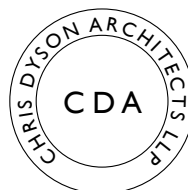


28 GREAT JAMES STREET

USE CLASS, LIFETIME HOMES, & CODE FOR SUSTAINABLE HOMES



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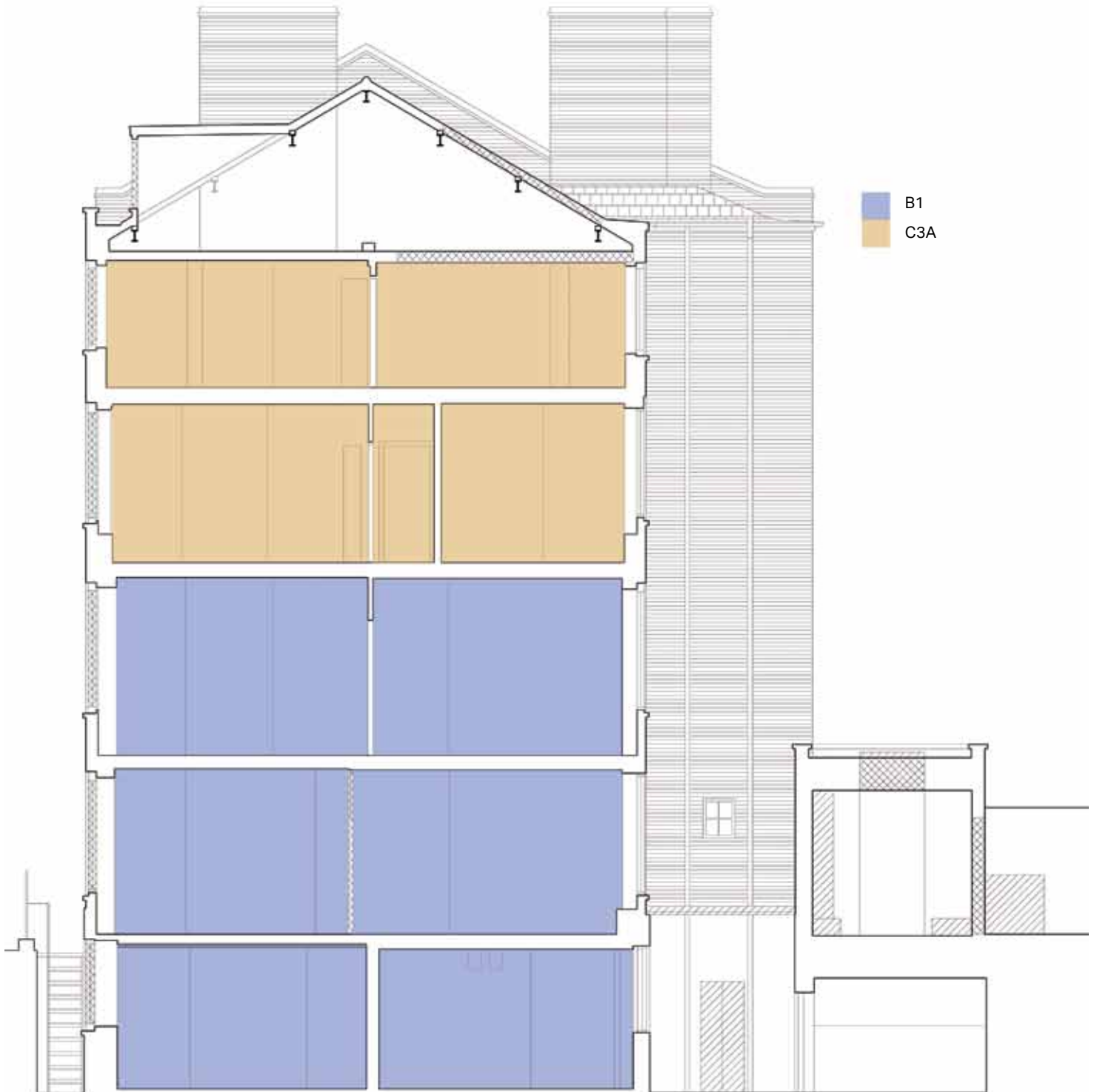
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1.0 USE CLASS

The existing use of the building includes offices on Bbasement, ground and first floor, and residential units on the second and third floor. The loft space and outbuilding was being used as storage.

The intention is to change the use into one residential dwelling.



Existing Section

2.0 LIFE TIME HOMES

2.1 Introduction

No. 28 Great James Street is a Grade II* listed property. It is one of 14 terraced houses built between 1720 and 1724. It is four storeys over a basement in brick with a plain tiled roof. To the rear is a single storey extension with basement and vaults to the front and rear of the property. Although built as a house, the building has been used as an office for a number of decades. The current applications seek permission to convert it back to a single dwelling house.

The application relates to the conversion of a listed building and, as such, the structure of the building is in place and has been so since the early 18th Century. The scope to implement Lifetime Homes requirements needs to be balanced against the preservation of the historic fabric and is significantly limited by it.

2.2 Lifetime Homes Features

Camden's Planning Guidance 2: Housing,(CPG2) sets out the 16 criteria of the Lifetime Homes standard. Each criterion is listed below:

LIFETIME HOMES CRITERIA	KEY OBJECTIVE (taken from CPG2)	RELEVENCE TO THE APPLICATION
1. Car Parking Width	Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children). General Note: Criterion 1 is not relevant to developments that do not contain any parking provision. However, consultation with the local planning department regarding parking arrangements for Lifetime Homes and wheelchair accessible properties on such developments will be required.	There is no on-site parking. On-street parking bays are provided on the public highway, over which the applicant has no control. This criterion is not relevant.
2. Approach to dwelling from parking (distance, gradients and widths)	Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.	Given the nature of parking provision (see 1), this is not relevant to this application.
3. Approach to entrances	Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.	The approach to the main entrance from the street is via a step. Any works to remove the step or remodel it to provide a ramp would result in significant harm to the historic fabric of the building and Conservation Area streetscape.
4. Entrances	Principle: Enable ease of use of all entrances for the widest range of people.	Entrances cannot be modified without harming the historic fabric of the building and Conservation Area streetscape. The existing entrance is 1120mm wide.
5. Communal stairs and lifts	Principle: Enable access to dwellings above the entrance level to as many people as possible.	The application seeks consent for use as a single dwelling house, therefore there will be no communal stairs or lifts required.

6. Internal doorways and hallways	Principle: Enable convenient movement in hallways and through doorways.	The width of the existing doorways and hallways cannot be changed without detriment to the historic fabric. Similarly, proposed doorways have been designed to ensure that they are in keeping with the originals.
7. Circulation space	Principle: Enable convenient movement in rooms for as many people as possible.	The availability of space to turn a wheelchair is dictated by the historic floor plans. Most of the rooms are of a generous size and will provide adequate space, some will not. The removal of a non original partition will help to provide more adequate space.
8. Entrance level living space	Principle: Provide accessible socialising space for visitors less able to use stairs	Adequate living space is provided on the ground floor in the form of a kitchen and dining room.
9. Potential for entrance level bed space	Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).	There is scope for one of the ground floor rooms to be utilised as a bedroom, if required.
10. Entrance level W.C and shower drainage	Principle: Provide an accessible WC and potential showering facilities for: i) Any member of the household using the temporary entrance level bed space of Criterion 9, and: ii) Visitors unable to use stairs.	Drainage could be provided at ground floor level. The room of the proposed kitchen could be converted to a bathroom, subject to a grant of listed building consent.
11. W.C and bathroom walls	Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.	The bathroom and toilet compartment walls are capable of accommodating firm fixing and support for adaptation, subject to a grant of listed building consent
12. Stairs and potential through-floor lift in dwelling	Principle: Enable access to storeys above the entrance level for the widest range of households.	A through floor lift could not be accommodated without significant damage to the historic fabric. There is scope for a stair lift to be fitted, but again, not without significant damage to the historic fabric of the building.
13. Potential for fitting of hoists and bedroom/bathroom	Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.	This will be limited by the historic fabric of the building and would need to be assessed on a case-by-case basis. There is one bathroom on the first, second and third floors with a proposed bathroom in the basement.
14. Bathrooms	Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.	The bathroom sizes and their accessibility are dictated by the historic floor plans.
15. Glazing and window handle heights	Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.	The glazing pattern is part of the historic fabric and will be retained. There is at least one window for ventilation in each habitable room excluding the basement.
16. Location of service controls	Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.	The location of the controls has been designed to minimise the impact on the historic fabric of the building. All sockets and switches are within the height band of 450mm and 1200mm from the floor.

2.3 Conclusion

The application scheme has been the subject of detailed discussions with the Council's planning and conservation officers. The focus throughout has been the preservation of the building's historic fabric. Inevitably, this renders many of the Lifetime Homes criteria difficult to achieve. If necessary, features such as access ramps and stairlifts could be retro-fitted, but would be subject to listed building consent

3.0 CODE FOR SUSTAINABLE HOMES

3.1 Sustainable development

- 1) The conversion will be carried out to high standards, improving air tightness and thermal insulation to the highest degree possible whilst working within the limitations of the existing structure. The loft is to be insulated with 100-150mm of insulation to meet building regulations. Lining the internal or external face of external walls is not proposed because this would be harmful to the character and appearance of the building.
- 2) The extension will meet Building Regulation standards for airtightness and thermal insulation.
- 3) The dwelling will be naturally ventilated, achieved by bringing in controlled air through the existing rise and fall sash windows fitted with vent locks to the existing house. The extension will be naturally ventilated with incoming fresh air brought in at low-level, both via the glazed sliding doors.
- 4) Mechanical ventilation will be provided to the kitchen and all bathrooms/ shower rooms.
- 5) The heating system will comprise of new cast iron radiators through out and an efficient condensing gas boiler. The use of smokeless fuel to a number of fireplaces will allow for additional periodic heating in the living areas.
- 6) All timber for new construction, joinery and joinery repairs will be obtained exclusively from certified sustainable sources.
- 7) Good levels of Natural Daylight are already provided by the existing windows in the house. For the extension, natural daylight is maximised with a double glazed sliding doors.
- 8) Artificial lighting internally and externally will utilise energy efficient lighting.
- 9) Artificial lighting externally, if any, will be shrouded down lights to prevent light pollution and nuisance to neighbours.
- 10) All new metal frames fenestration will utilise thermally broken frames and high performance thermal double glazed units.
- 12) Rainwater run off on the extension will be slowed as much as possible by the introduction of the garden roof. A water butt will be provided to the basement yard to collect rainwater for garden use and at the same time to also slow run off.
- 13) The conversion will achieve a rating as high as possible under the Code for Sustainable Homes.

