

Proposed development of 13 St Cross Street EC1.

'Lifetime Homes' standards criteria.

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The proposal is designed to meet the Lifetimes home standards Criteria.

The layout and criteria are shown on the attached marked up plans, drawings no:

13SC/013, 13SC10/014.

Design Criteria.

1-2: Car parking and width of access from car parking: Criteria 1 & 2 have not been applied as there is no provision of car parking in this scheme. Firstly; due to Policy DP18 & DP19 of Camdens LDF. To provide car free housing in central London and areas of controlled parking zones. Secondly; due to site limitations which prohibit any car parking space.

3-4: A level access (gentle slope) has been provided to the main entrance, with a level threshold, covered entrance and illumination.

5: Communal Stairs will have 170mm risers, 250mm goings, handrails 900mm height and to extend 300mm from top and bottom step. The lift will be suitable for disabled wheelchair access with 1500mm x 1500mm landings, and internal dimensions not less than 1100mm x 1400mm. The controls will be 100mm from floor and 400mm from lifts internal front wall.

6: Door width's clear opening 775mm or wider, Corridor 1050mm (when approach is not head-on) Front door width minimum 800mm. 300mm nib to side of leading edge of doors. Common entrance-1000mm, 200mm nib. Common hallway 1200mm min width.

7: Wheelchairs, a turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm is specified in dining areas and living rooms.

8: Living rooms are at entrance level.

9. Bedrooms are at entrance level.

10. A wheelchair accessible entrance level WC, is provided with Drainage provision enabling a shower to be fitted to be fitted in the future.

11. Walls in the bathroom and WC to be reinforced to take adaptations such as handrails. The reinforcements (if required) to be located between 300mm and 1500mm from the floor.

12. Stair lift/ through floor lift is not required as flats are single floor.

13. Layout provides for reasonable tracking hoist route.

14. The bathroom will be designed to incorporate ease of access to the bath, WC and wash basin. (Actual; Fully Accessible or easily adaptable provided)

15. Living room window glazing will begin at 800mm or lower and windows should be easy to open/operate.

16. To all rooms including the kitchen and bathroom, Switches, sockets, ventilation and service controls should be at a height usable by all (between 450mm and 1200mm from the floor).