

30th April 2010

LIFE TIME HOME STANDARDS STATEMENT

34-38 EVERS Holt STREET, CAMDEN, NW1 1DA

Introduction

The proposals at 34-38 Eversholt Street for 6 new flats built on top of 'Secrets' nightclub and the refurbishment and change of use of the associated office space of the nightclub into a self contained 4 bedroom house. 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 Brownfield and is currently occupied by a nightclub with two very large flats above. 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 and house at 34-38 Eversholt Street 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 public transport within walking distance. 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 side elevation the approaches to the entrance of the flats and house are elevated from the pavement level. We have proposed external steps that are Doc M ambulant disabled compliant with handrails on both sides.
- 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.

A cantilevered cover to the entrance of the flats and house is proposed

The threshold upstand 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 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.
- 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. Entrances to flats 1 and 4 are directly off the landing. The corridor width to flats 2, 3, 5 & 6 is 900mm.
- 9) The proposed house 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) Proposed 4 bedroom house and flats 3 and 6 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). WC for flats 1, 2, 4 and 5 will not be fully accessible due to the existing site conditions and space restrictions.
- 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. Possible position of a 1000 x 1500mm lift between living room and first floor bedroom 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.
- 13) The design provides for a reasonable route for a potential hoist from main bedroom to the bathroom for all flats and a house. 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 (apart of the bathrooms for flats 2 and 5 due to the existing site conditions and space restrictions).
- 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 to Eversholt Street and front elevation to Doric Way 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.