

Life Time Homes Assessment

Project FGG - No 1. Froggnal Gardens Ref. BPL/Lifetime_140710

Issue log	Date	Status	Name	Distribution
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Report Prepared In Accordance With The `Life Time Homes 12 Criterion (Revised 5th July 2010)`

TO BE READ IN CONJUNCTION WITH:

- EXSTING AND PROPOSED DRAWINGS - Prepared By KSR Architects / Matrix Surveys
- DESIGN AND ACCESS STATEMENT - Prepared By KSR Architects
- HISTORICAL REPORT - Prepared By Donald Insall Historical Buildings Consultants
- BASEMENT CONSTRUCTION METHOD STATEMENT - Prepared By Elliot Wood Consulting Engineers
- SUSTAINABILITY STATEMENT- Prepared By Hoare Lee Consulting Engineers

Contents

1. Parking
2. Approach to Dwelling From Parking
3. Approach to All Entrances
4. Entrances
5. Communal Stairs and Lifts
6. Internal Doorways and Hallways
7. Circulation Space
8. Entrance Level Living Space
9. Potential for Entrance Level Bed Space
10. Entrance level WC and shower drainage
11. WC And Bathroom Walls
12. Stairs And Potential Through-Floor Lift In Dwelling
13. Potential For Fitting of Hoists and Bedroom / Bathroom
14. Bathrooms
15. Glazing and Window Handle Heights
16. Location of Service Controls
17. Summary

(1) Parking (width or widening capability)

There are two parking spaces on the existing driveway of the property and three additional existing road-side offsite parking spaces immediately outside the property. We are not altering this existing configuration and thereby not making it worse, however in accordance with criteria 1, one of the driveway spaces could be widened to 3300x4800mm and with a firm level surface and with a gradient not exceeding 1:60.

(2) Approach to dwelling from parking (distance, gradients and widths)

If required the proposed front garden layout could be adapted to have a gradient of no more than 1:60 from the parking driveway area across the front garden to the side entrance (top of stairs) to the proposed lower ground floor flat and/or to the main house entrance.

(3) Approach to all Entrances

The proposed front entrance has steps leading up to it – this is the existing condition and are thereby not making it worse, however there is scope to adapt the front garden design to achieve a slope leading up to the main ground floor level. The entrance to the lower ground floor flat is down a flight of stairs (as is the existing condition) this stair is of a generous width (1.5m) to enable a stair lift to be retro-fitted at a later date, if required.

(4) Entrances

In accordance with Criterion 4 the proposed entrances will:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified below.
- d) Have adequate weather protection.
- e) Have a level external landing.

(5) Communal stairs and lifts

Criterion 5 is not applicable to the scheme as there are no communal stairs or lifts with the scheme.

(6) Internal doorways and hallways

The proposed lower ground floor flat is a reliable open plan layout including an entrance level living space, thereby making disabled access possible. Both the lower ground floor flat and main house can incorporate turning circles of 1500mm and will achieve 1200mm between kitchen worktop and any fixed obstruction. Elsewhere in the scheme all doorways and corridors will be fully compliant with the relevant UK Building Regulations i.e. all door widths to achieve a min of 800mm clear width and all corridors achieving 1100mm clear.

(7) Circulation Space

Please refer to criterion (6)

(8) Entrance Level Living Space

Please refer to criterion (6)

(9) Potential for Entrance Level Bed-Space

Due to the open plan nature of the proposed lower ground floor flat there is a bedroom at entrance level. The main house is large enough to have the function of the rear ground floor drawing room, changed to a bedroom of some 31m².

(10) Entrance level WC and shower drainage

Again, due to the open plan nature of the proposed lower ground floor flat there is a WC and shower at entrance level – this space is 4.5m² and could be easily adapted to the required 1350x1600mm dimensions. The main house incorporates a ground floor WC which could be easily adapted to the required 1350x1600mm dimensions.

(11) WC and bathroom walls

In both instances, the lower ground floor flat and main house will have its WC and bathrooms walls made from solid construction i.e. all bathroom & WC walls to be lined with ply (or similar boarding) before plastering / tiling to allow a firm fixing and support for any grab rails to be fixed within a height band of 300mm – 1800mm from the floor.

(12) Stairs and potential through-floor lift in dwelling

Both the lower ground floor flat and main house has stair widths wider than 900mm thus making the addition of a retro fitted stair lift achievable. There is also the potential for an aperture size through the floors of the main house of 1000mm x 1500mm for the addition of a passenger lift which will be clear of all services.

(13) Potential for fitting of hoists and bedroom / bathroom

The proposed structure above ceiling finishes over the main bedrooms and over the bathrooms in the scheme will be of solid timber construction and capable of supporting the future installation of single point hoists above the bed, bath and WC. Which have the bathroom and bedrooms on the same storey level.

The layouts can be easily re-planned so that this storey has the potential for access via the through floor lift as per criterion 12. The layouts of the both the main house and lower ground floor flat could be re-planned and adapted so that the route between this bedroom and bathroom should not pass through any living / habitable room or area.

(14) Bathrooms

Please refer to criterion (10)

(15) Glazing and window handle heights

All window cills in the proposed scheme will be at least 800mm from finish floor level to enable a clear line of sight when seated. The scheme also incorporates at least one opening light in each habitable room that is approachable and usable by a wide range of people – including those with restricted movement and reach. For example in the lower ground floor flat

(16) Location of service controls

The location of any service control needed to be operated or read on a frequent basis, or in an emergency, will be located within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.

(17) Summary

Generally, the proposed works will be fully compliant with the relevant parts of the building regulations whereby all doorways and corridors with are to be satisfactory widths.

The proposal is not making any existing condition worse but improving an aging building by simplifying its complex internal arrangement and removing awkward external staircases and uncomfortable changes in level. Indeed the new corridor widths and staircases are wider enough to incorporate a stair lift, if required and the scheme has generous proportions to allow the adaption of all internal layouts.

Access to shops and amenities within Hampstead remains as existing and are therefore not affected by the proposal.

KSR Architects
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