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Application Ref: 2011/0104/Invalid

Address: 72-74 Parkway, London, NW1 7AL.

Proposal Description: Erection of mansard roof extension and conversion of 4-bed maisonette to create 5 self-contained flats.

Additional information relating to compliance with 'Lifetimes Homes standards' for Camden for application: 72-74 Parkway, Regents Park, London, NW1 7AL.

This information is supplied in addition to the Design/Access statement already supplied.

(1) Parking:

The proposed development is parking free. Parking is kept as existing. The criteria under (a) 'On plot' (non-communal) parking and (b) communal or shared parking is therefore not applicable in this case.

(2) Approach to dwelling from parking:

This criterion of Lifetimes Homes Standard would not be applicable as development is parking free.

(3) Approach to all entrances:

The approaches to all entrances in the proposed development would be designed not to exceed gradient 1:60 and/or no crossfall exceeding 1:40. No slope is designed to have a going greater than 10 metres long.

(4) Entrances:

All entrances in the design proposal would be illuminated and have an accessible threshold with a maximum 15mm upstand. The minimum effective clear opening width of all entrances would be 825mm.

(5) Communal Stairs and Lifts:

All communal stairs in the design proposal would have a uniform rise not exceeding 170mm with a uniform going of not less than 250mm. The risers will not be open. The stair handrails shall extend 300mm beyond the top and the bottom of stair. The handrails height will be 900mm from each nosing. The steps nosings will be edged with high visibility material.

The incorporated proposed lift shall have a minimum internal dimension of 1100mm x 1400mm. Have clear landings adjacent to the lift entrance of 1500mm x 1500mm. The controls of the lift shall be located at a height between 900mm and 1200mm from floor and 400mm from lift's internal front wall.

Cont/2.

(6) Internal doorways and hallways:

The hallways in the proposal are designed to have a minimum width of 900mm. The minimum clear width of any door within a dwelling shall be 800mm. The minimum clear width of any communal doorway would be 825mm. All communal doorways shall have a 300mm nib to the leading edge of the door, on the pull side.

(7) Circulation Space:

The living/dining room areas shall be capable of having a clear turning circle of 1500mm diameter. A clear width of 750mm between items of furniture is possible.

WC compartments and bathrooms meet criteria 10 and 14 of the Lifetimes Homes standard for Camden. Hallways and landings are designed to meet criterion 6 as stated.

Kitchens are designed to have a clear width of 1200mm between kitchen unit fronts and any fixed obstruction/s opposite. The kitchen is capable of providing a clear 1500mm diameter circular manoeuvring space.

The main bedroom is capable of having a clear space of 750mm wide to both sides and the foot of a standard double size bed.

(8) Entrance level living space:

The living room and the kitchen are provided on the entrance levels to dwellings in the submitted proposals.

(9) Potential for entrance level bed-space.

The design proposal meets this criterion, as all bed-spaces in units are located at the entrance level.

(10) Entrance level WC and shower drainage.

The design proposal meets this criterion, as all WC and shower drainage units are located at the entrance level into flats. For flat with three rooms, a wheelchair user is able to close the door from within the closet and achieve side transfer from wheelchair to one side of WC with 1100mm clear space from front of WC bowl. Flats with two bedrooms, the WC achieves the Part M standard for WC. Wall hung units are provided for greater manoeuvrability and ease of cleaning.

(11) Bathroom and WC Walls:

Wall reinforcements within the wall structure/s are provided and located between 300mm and 1500mm from the floor, for adaptations such as handrails.

(12) Stair Lift / Through-Floor Lift.

This criterion is not applicable, as all flat units are laid out at a single floor level, without the need for an internal stair within each flat unit.

(13) Tracking Hoist Route:

We have provided a reasonable route for a potential hoist from main bedroom to the bathroom in the design layout, with incorporation of a 'knock out panel' in relevant locations to achieve such.

(14) Bathroom Layout:

The bathrooms are designed incorporating ease of access to the bath, WC and washbasin. Sufficient space is provided for a wheelchair user to use the bathroom.

(15) Window Specification:

Living room window glazing of the principal window is located at 800mm from floor level (maximum glazing height) and is of a type easy to operate/open. No full width transoms are included between the heights of 800mm-1200mm from the floor level.

(16) Controls, Fixtures and Fittings:

Switches, sockets, service and ventilation controls in the proposed design are located within a height band of 450mm-1200mm from the floor.