

Lifetime Homes Statement relating to the proposals at 24 Goldhurst Terrace, London NW6

Prepared August 2014

As the proposal is essentially for a conversion, the ability to reflect all of the principles for Lifetime Homes is limited. However, In accordance with DP6, the scheme has been designed with reference to these principles. For example, the amendments referred to within the Design and Access Statement would provide an improved living space for future occupiers. However please see below how the proposals relate to the 16 Lifetime Homes Standards:-

1. Parking

There is currently no off-street car parking for the existing flats and no new spaces are proposed. This would comply with local policies which seek to provide the minimum number of parking spaces necessary. CS11 advises that the Council will minimise the provision of parking in new development, particularly through car free schemes in accessible locations. DP18 states that the Council will expect car free schemes in the town centre of West Hampstead.

2. Approach to dwelling from parking (distance, gradients and widths)

Please refer to the above. No new parking is proposed.

3. Approach to all entrances

The scheme relates to an existing building. Given that the new dwelling is proposed in the roof space, no changes to the existing approach to the existing entrances is proposed.

4. Entrances

The proposals are for the conversion of the existing roofspace. However an external light currently provides illumination of the front entrance. The widths of the doorways provide an opening of at least 825mm.

5. Communal Stairs and Lifts

The scheme relates to an existing building. It is not feasible or possible for a lift to be constructed. The only new staircase proposed is not a communal staircase.

6. Internal Doorways and Hallways

The hallways are proposed to be 900mm and all doorways will be a minimum of 760mm wide. Given that the proposed new dwelling is situated on the 3rd floor.

7. Circulation Space

The kitchen / living room has allows a turning circle of 1500mm.

The kitchen has a clear width of 1200mm between kitchen unit fronts / appliance fronts and fixed obstructions opposite.

The proposed scheme is for a 1 person, 1 bedroom unit so a single bed is shown within the proposed bedroom. Even with a standard double bed, there will be a minimum 750mm clearance either side of the bed and 750mm clearance between the end of the bed and the wall opposite to allow access to the window.

8. Entrance level living space

The proposed new flat is on the 3rd floor of an existing building. Providing living space on the same level as the main entrance door is not possible as this area is not within the ownership of the proposed new flat.

9. Potential for entrance level bed-space

The proposed new flat is on the 3rd floor of an existing building. Providing bed-space on the same level as the main entrance door is not possible as this area is not within the ownership of the proposed new flat.

10. Entrance level WC and shower drainage

The proposed unit is on the 3rd floor of the building. The provision of an entrance level WC and shower drainage is not possible as this will not be within the ownership of the new flat.

11. WC and bathroom walls

Walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptations such as grab rails.

12. Stairs and potential through-floor lift in dwelling

As the proposals are for a conversion, it is not possible to install a through-the-floor lift. The stairs however are a minimum of 900mm wide so there is potential for a stair lift to be installed.

13. Potential for fitting of hoists and bedroom / bathroom

The structure above the main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and the design provides a reasonable route between this bedroom and the bathroom.

14. Bathrooms

Given the site constraints as the proposals are for a conversion, the provision of a bathroom to comply with this section will not be possible to achieve as this will compromise the other special requirements.

15. Glazing and Window Handle Heights

As the proposals are for a conversion, the site is restricted and lends itself to a layout with the bedroom and bathroom to the rear and living / kitchen room to the front. No front dormers are permitted but it will be possible to see out of the front rooflights when seated.

16. Location of service controls

Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

As recognised in paragraph 5.12 of CPG 2, as an existing building is proposed to be converted, it is not possible for the proposed new home to meet all 16 Lifetime Homes criteria. However, the development seeks to meet Lifetime Homes Standards as far as possible given the site constraints to maximise accessibility.