

LIFE TIME HOME STANDARDS STATEMENT

96 LEATHER LANE, CAMDEN TOWN, GREATER LONDON, EC1N 7TX

Introduction

The proposal is at 96, Leather Lane, and consists of refurbishing the existing 3 flats residential building, and extending it at the rear and on the roof to create 6 new flats. All residences will be built to a high standard of design and construction in line with current policy and guidelines for new sustainable development.

The site is within the conservation area of Hatton Garden and is currently occupied by a retail on ground floor, and 3 large flats above, at the rate of one flat per floor. There is a clear opportunity to increase the housing density on site whilst still achieving a high standard of living for all occupants and where possible provide private amenity space. The properties on site are in poor condition and have little or no insulation. As a result the properties are inefficient both through energy use and functionality.

Our proposal by comparison is efficiently planned in accordance with current housing standards. The site itself is well suited for development for the creation of more suitably sized residential units. Sustainability located, the site is within walking distance to excellent public transport links, local shopping street, open recreation areas and local employment.

We set out below in more detail various aspects of the design and specification relating to Life Time Homes Standards.

Life Time Home Standards

In accordance with Policy 3A.4 of the London Plan the proposed flats at 96 Leather Lane will be built to Lifetime Homes Standards where possible. We set out below the 16 Lifetime homes criterion with explanation how the proposal meets the necessary lifetime homes standard:

- 1) The proposal does not provide for car parking spaces on site. The proposal is within a central London location with good public transport within walking distance and is within the control zone having PTAL rating 6. The sustainable nature and location of the proposal negates the need of parking provision.
- 2) Access for car parking - N/A (see above)
- 3) Being, as stated above, in a conservation area, we decided not to alter the front elevation of the building, meaning that the access will stay the same. The door on the left of the front elevation is level with the street, and will grant access to the flats, while the retail accommodation will have its own separate entrance. There is therefore no change.
- 4) The lighting at the entrances to the flats and house will be fully diffused achieving an adequate luminance on the locks and access control points.

The threshold upstand does not exceed 15mm

The external landing of minimum 1300mm x 1200mm is provided at the main entrance to the flats.

All door entry systems and door bells will be set so that controls are in a zone 1100mm from the floor and within 200mm of the door frame on the latch side.

Entrance matting provided within communal entrances will have its surface level with the floor finish

- 5) The communal stairs will now be built and designed to comply with *Section 9 of Part M1: Passenger lifts and common stairs in block of flats and with Part K1: Stairs and ladders*. Stairs provide easy access to all properties and have uniform rise of less than 170mm and a uniform going of 250mm. All handrails are 900mm high and extend 300mm beyond the top and bottom steps. Tapered treads have min 250mm going measured at a point 270mm from the inside of the tread and minimum 50mm at narrow end.
- 6) All doorways and hallways conform to the stated specifications and dimensions to meet the criterion. There will be 300mm space allowance between any corner and the opening edge of any entrance doors at entrance level (to all flats). The 300mm nibs are provided only at the latch side of the pull side of the doors.

Doorway clear opening width (mm)	Corridor/passageway width (mm)
750	900 (when approach is head on)
750	1200 (when approach is not head on)
775	1050 (when approach is not head on)
900	900 (when approach is not head on)

- 7) All living rooms are open plan and have ample circulation space for all users. The layout of kitchen allows for 1200mm min between opposite rows of units and all units are situated in a straight line. If a wheelchair user is going to use the kitchen some adaptation to create a knee spaces under sink and other key functional spaces will be made.
- 8) All internal doorways and hallways will be wide enough to allow stick or crutch users to manoeuvre into and out of rooms (including one that contains a toilet). Front doors to the flats have a clear opening of 800mm. Internal doors to the flats also provide a clear opening of 800mm.
- 9) The proposed maisonettes will provide a room located on the entrance level that can be used as a convenient temporary bed space for a household member with mobility problems.
- 10) All flats will provide an entrance level fully accessible WC (with a min of 1100mm in front of and 700mm to the side of the pan) with the provision for the future accessible shower (existing shower in case of flats 3 and 6).
- 11) Bathroom walls will be capable to taking adaptations such as handrails. Wall reinforcements will be located between 300mm and 1500mm from the finish floor level.
- 12) The future provision for a stair-lift has been provided. Unobstructed landings and clear distance of 900mm between stair wall and opposite handrail has been provided for a stair-lift.
- 13) The design provides for a reasonable route for a potential hoist from main bedroom to the bathroom for all flats. The route will be provided either by the provision of a knock out panel for a future door directly between main bedroom and a bathroom or through bedroom and bathroom doors across hallway.
- 14) All bathroom layouts have out swinging doors and are generous in size to allow for ease of access. The layouts provide for a clear width of 1100mm between the front rim of the WC pan and the opposite wall.
- 15) All new window openings will have a sill of 800mm or lower. Full height windows as proposed will be made of toughened glass and will conform to building regulations. These windows will be a double glazing and will not include transoms. Existing window openings to the front elevation of Leather Lane are to be retained as a requirement of planning.
- 16) All controls, fixtures and fittings including switches, sockets, ventilation and service controls will be at height useable for all. The operation of all fittings such as taps and handles will be consistent throughout the proposal and will be suitable for people with limited hand dexterity.