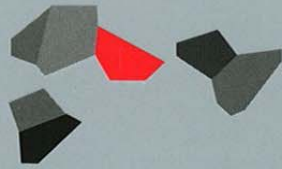


**LIFETIME HOMES
STATEMENT**

October 2014

**122 DRUMMOND STREET,
LONDON, NW1 2HN**



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NW1 2HN**

Client:	Mrs J Pyper
Reference:	C11726
Version:	1
Status:	Final
Author:	RO
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The proposed development has been assessed against the Lifetime Homes 16 Design Criteria (5th July 2010 (revised)), in accordance with Camden Core Strategy Policy CS6 and Camden Development Policy DP6.

1. Parking

The existing building does not benefit from off street car parking and in accordance with Policy DP18 of the Council's Development Policies the applicant is willing to enter into a legal agreement for the proposed unit to be car free, in order to prevent adding to local streetside parking stress and use of unsustainable transport modes. The S.106 legal agreement does however caveat that this does not apply if the resident is the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970. In such circumstances car parking is available directly opposite the unit in the form of on street parking bays.

The site does however benefit from a highly sustainable location, in close proximity to essential services and very well served by public transport and therefore car use is not essential to a decent quality of life in this area.

2. Approach to dwelling from parking

Unless the occupier of the property is a holder of a disabled person badge section 2 is not applicable, however in the circumstance that any resident would be entitled to a parking permit then on street car parking would be available some 5-6 metres from the top of the external staircase that leads to the main entrance of the proposed residential unit.

The application seeks conversion of an existing basement which by virtue of its basement location does not benefit from and cannot provide a level approach to the its entrance. The footpath fronting the site is however flat.

If required there are now a number of stair lift solutions available on the market to suit basement properties so as to provide egress to and from the property.

3. Approach to All Entrances

There is only one entrance to the property, which details of are provided under point 2 above.

4. Entrances

The entrance to the proposed apartment would have a minimum effective clear opening width of 800mm and there will be in excess of a 300mm clear space to the leading edge on the pull side of the entrance door.

The entrance will also provide a level access once at the base of the external staircase and will be illuminated from street level lighting. Additional external lighting could also be provided along the front elevation of the apartment adjacent to the entrance.

5. Communal stairs and lifts

The application proposals relate to a single residential property and as such criterion 5 is not relevant.

6. Internal Doorways and Hallways

The proposed hallway would be accessed directly from the external front door this would have a width on 1.05 metres which is in excess of the Lifetime Homes minimum standards.

7. Circulation Space

The internal layout of the main rooms would provide a clear turning circle of 1500mm diameter within the centre of the room.

Whilst the kitchen would in part only provide a clear width of 750mm between kitchen unit fronts/appliance fronts it is important to acknowledge that the apartment would not be suitable for permanent occupation by a person in a wheelchair by virtue of its basement location. It is not therefore necessary for the kitchen to provide a clear width of 1200mm. The living / sleeping area would in any event provide sufficient space for the turning of a wheelchair for guests.

8. Entrance level living space

The main living accommodation of the apartment would be provided over one level and as such the living and kitchen areas would be provided on the entrance level.

9. Potential for entrance level bed-space

The criterion relates to dwellings with two or more storeys and as such criterion 9 is not relevant to the application. The apartment would in any event provide bed space at entrance level by virtue of its layout across one floor.

10. Entrance level WC and shower drainage

The apartment is provided across one level save for a shallow single step to the bedroom and as such provides an entrance level WC from the main living quarters.

11. WC and bathroom walls

There is scope within the shower room to provide firm fixing and support for adaptations such as grab rails, particularly adjacent to the WC.

12. Stairs and potential through-floor lift in dwelling

The criterion relates to dwellings with two or more storeys and as such criterion 9 is not relevant to the application.

13. Potential for fitting of hoists and bedroom/bathroom

The ceiling to the basement provides a party ceiling between the proposed apartment and retail unit above and as such would be of a structure to accommodate the fitting of hoists. Whilst the bed space area and shower room would not be immediately adjacent to each other there would only be a minimal distance between the two.

14. Bathrooms

The bathroom/shower room would be provided on the same level, save for a small single step, as the bedroom/sleeping area by virtue of the single level accommodation. Whilst the shower room would not fully comply with criterion 14 the WC would have a centre line between 400mm – 500mm from an adjacent wall and the flush control would be located at the centre line of the WC. The WC would also provide an approach zone of at least 1100mm although it is acknowledged that the basin would extend into this approach zone. An accessible floor level shower would be provided.

15. Glazing and window handle heights

The apartment is served by a single large existing external window which starts approximately 800mm above floor level. Furthermore depending on the arrangement of furniture there is potential for an approach route 750mm wide to enable a wheelchair user to approach the window.

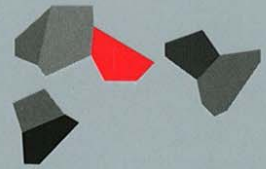
16. Location of service controls

Service controls have where possible been located within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Summary

In summary the proposed development broadly complies with the Lifetime Homes design criteria that are applicable to a one person apartment provided across a single floor. It is however relevant to acknowledge that the proposed apartment would result from the conversion of an existing basement and as such it is appropriate to allow an element of flexibility in the overall compliance.

Furthermore by virtue of the apartments' basement location it is very unlikely to be suitable for permanent occupation by a wheelchair user. It has however been demonstrated that the property broadly complies with the design criteria and as such could accommodate a wheelchair user (i.e. as a guest or visitor) if necessary and would also be capable of a certain level of future adaptation.



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