

Lifetime Homes Statement

**Planning application for
alteration works to existing
building at No. 7 Northington
Street & 14-17 King's Mews,
London WC1N 2JF**

Capitol City Ltd

November 2008

Preamble

This report has been prepared to accompany a planning application for the conversion of two double garages into two one bedroom units at 7 Northington Street and 14-17 King's Mews, London WC1N 2JF.

The application seeks to retain the existing structure which influences the internal space planning and the size of the new units but will be suitable for future users through compliance with the current building regulations.

The comments below describe how the application has addressed each item on the Lifetime Homes checklist.

1.0 Car Parking

As noted in section 6 of the design and access statement, because of the site's locality within central London, it promotes transportation methods other than the use of the private car and therefore does not provide off street parking. A relaxation of this item is requested on the grounds that existing on-street disabled parking bays are located in close proximity to the site.

2.0 Access from Car Parking

As noted in item 1 above, a relaxation of this item is also requested on the grounds that existing on-street disabled parking bays are located in close proximity to the site.

3.0 Approach

Existing pavement levels dictate the approach to the two front entrance doors. Access to the entrance doors of units A and B located in Kings Mews may be deemed to be a level approach (not steeper than 1:20)

4.0 External Entrances

Each external entrance will be illuminated by existing street lamps and additional wall mounted task lighting and a level access will be provided over the threshold (necessary water bar only)

A relaxation is requested with regard to a covered main entrance on the grounds that the existing building's facade is retained.

5.0 Communal stairs

No communal stairs are proposed.

6.0 Door and Hallways

The width of all internal doorways and hallways conform to Part M of the building regulations. In addition where the approach to the door is not head on and the hallway is up to 900mm width those doors will have a clear opening width of 900mm. All entrance level doors have a 300mm minimum clear space to the side of the leading edge of the door.

7.0 – Wheelchair Accessibility

Each unit is on one level and situated on the ground floor. The internal layouts have been designed so that adequate circulation space is provided for wheelchair users.

8.0 Living Room

Each dwelling has a living (habitable room) located at entrance level.

9.0 Two or more storey requirements

Not applicable as each unit is situated at ground floor level only.

10.0 – WC

WC's are at ground floor level and located in accordance with part M. Each bathroom is large enough to accommodate a shower.

11.0 Bathroom and WC walls

All walls surrounding bathrooms and WC's will be constructed in masonry or metal stud plasterboard partitions. Where handrail/grab rail fixings are required to stud walls, the inner sheet of plaster board will be replaced with ply sheeting for secure fixing of the rail.

12.0 Lift Capacity

As each dwelling is on ground floor level no lift is necessary.

13.0 Main bedroom

Each bedroom is next to the bathroom. Knock out panels will be provided to allow future direct access between the bedroom and bathroom.

14.0 Bathroom Layout

Each bathroom has been designed for ease of access to the bath/shower WC and wash hand basin.

15.0 Windows specification

Elevational treatment follows the design principals established by the previously approved planning application ref.2007/5975/P. The new window in unit B will copy the adjacent existing window.

16.0 Fixture and Fittings

All switches and sockets will be located so that they are easily reached
i.e. between 450mm-1200mm above finished floor level.