



Our ref: 8792.102a

Your ref: 2012/3170/INVALID

Date: 24<sup>th</sup> July 2012

Chartered Building Surveyors

152 Park Road  
Crouch End  
London N8 8JT

Telephone 020 8341 1879  
Fax 020 8348 7071  
dickn@nuttallassoc.co.uk

Richard Nuttall DipBldgCons FRICS

### Statement Regarding Lifetime Homes Standards: 14 Bisham Gardens, London N6 6DD

To accompany the planning application on behalf of Mr John Cooling for the conversion of two flats into a single dwelling house.

No.14 Bisham Gardens is a 3 storey plus basement Victorian terrace house built circa 1895 It has an established C3 Use Class which is likely to have existed since first construction. The property lies in the Highgate Village Conservation Area. It is proposed to join the basement flat with the flat on the raised ground and upper floors to form a single family dwelling house. The two flats will be united by inserting a new internal staircase 900mm wide connecting the basement and ground floors. Given that the property can be only accessed by climbing 4 steps, (a height difference of 900mm between the footway and entrance level) the property is inaccessible to wheel chair users. With reference to these facts, the response to the Life Time Homes criteria is as follows.

#### ***“(1) Parking (width or widening capability)”***

*Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).”*

Response: Not achievable as the property does not have on-site parking.

#### ***“(2) Approach to dwelling from parking (distance, gradients and widths)”***

*Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.”*

Response: Not achievable as the property does not have on-site parking.

#### ***“(3) Approach to all entrances”***

*Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings for the widest range of people.”*

Response: Not achievable as the property entrance path is stepped from the public footway.

#### ***“(4) Entrances”***

*Principle: Enable ease of use of all entrances for the widest range of people.”*

Response: Property entrance is accessed by steps from the public footway so only accessible by non-wheelchair users.

#### ***“(5) Communal stairs and lifts”***

*Principle: Enable access to dwellings above the entrance level to as many people as possible.”*

Response: Not practical to provide lifts within the dwelling, not applicable to provide a communal stair within a single private home.

#### ***“(6) Internal doorways and hallways”***

*Principle: Enable convenient movement in hallways and through doorways”*

Response: Existing doorways and widths are sufficient for ambulant people. Not applicable for wheelchair users.

**“(7) Circulation Space**

*Principle: Enable convenient movement in rooms for as many people as possible.*

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

Response: Not applicable as the property is not accessible by wheelchair users.

**“(8) Entrance level living space**

*Principle: Provide accessible socialising space for visitors less able to use stairs.”*

Response: Achieved under the proposals, as long as the visitors are able to climb the front entrance steps first.

**“(9) Potential for entrance level bed-space**

*Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).”*

Response: Achievable, as long as the visitors able to climb the front entrance steps first.

**“(10) Entrance level WC and shower drainage**

*Principle: Provide an accessible WC and potential showering facilities for:*

*i) any member of the household using the temporary entrance level bed space of Criterion 9, and: ii) visitors unable to use stairs.”*

Response: Achieved under the existing ground floor layout, as long as the visitors are able to climb the front entrance steps first.

**“(11) WC and bathroom walls**

*Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.”*

Response: Sufficient wall space within the existing and proposed facilities to install this equipment.

**“(12) Stairs and potential through-floor lift in dwelling**

*Principle: Enable access to storeys above the entrance level for the widest range of households.”*

Response: there is room for a stair lift to be fitted to each staircase though such measures are negated by having to overcome the steps at the front entrance.

**“(13) Potential for fitting of hoists and bedroom / bathroom**

*Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.”*

Response: The property can be adapted so that this equipment can be installed.

**“(14) Bathrooms**

*Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.”*

Response: Not applicable as the property is not accessible by wheelchair users.

**“(15) Glazing and window handle heights**

*Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.”*

Response: Not applicable as the property is not accessible by wheelchair users. The property already has an easily open able window in each room.

**“(16) Location of service controls**

*Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - those with restricted movement and limited reach.”*

Response: all new service controls will be fitted in these positions accordingly.



**Mike McGill MRICS, MSC HistBldgsCons, IHBC  
Nuttall Associates Chartered Building Surveyors**