

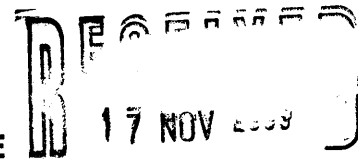


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**158 CAMDEN HIGH STREET, LONDON NW1 ONE
CONVERSION OF EXISTING FLAT AND MAISONETTE
INTO 3 SELF CONTAINED FLATS AND 1 MAISONETTE**



Lifetime Homes Standards Compliance Statement

Below is a response to the key criteria outlined within the Lifetime Homes Standards, as identified within the Camden Planning Guidance, September 2006, Chapter 24 'Lifetime homes and Wheelchair Housing'.

1) Car parking width

The site is situated in an accessible location close to public transport facilities. Camden underground station on the Northern line is located within 100m of the site. Bus stops are located close to the junction of Camden High Street, Kentish Town Road, Camden Road and Parkway and enable linkages to the wider transport network. For this reason, no car parking is proposed as part of the application.

2) Access from car parking

For the reasons outlined above, no car parking is proposed as part of the development.

3) Approach Gradients

The site is located within a Conservation Area and so the importance of preserving the existing character of the building and the area is essential to the application. The site is believed to be dated from the mid 19th Century and is an attractive historical building. At present the site has a level access from the street although there is a small step up to the front door – a characteristic of many houses within the Conservation Area. For this reason, it is not possible to enable completely level access to the building from the street.

4) External entrances

The main residential entrance to the building is flush with the external façade. The proposal would not intend to alter this, as it is an important characteristic of the building. Issues of level access are outlined above.

5) Communal stairs and lifts

The proposal is for the conversion of the existing first floor flat and second / third floor maisonette into three self contained flats and one maisonette. The existing communal stair is to be retained, but for the benefit of future tenants we will install contrasting nosings and provide a continual handrail to one side of the communal stair.

6) Doorways and hallways

The existing communal stair and compartment walls between the circulation core and the dwellings are to be retained. For some of the proposed flats it will be impossible to provide the requested 300mm to the side of the leading edge of the entrance door.

7) Wheelchair accessibility

Room dimensions throughout the proposed dwellings are generous and it is anticipated that there would be adequate space for turning, as outlined within the guidance.

8) Living room

Please see 3) and 7).

9) Entrance level bed space

Please see 3) and 7).

10) Entrance level WC & shower drainage

Part M compliant WCs are provided in the entrance level bathrooms of each of the proposed dwellings.

11) Bathroom & WC walls

Wall reinforcements will be located between 300mm and 1500mm from the floor to allow for adaptations, such as handrails.

12) Stair Lift / through-floor lift

The existing landing area is considered to be of an inadequate size for the provision of a stair lift. Please consider the issues raised in 3) and 7).

13) Tracking hoist route

Please see 3) and 7)

14) Bathroom layout

The bathrooms have been designed to provide ease of access to the bath, WC and washbasin.

15) Window specification

The windows of the property are a key element contributing to its character and to that of the Conservation Area. For this reason, there are no plans to alter the windows on the front elevation along Camden High Street. The windows in the rear façade begin 800mm from the finished floor level or lower, enabling views from a seated position. Because of the buildings location within a conservation area, the proposed windows will be timber framed and of a style to match the existing but, where possible, will be easy to open / operate.

16) Controls, fixtures and fittings

The switches, sockets, ventilation and service controls will be at a useable height between 450mm and 1200mm from the finished floor level.