

Land adjoining 6 Bacon's Lane, London, N6 6BL - Planning Application for new ancillary garden building

2012/1679

Lifetime Homes Statement - criteria

1. Parking (refer to drawing 46/P1a)

Bacon's Lane is a private cul-de-sac. There are 3 existing parking spaces for no.6 of which only 2 are being used. The proposed ancillary 'granny flat' is aimed at offering accommodation to a carer for Leonard Manasseh (who is 96 years old) who is currently being looked after by his wife Sarah. Sarah will soon need a carer for Leonard because she is finding it too much to do by herself. The proposed accommodation should not therefore require additional parking.

2. Approach to dwelling from parking (refer to drawing 46/P1a)

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

3. Approach to all entrances (refer to drawing 46/P1a, 46/P4a, 46/P5a, 46/P6a)

The approach to the entrance is level by using an entrance courtyard, and in accordance with the specification required to achieve Criterion 3.

4. Entrances

The entrance will:

- a) be illuminated with external wall lighting
- b) have level access over the threshold; and
- c) have effective clear opening widths and nibs as required.

In addition, the main entrance has:

- d) adequate weather protection provided by awning

e) a level external landing.

5. N/A

6. Internal doorways and hallways (refer to drawing 46/P4a)

Movement in hallways and through doorways will be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. The width of doorways and hallways conforms to the specification for this criterion.

7. Circulation Space (refer to drawing 46/P4a)

There is space for turning a wheelchair in all areas.

8. Entrance level living (refer to drawing 46/P4a)

All living accommodation is provided on the entrance level.

9. N/A

10. Entrance level WC and shower drainage (refer to drawing 46/P4a)

Entrance level WC and shower drainage meeting the required specification is provided.

11. WC and bathroom walls

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

12. N/A

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

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

14. Bathrooms (refer to drawing 46/P4a)

The design includes an accessible bathroom on the same storey as the main bedroom, providing ease of access in accordance with the required specification.

15. Glazing and window handle heights (refer to drawing 46/P4a)

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

16. Location of service controls

Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Listed building status of the boundary wall

The boundary wall is historically associated with no.103 Swains Lane. I understand from your schedule above that the boundary wall will not be considered to be curtilage listed and therefore listed building consent will not be required.

Sustainable Statement - design and construction

- The structure will be built from FSC timber.
- The insulation will be wood fibre Natural Building Technologies.
- The building will be clad with FSC timber boards.
- The windows will be high performance timber framed with double glazed argon filled units.
- The roof covering will be Onduline which is an extremely tough, lightweight, corrugated roofing material manufactured using 48% recycled cellulose fibres.
- Hard landscaping will be made from recycled bricks and paving slabs which already exist on site.
- Rainwater will be collected and reused.