

13th August 2010

LIFE TIME HOME STANDARDS STATEMENT

69 HATTON GARDEN, CAMDEN TOWN, GREATER LONDON, EC1N

Introduction

The proposals at 69 Hatton Garden is for a new single dwelling house at the ground and first floor levels to the rear of the main building. This will be within the conversion of the existing redundant storage space to the rear of the betting office which occupies the ground and basement floor levels within the main building. The planning application is for the change of use from the retail storage into residential use. The new dwelling 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 Brownfield and is currently occupied by a redundant storage area for the retail unit. The upper floors of the main property are residential units on each of the 1st, 2nd and 3rd floors. 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 existing building to be converted is in poor condition and has little or no insulation. As a result, the converted property will be efficient both through energy use and functionality and will aspire to reach Sustainable Homes Code 3 with energy efficiency, sustainability and quality of living space.

The new residential unit will be 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 residential unit at Hatton Garden 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 excellent public transport links within walking distance. The local area is also very close to several London Bicycle scheme parking locations. The sustainable nature and location of the proposal negates the need of parking provision.
- 2) Access for car parking - N/A (see above)
- 3) Due to the refurbishment nature of the proposal, pavement width restrictions and configuration of the existing front entrance door and stairs will not be altered as part of this application. However, the width of the front door and the staircase comply with Part M of the Approved Documents. Generally there is a gentle gradient from pavement level to the front door.
- 4) The lighting at the entrances to the new residential unit will be fully diffused achieving an adequate luminance on the locks and access control points.

A cantilevered cover to the entrance of the unit is proposed. An canopy exists to the main front entrance. The threshold to the front door is level and gives level access from the outside to the inside of the building. The external landing of minimum 1300mm x 1200mm is provided at the main entrance to the unit. All door entry system and door bell 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 entrance will have its surface level with the floor finish

- 5) The communal stairs are 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.

- 5) 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 room is 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). The front door to the unit has a clear opening of 800mm. Internal doors also provide a clear opening of 800mm. The entrances to the unit are directly off the rear external terrace. The corridor width to ground floor corridor is greater than 900mm measuring 1050mm typically.
- 9) The proposed unit 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) The proposed unit 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.
- 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 both through floor lift and stair-lift has been provided. The possible position of a 1000 x 1500mm lift between living room and ground floor bedrooms has been indicated on the drawing. Unobstructed landings and clear distance of 900mm between stair wall and opposite handrail has been provided for a stair-lift. A stair lift may also be installed to the main communal staircase from the front door to the entrance level for the unit as shown.
- 13) The design provides for a reasonable route for a potential hoist from main bedroom to the bathroom within the unit. 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 bathrooms 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.
- 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.