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Addendum to Design and Access Statement for 21 St. Paul's Crescent, London NW1 9TN Statement to Lifetime Home Standards

This document list the lifetime homes standards and states to which extend lifetime homes standards can be achieved in the proposed scheme (in italic font).

1) Car Parking Width

Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.

The site has no on-site parking spaces. Provision for on-site parking spaces in the front garden can not be made because the area is too small and it would also be out of keeping in the conservation area.

(2) 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.

(3) Approach Gradients

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

The existing situation has an external stair leading to the main entrance at raised ground floor level and a combination of steps and sloping path to the entrance at basement level. This arrangement is original and typical for houses of this era and should be kept.

(4) Entrances

All entrances should:

- 4a) be illuminated
- 4b) have level access over the threshold and
- 4c) main entrances should be covered.

The two entrances to the building are illuminated. The existing entrance to the raised ground floor flat has a step between external and internal floor level. This situation is original to the house. The entrance to the basement flat will be level.

(5) Communal Stairs & Lifts

- 5 a) Communal stairs should provide easy access and
- 5 b) Where homes are reached by a lift, it should be fully accessible.

There is no communal stairs and lifts in the building.

(6) Doorways & Hallways

The width of the doorways and hallways should conform to the specifications below.

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There is only few new proposed internal doors. These doors will match the existing doors in size and style to stay in keeping with the historic character of the house. There is no new hallways to the house.

(7) Wheelchair Accessibility

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

Living and dining areas provide space for turning a wheelchair, however due to the existing layout of the house it is not possible to provide sufficient wheelchair turning space everywhere.

(8) Living Room

The living room should be at entrance level.

Both flats have the living room at entrance level.

(9) 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.

Both flats allow for the provision of a bedspace at entrance level.

(10) Entrance Level WC & Shower Drainage

There should be:

- a) A wheelchair accessible entrance level WC, with
- b) Drainage provision enabling a shower to be fitted in the future.

The existing historic layout of the house is not suitable for wheelchair users. There is no level access, existing door and hallway and are too narrow and the existing bathroom is in the top floor. However, there is provision made for a wc and shower in the basement floor.

(11) Bathroom & WC Walls

Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

Provision will be made for this.

(12) Stair Lift / Through-Floor Lift

The design should incorporate:

12a) provision of a stair lift

12b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.

The existing stair width is too narrow for a stair lift to be fitted. The provision of a through-the-floor lift in the upper flat would have a detrimental effect on the historic character of the house and is therefore not proposed.

(13) Tracking Hoist Route

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

This could be incorporated if required in the future, however provision is not made at this point, due to the general unsuitability of the flats for wheelchair users.

(14) Bathroom Layout

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

The bathrooms are of a size that a wheelchair user could use them.

(15) Window Specification

Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.

The fenestration to the upper flat living room is original (sash windows) and should not be altered as it is significant to the character of the house. The windows to the basement flat living room are full height and easy to operate.

(16) Controls, Fixtures & Fittings

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

This will be provided for all new installations.