

# ***PROSPECT PLANNING LTD***

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## **PLANNING APPLICATION FOR CONVERSION TO TWO-BEDROOM FLAT FIRST FLOOR, 295 EUSTON ROAD, LONDON NW1 LIFETIME HOMES ASSESSMENT**

Policy DP6 suggests that all housing developments should meet Lifetime Homes Standards. These standards have been prepared by the Joseph Rowntree Foundation and there are sixteen in all. Although Policy DP6 appears to anticipate that all sixteen requirements will be met for all new residential development, the supporting written text states in paragraph 6.5:-

*The Council acknowledges that the design or nature of some existing properties means it will not be possible to meet every element of the Lifetime Homes Standards...*

In this instance, the application for the conversion is in order to make sensible use of otherwise redundant accommodation at first floor level within an existing building, constrained by the limitations of the accommodation itself and access to it. Nevertheless, every attempt will be made to meet as many of the standards as possible. Comment is therefore made on each of the standards as follows:-

- 1. Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3,300mm width** – there is no car parking associated with this property.
- 2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping** – there is no car parking associated with this property.

3. **The approach to all entrances should be level or gently sloping** – the accommodation is at first floor level where the only access is via the existing stairwell from the ground floor serving both the first floor and the residential accommodation on the floors above.
4. **All entrances should be illuminated, have level access over the threshold and have a covered main entrance** – the existing communal access is not altered by the conversion of the ancillary first floor accommodation to residential use and all that can be done is to make use of the existing communal access stairs, etc. Nevertheless it can be stated that the stairwell is lit and the entrance is covered.
5. **Communal stairs should provide easy access and where homes are reached by a lift it should be fully wheelchair accessible** – the stairs are as in situ and cannot be altered. There is no lift serving the building and no facilities or space available to provide a lift.
6. **This deals with the width of internal doorways and hallways** – the requirements will be met in the detailed conversion works.
7. **There should be space for turning a wheelchair in dining and living rooms** – accommodation is limited to the extent of existing dimensions within the building and the most economical and sensible way of converting the accommodation to residential use. This should allow sufficient space for turning a wheelchair.
8. **The living room should be at entrance level** – the living room is at entrance level to the flat, which is at first floor level in the building.
9. **In houses of two or more storeys there should be space in the entrance level that could be used as a convenient bed space** – this is a flat on one-storey and thus this requirement does not apply.
10. **There should be a wheelchair accessible entrance level wc with drainage provision enabling a shower to be fitted in the future** – as

this is a two-bedroom property a Part M toilet will be provided which is of course on the single level of the flat. A shower is also provided.

11. **Walls in bathrooms and toilets should be capable of taking adaptations such as handrails** – this will be provided.
12. **The design should incorporate the provision for a future stair lift or a suitably identified space for a through the floor lift** – this is a single level conversion of an older building where there can be no provision for a future stair lift or, indeed, a lift itself.
13. **The design should provide for a reasonable route for a potential hoist from the main bedroom to the bathroom** – the main bedroom has en suite shower facilities and the bathroom is accessible at the end of the hall.
14. **The bathroom should be designed to incorporate ease of access to the bath, wc and wash basin** – this can be provided.
15. **Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate** – there is no provision for altering the window; no external alterations to the building are proposed. Accordingly, existing cill levels are retained.
16. **Switches, sockets, ventilation and service controls should be set at a height useable by all** – this will be provided in the flat.