

## **LIFETIME HOMES - 317/319 KENTISH TOWN ROAD, LONDON, NW5 2TJ**

File No. 6791.a

This document provides supporting information on how we have considered all 16 criteria for Lifetime Homes. In addition to the details below we were also asked to show details relating to standards 1, 3, 5, 6, 7, 10, 12, 14 and 15 on specific drawings which form part of the application. Where we have done this reference has been made to the relevant drawings as below.

This is a conversion of an existing building and you will note from the drawing that the building is set out over several levels. For this reason we have been forced to compromise on the lifetime for homes standards in several areas. However the following information will elaborate on this and how we have tried to minimise this.

1. **Car Parking Width** – Drawing 6791-a10 shows the proposed ground floor layout and also shows the side road, York Mews to the right hand side of the property. Due to the constraints of the site it is not possible to provide parking, the building abuts directly onto York Mews which is a narrow access road approximately 3.6metres wide. The road is used by other properties and is unsuitable for parking. However there is residential permit holder parking (area CA-M) on Islip Street as well as pay and display parking for visitors. This is a short distance walk from the property.
2. **Access from Car Park** – As mentioned above no parking is being provided on site but parking is available on nearby streets. There are already crossings in place to the main road opposite the building with drop kerbs. York Mews is level with Kentish Town Road and we propose to drop the kerb outside the front entrance door to York Mews to provide level access as shown in the drawing (Please refer to Drawing 6791-a10 and also to the photographs of the existing entrance).
3. **Approach Gradient** – The access to the main entrance of the property is level and we will provide a shallow ramp (rising by 65mm from street to pavement level) leading from York Mews to the main entrance of the property. (Please refer to Drawing 6791-a10 and also to the photographs of the existing entrance).
4. **Entrances** – The front entrance door is level with the pavement, the kerb will be dropped to provide a suitable slope to the entrance door. The front door currently has an up stand of 15mm which is acceptable under the criteria for Lifetime Homes. External lighting will also be provided to the front entrance operated by PIR Sensors to save energy. No covered entrance can be provided because of the narrow width of York Mews which is used by large vehicles. If a covered entrance were to be provided there would be a high risk of impact from vehicles. (Please refer to Drawing 6791/a10 and also to the photographs of the existing entrance).
5. **Communal Stairs and Lifts** – As an existing building the staircases were not designed to meet the criteria's of the lifetime for home standards. For this reason the rise of each step is 10mm above the requirements and the gully is 10mm below the requirements. However, we will be able to ensure

that the handrails extend 300mm beyond the top and bottom of the steps and are set at a height of 900mm above each nosing (Please refer to Drawing 6791-a10).

6. **Doorways and Hallways** – The clear widths to doorways have been maximised especially where the corridor is narrow. As a result of this there have been very few occasions within this design where we have not been able to meet the criteria set out by the lifetime for homes standards. The main area where we have failed to meet the standards is the existing corridor, which forms the first floor entrance to Unit 2. The width of this corridor is only 730mm and we cannot increase this due to the original layout of the building and location of the staircase. In order to minimise the effects of this we have increased the width of the entrance to Unit 2 to 900mm, which is the maximum possible in the space available. (Please refer to dimensions and notes on Drawing 6791.A\_app2\_02 and 6791.A\_app2\_03).
7. **Wheelchair Accessibility** – No allowances have been made for wheelchair accessibility because the existing building is unsuitable for their use. This is because the staircase and some hallways are too narrow to permit access (730mm) as mentioned above (please refer to Drawing 6791.A\_app2\_02 and 6791.A\_app2\_03).
8. **Living Room** – Due to the existing split-level design of the building it has not been possible to incorporate the living room onto the same level as the entrance to each unit. In the case of Unit 1, it would be possible to provide ramps as the changes in level are only 1-2 steps. However we appreciate that the main reason behind this criteria is to provide wheelchair friendly housing and as mentioned for criteria 12, no-access from ground level is possible for wheelchair users. For this reason the option of providing ramps to Unit 1 was not considered (please refer to Drawing 6791.A\_app2\_02 and 6791.A\_app2\_03).
9. **Entrance Level Bed Space** - Due to the existing split-level design of the building it has not been possible to incorporate the living room onto the same level as the entrance to each unit. In the case of Unit 1, it would be possible to provide ramp's as the changes in level are only 1-2 steps. However we appreciate that the main reason behind this criteria is to provide wheelchair friendly housing and as mentioned for criteria 12, no-access from ground level is possible for wheelchair users. For this reason the option of providing ramps to Unit 1 was not considered (please refer to Drawing 6791.A\_app2\_02 and 6791.A\_app2\_03).
10. **Entrance Level and W.C and Shower Drainage** – All units will be provided with either a separate shower, or shower facility over the bath. However W.C. facilities cannot be provided at entrance level to any of the units because of the existing changes in level within the building (please refer to Drawing 6791.A\_app2\_02 and 6791.A\_app2\_03).
11. **Bathroom and W.C Walls** – Although the building is not suitable for wheelchair users we appreciate that potential residents will need additional support

when using the wash and w.c facilities. For these reason stud walls will be fitted with reinforcement between 300mm and 1500mm from floor level so handrails can be fitted if required.

- 12. Stair Lift/Through-Floor Lift** – Drawings 6791-a10 and 6791.A\_app2\_02. There is no space in this property to fit a through floor lift. A stair lift is also not feasible as the clear width between the banisters on each side of the stairwell is less than the 900mm that is required. For this reason this standard cannot be achieved.
- 13. Tracking Hoist Route** – The awkward shape of this building to the internal layout together with its split floor level design would make it unsuitable for residents who require hoist and for this reason we do not propose to provide any additional support to ceiling joists so that a hoist may be fitted.
- 14. Bathroom Layout** – The bathrooms in this scheme do not meet the lifetime for homes standards. The reason for this is that the standards are based on providing wheelchair friendly services. In a building such as this, where useable space is limited and the building is unsuitable for wheelchair users, this will reduce the space available for bedrooms rooms. This would make it difficult to provide adequate living space to meet the room sizes outlined in Camden's requirements. The failure to meet the requirements is not because the bathrooms are undersized but more due to their irregular shape (please refer to Drawing 6791.A\_app2\_02 and 6791.A\_app2\_03).
- 15. Window Specification** – The existing windows to the front elevation are to be retained in order to maintain the character of the building and area. However, where replacement is necessary these will be replaced with double glazed units of a similar style. Windows to the rear will also be retained where possible and replaced with uPVC units where necessary.

All windows in Unit 2 begin between 600-760mm from floor level, meeting the criteria.

Most windows to Unit 1 are 600mm above floor level. However the bedroom window is 900mm above floor level, slightly exceeding the criteria. In this case we cannot meet the requirements.

Windows to the kitchen range from 740-1600mm above floor level. However, in this case the windows, which do not meet the criteria, are secondary windows and there are more accessible windows available for ventilation.

Reference to the windows is made in drawings 6791.A\_app2\_04, 6791.A\_app2\_05, 6791.A\_app2\_06 and 6791.A\_app2\_07

- 16. Controls Fixtures and Fittings** – All switches, sockets, services for ventilation controls will be within a height band of 450 –1200mm from floor level. The existing sash windows will be retained and would therefore not be

suitable for opening by a wheelchair user, however several of the other points above the building is not suitable for wheelchair users.

Whilst we appreciate that not all of the lifetime for homes standards have been achieved I hope that from reading the above you can understand that all of the standards have been considered and where possible incorporated into the design. However, the existing layout of the building has limited our ability to do this.