Lifetime Homes Report

Proposed Change from 8 no. to 3 no.
Luxury Residential Units plus additional floor
10A Belmont Street
London NW1 8HH

Contents

1.0 Introduction

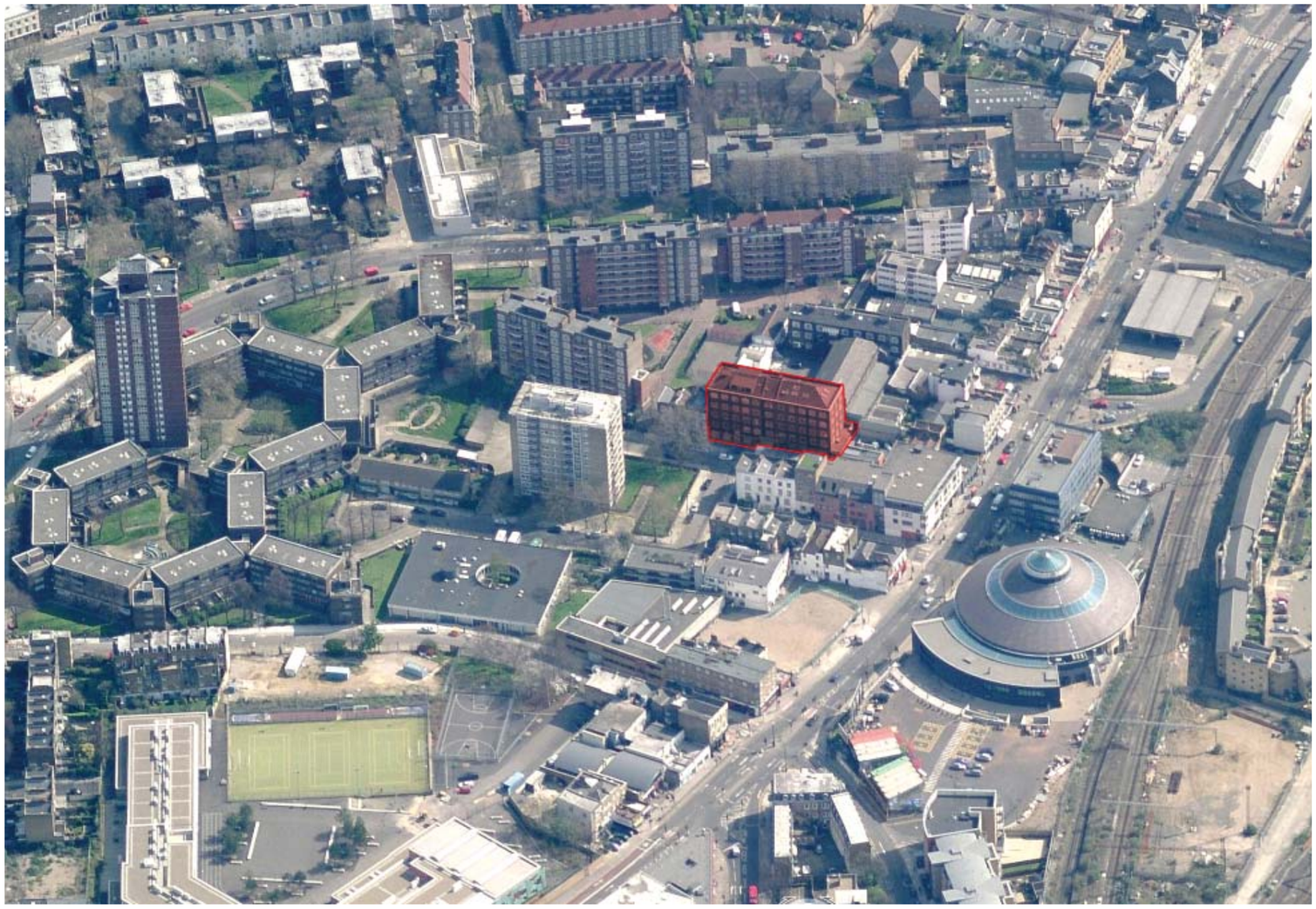


Fig. 1 - Aerial Photograph Showing Site Location

Introduction

This report analyses the proposal for additional setback top floor, plus all C3 unit layouts have been redesigned to replace 8 no. consented residential units on the 5th and 6th floor with 3 no. luxury apartments on 5th, 6th and 7th floor.

This report aims to look at each point of the Lifetime Homes standards and examines how it has been addressed in the building design. In a number of cases, points are addressed by proposing possible future alterations to the building.

Since part of the proposal is within the existing structure of the building, some of the Lifetime Homes standards apply as much to the existing building as to the new proposed development. These points have been addressed in the report.

Fig. 2-3 - Parking provision to rear service yard can accommodate disabled spaces if necessary

2.01 Parking (width or widening capability)

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

Implementation:

Since the development is located within or on an existing building, the provision of suitable parking is dictated by the location of the building. There is existing car parking in the rear goods yard area and is mainly reserved for the surrounding commercial occupiers. The aim of the residential development is to be car free, in accordance with Camden Council guidelines. Should the need arise for dedicated disabled parking, there is scope to allow for a disabled parking space.

However, the on-street side parking satisfies the Lifetime Homes standards as the pavement provides the extra width for disabled access should there be a need.

Fig. 4 - On street parking is within 50m of building entrance

2.02 Approach to dwelling from parking (distance, gradients and widths)

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

Implementation:

Since this development is to be car free, in accordance with Camden Council guidelines, there is to be no additional on-site parking so this Lifetime Homes Standard is not applicable.

However, the distance from the existing on-street parking spaces on Belmont Street to the building entrance is within 50m. There is minimal change in level along the pavement to the main entrance of the building.

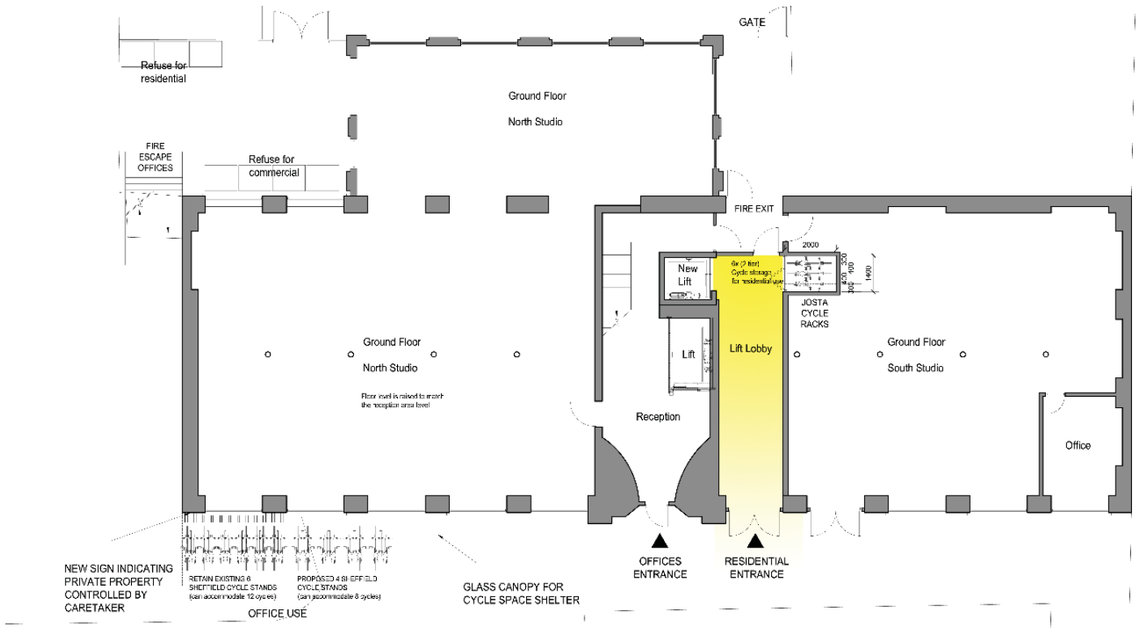


Fig. 5 - Ground Floor

Fig. 6 - Fifth Floor

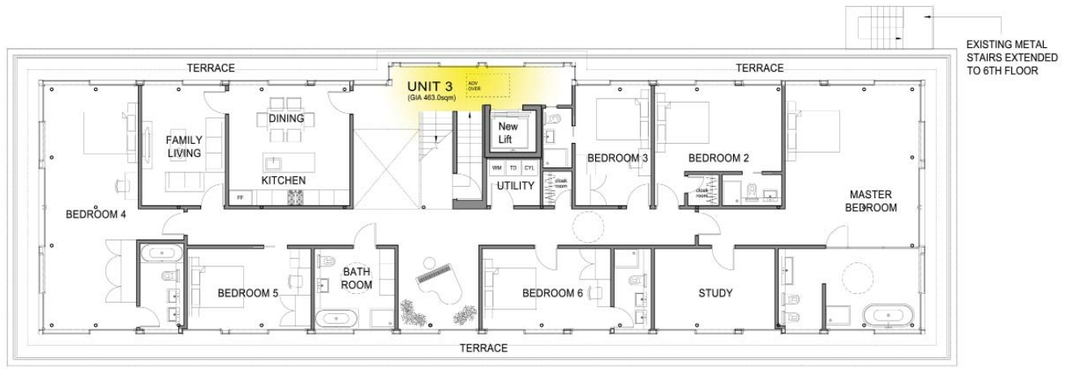


Fig. 7 - Sixth Floor

2.03 Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

Implementation:

The approach to the main building street entrance is level access. The internal route to the new residential lift and stair core is level.

At the upper levels, the approach from the lift to flat entrances is level. Unit 3 is a duplex accessible via the lift on its lower floor. The internal staircase connecting the lower to the upper floor of the duplex has been designed to allow for a chair lift installation.

2.04 Entrances

All entrances should be illuminated, have level access over the threshold, have effective clear opening widths of 800mm and nibs of 300mm, have adequate weather protection and have a level external landing.

Implementation:

The existing commercial entrance to the building is illuminated and covered and has level access from street level. The existing canopy will be extended over the new residential entrance and new lighting to be installed. Each leaf of the communal entrance door offers an effective clear width of 960 mm well in excess of the minimum 800 mm width.

Fig. 8 - Image showing existing

Fig. 9 - Proposed level access to new lift core

Fig. 10 - Proposed entrance canopy extending over new residential entrance

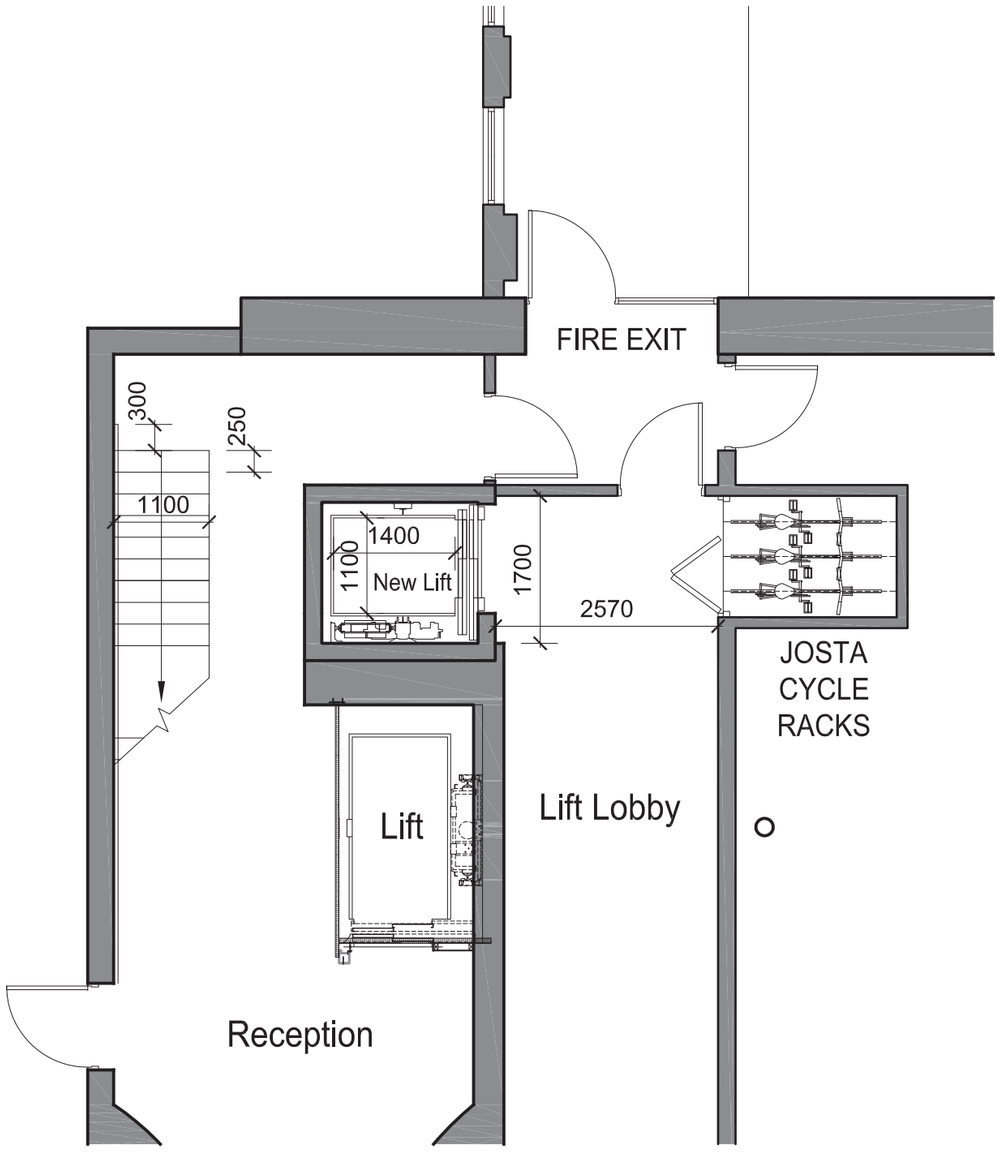


Fig. 11 - Plan detail of lift lobby at Ground Floor level showing critical dimensions

2.05 Communal stairs and lifts

Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

Communal stairs:
Uniform rise not more than 170mm, uniform going not less than 250mm. Handrails extend 300mm beyond top and bottom step, handrail height 900mm from each nosing, step nosings distinguishable through contrasting brightness, risers which are not open.

Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

Lifts:
Have minimum internal dimensions of 1100mm x 1400mm.
Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.
Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

Implementation:

The upper floor flats will be accessed via the communal staircore which will have a uniform tread of 250mm and a rise of 170mm as per LTH recommendations.

The proposed lift, the landing and the location of controls all comply with the Lifetime Homes standards.

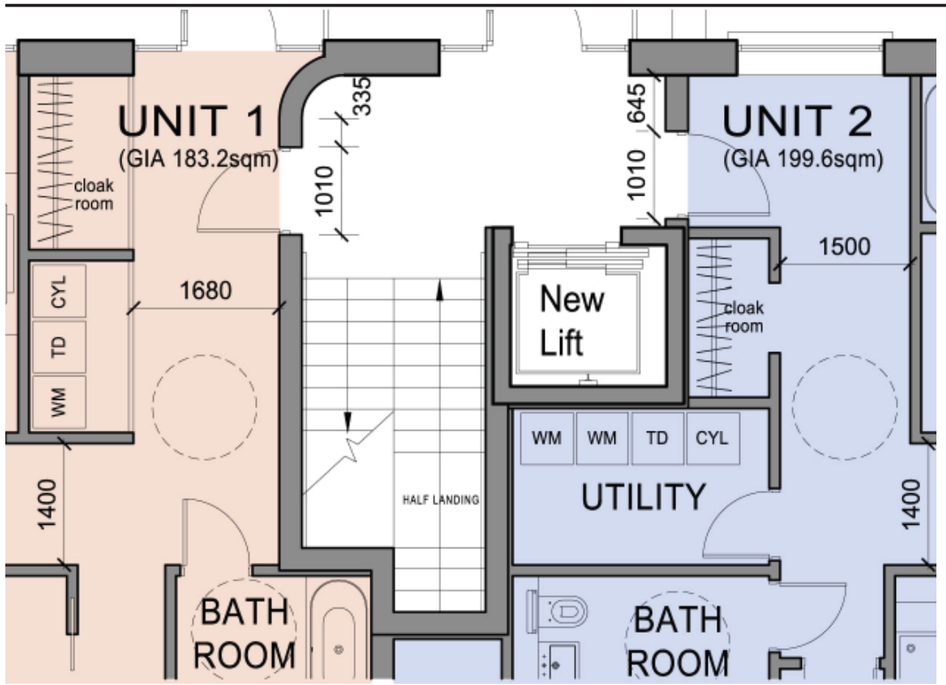


Fig. 12 - Flat 1 & 2 entrance dimension with at least 300mm leading edge and hallways

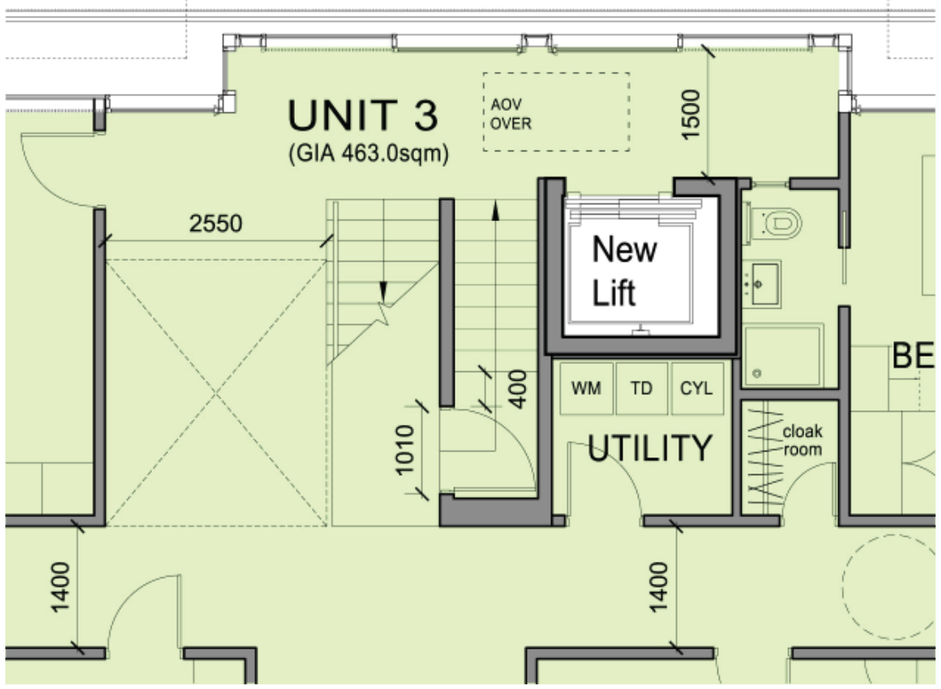


Fig. 13 - Flat 3 entrance dimension with at least 300mm leading edge and hallways

2.06 Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

Internal dwelling doors (minimum clear opening width):
Straight-on: 750mm,
At right angles to hallway / landing at least 1200mm wide: 750mm,
At right angles to a corridor / landing at least 1050 wide: 775mm,
At right angles to a corridor / landing less than 1050 wide (min. width 900mm): 900mm.

Communal doors (minimum clear opening width):
Straight-on (without a turn or oblique approach): 800mm,
At right angles to a corridor / landing at least 1500mm wide: 800mm,
At right angles to a corridor / landing at least 1200mm wide: 825mm.

Implementation:

In all the proposed flats, all doorways and hallways comply with Part M of the Building Regulations. All entrances to internal flats have a clear opening width of 900mm and a nib of 300mm on the leading edge. The width of all communal hallways and internal corridors is well in excess of the minimum width recommended.

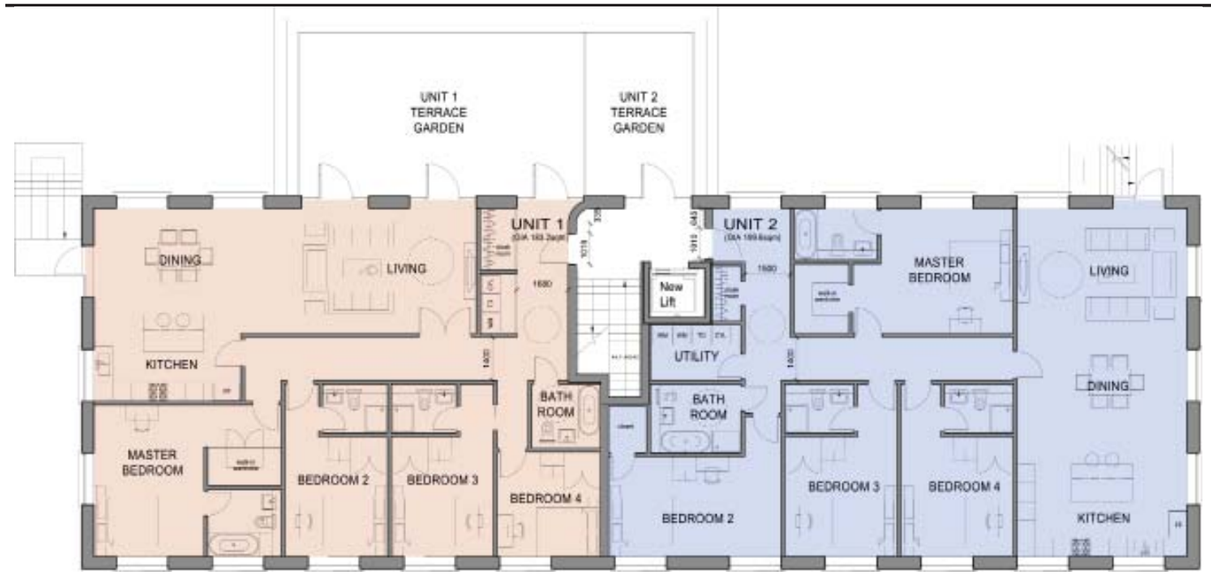


Fig. 14 - Fifth floor plan showing 1500mm turning circles in living room areas and 1200mm turning circle in circulation areas

Fig. 15 - Sixth floor plan showing 1500mm turning circles in living room areas and 1200mm turning circle in circulation areas

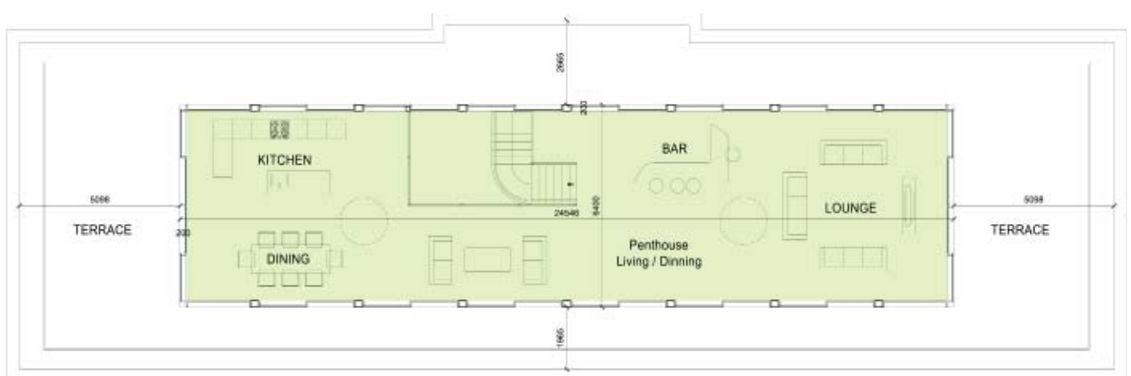


Fig. 16 - Seventh floor plan showing 1500mm turning circles in living room areas and 1200mm turning circle in circulation areas

2.07 Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

Implementation:

All living and dining areas have a turning circle of at least 1500mm minimum and fully satisfy this standard. Also, a minimum turning circle of 1200mm for 90 degree cornering is available in the corridor areas of the flats.

2.08 Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

Implementation:

All the flats have a living room / living space on the entrance level and meet this requirement.

2.09 Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

Implementation:

All the flats (including Unit 3) have bedrooms on the entrance level, so this requirement is met.

2.10 Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

Implementation:

Each flat contains an entrance level WC. In all instances the shower provision is located within the bathroom and/or adjacent to the WC.

All WC's will comply with Part M of the Building Regulations.

Fig. 16 - Chair stair lift

2.11 WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Implementation:

In all instances wall reinforcement panels (if required) can be located between 300mm and 1500mm from the floor to allow for handrails or handles to be fixed to the walls at any location.

2.12 Stairs and potential through-floor lift in dwelling

The design within a dwelling of two or more storeys should incorporate both:
a) Potential for stair lift installation; and,
b) A suitable identified space for a through-the–floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

Implementation:

The residential lift will provide access to the flats at the upper floors. Units 1 & 2 are single storey and Unit 3 is a duplex. The internal staircase connecting the lower to the upper floor of the duplex has been designed to allow for a chair lift installation. Alternatively the double height hallway can accommodate a through-the-floor lift should the need arise. All bedrooms are located on the lower floor of Unit 3.

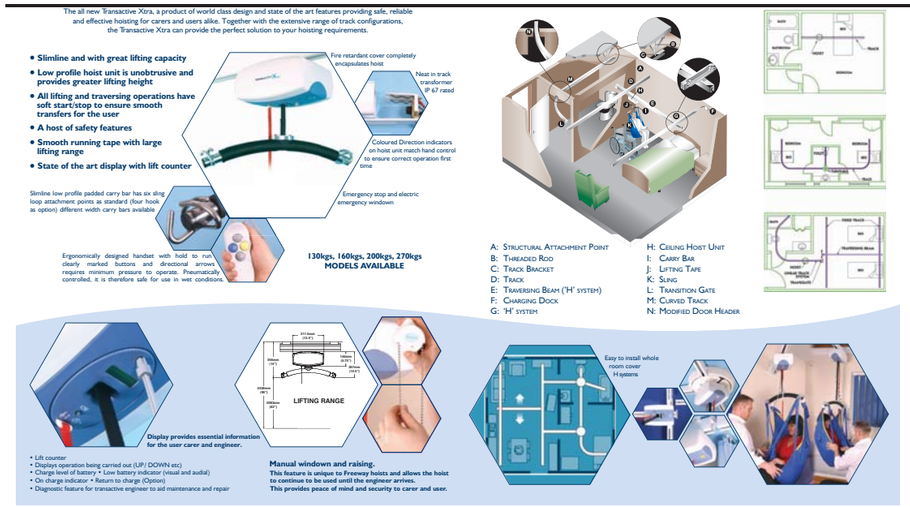


Fig. 17 - Example ceiling hoist manufacturer

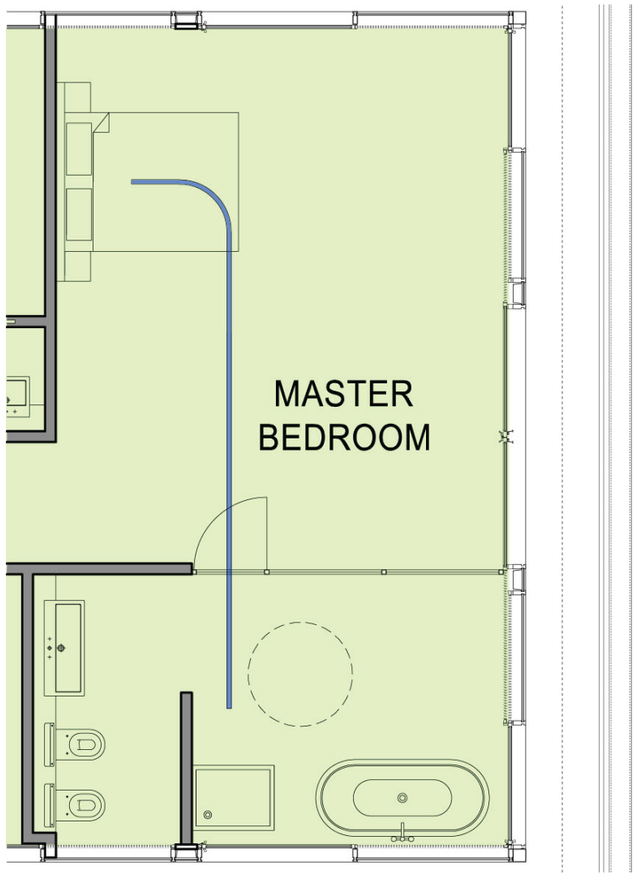


Fig.18 - Potential hoist route for Unit 3 master bedroom

2.13 Potential for fitting of hoists and bedroom / bathroom

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Implementation:

All the flats can be adapted to incorporate a ceiling hoist between the main bedroom and main bathroom. In all units the main bedroom has an ensuite bathroom providing convenient access for a ceiling track hoist. Below are exampled of how a ceiling track hoist can be added to the main bedrooms leading to an ensuite.

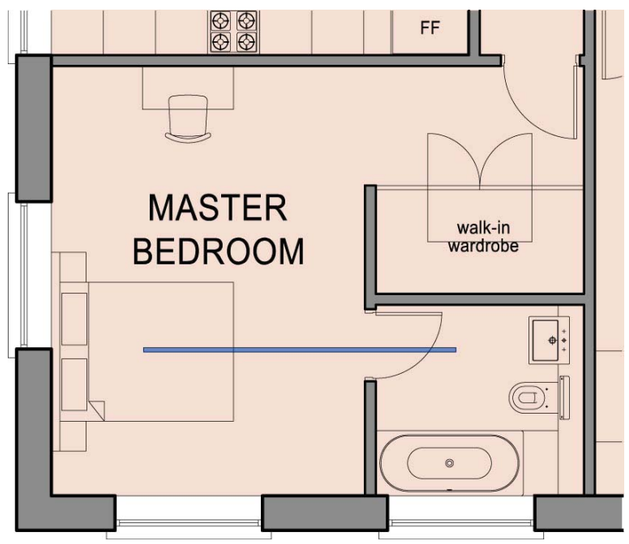


Fig. 19 - Potential ceiling hoist route for Unit 1 master bedroom

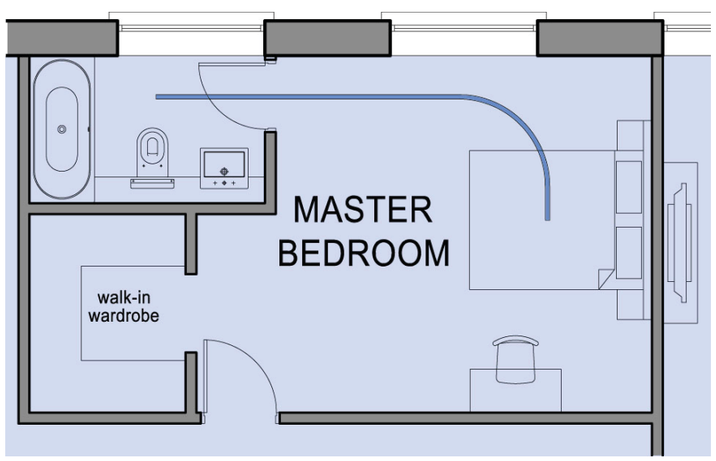


Fig. 20 - Potential hoist route for Unit 2 master bedroom

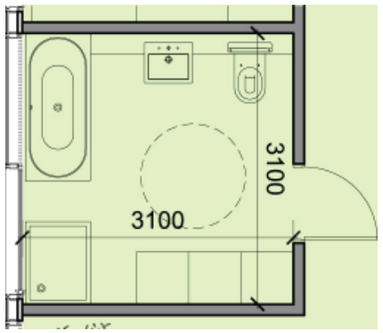
2.14 Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

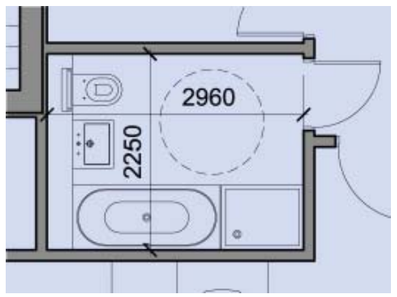
Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can conveniently use the bathroom and gain side access to the WC.

Implementation:

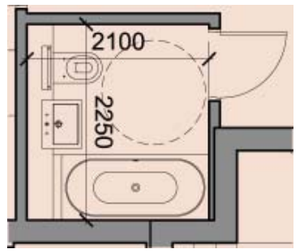
All the bathrooms meet Lifetime Homes standards and side access to the WC can be achieved. All bathrooms are at least 2100mm x 2100mm.



Unit 3



Unit 2



Unit 1

Fig. 21 - Main bathrooms showing wheel chair turning circle and space for side access to WC

2.15 Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach.

People should be able to see out of the window whilst seated.

Wheelchair users should be able to operate at least one window in each room.

Implementation:

All of the living room glazing are under 800mm and most openings in the flats are comprised of floor to ceiling windows/doors. In most flats, there will be large glazed sliding doors from the living room to the external terrace. All windows will be fully operable by wheelchair users and users will be fully able to view out when seated.

2.16 Location of service controls

Location of service controls Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.

Implementation:

All switches, sockets, ventilation and service control will be at a height usable by all.