

FULL PLANNING APPLICATION
For EXTENSION AND ALTERATIONS TO
32/33 COPTIC STREET, LONDON, WC1A 1NP
FOR HOWARD HODGKIN AND ANTONY PEATTIE

LIFETIME HOMES STATEMENT**16 April 2012**

	LIFETIME HOME STANDARD	COMMENT
1	Parking (width or widening capability) <i>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).</i>	The development has no parking provision. The existing car parking space within the property is retained.
2	Approach to dwelling from parking (distance, gradients and widths) <i>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.</i>	See above.
3	Approach to all entrances <i>Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.</i>	The building is in a conservation area and the external appearance of the property is limited. Level access cannot be provided.
4	Entrances <i>Principle: Enable ease of use of all entrances for the widest range of people.</i>	The building is in a conservation area and the external appearance of the property is limited. Level access cannot be provided. The entrance can and will be illuminated.
5	Communal stairs and lifts <i>Principle: Enable access to dwellings above the entrance level to as many people as possible.</i>	The proposal includes the installation of a lift.
6	Internal doorways and hallways <i>Principle: Enable convenient movement in hallways and through doorways.</i>	In order to minimize the loss of the original Georgian layout of the building, alterations are kept to a minimum and have been planned to facilitate movement.
7	Circulation Space <i>Principle: Enable convenient movement in rooms for as many people as possible.</i>	See above.
8	Entrance level living space <i>Principle: Provide accessible socialising space for visitors less able to use stairs.</i>	The entrance level is a converted shop and the existing living area is at first floor level and can be reached via the proposed lift.
9	Potential for entrance level bed-space <i>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).</i>	The existing layout can accommodate entrance level bed-space.
10	Entrance level WC and shower drainage <i>Principle: Provide an accessible WC and potential showering facilities for:</i> <i>i) any member of the household using the temporary entrance level bed space of Criterion 9, and:</i> <i>ii) visitors unable to use stairs.</i>	Entrance level WC and shower drainage are provided
11	WC and bathroom walls <i>Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.</i>	WC and bathroom walls can take adaptations such as handrails
12	Stairs and potential through-floor lift in dwelling <i>Principle: Enable access to storeys above the entrance level for the widest range of households.</i>	The proposal includes the installation of a lift.

13	<p>Potential for fitting of hoists and bedroom / bathroom</p> <p><i>Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.</i></p>	<p>The existing ceiling structure can be strengthened and adapted to provide a route for a hoist from the main bedroom to the bathroom.</p>
14	<p>Bathrooms</p> <p><i>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.</i></p>	<p>An accessible bathroom is provided at second floor level.</p>
15	<p>Glazing and window handle heights</p> <p><i>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.</i></p>	<p>The building is in a conservation area and the external appearance of the existing windows can not be altered. The design of the new fenestration is also subject to rules imposed by the conservation area.</p>
16	<p>Location of service controls</p> <p><i>Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.</i></p>	<p>See above.</p>