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London Borough of Camden  
Planning Department  
Camden Town Hall Extension  
Argyle Street  
London  
WC1H 8ND

03rd July 2012

Dear Sir or Madam,

**Life Time Homes Statement**

**Subject: Planning application for an "Additional storey to accommodate two 2-person flats and alterations to the external appearance of Nos.1-2 Wilmot Place."**

Dear Sir or Madam,  
Please find attached a full set of existing and proposed drawings for a Glazed extension to 1-2 Wilmot Place.

**CRITERIA No.1- PARKING**

The existing building is currently mixed use, and does not have an external private space for parking. However there do exist Car Parking bays available for onsite parking.

**CRITERIA NO.2- APPROACH TO DWELLING FROM PARKING**

The existing parking bays are within a short travelling distance to the main entrance doors at ground floor. The ground gently slopes to allow ease of access from the street level to the main entrance on ground floor. Please refer to the existing site plans and site photographs.

**CRITERIA NO.3- APPROACH TO ALL ENTRANCES**

The entrance to the proposed flats and existing flats on second floor is directly off the public pedestrian pavement. A sloped approach will be provided from the pavement to the entrance of the building, please refer to the proposed Ground floor plan.

**CRITERIA NO.4- ENTRANCES**

Entrances to the proposed flats above ground floor will be adequately illuminated at night-through the use of external wall lights, and lighting to the communal entrance on ground floor. The existing building allows for level access at the threshold at ground floor level, first and second floor entrances to flats. The main entrance at ground floor level has effective clear opening widths, in accordance to the current building regulations and Life Time homes standards.

**CRITERIA NO.5- COMMUNAL STAIRS AND LIFTS**

The proposed staircase extension to the new extension has been designed to obtain uniform rise up to the landing at second floor. The new staircase will be built to attain current building regulations standards and Life Time homes standards. The goings of the new staircase has been

designed to also attain a uniform going of 250mm. The risers are closed and will be built to have a handrail height of 900mm from each nosing.

**CRITERIA NO.6- INTERNAL DOORWAYS AND HALLWAYS**

The proposed extension forming the third floor has been designed to ensure all internal hallways and doorways adhere to the lifetime homes standards and current Building Regulations. Internal hallway and doorways attain a minimum width of 850mm, which opens up into an open plan Living, Dining and Kitchen area.

The communal doors on second floor have been designed at a minimum width of 850mm, which is in keeping with the Lifetime homes standards and Current Building regulations.

**CRITERIA NO.7- CIRCULATION SPACE**

The proposed layout of the new 3<sup>rd</sup> floor extension has been designed to allow a clear turning circle of a minimum 1500mm diameter or a turning ellipse of 1700mm x1400mm.

The proposed kitchen layouts also adhere to the minimum 1200mm between units. All bedrooms have been designed to achieve the minimum clear space at both sides of the bed.

**CRITERIA NO.8- LEVEL LIVING SPACE**

The proposed living space at the new third floor is designed as a single level space.

**CRITERIA NO.9- POTENTIAL FOR ENTRANCE LEVEL BED-SPACE**

Not applicable to this proposal.

**CRITERIA NO.10- ENTRANCE LEVEL WC AND SHOWER DRAINAGE**

Not applicable to this proposal.

**CRITERIA NO.11- WC AND BATHROOM WALLS**

The design and construction of the proposed new floor will ensure that the walls can be adapted to house future grab rails (when required).

**CRITERIA NO.12- STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING**

Not applicable to this proposal.

**CRITERIA NO.13- POTENTIAL FOR FITTING OF HOISTS AND BEDROOM / BATHROOM**

The design and construction of the proposed new floor will ensure that the roof structure (designed by a Structural Engineer) will be adequate to carry any additional load brought on by the use of a hoist fixed through the ceiling to the roof structure (when a hoist installation is required).

The proposed layouts of the flats ensure that all bedrooms, bathrooms are all on a single level.

**CRITERIA NO.14- BATHROOMS**

The proposed third floor ensures ease of access is available to all bathrooms.

The positions of WC and bathtubs have been laid out to achieve more than the minimum layout dimensions specified in Criteria 14. Fig 14a; refer to the proposed third floor for bathroom layout.

**CRITERIA NO.15- GLAZING AND WINDOW HANDLING**

The glazing at the new third floor extension has been designed to ensure a good line of sight from a seating and standing position in all rooms. Refer to proposed plans and elevations.

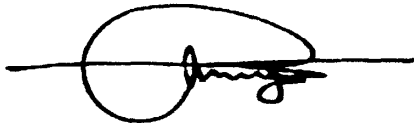
**CRITERIA NO.16- GLAZING AND WINDOW HANDLING**

Any service control needed in the proposal will be adopted in the detailed designed and construction stage of the project. All of which will be designed to maintain a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.

We believe the above description of the proposed design has addressed the key issues of the "Life time Homes" criteria 2010. Should there be additional information or clarification required in order to progress this planning application please do not hesitate to contact myself, and we look forward to hearing from you in due course.

Should you wish to scale off our drawings for planning purposes please do not hesitate to do so.

Yours Faithfully,

A handwritten signature in black ink, featuring a large, stylized 'N' and 'A' followed by 'Avan-Nomayo' in a cursive script.

Nichole A. Avan-Nomayo  
For and on behalf of Simon Miller Architects Ltd