

Lifetime Homes Statement

Re: Application for Planning Permission for No. 1, Berkley Road, London NW1 8XX

Criteria:

- 1 **Parking**
The existing building has no on-site parking space, therefore criterion 1 does not apply.
- 2 **Approach to dwelling from parking**
No car parking spaces are provided to this existing building (see above).
- 3 **Approach to all entrances.**
The existing building is in a conservation area. The shared main entrance at upper ground level is reached via three full steps and one half-step. There is insufficient space at the front of the house for a ramp of 1:60 or less. The lower ground floor entrance is reached by means of eleven steps from pavement level to the basement front area. Thus it is not practicable to comply with criterion 3.
- 4 **Entrances**
 - 4a The existing main entrance is illuminated by a lamp at high level in the porch.
 - 4b The main entrance has a step of approximately 80mm at the threshold and cannot be altered without also rebuilding the other three full steps up to this level. The entrances from the common hallway into both maisonettes will be level.
 - 4c The width of the main entrance door is a minimum 900mm wide with nibs both sides, although the nibs are not the widths specified. It would not be practical to alter the building to comply with the requirements for nibs.
 - 4d The main entrance has adequate weather protection by the original porch.
 - 4e The external landing is level.
- 5 **Communal stairs and lifts.**
 - 5a Communal stairs. The existing original staircase from the hallway up to the entrance of the upper maisonette has risers of 190mm and goings of approximately 270mm. Thus the staircase is easy going although does not comply with the minimum requirements. The original handrail does not extend 300mm beyond the top and bottom of the staircase. The handrail height is 900mm from each nosing. The nosings can be distinguished by using a different colour for the nosings compared to the treads and risers. The risers are closed.
 - 5b There is no practical way of installing a lift in this property.
- 6 The entrance hallway is a minimum of 1100mm wide and the width between the side of the staircase and the entrance to the lower maisonette is 900mm. The entrance to the lower maisonette is "head on" and the doorway will be a minimum of 750mm wide. The staircase from ground to the half landing entrance of the upper maisonette is only approximately

750mm wide. The half landing entrance door will be made as wide as possible, possibly 900mm. However, wheelchair access is not possible to this level because of the staircase.

- 7 **Circulation space**
Within the parameters laid down in criterion 6 above, it will be possible to comply with the minimum requirements regarding living rooms, dining rooms, kitchens and bedrooms. I will comment on bathroom provision under items 10 and 14 below.
- 8 **Entrance level living space**
The lower maisonette will have living space at the entrance level. However, the upper unit will be entered on the half landing on the staircase and will have only a small bedroom/study at the entrance level. It would be impractical to re-plan the building to comply with this requirement.
- 9 **Potential for entrance level bed-space.**
The lower maisonette has rooms at the entrance level from the common parts which could be used as a convenient temporary bed-space.
The upper maisonette has a bedroom/study at the entrance level which could be used as a temporary or permanent bed-space if required.
- 10 **Entrance level WC/shower**
The lower maisonette already has a WC and wash hand basin at the entrance level. There is potential to enlarge the compartment if necessary to provide a shower. However, this will not be carried out as part of this conversion, but may be at a later stage depending on whether there is a requirement from the occupiers.
The upper maisonette has no WC or shower facilities at entrance level but the small bedroom/study at the entrance level could be converted into a full sized bathroom with WC at a future date.
- 11 **WC & Bathroom walls**
The walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptation such as grab rails.
- 12 **Stairs and potential through-floor lift**
 - 12a The existing building has a staircase comprising straight flights with half-landings. The clear width measured 450mm above the pitch height is only approx. 800mm. However, a stairlift could be installed on each of the flights should it be required at a later date.
 - 12b There is no possibility of installing a through-floor lift.

- 13 **Potential for fitting of hoists and bedroom/bathroom relationship**
The existing ceilings to the main bedrooms in both upper and lower maisonettes are, in fact, the undersides of the floors above. Thus, should ceiling hoists be required, these could easily be attached to the existing ceilings.
Regarding the lower maisonette, the bedroom and bathroom will be located adjacent to each other. The doorway between the two can have a minimum clear doorway opening of 900mm.
- 14 **Bathrooms**
The lower maisonette will have a large bathroom directly accessed from the main (only) bedroom. This will be designed to be in compliance with the normal requirements for disabled access and the walls will be suitable for fitting grab rails.
The upper maisonette will have a bathroom at the same level as the main bedroom and has walls suitable for attaching grab rails if required.
- 15 **Glazing and window handle heights**
Windows in the main living spaces in both upper and lower maisonettes have cills low enough for people to see out when seated. The windows are sliding sashes, the lower halves of which can be opened from a sitting position, i.e., by people in a wheelchair.
- 16 **Location of service controls**
The existing plumbing, heating, electrical and gas services will be altered to comply with the requirements of criterion 16, i.e., at least 300mm away from any internal room corner and within a height band of 450mm – 1200mm from the floor. Electrical switches and sockets, TV/telephone/computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves and mains water stop taps/controls will comply with these requirements.