

GLA Architecture and Design

Suite T 25 Horsell Road Highbury London N5 1XL T 020 7700 2916 F 020 7700 2933 E g@glaad.co.uk

xvLIFETIME HOMES STANDARD'S STATEMENT Ref. 1002/2 11.07.12.

Proposed Ground Floor Commercial Units & Self-Contained Flats on the Upper Levels to no.s 17 & 19 Ferdinand Street, London NW1 8EU



The proposed 16 self-contained flats will comply with the Lifetime Homes Standard's criteria, They will be accessed via the alleyway from Ferdinand Street and their entrances will be via 3 no. new staircases from the courtyard. There will be a central lift that will access the 6 no. central flats, in which they will be wheelchair accessible and Flat 6 is designed to Camden's Wheelchair Design Brief.

The development can meet all the Lifetime Homes Standard criteria, as per following:-

1. There are no parking facilities available, thus this standard does not apply.
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3. The approach to all the entrances will be of level access and of a suitable gradient. The internal route to the new lift and stair core to be level.
4. The entrances to be externally illuminated, will have a glazed canopy, level access over the threshold which will have a maximum height of 15mm, a clear door opening width of 950mm and over 300mm nibs.
5. The communal stairs will have a uniform tread of 250mm and a rise of 170mm. The proposed lift, landing and the location of controls will all comply with the Lifetime Homes Standard.
6. In all the proposed flats, doorways and hallways comply with Part M of the Building Regulations. All entrances to internal flats have a clear opening width of 850mm and a nib of 300mm on the leading edge. The width of the communal hallways are 2500mm in excess of the 1200mm minimum width recommended. All hallways within the flats range from 1300mm to 2000mm, which are in excess of the 900mm minimum width recommended. Level access to be provided to all the balconies.
7. All living and dining areas have a turning circle of at least 1500mm minimum, which satisfies this standard. There are minimum turning circles of 1200mm for 90 degree cornering in the corridor areas of the flats. The kitchens have a clear width of over 1200mm between kitchen unit/appliance fronts and the opposite walls.
8. All flats have a living room on the entrance level, thus meeting this requirement.
9. All the flats are single storey and have bedrooms on the entrance level, thus meeting this requirement.
10. Each flat contains an entrance level WC. In all instances the shower provision is located within the bathroom.
All WC's will comply with Part M of the Building Regulations.
11. 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.
12. All flats are single storey, therefore no stairlifts or through floor lifts are required. The main communal lift will provide access.
13. All the flats can be adapted to incorporate a ceiling hoist between the main bedroom and the bathroom.
14. All the bathrooms meet Lifetime Homes Standard by means of a 1500 x 1500mm square manoeuvring space, side access to the WCs, clear zone alongside the baths which are least 1100mm long & 700mm wide, drainage gulley and services to facilitate the installation of a level entry shower (1000mm x 1000mm).
15. All of the living rooms' glazing are under 800mm.
All windows will be fully operable by wheelchair users and they will be able to view out whilst in wheelchair.
16. All switches, sockets, ventilation and service control will be at a height usable by all.

We confirm the following:-

The courtyard's finishes, glazed canopies to the entrances and the security gate entrance from Ferdinand Street, are subject to negotiations with the adjoining owner, even though S. Aspris & Son Ltd. have a Right of Way to the courtyard.

Fig. 1 - Ground Floor Plan Showing Communal Stairs 2 & Lift Entrance.

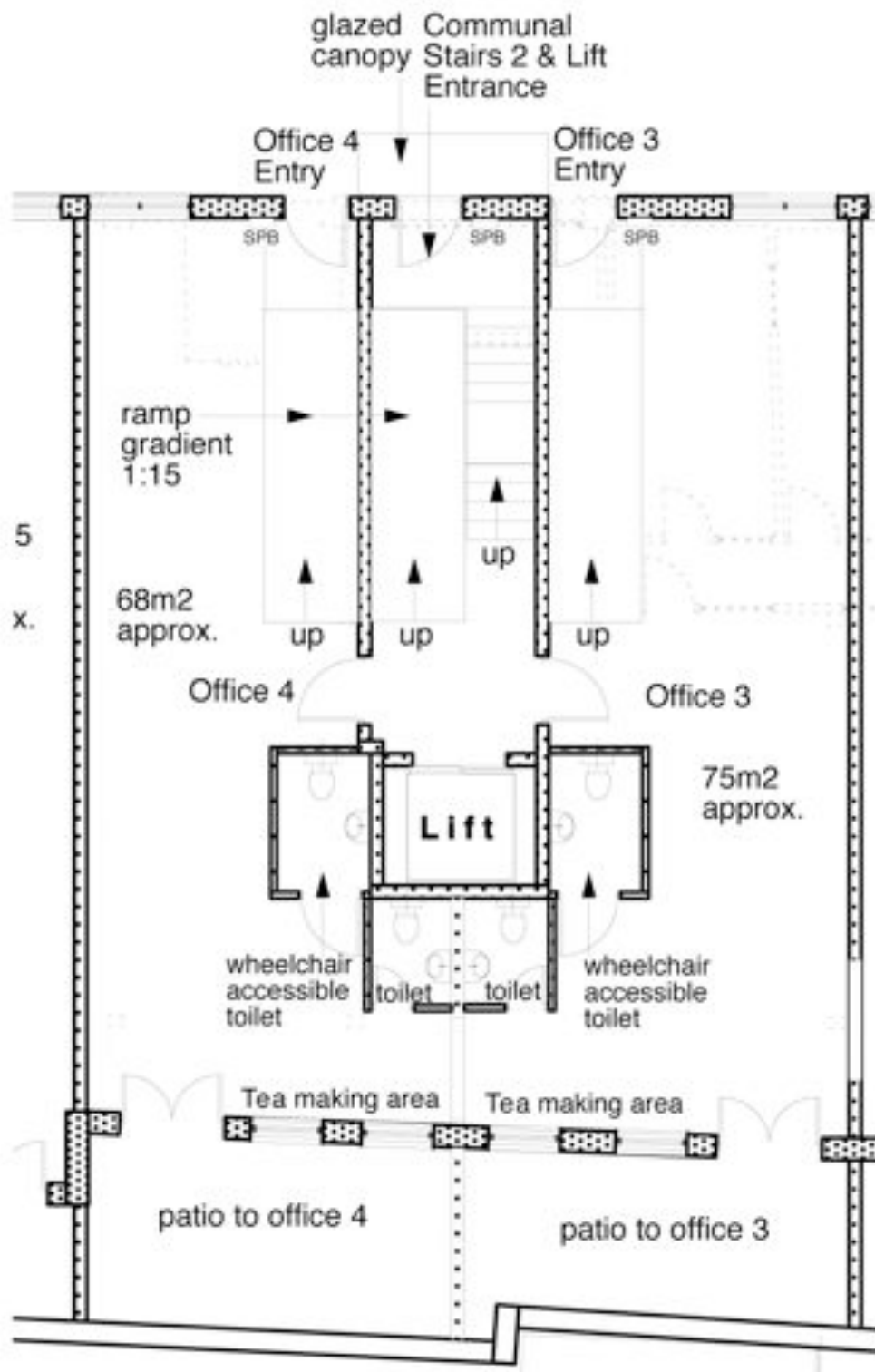


Fig. 2 - First Floor Plan Showing Flats 6 & 7.

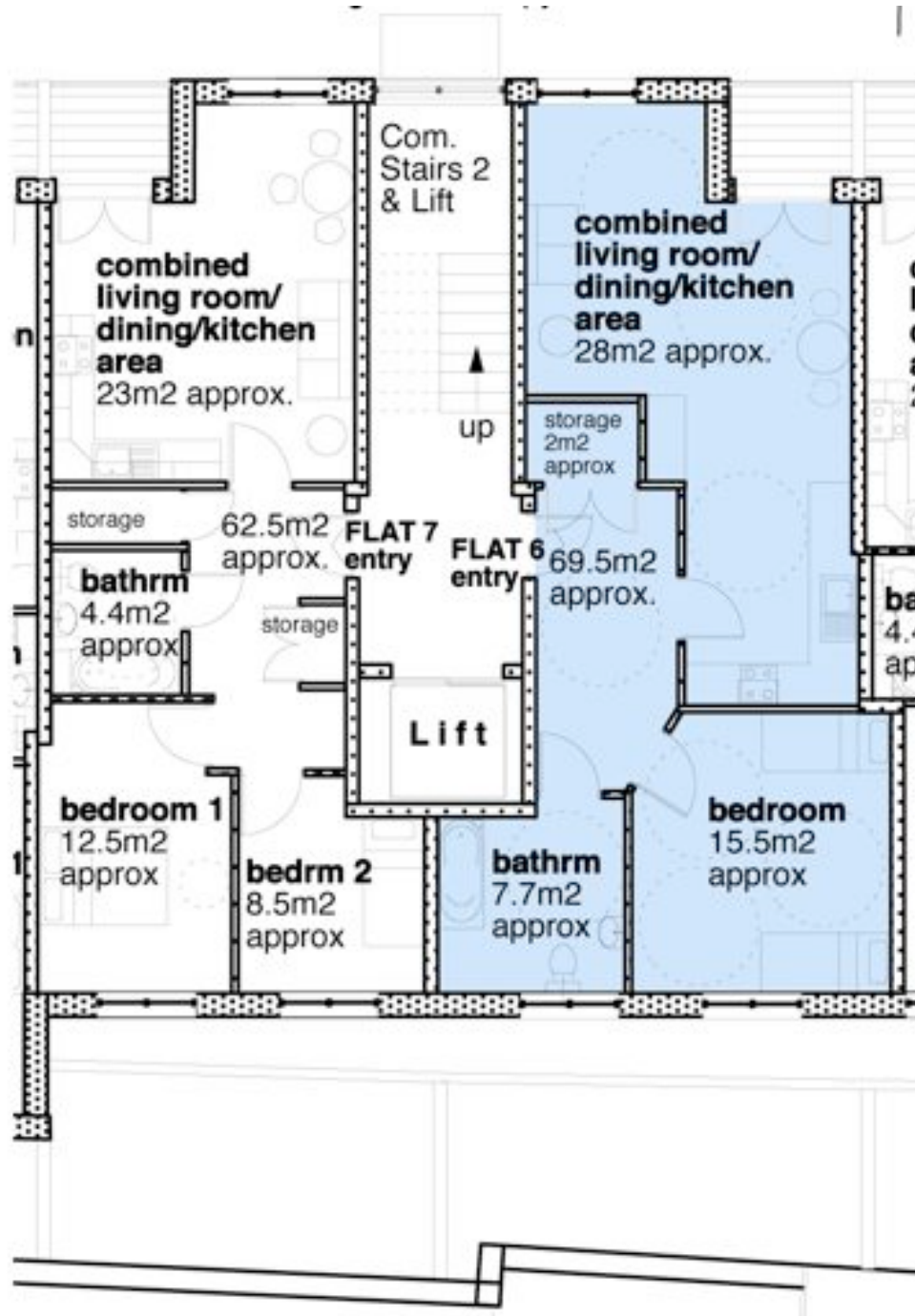


Fig. 3 - Second Floor Plan Showing Flats 8 & 9.

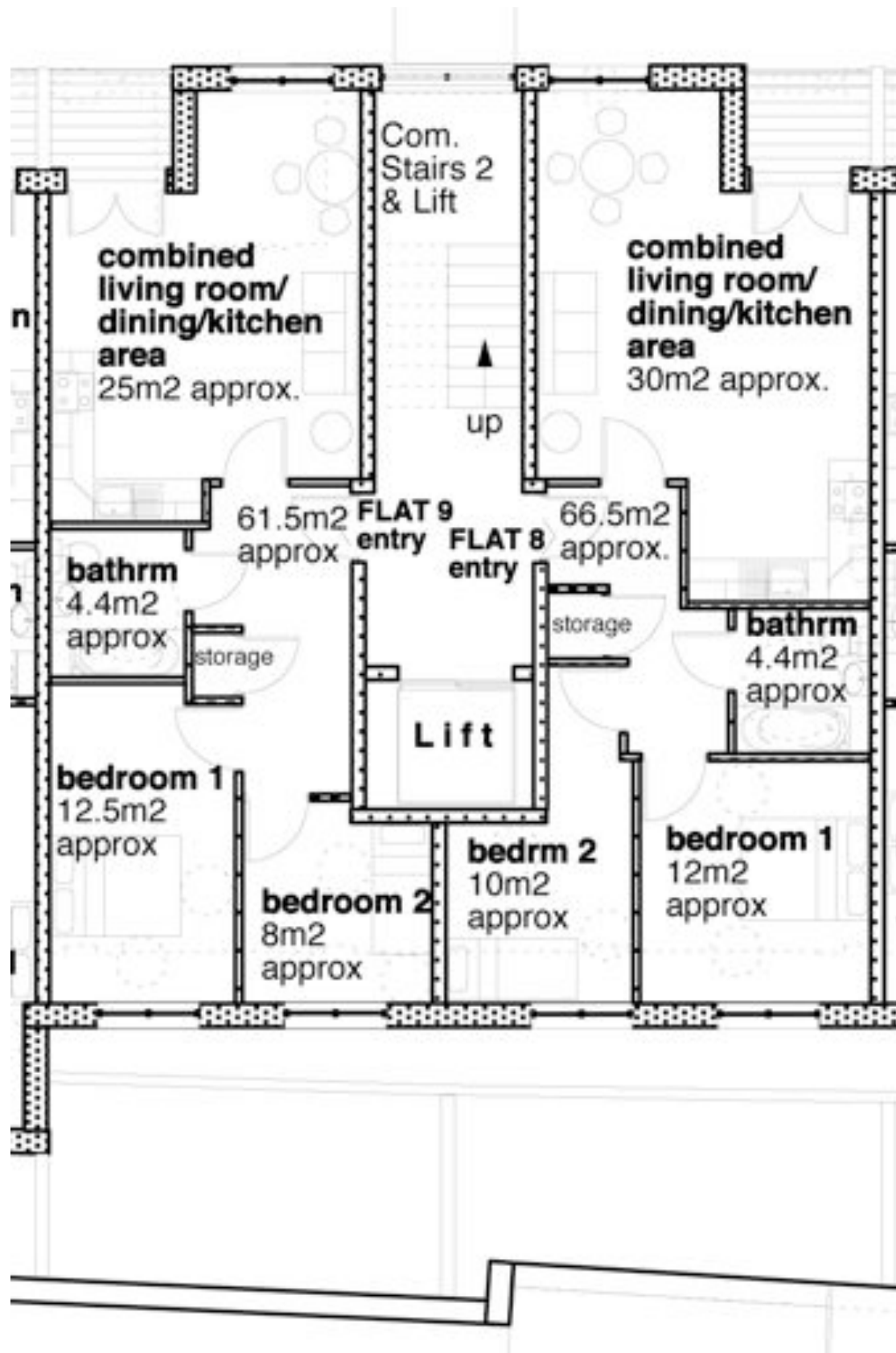


Fig. 4 - Third Floor Plan Showing Flats 10 & 11.

