Lifetime Homes Report

4 Upper Basement Flats 55-57 Holmes Road Kentish Town London NW5 3AN



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1.0 Introduction

2.0 Lifetime Homes Standards

- 2.01 Car parking width
- 2.02 Access from Car Parking
- 2.03 Approach Gradients
- 2.04 External Entrances
- 2.05 Communal Stairs and Lifts
- 2.06 Doorways and Hallways
- 2.07 Wheelchair Accessibility
- 2.08 Living Room
- 2.09 Entrance Level Bedspace
- 2.10 Entrance Level WC and Shower Drainage
- 2.11 Bathroom and WC Walls
- 2.12 Stiar Lift / Through-floor Lift
- 2.13 Tracking Hoist Route
- 2.14 Bathroom Layout
- 2.15 Window Specification
- 2.16 Controls, Fixtures and Fittings

1.0 Introduction

Introduction

This report analyses the proposal for the conversion of dis-used upper basement warehouse space into four residential flats.

This report aims to look at each point of the Lifetime Homes standards and examines how it has been addressed in the building design. In a number of cases, points are addressed by proposing possible future alterations to the building.

Since the proposal is within the existing structure of the building, some of the Lifetime Homes standards apply as much to the existing building as to the new proposed development. These points have been addressed in the report.



2.01 Car Parking Width

Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width

The general parking space width of 2400mm must have a grass verge or path 900mm wide running beside to enable the hard landscaping to have an overall width of 3300mm at a later date.

Implementation:

Since the development is located within an existing building, the provision of suitable parking is dictated by the location of the building. There is existing car parking within the basement car park, but the aim of this development is to be car free, in accordance with Camden Council guidelines.

However, the on-street side parking satisfies the Lifetime Homes standards as the pavement provides the extra width for disabled access.



2.02 Access From Car Parking

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

Implementation:

Since this development is to be car free, in accordance with Camden Council guidelines, there is to be no additional on-site parking so this Lifetime Homes Standard is not applicable.

However, the distance from the existing residents parking on Holmes Road to the building entrance is approximately 65m. There is minimal change in level along the pavement to the main entrance of the building.

HOLMES ROAD



Fig.2 - Plan indicating minimal change in level from pedestrian pavement to main entrance

2.03 Approach Gradients

The approach to all entrances should be level or gently sloping.

Implementation:

The approach to the main building street entrance is level access. The internal route from the entrance door to the passenger lift meets Lifetime Homes standards.

The approach to flats 21 and 22 at the upper basement from the lift doors is ramped and within Lifetime Homes standards.

There are two steps adjacent to the entrances to flats 19 and 20, but there is the capacity to install a chair lift in the future to accommodate disabled access.



55-57 Holmes Road - November 2010

2.04 External Entrances

All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

Implementation:

The existing entrance to the building is illuminated, covered and with the existing timber decking to be removed, there will be level access from street level.



Fig.5 - Photograph showing existing entrance canopy and external lighting

Fig.6 - Photograph showing existing level thresholds at main entrance and passenger lift



2.05 Communal Stairs and Lifts

Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

Communal stairs:

Uniform rise not more than 170mm, uniform going not less than 250mm. Handrails extend 300mm beyond top and bottom step, handrail height 900mm from each nosing.

Lifts:

Clear landing entrances minimum 1500mm x 1500mm Minimum internal dimensions 1100mm x 1400mm Controls between 900 – 1200mm from floor and 400mm from the lift's internal front wall.

Implementation:

Communal stairs: The existing stairs comply with the Lifetime Homes standards and the new flights down to the upper basement level will have a rise of 170mm and a going of 250mm which will comply with the standards.

Existing Lift: The internal dimensions of the lift car, the landing and the location of controls all comply with the Lifetime Homes standards.

Fig.7 - Plan detail of lift lobby at upper basement level showing critical dimensions

2.06 Doorways and Hallways

The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm.

There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

Implementation:

In all the proposed flats, all doorways and hallways comply with Part M of the Building Regulations. All entrances to internal flats have a clear opening width of 800mm and a nib of 300mm on the leading edge.

2.07 Wheelchair Access

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

Implementation:

All living and dining areas have a turning circle of at least 1500mm minimum and fully satisfy this standard. Also, a minimum turning circle of 1200mm for 90 degree cornering is available in the corridor areas of the flats.



Fig.8 - Upper basement plan showing 1500mm turning circles in living room areas and 1200mm turning circle in circulation areas

2.08 Entrance Level Living Room

The living room should be at entrance level

Implementation:

Flats 21 and 22 meet this requirement with living rooms at entrance level. For flats 19 and 20 there are steps adjacent to the entrance door which can accommodate the future installation of a stairlift to deal with disabled access as stated in 2.12.

2.09 Entrance Level Bedspace

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

Implementation:

Since the flats are all single storey and flats 21 and 22 have bedrooms on the entrance level, this requirement is met.

For flats 19 and 20, a stairlift can be installed to traverse the two steps up to the main level of the flat as stated in 2.12.

2.10 Entrance Level WC and Shower Drainage

In houses with three or more bedrooms, and all dwellings on one level, there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

The drainage for the future shower should be provided in all dwellings. For dwellings with 3 or more bedrooms or on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within and achieve side transfer from a wheelchair to one side of the WC. There must be 1100mm clear space to the front of the bowl. The shower provision must be within the closet or adjacent to the WC.

A Part M WC is adequate for dwellings on 2 or more storeys with 1 or 2 bedrooms.

Implementation:

Each flat contains a WC. In all instances the shower provision is located within the bathroom and/or adjacent to the WC.

All WC's will comply with Part M of the Building Regulations.



2.11 Bathroom and WC Walls

Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. Wall reinforcements should be located between 300 and 1500mm from the floor.

Implementation:

In all instances wall reinforcement panels (if required) can be located between 300mm and 1500mm from the floor to allow for handrails or handles to be fixed to the walls at any location.

2.12 Stairlift / Through Floor Lift

The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

There must be a minimum of 900mm clear distance between the stair wall (on which the stair lift would normally be fixed) and the edge of the opposite handrail/balustrade.

Unobstructed 'landings' are needed at the top and bottom of the stairs.

Implementation:

For flats 19 and 20 there is a minimum of 900mm width between the stair wall and the opposite handrail to allow for the installation of a Stannah stairlift if necessary. The landings at the top and bottom of the stairs are sufficient to allow safe mounting and dismounting of the lift and to safely store the lift when it is not in use.

landing automatically

Alternatively, you can choose to have a powered swivel seat. which turns the chair to face the

Straight rails Fitted to the stairs and not to the wall, the straight rail is available in a silver or bronze finish.



Swivel seat Using the levers enables you to swivel the seat easily, making it simple to get off the chair.











Self-charging battery

works if there is a power cut.

The Saxon always has the optimum

amount of power so you get a smooth

ride with a gentle start and stop. It even

are around for example, you can use this key to make sure it can't be used.

Retractable seatbelt Fasten the seatbelt for added security djustable seat height

We will adjust the height of the seat, so it's at the most comfortable setting chair easily and without fuss.

Fig.9 - Stannah Stair Lift

Wall control



Roebur

for you, allowing you to get off the

Safety edges automatically





If there is something blocking the chair on the stairs, the safety edges recognise this and the lift will stop

Upholstery

your home

You can choose from a range

of colours to suit the look of



Directional controls Right-handed or left-handed, we can put the controls on either arm. We can fit joystick or push-

Arm-to-footrest link

the stairs

prefer



button controls, whichever you



Fig.10 - Example ceiling hoist manufacturer

2.0 Lifetime Homes Standards

2.13 Tracking Hoist Route

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

Implementation:

All the flats can be adapted to incorporate a ceiling hoist between the bedroom and the bathroom. In some instances, the bathroom is not adjacent to the bedroom but with modern hoist products, such as the Gemini Ceiling Lift by Liftech Systems, dealing with longer distances and turns is achievable.



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2.14 Bathroom Layout

The bathroom should be designed for ease of access to the bath, WC and wash basin.

Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can conveniently use the bathroom and gain side access to the WC.

Implementation:

All the bathrooms meet Lifetime Homes standards and side access to the WC can be achieved.

2.15 Window Specification

Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

People should be able to see out of the window whilst seated.

Wheelchair users should be able to operate at least one window in each room.

Implementation:

All of the living room glazing in the flats are comprised of floor to ceiling windows/doors. In all the flats, there will be large glazed swing doors from the living room to the external terrace. All windows will be fully operable by wheelchair users and users will be fully able to view out when seated.

2.16 Controls, Fixture and Fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor)

This applies to all rooms, including the kitchen and bathroom.

Implementation:

All switches, sockets, ventilation and service control will be at a height usable by all.