

**12 CAMDEN ROAD - CONVERSION TO TWO SELF CONTAINED MAISONNETTES
LIFETIME HOMES STANDARDS
DALE LOTH ARCHITECTS, NOVEMBER 2008**

General description of the proposals:

The property is a narrow, four storey terraced house, with the ground floor three steps above pavement level and the basement a few steps below the rear garden level. The room sizes and circulation areas are reasonable but not generous and as such, there is limited scope in altering the layout. However, in forming the design for two maisonettes, we have aimed to make the most of the space available, including practical kitchen, bathroom and storage areas, to provide homes which will be flexible for a range of occupiers.

Investigation into creating a wheelchair accessible apartment:

Given the restrictions of the existing property, creating a wheelchair accessible ground floor apartment whilst providing separate access to the upper floors has not been possible. The ground floor rooms would be compromised by the additional entrance and circulation space required and the remaining space would not meet the relevant standards.

How the 16 points have been addressed:

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

There are no on street parking spaces for this building, as parking is restricted on this part of Camden Road. There are no garage or off-street spaces either; therefore, this standard is not applicable.

2 The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

Not applicable.

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

The approach to the entrance of the upper maisonette has 2 steps and one further step at the front door threshold. The distance from pavement to threshold is too short to achieve gently sloping ramped access, which would also compromise headroom to the space below.

To the lower maisonette, a new external stair will be inserted into the front lightwell. Again, it is not possible to achieve level or gently sloping access.

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4 *All entrances should:*

- a) be illuminated*
- b) have level access over the threshold, and*
- c) have a covered main entrance*

The entrances to both the upper and lower maisonette will have external lighting operating on a PIR. In addition, the street lighting on Camden Road gives background illumination.

As described in point 3, there is a step at the threshold to the upper maisonette entrance, which is standard for this type of property. The lower maisonette entrance will have a small threshold upstand to prevent ingress of water in severe rain storms. It would be aesthetically unacceptable in this early 19th Century terrace to have a canopy over the main ground floor entrance, but this will be provided to the lower entrance in the front area.

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

Each of the two maisonettes has a separate entrance, therefore there are no communal stairs or lifts.

6 *The width of internal doorways and hallways should conform to Part M except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.*

Where altered, corridor widths of 900mm have been achieved, and for new doors, a clear opening width of 716mm. A number of existing door openings are retained which also have a clear opening width of around 716mm. As noted above, a wheelchair accessible apartment has not been possible so the Part M standards in this case are not applicable. In addition, the existing small room sizes limit the scope for enlarging corridor widths and door swings without compromising furniture layouts etc.

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

Not achievable, as explained in the introductory paragraphs.

8 *The living room should be at entrance level*

In the lower maisonette, the living room is at entrance level, and also garden level. In the upper maisonette, the living room is at the level of the entrance to the apartment.

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9 In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bedspace.

The maisonettes have been arranged to give as generous room sizes as can be achieved within the constraints of the existing building, allowing space for different furniture arrangements in the living room which could include a bedspace.

10 There should be:

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

Wheelchair provisions are not achievable, as explained in the introductory paragraphs. However, the bathrooms have been planned to generous space standards for people with limited mobility, and a generous shower is provided in each maisonette.

11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.

Wall reinforcements will be included where new partitions are constructed for bathrooms and toilets. Where work is required to existing partitions, this will also be carried out.

12 The design should incorporate:

- a) provision for a future stair lift*
- b) 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 clear distance between the stair wall and the edge of the opposite balustrade is around 700mm and the existing partition between stair and rooms may be insufficient to bear the weight of a stair lift. Altering this would mean extensive rebuilding of the stairwell and floors supported by it.

Given the small room sizes, a lift would take up a disproportionate amount of space, leaving the remaining space unworkable.

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

The route between bedroom and bathrooms in the lower maisonette is through doors which are directly opposite.

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

The bathrooms have been planned to give generous space standards and a simple layout which make them easy to use.

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

The living room windows in the upper maisonette have a sill height of 250mm. In the lower maisonette, the living room is in the proposed rear extension which has full height glazed doors.

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

Full rewiring will be undertaken, therefore all switches, sockets, ventilation and service controls will be positioned within the heights of 450 and 1200mm from the floor.