

Statement regarding Lifetime Homes Criteria

for

19 Marquis Road, Camden, NW1 9UD

PREPARED FOR:

Ms I Olusanya
19 Marquis Road
Camden
London NW1 9UD

PREPARED BY:

CLIVE ADAMS ASSOCIATES LTD
15 The Parade
Harold Park
Romford
Essex RM3 0AQ

SEPTEMBER 2012

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Clive Adams Associates Ltd being obtained. Clive Adams Associates Ltd accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person using or relying on the document for such other purpose agrees, and will by such use or reliance be taken to confirm his agreement to indemnify Clive Adams Associates Ltd for all loss or damage resulting therefrom. Clive Adams Associates Ltd accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.

Statement regarding Lifetime Homes Criteria
for
19 Marquis Road, Camden, NW1 9UD

It is proposed to convert the existing three storey end of terraced property in to a one bedroom flat at lower ground floor level and a two bedroom maisonette at upper ground floor and first floor levels.

Lifetime Homes Criteria

1.0 Parking (width or widening capability).

There is presently no off street parking associated with the existing property. There is insufficient space to incorporate off street parking as part of the new development

2.0 Approach to dwelling from parking.

Not applicable, as there is to be no off street parking as part of this development

3.0 Approach to all entrances.

The existing approach to the main property is via a set of 9 N° steps leading up to the front door at upper ground floor level. This entrance is to be retained to give access to the proposed maisonette.

The existing approach to the lower ground floor flat is via an access gate in St Pauls Crescent which has three steps leading down to the side access way. There is insufficient space to incorporate a ramp with the correct maximum gradient to meet current Building Regulations and so a new set of steps have been incorporated so that better access is provided from the main front elevation.

4.0 Entrances

The existing main front entrance is to be retained and used as the entrance to the maisonette.

A new front door with 800mm minimum clear width is to be incorporated for the lower ground floor flat.

5.0 Communal stairs and lift

There are no communal stairs or lift as part of this development. The existing staircase is to be used to give access to the upper floor of the maisonette.

6.0 Internal doorways and hallway

In the basement flat sliding doors are to be incorporated to give better access in to the bathroom and to ease congestion in the hallway.

The existing doorways and hallways at upper ground floor and first floor levels are to be retained.

7.0 Circulation space

The existing circulation space will be unchanged in both the lower ground floor flat and the maisonette. There is sufficient space for turning wheelchairs in the dining areas, living room and bedroom as well as basic circulation space for wheelchairs elsewhere.

8.0 Entrance level living space

A living room and a kitchen are being provided at the entrance level of both the lower ground floor flat and the maisonette.

9.0 Potential for entrance level bed-space

If required, the lounge at entry level in the maisonette could be used as a temporary bed-space, as the kitchen/dining room to the rear can also be used as a living room in the short term.

10.0 Entrance level W.C. and shower drainage

There is a W.C. at entrance level in the maisonette which has the potential for a shower to be installed if required sometime in the future.

11.0 W.C. and bathroom walls

All bathrooms have two external solid brick walls which are capable of firm fixing and support for adaptations such as grab rails.

12.0 Stairs and potential through-floor lift in dwellings.

The existing staircase that links the upper ground floor to the first floor is not wide enough to accept a stair lift.

It will be a major structural alteration to remove the existing stair and replace it with a wider stair and so, if disabled access is required between floors in the future then a through floor lift will need to be incorporated going from the front corner of the kitchen/diner directly up in to the front corner of bedroom 1 over. Refer to drawings 7033/4 and 5

13.0 Potential for fitting of hoists in bedroom/bathroom

The existing structure above the bedrooms and bathrooms are robust and will be more than adequate to cater for the load resulting from a possible hoist.

The bedrooms and bathroom are on the same level and the route between the bedrooms and bathroom do not pass through any living areas.

14.0 Bathrooms

An accessible bathroom, providing ease of access in accordance with the Lifetime Homes design guide, is being provided in the flat and to the en-suite to Bedroom 2 in the maisonette.

15.0 Glazing and window handle heights

The existing windows in the living rooms already allow people to see out when seated.

The existing windows are sash windows, the catch for which is some 1.5m above floor level. The windows are part of the conservation area and cannot be altered.

16.0 Location of services controls

As part of the proposed refurbishment works the services controls will be located within a band of between 450mm to 1200mm from the floor, and at least 300mm away from any internal room corner.