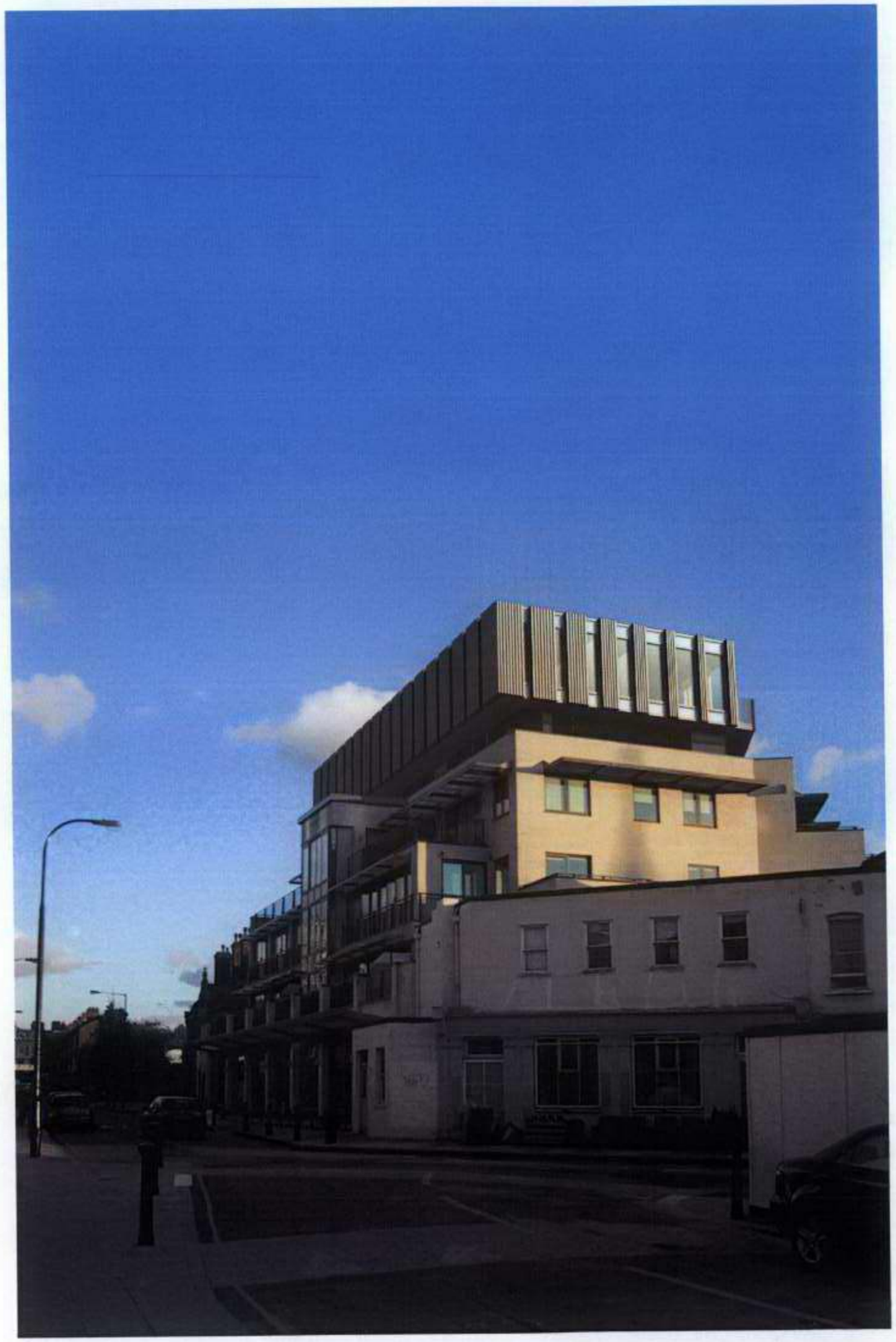
Lifetime Homes Report

55 Holmes Road
Kentish Town
London
NW5 3AN



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Architecture & Design Services

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1. Introduction

This report analyses the proposal of a new environmentally sustainable residential development in the heart of Kentish Town in relation to the Lifetime Homes Standards. The new development will replace a disused plant room on the roof of the mixed-use building at 55 Holmes Road and comprises two new 2 bedroom apartments and one new 3 bedroom apartment spread over two floors. This penthouse development aims to set the standard for sustainable homes in this area of London.

This report looks at each point of the Lifetime Homes standards and examines how it has been addressed in the building design. In several cases points are addressed by proposing possible future alterations to the building.

As the new building is to be constructed on the roof of an existing structure some of the Lifetime Homes standards apply as much to the existing building as to the new proposed development. These points have been addressed in the report.

2.01 Car Parking Width

Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

Stated specifications and dimensions to conform

The general parking space width of 2400mm must have a grass verge or path 900mm wide running beside to enable the hard landscaping to have an overall width of 3300mm at a later date.

Implementation:

As the proposal is situated on the top of an existing building the provision of suitable parking spaces is dictated by the location of the building. There is currently dedicated resident parking in the basement of the building and there are residents parking permit spaces available on Holmes Road.

The street side parking satisfies the Lifetime Homes standards as the pavement provides the extra width required for disabled access. The basement parking area contains 9 parking spaces, some of which are constrained by structural walls. However two of the spaces could be doubled up to make a designated disabled space if it is required.

Fig. 1 Photograph of the permit holders parking on Holmes Road.

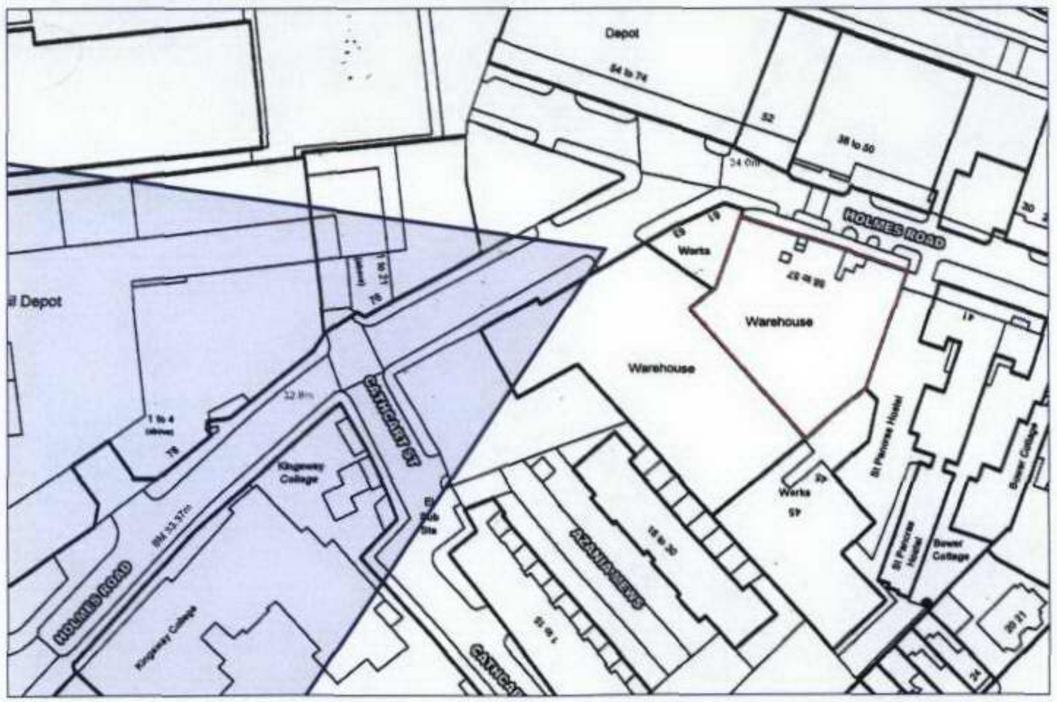


Fig. 2 Site plan locating the photograph shown in fig.1 in relation to 55 Holmes Road.

2.02 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.

Stated specifications and dimensions to conform

A level approach is preferable. Where topography prevents this, a maximum gradient on an individual slope is permissible as follows:

1:12 if the slope is less than 5m;
1:15 if it is between 5m – 10m;
1:20 where the slope is more than 10m.

There must be top, bottom and intermediate 1200mm clear landings.
Paths should be a minimum 900mm wide.

Implementation:

The slope of the ramp from the basement parking to street level is too severe to meet the lifetime homes standards. However, the passenger lift extends to the basement level and it is connected to the parking area by a shallow ramp and two doors with clear openings larger than 800mm, thus providing disabled access from the parking area to the rest of the building.

The distance from the residents parking on Holmes Road to the building entrance is approximately 65m. There is negligible change in level over this distance. However there is a small step of about 40mm to the timber decking at the front of the building. A ramp can be constructed in this location at a later date if required.

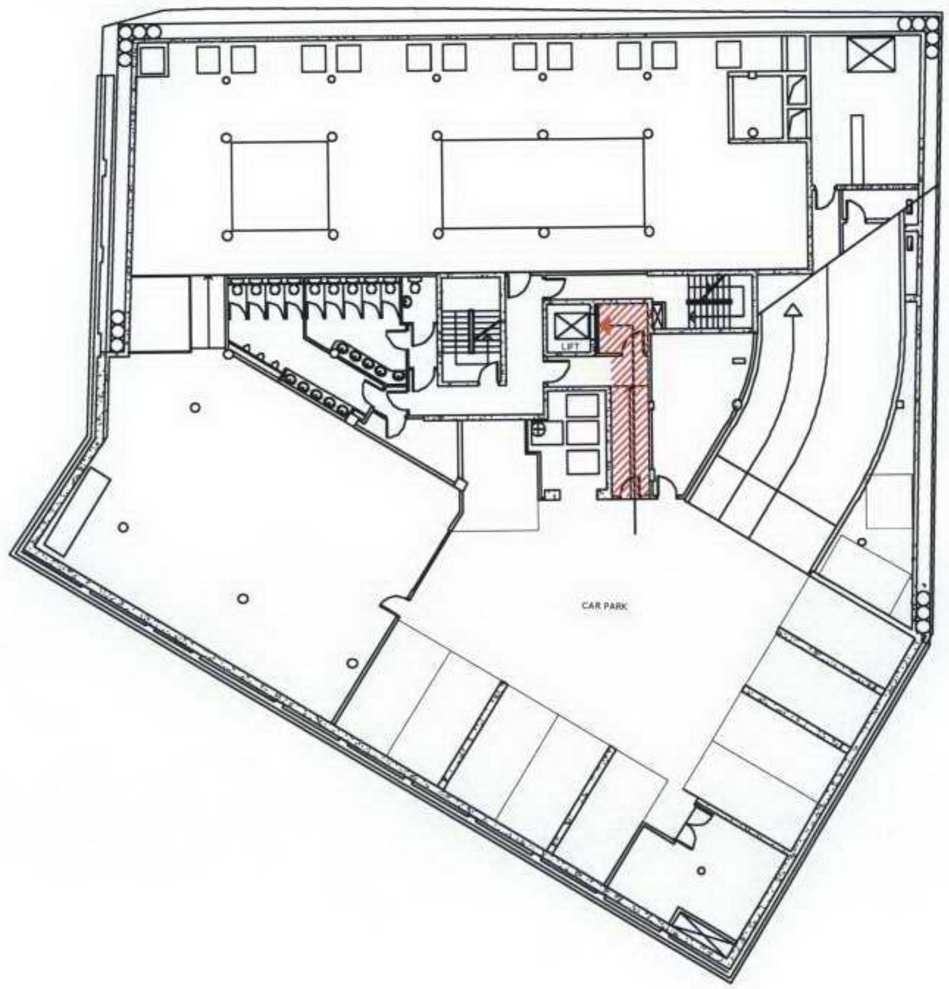


Fig. 3 Basement plan of the existing building at 55 Holmes Road showing the parking and lift access.

2.03 Approach Gradients

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

Stated specifications and dimensions to conform

The specification for Criteria 2 gives the definition of gently sloping.

Implementation:

The route from the timber decking through the main building entrance to the passenger lift meets the lifetime homes standards. The front doors of the building have a clear opening in excess of 1200mm.

The approach to the 4th floor flats from the lift doors is level.

It is not financially viable to extend the lift to the 5th floor so the approach is via stairs. A stairlift could be fitted to this staircase if required (see 2.12)

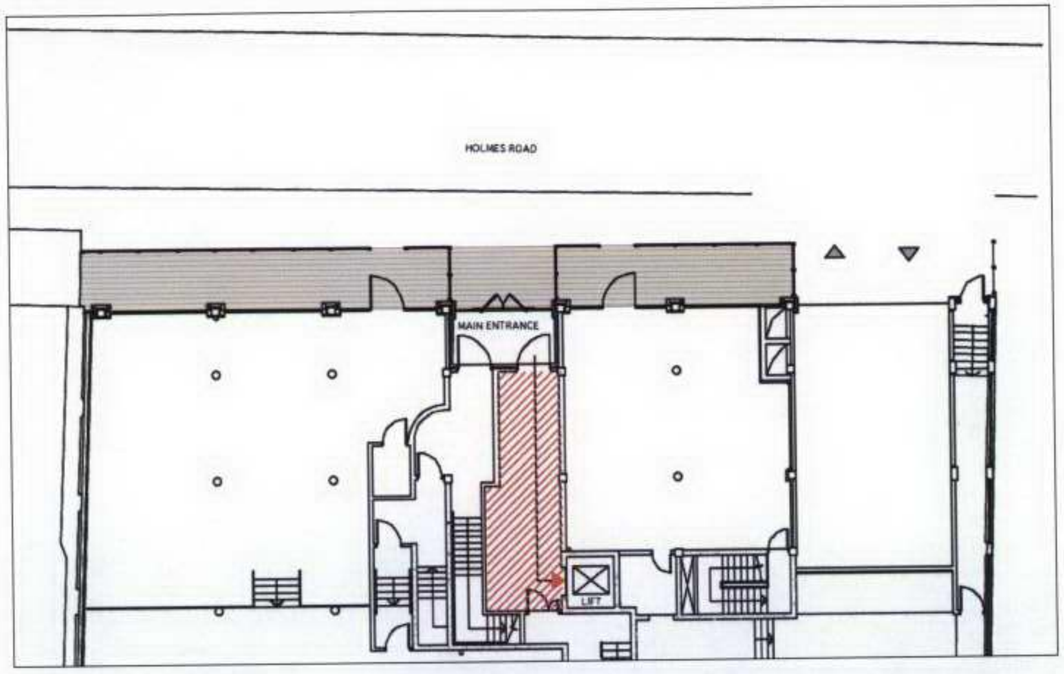


Fig. 4 Ground floor plan detail of the existing building at 55 Holmes Road showing the main entrance and lift.

Fig. 5 Photograph showing 40mm step up onto the timber deck at the main entrance to 55 Holmes Road.

2.04 External Entrances

All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

Stated specifications and dimensions to conform

The threshold upstand should not exceed 15mm.

Implementation:

The existing entrance to the building is illuminated, covered and has level access from the timber decking. The step up to the timber decking is addressed in point 2.02.

Fig. 6 Photograph showing the covered entrance at 55 Holmes Road.

Fig. 7 Photographs showing the level thresholds at the main entrance and lift at 55 Holmes Road.

2.05 Communal Stairs and Lifts

Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

Stated specifications and dimensions to conform

Communal stairs:
Uniform rise not more than 170mm, uniform going not less than 250mm.
Handrails extend 300mm beyond top and bottom step, handrail height 900mm from each nosing.

Lifts:
Clear landing entrances minimum 1500mm x 1500mm
Minimum internal dimensions 1100mm x 1400mm
Controls between 900 – 1200mm from floor and 400mm from the lift's internal front wall.

Implementation:

Communal stairs:
Uniform rise is 170mm, uniform going 280mm.

Lifts:
The new landing entrance on the 4th floor is 3850mm x 2443mm.
The internal dimensions are 1100mm x 1400mm.
The controls are 1000mm from the floor of the lift.

There are no plans to change the existing communal stairs and lift which comply with the Lifetime Homes standards.

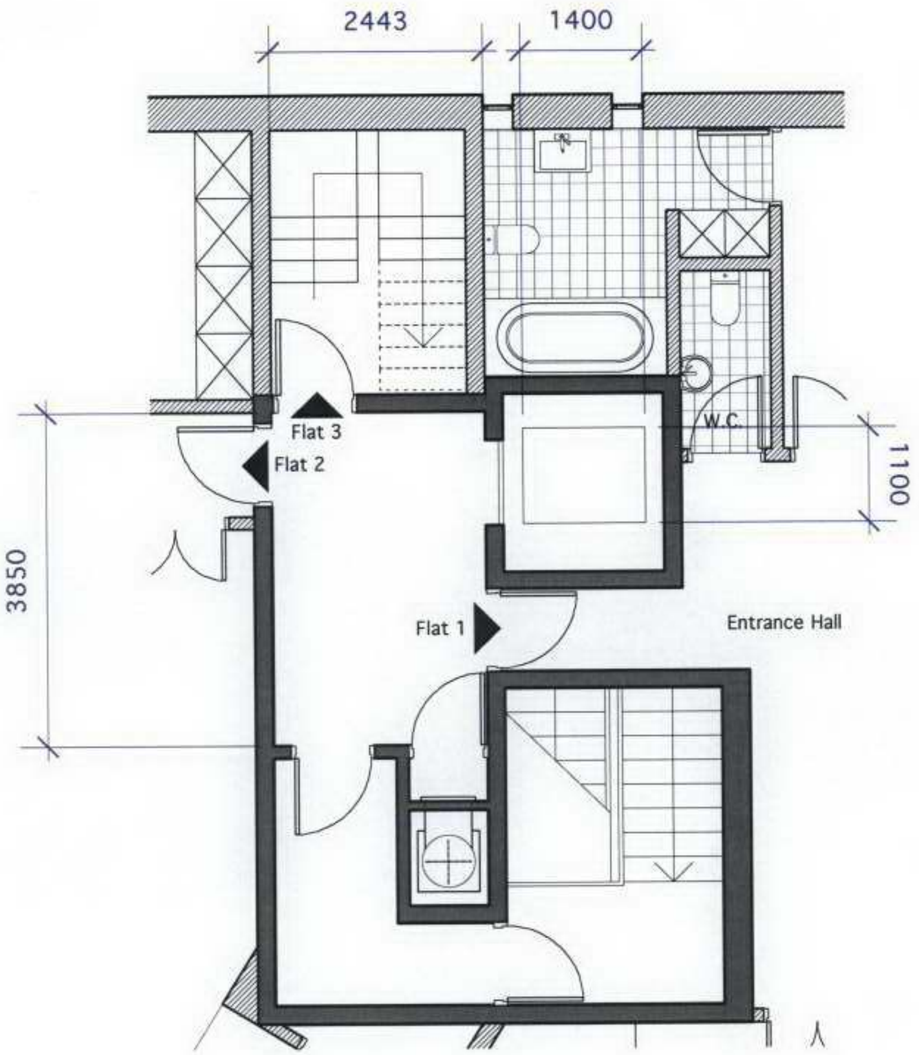


Fig. 8 Plan detail of the fourth floor of the new proposal showing the dimensions of the lift landing and lift car.

2.06 Doorways and Hallways

The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

Stated specifications and dimensions to conform

Front door:
Clear opening width of 800mm, with a 300mm nib to the side of the leading edge.

Internal + Back doors:
Clear opening width of 750mm / corridor or passageway width 900mm if the approach is head-on or 1200mm when the approach in not head-on, clear opening width 775mm / corridor 1050mm when the approach is not head on, 900mm / 900mm corridor when the approach is not head on.
Doors on the entrance level should have a 300mm nib to the leading edge.

Implementation:

All of the doors in the new proposal have a clear opening in excess of 800mm. All of the internal passageways and corridors are in excess of 1200mm wide except those that are approached head on.

2.07 Wheelchair Access

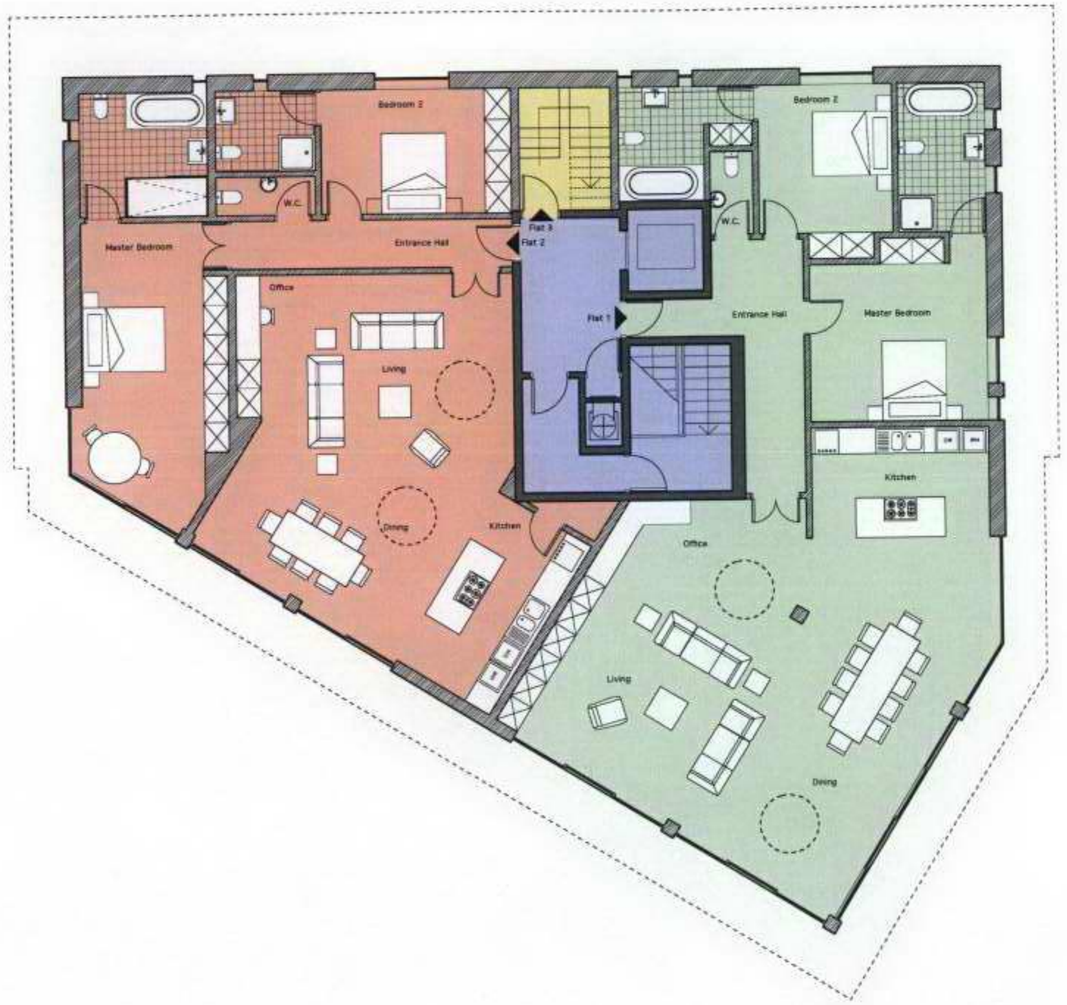
There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

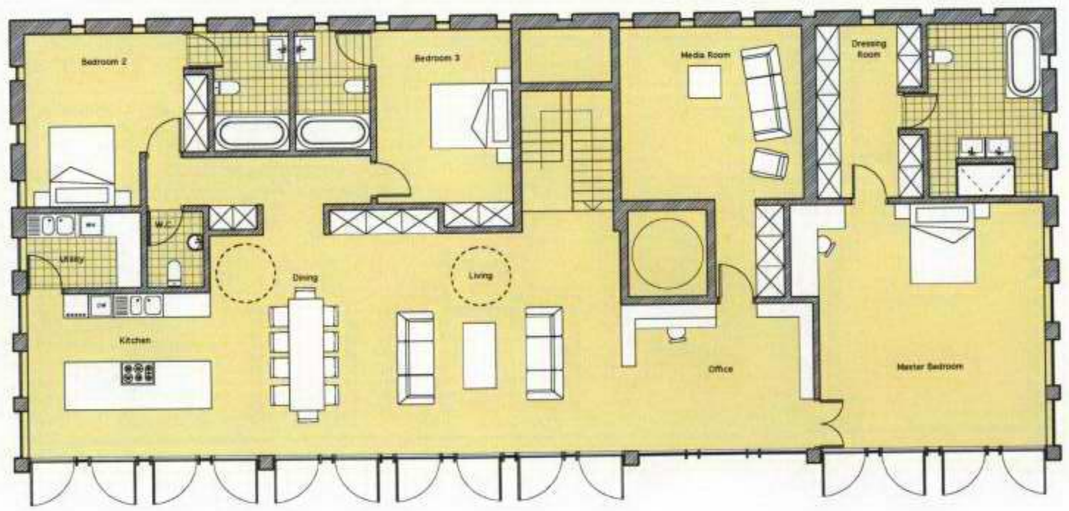
Stated specifications and dimensions to conform

A turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm is required in living rooms and dining areas.

Implementation:

Due to the open plan nature of the proposed apartments a turning circle of 1500mm is easily possible in all the living rooms and dining areas.





Fourth and Fifth floor plans showing 1500mm turning circles in all living and dining areas.

2.08 Living Room

The living room should be at entrance level.

Stated specifications and dimensions to conform

Living room at entrance level.

Implementation:

Both of the apartments on the Fourth floor meet this requirement but as the entrance to the Fifth floor penthouse apartment is on the Fourth floor it does not. However, as stated in 2.12, a stairlift could be fitted on the entrance staircase.

2.09 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.

Stated specifications and dimensions to conform

A space on the entrance level that could conveniently be used as a bed-space.

Implementation:

Both of the apartments on the Fourth floor meet this requirement but as the entrance to the Fifth floor penthouse apartment is on the Fourth floor it does not. However, as stated in 2.12, a stairlift could be fitted on the entrance staircase.

2.10 Entrance Level W.C. and Shower Drainage

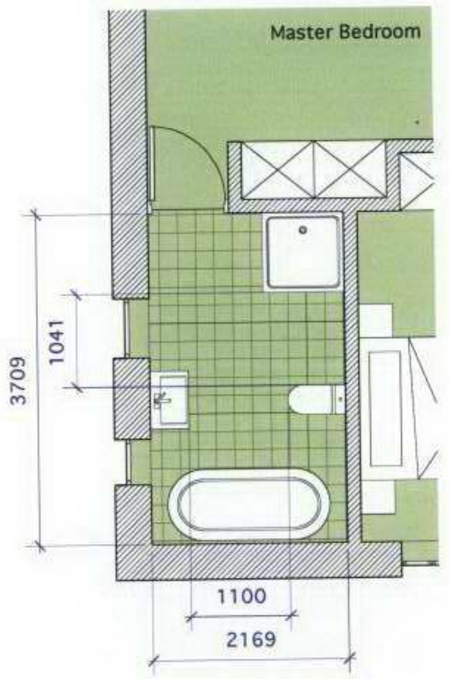
In houses with three or more bedrooms, and all dwellings on one level, there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

Stated specifications and dimensions to conform

The drainage for the future shower should be provided in all dwellings.
For dwellings with 3 or more bedrooms or on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within and achieve side transfer from a wheelchair to one side of the WC. There must be 1100mm clear space to the front of the bowl. The shower provision must be within the closet or adjacent to the WC.
A Part M WC is adequate for dwellings on 2 or more storeys with 1 or 2 bedrooms.

Implementation:

Each dwelling contains at least one W.C. with a proposed shower or drainage for a future shower that meets the Lifetime Homes standards.



Lifetime Homes compliant W.C. in apartment 1.

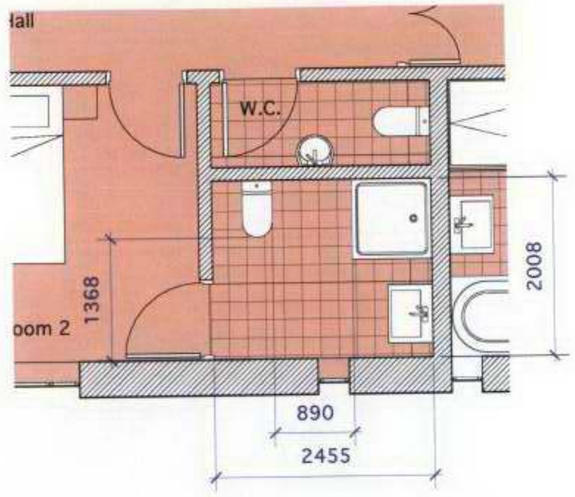


Fig. 11 Lifetime Homes compliant W.C. in apartment 2.

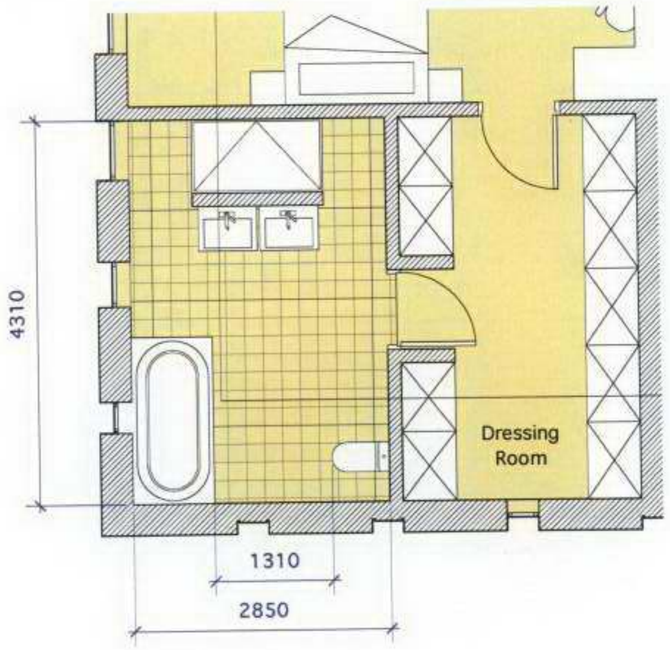


Fig. 12 Lifetime Homes compliant W.C. in apartment 3.

2.11 Bathroom and W.C. Walls

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

Stated specifications and dimensions to conform

Wall reinforcements (if required) should be located between 300 and 1500mm from the floor.

Implementation:

Due to the nature of the construction, using plywood SIPs panels, handrails or handles can be fixed to the internal walls at any location.

2.12 Stair Lift / Through-floor Lift

The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

Stated specifications and dimensions to conform

There must be a minimum of 900mm clear distance between the stair wall (on which the stair lift would normally be fixed) and the edge of the opposite handrail/balustrade.
Unobstructed 'landings' are needed at the top and bottom of the stairs.

Implementation:

There is 900mm between the stairwall and the edge of the opposite handrail which means a Stannah curved stairlift could be fitted. The stairlift would travel up the inside of the staircase.

The landings at the top and bottom of the staircase are sufficient to allow safe mounting and dismounting of the lift and to safely store the lift when it is not in use.

Fig. 13 The Stannah curved staircase range.

2.13 Tracking Hoist Route

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

Stated specifications and dimensions to conform

Technological advances in hoist design mean that a straight run is no longer required.

Implementation:

Each of the Master bedroom suites in the three new apartments could be adapted to incorporate a ceiling hoist between the bedroom and the bathroom. Due to the size of the Master bedrooms the hoist runs are long and require some bends and turntables. Using something similar to the Gemini Ceiling Lift produced by Liftech Systems this would certainly be feasible, as shown in figs. 14 - 16.

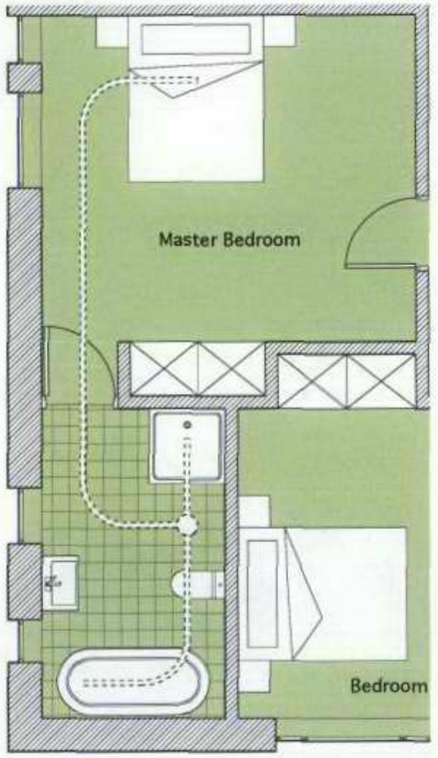


Fig. 14 Potential Hoist route for apartment 1

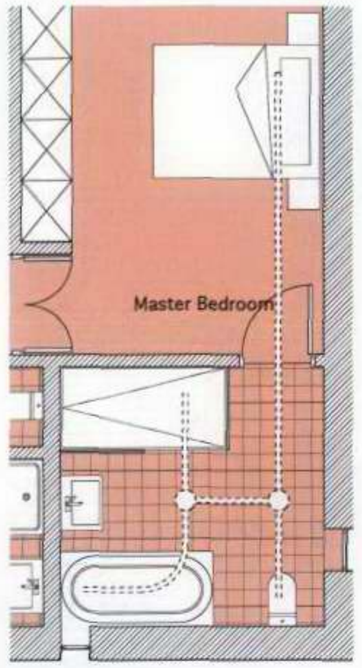


Fig. 15 Potential Hoist route for apartment 2

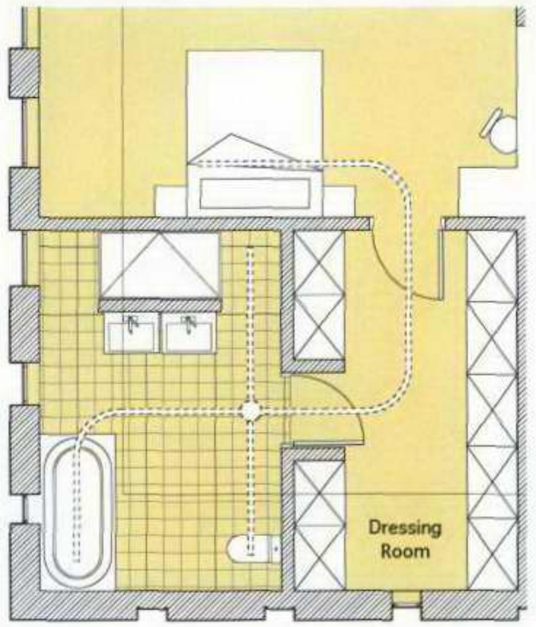


Fig. 16 Potential Hoist route for apartment 3

2.14 Bathroom Layout

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

Stated specifications and dimensions to conform

Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can conveniently use the bathroom and gain side access to the WC.

Implementation:

Each apartment contains at least one bathroom that meets the Lifetime Homes standards. The master bedroom ensuite bathrooms in the two larger apartments also incorporate showers which are flush to the floor finishes allowing shower chair access. All of the other bathrooms could be modified to bring them up to Lifetime Homes standards if required.

2.15 Window Specification

Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

Stated specifications and dimensions to conform

People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room.

Implementation:

All of the living room glazing in each of the apartments is floor to ceiling. The two fourth floor apartments have sliding french windows which will have handles and locks 1200mm from the floor. The fifth floor penthouse has large glazed swing doors which will also have handles and locks at 1200mm from the floor.

All of the other glazing in the proposal has a cill height of 200mm above finished floor level except for on the North facade on the fourth floor where the cill height is 800mm above the finished floor level.

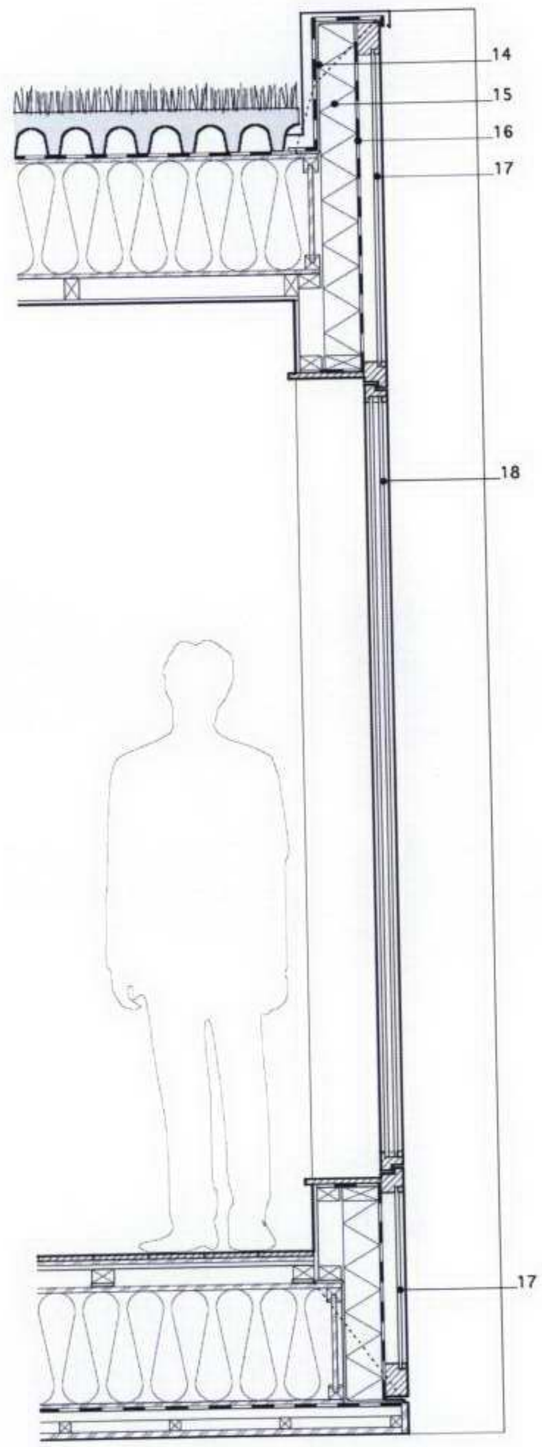


Fig. 17 Detail section through a typical window showing the 200mm cill height.

2.16 Controls, Fixtures and Fittings

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

Stated specifications and dimensions to conform

This applies to all rooms, including the kitchen and bathroom.

Implementation:

All switches, sockets, ventilation and services controls will be at a height usable by all.