

12 Belsize Park/120521/ Lifetime Homes Statement

Remus Elliott Family

12 Belsize Park

Lifetime Homes Statement

May 21st, 2012

The Lifetime Homes Standard seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households.

BACKGROUND

This Lifetime Homes Statement has been prepared for Camden Planning Services in conjunction with a Householder Application for Planning Permission for Works to a Dwelling and Conservation Area Consent in relation to the development 12 Belsize Park.

The proposed development comprises the combination of the first floor and second/attic level apartments at 12 Belsize Park, London, into one, with associated internal modifications and external works to side and rear elevations.

CERTIFICATION

The following paragraph confirms compliance of the area's covered by the 16 Lifetime Homes design criteria which where appropriately achievable in the deliberation of this particular development and also the area's which we considered unattainable due to the existing nature and fabric of the building.

The design has been executed where appropriate in conformance with the following relevant sections of the Lifetime Homes standard:

Lifetime Homes Principles:

- Inclusivity
- Accessibility
- Adaptability
- Sustainability
- Good Value

The 16 Lifetime Homes design criteria from 5 July 2010:

1. Parking

Not Applicable – There is no parking on the development.

2. Approach to the dwelling from parking

Not Applicable – As above.

3. Approaches to entrances

The development does not consist of any works to the existing external condition; all existing fabric is to be retained. In result the development does not comply with criteria three respectively.

4. Entrances

4.1 Main Communal Entrance Door to building:

- A) Well illuminated – The existing entrance is well illuminated with existing external lighting.
- B) Have level access over the threshold – Does not comply as per existing retained entrance door.
- C) Have effective clear openings – Compliant as per existing condition
- D) Have adequate weather protection – The existing portico to the building entrance provides sufficient weather protection to meet the criteria.
- E) Have a level external landing – Compliant as per existing condition.

4.2 Entrance Door to Individual Flats:

- A) Well illuminated – The development will provide sufficient communal hallway lighting to meet this criteria.
- B) Have level access over the threshold – All access will be provided over a level threshold.
- C) Have effective clear openings – Due to the retention of the existing staircase's and adjacent fabric the entrance doors cannot meet this criteria.
- D) Have adequate weather protection – N/A, All individual flat entrances are internal.
- E) Have a level external landing – All entrances have a level external landing however, again, due to the retention of external fabric, the development does not meet the specified requirements.

5. Communal Stairs and Lifts

- A) Principle stairs should provide easy access – non-compliant due to retention of existing staircase.
- B) Lifts should be fully accessible – N/A, No lifts in Development.

6. Internal Doors and Hallways

6.1 Communal hallway widths

Non-compliant due to retention of the existing fabric.

6.2 Dwelling hallway widths

Compliant –all hallways are over 950mm standard

6.3 Internal flat doors

The development aims to retain most internal doors, where new doors are specified these will be to lifetime home standards with regards to minimum clear openings.

6.4 Communal Doors

As Above.

6.5 Provision of nibs

Where new doors are specified they will provide provision for 300mm nibs on the leading edge of the door, to the pull side.

7. Circulation Space

7.1 Bathrooms, hallways and landings

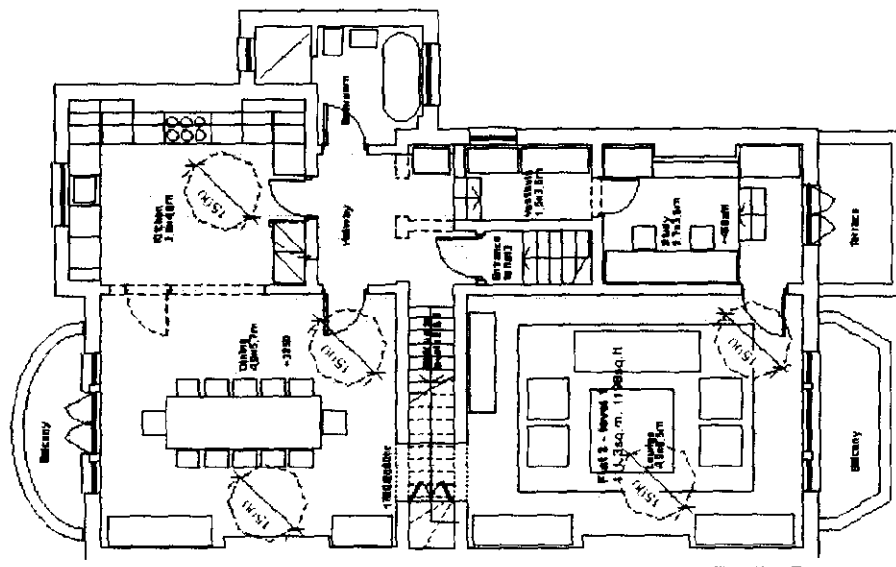
Please refer to criteria 10, 14 and 6 for circulation in bathrooms, hallways and landings.

7.2 Living room/areas and dining Rooms/areas

Compliant - All proposed living and dining room areas provide a clear turning circle of 1500mm diameter and allow a clear width of 750mm between furniture as per criteria 7.

7.3 Kitchens

Compliant subject to minor adaptation – The kitchen as proposed is not strictly in compliance with the criteria, as it does not allow sufficient circulation space however we believe the kitchen is reasonably adaptable, removing the island unit, providing a more than sufficient kitchen with regards to the criteria. See plan below for kitchen adaptation.



First Floor Plan – Kitchen Adaptation

7.4 Bedrooms

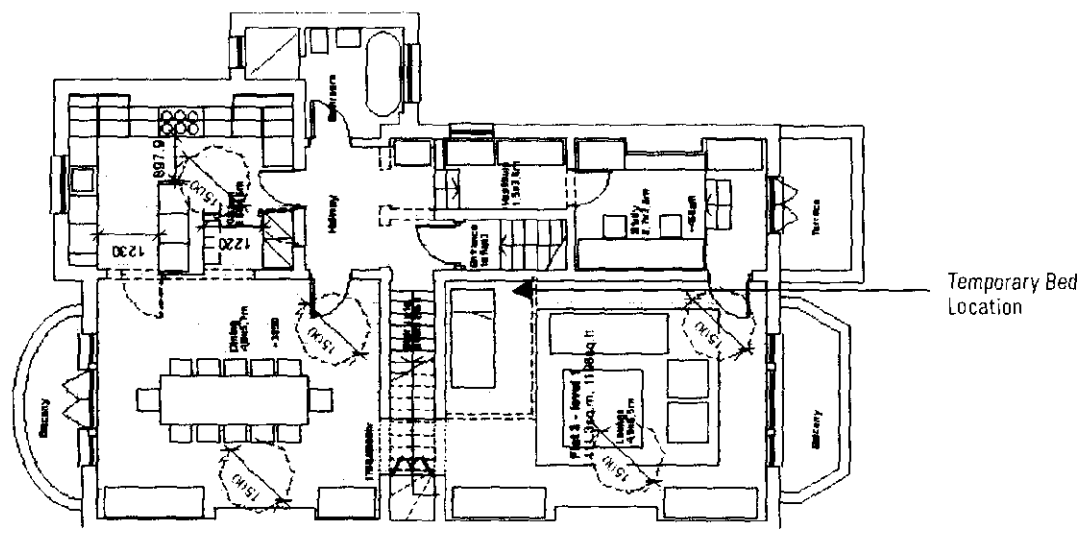
Compliant – All bedrooms have 750mm + clearance around a standard double sized bed where required as set out in criteria 7.

8. Entrance Level Living Space

Compliant – a living room and dining room are provided on entry level.

9. Potential for Entrance Level Bed-Space

Compliant – The development provides sufficient space for a temporary bed-space either in the living room or dining room on entry level without interrupting the functionality of these rooms. See plan below for adaptation.



First Floor Entry Level plan

10. Entrance Level WC

Compliant subject to adaptation - The development does provide an entry-level bathroom however the bathrooms are retained as existing and therefore do not comply with the approach criteria set out in criteria 14. We believe the existing bathroom however provides enough space at 2250mm x 2030mm and is reasonably adaptable into a WC and shower wet room in the future, which would be sufficient to meet the criteria.

11. WC and Bathroom Walls

Non-compliant due to the retention of existing stud walls.

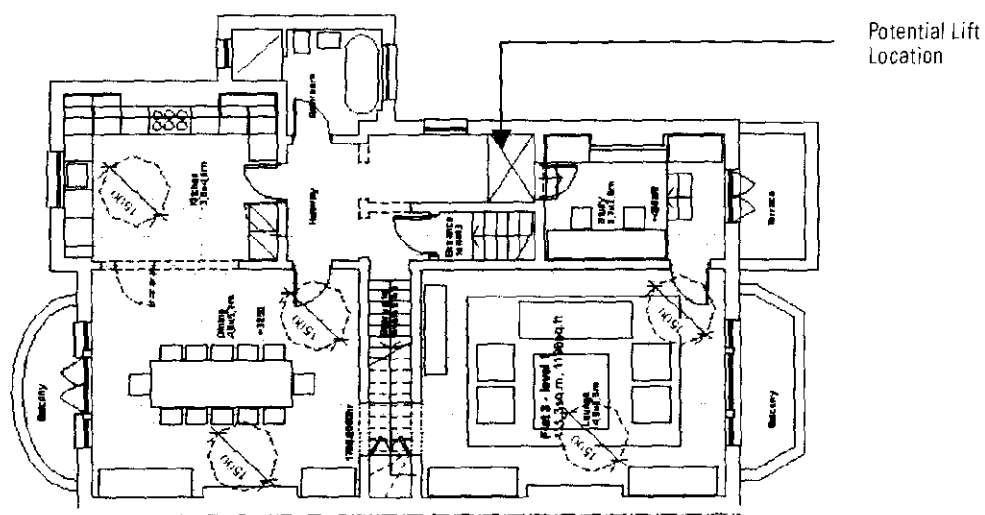
12. Stairs and Potential Through Floor Lift in Dwellings

12.1 Potential for stair lift installation

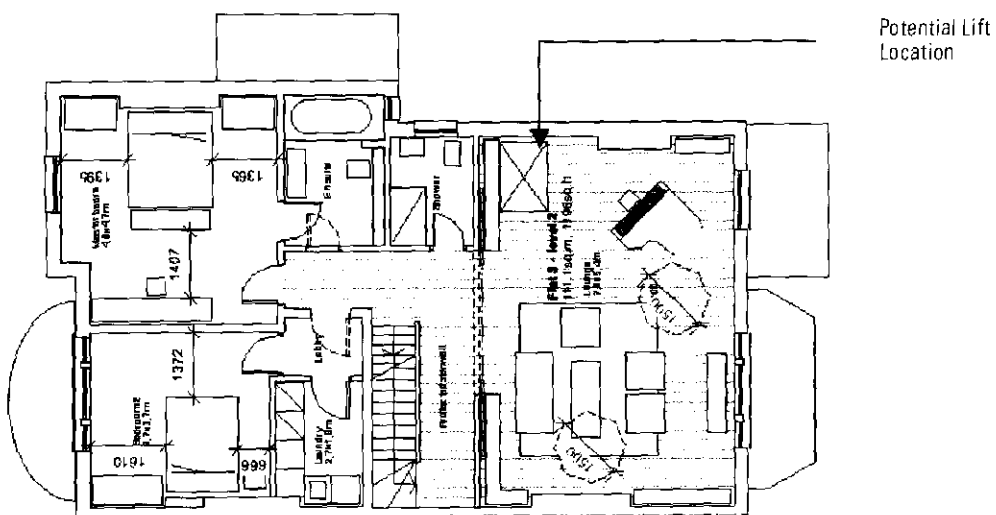
Compliant – The existing stair has a clear width of 900mm

12.2 A suitable identified space for a through floor lift from the entrance level.

Compliant – see plans below.



First Floor Plan – Potential Through floor Lift Location



13. Potential for Future Fitting of Hoists and Bedroom/Bath Room Stair – Potential Through floor Lift Location

Non-compliant due to retention of existing fabric.

14. Bathrooms

Non-compliant - All proposed bathrooms are retained as existing and therefore do not comply with the approach criteria set out in criteria 14.

15. Glazing and Window Handle Heights

Non-applicable – All windows are existing and retained within principal living spaces.

Compliant - All new windows to habitable space are designed to be compliant with criterion 15 by allowing an approach route 750mm wide and all handles and controls are no higher than 1200mm from the floor.

16. Location of Service Controls

We hereby confirm all new service controls will be within a height band of 450 - 1200mm from the floor and at least 300mm away from any internal corner.

Summary

In summary the development has been designed with consideration for Lifetime Homes Criteria – July 2010. Due to the nature of the development, as described earlier in the assessment, unfortunately some criteria was impractical to meet however where applicable the project has respected the criteria and understood the principles in order to produce a more accessible design.