

## **Lifetime Homes Statement** **10,11,12 & 13 Charlotte Place**

Applicant:  
Acemark Properties Ltd

Agent:  
MSA Ltd  
70 Hatton Garden  
London  
EC1N 8JT

Ref: 129(A)-D01-120202

The following documents are to be read in conjunction this Statement:

### Drawings:

129(A)-100  
129(A)-200  
129(A)-201  
129(A)-202  
129(A)-203  
129(A)-204  
129(A)-205  
129(A)-211  
129(A)-212  
129(A)-213  
129(A)-300  
129(A)-301  
129(A)-310  
129(A)-311  
129(A)-400  
129(A)-401  
129(A)-410  
129(A)-411

### Documents:

129(A)-D01-120202 Design and Access Statement  
129(A)-D01-120202 Environmental Considerations Statement  
129(A)- D01-120202-SAP Calcs-Premier Consultants Ltd  
BRE Daylight and Sunlight 030212  
Ref 129(A)-D01-120202- letter refusal response

## Background

A fundamental point that is relevant to all of the points below is that the two residential units that are proposed are located on top of an existing building. Due to the nature of the existing building, its current occupation and the viability of the proposal, the existing access doors and staircase between ground and third floor levels are being retained. There is no lift, or scope to install one, and the existing staircases are not designed to suit ambulant disabled access. The two units have been designed and internally arranged to maximise the space available and the ease of use of the occupants.

## Lifetime Home Criteria

The following points relate to the Lifetime Homes Design Criteria:

1. Due to the location of the proposed flats there are no specific parking places associated with the development. The area enjoys very good public transport and council mobility support services. The pedestrianised street leading up to the ground floor entrance door provide safe and easy access.
2. See point 1 above.
3. The pedestrianised street which provides access to the existing entrance door is outside of the applicant's ownership. It is wide and generally level.
4. The existing entrance is being retained.
5. Please see introductory text.
6. The communal landing at the top of the extended stair measure 1600mm x 1700mm. The internal corridors are 1200mm wide. All proposed internal doors are 775mm clear opening.
7. Refer to drawings for turning circles. The space either side of the bed in the bedrooms is constrained to less than 750mm due to the depth of the existing building. This space could be widened by reducing the width of the central corridor, but on balance the proposal put forward is believed to be the best use of space. Due to the restraints of the existing building below, the proposed flats are not wheelchair accessible.
8. The flats are single storey. One flat has steps down to the living areas due to the change in level of the existing buildings.
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11. Wall construction will allow for future secure fixing of grab rails and other adaption's.
12. One flat is single storey. The other flat, which has a short flight of stairs leading to the living area, could be adapted to allow for the installation of a stair lift if required. A through floor lift would not be required.
13. The proposed structure would support the future installation of hoists if required.
14. Please refer to drawings. Please note that a 1500mm diameter manoeuvring zone would be achievable if the bath were removed and the WC/ basin adjusted accordingly. A zone of 1100mm in front of the WC would also be achievable should it be deemed necessary.
15. The flats are dual aspect and have windows that meet these criteria.

16. All service controls will located within the zones identified in this criteria and in accordance with the Building Regulations.

MSA Ltd. Feb 2012