement, with the understanding that the Penthouses should be accessed at 5th floor (entry level) via the lift, with bedrooms on the floor below in an 'upside-down' living arrangement.

Criterion 9 - Potential for entrance level bed-space

All units, with the exception of unit S3 have a permanent entrance-level bed space. Unit S3 has a living room of adequate size to allow for a screened temporary bed space if required.

Criterion 10 – Entrance level WC and shower drainage

All units, with the exception of the following have an accessible bathroom, in accordance with Criterion 14, at entry level.

The apartments which do not have an accessible bathroom and therefore have the required compliant entrance level WC (with shower drainage) are Unit 1, Unit 11, Unit 35 & Unit 40 and Unit S3.

Criterion 11 – WC and bathroom walls

All units will comply.

Criterion 12 - Stairs and potential through-floor lift in dwellings

All two storey dwellings have potential for stair lift installation. The only units which do not have a main (double) bedroom & bathroom at entrance level and therefore require identification for through-the-floor lifts are Unit 1, Unit 11 and Unit S3. T

The penthouses; Units 35 & 40, also do not have a compliant accessible bathrooms, however the lift provides access to both floors and therefore future provision is not required.

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

The concrete framed structure has been designed to be capable of supporting single point hoists above all main beds, baths and WCs.

Where possible, accessible bathrooms (which comply with Criterion 14) have been located as ensembles to master bedrooms, or next to bathrooms to allow for knock-out panels. The route between accessible bathroom and bedroom does not pass through the living space in any apartment, with the exception of apartment Unit 17 which is an open plan studio apartment and therefore not able to comply with this.

Criterion 14 – Bathrooms

In all apartments, at least one bathroom complies with LTH's requirements.

Criterion 15 – Glazing and window handle heights

All new build elevation elements have been designed to allow for glazing which starts no higher than 800mm above FFL, and in most cases, full height glazing is provided.

To the front façade however, the retained façade has limited compliance with the criteria at Ground and First floor levels. Similarly, the Aldwych workshops are being rebuilt to the same fenestration design & aesthetic as the existing façade in line with Conservation policy, as a result the following units do not comply:

Ground Floor: Unit S1, Unit 3 (however the bedroom has full height glazing out onto private terrace), Unit 4, Unit 5, Unit 8.

First Floor: Unit 14, Unit 15, Unit 16, Unit 17, Unit 18.

Criterion 16 – Location of service controls

In all apartments, service controls will be located in compliant locations.