
CAMDEN LOCAL AREA REQUIREMENT FOR LIFETIME HOMES AND WHEELCHAIR HOUSING

16 Criterion Points to be met as regards to:

NO. 11A PRIMROSE HILL ROAD, LONDON NW3 3DG

Each criterion is briefly outlined below, together with a statement on meeting that criterion.

CRITERION 1– Parking (width or widening capability)

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).

1a – ‘On plot’ (non-communal) parking

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

1b – Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

Statement on meeting criterion:

No specific parking space has been allocated for the future residents of No.11A, however, there is a private arrangement to provide parking space through the Chalcot Estate. The Applicant would accept a 'car-capped' agreement.

CRITERION 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.

2 – Approach to dwelling from parking

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

Statement on meeting criterion:

The site is level with no gradient between potential parking spaces and front door. The distance from the potential parking space to the front door depends on what space has become available, but is likely to be less than 200m.

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CRITERION 3 – Approach to all 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.

3 – Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

Statement on meeting criterion:

Both front and back entrances are available at grade.

CRITERION 4 – Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

4 - Entrances

All entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified below.

In addition, main entrances should also:

- d) Have adequate weather protection*
- e) Have a level external landing.*

Statement on meeting criterion:

There is a step of 180mm high into the entrance alcove to the front door which could be ramped if required.

CRITERION 5– Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

5a – Communal Stairs

Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

5b – Communal Lifts

Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

Statement on meeting criterion: **Not applicable** as this is a self-contained private dwellinghouse.

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CRITERION 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

6. Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

Statement on meeting criterion:

The width of all doors and hallways is not less than 890mm.

CRITERION 7 – Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

7. Circulation Space

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

Statement on meeting criterion:

The living and dining spaces give enough space for wheelchair users to turn as the new floors of the proposed dwelling will be open plan in arrangement.

CRITERION 8 – Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

8. Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').

Statement on meeting criterion:

The living room is at ground level.

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CRITERION 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).

9. Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

Statement on meeting criterion:

There is ample space on the ground floor for it to be used for a temporary bed space, should it be required. There is also a WC provision at ground floor level with easy access.

CRITERION 10 – Entrance level WC 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.*

10. Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

Statement on meeting criterion:

There is a WC and shower at ground floor level.

CRITERION 11 - WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

11 – WC and bathroom walls

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

Statement on meeting criterion:

The new structure will be of solid construction and all internal walls will be lined with structural grade plywood to ensure firm fixings and support for adaptations such as grab rails.

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CRITERION 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

12 - Stairs and potential through-floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,
- b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

Statement on meeting criterion:

The new dwelling has the potential for a stair lift to be installed should it be required. There is also space shown as a square store currently adjacent to the stair-core on the ground floor where a 'through-the-floor' lift could be fitted from entrance level to the 1st floor where the study could be turned into a bedroom and bathroom.

CRITERION 13 – Potential for fitting of hoists and bedroom / bathroom relationship

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

13 – Potential for future fitting of hoists and bedroom / bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Statement on meeting criterion:

The proposed dwelling will be of solid concrete construction and will be capable of supporting hoists from the main bedroom and bathroom ceilings. The route will be clear and straightforward as the master bedroom will have ensuite facilities.

CRITERION 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.

14 – Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

Statement on meeting criterion:

The main bedroom has ensuite bathroom facilities that will provide ease of access and offer flexibility to be altered and adapted to suit different future needs. Its size is large enough to incorporate walk-in DDA compliant facilities.

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CRITERION 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.

15 - Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).

Statement on meeting criterion:

The glazing on the ground floor will be floor-to-ceiling, offering residents unrestricted views to the exterior. In addition, the glazing will be able to be opened and used by a wide range of people due the long vertical handles and low level locks.

CRITERION 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.

16 - Location of service controls

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

Statement on meeting criterion:

All service controls will be within a height band of 450mm for sockets and below 1200mm high for all wall switches and at least 300mm away from an internal room corner in all instances.