

15-27 BRITANNIA STREET, CAMDEN

LIFETIME HOMES ASSESSMENT - RESIDENTIAL APARTMENTS LOCATED ON BRITANNIA STREET AND WICKLOW STREET

Criteria Number	Title	Criteria Description (1)	Exemptions (2)	Assessment	Criteria Met	Notes
1	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).				
1a	On-Plot (Non-Communal Parking)	Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3,300 mm.	"Criterion 1 is not relevant to developments that do not contain any parking provision. However, consultation with the local planning department regarding parking arrangements for Lifetime Homes and wheelchair accessible properties on such developments will be required."	It has been agreed with the local planning authority that the scheme will be car free, as illustrated by the site's location within PTAL6b. This will be secured by a Section 106 Agreement, draft heads of terms for which have been submitted with the application. Disabled drivers will be able to park on-street using blue badges. The applicant is also willing to enter into a Section 106 Agreement to prevent occupants of the development from obtaining on-street parking permits.	Not Applicable.	The 'car free' status of the proposed development has been agreed with the London Borough of Camden during pre-application discussions with Charles Thuair and Elaine Quigley in the Council's Planning Department and Sam Longman in the Council's Highways Department.
1b	Communal or Shared Parking	Where parking is provided by communal or shared bays, spaces with a width of 3,300mm, in accordance with the specification set out within the guidance, should be provided.				
2	Principle	Enable convenient movement between the vehicle and dwelling from the widest range of people, including those with reduced mobility and/ or those carrying children or shopping.				
2	Approach to Dwelling from Parking	The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	See exemption to Criterion 1.	The scheme is car free, as described in Criterion 1. As such, the requirements of this policy are not relevant. Nevertheless, the scheme maintains level access to from Britannia Street and Wicklow Street into the main entrances to the residential apartments.	Not Applicable.	
3	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.				
3	Approach to All Entrances	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification set out within the guidance.	-	The scheme maintains level access to from Britannia Street and Wicklow Street into the main entrances to the residential apartments.	Criteria met	
4	Principle	Enable ease of use of all entrances for the widest range of people.				
4	Entrances	All entrances should: a. Be illuminated; b. Have level access over the threshold; and c. Have effective clear opening widths and nibs as specified within the guidance. In addition, main entrances should also: d. Have adequate weather protection; and e. Have a level external landing.	-	The existing entrance on Britannia Street does not meet the effective clear opening widths and nibs as specified. The entrance on Wicklow Street meets the required specification. Otherwise, the requirements of this criteria are met.	Criteria partially met	
5	Principle	Enable access to dwellings above the entrance level to as many people as possible.				
5a	Communal Stairs	Principal access stairs should provide easy access in accordance with the specification set out within the guidance, regardless of whether or not a lift is provided.	-	The staircases in both the Britannia Street and Wicklow Street apartments meet the required specification.	Criteria met	
5b	Communal Lifts	Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification set out within the guidance.	-	No lift is provided.	Not Applicable.	
6	Principle	Enable convenient movement in hallways and through doorways.				
6	Internal Doorways and Hallways	Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings need wider doorways in their side walls. The width of doorways and hallways should confirm to the specification set out within the guidance.	-	The existing communal hallway/ corridor/ landing on Britannia Street does not meet the required specification, as the areas are existing and minimal alterations to the building are proposed as described in the Heritage Appraisal and PPS5 Impact Appraisal submitted with the application. The communal hallway/ corridor/ landing on Wicklow Street meets the required specification.	Criteria partially met	
7	Principle	Enable convenient movement in rooms for as many people as possible.				
7	Circulation Space	There should be space for turning a wheelchair in dining area and living rooms and basic circulation space for wheelchair users elsewhere.	-	The internal layout of all the apartments achieve the required specification	Criteria met and surpassed	In addition to the minimum requirement for a 1500mm turning circle in the living/dining space this is also provided in the entrance hallway and bedrooms of all the apartments.
8	Principle	Provide accessible socialising space for visitors less able to use stairs.				
8	Entrance Level Living Space	A living room/ living space should be provided on the entrance level of every dwelling.	-	A living room/ living space is provided on the entrance level of each apartment.	Criteria met	
9	Principle	Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs.				
9	Potential for Entrance Level Bed Space	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.	-	The proposed accommodation is not a dwelling of two or more storeys, and bed spaces are provided at entrance level. Therefore, this criteria is not relevant.	Not Applicable.	
10	Principle	Provide an accessible WC and potential showering facilities for: i. any member of the household using the temporary entrance level bed space of Criterion 9; and ii. visitors unable to use the stairs.				
10	Entrance Level WC and Shower Drainage	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed - as detailed in the specification set out within the guidance.	-	The proposed accommodation is not a dwelling of two or more storeys, and the WC is provided at entrance level. Therefore, this criteria is not relevant.	Not Applicable.	
11	Principle	Ensure future provision of grab rails if possible, to assist with independent use of WC and bathroom facilities.				
11	WC and Bathroom Walls	Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	-	The bathroom to all the apartments are of an adequate size to be able to accommodate the firm fixing and support for adaptations such as grab rails.	Criteria met	
12	Principle	Enable access to storeys above the entrance level for the widest range of households.				
12	Stairs and Potential Through-Floor Lift in Dwellings	The design within a dwelling of two or more storeys should incorporate both: a. Potential for stair lift installation; and b. A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	-	The proposed accommodation is not a single dwelling of two or more storeys.	Not Applicable.	
13	Principle	Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.				
13	Potential for Future Fitting of Hoists and Bedroom/ Bathroom Relationship	The structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	-	The structure above the main bedroom and bathroom ceilings is capable of supporting ceiling hoists and the design provides a reasonable route between the bedroom and the bathroom.	Criteria met	
14	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.				
14	Bathrooms	An accessible bathroom, providing ease of access in accordance with the specification set out within the guidance, should be provided in every dwelling on the same storey as a main bedroom.	-	The bathroom to all the apartments are of an adequate size to be able to accommodate the required specification and arrangement of bathroom furniture.	Criteria met	
15	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.				
15	Glazing and Window Handle Heights	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people - including those with restricted movement and reach.	-	The windows to all the apartments meet the required specification.	Criteria met	
16	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.				
16	Location of Service Controls	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	-	The service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	Criteria met	

Notes:

1. Details of criteria obtain from Lifetime Homes Revised Criteria - July 2010

2. Details of the exemptions are obtained from Lifetime Homes Revised Criteria - July 2010.