

LIFETIME HOMES STATEMENT

WORKS

CONVERSION OF COMMERCIAL SPACE TO
RESIDENTIAL (2 APARTMENTS) WITH SINGLE
STOREY ROOF EXTENSION

SITE ADDRESS

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LONDON
EC1N 8JN

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INTRODUCTION

This document has been prepared by Emulsion Architecture as part of the planning application for the change of use and extensions to 122 Albany Road.

The document contains the following:

- a statement explaining how the proposed development will address the 16 design criteria listed in the Lifetime Homes standards
- annotated plans indicating where the criteria of the Lifetime Homes standards can be achieved

LIFETIME HOMES STANDARD CRITERIA

(1) PARKING

width or widening capability

The development does not contain any parking provision.

(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

The development does not contain any parking provision.

(3) APPROACH TO ALL ENTRANCES

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification listed in Lifetime Home standards criterion

Hatton Wall is a street on a slope. There is an existing change in level between the street and the existing ground floor of the building. This cannot be overcome in the proposals, therefore it is not possible to provide a level threshold to the proposed entrance lobby.

(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 Lifetime Home standards criterion. In addition, main entrances should also: d) Have adequate weather protection e) Have a level external landing

a) The proposals include illumination to the main entrance to the building from Hatton Wall.

b) As discussed in the previous clause, it is not possible to provide a level threshold to the building from street level.

c) All doors to communal areas have minimum clear opening widths of at least 825mm. All doors also have 300mm clear space to the leading edge of the door on the pull side, with the exception of the main residential entrance door - this is an existing doorway and it would not be possible to change without a major remodelling of the ground floor level.

d) The proposals do not include weather protection to the main entrances of the building due to the appearance of the development in the context of Hatton Wall and the visual impact to the street elevation. The existing residential buildings on the street do not provide covered entrances.

e) The street is on a slope and no external landing can be provided within the existing curtilage

(5) COMMUNAL STAIRS AND LIFTS

(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

a) The communal stair is primarily an existing stair and does not meet the requirements. It would require a complete rebuilding of the stair to make it compliant. It does however comply with building regulations.

The communal stair handrail has a height of 900mm above each nosing. The stair steps will have distinguishable nosing through contrasting brightness and closed risers.

b) The proposal does not include a lift

LIFETIME HOMES STANDARD CRITERIA

(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 listed in the Lifetime Homes criterion

All internal hallways within dwellings are at least 900mm wide (reduced to minimum 750mm at 'pinch points').

The existing layout means that communal hallways are unable to be 1200mm wide.

The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on', is 750mm.

The minimum clear opening width of any doorway where the approach is not 'head-on' is 775mm.

There are no internal communal doors.

(7) CIRCULATION

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

For functional space requirements for WC compartments and bathrooms see point 10 and 14.

Circulation widths and spaces for hallways and landings within dwellings are noted in point 6.

All proposed living rooms/areas and dining rooms/areas are capable of having a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm.

A clear width of 750mm has been allowed between furniture for essential circulation to access rooms and approach to windows.

All proposed kitchens have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This is maintained for the entire run of the unit, worktop and/or appliance.

All bedrooms are capable of having a clear space of 750mm wide to both sides and the foot of a standard sized double bed.

(8) ENTRANCE LEVEL LIVING SPACES

A living room / living space should be provided on the entrance level of every dwelling.

The lower flat has living space at entrance level (as defined in Appendix 1 of the LTH criteria).

The top flat does not achieve this criterion.

LIFETIME HOMES STANDARD CRITERIA

(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

The proposed top flat includes a bedroom at entrance level (as defined in Appendix 1 of the LTH criteria). The lower flat has a large living room at entrance level which has the capacity to be used as a temporary bed-space.

(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 listed in Lifetime Homes criterion 10

The top flat includes an accessible bathroom (as defined in criterion 14) at entrance level (as defined in Appendix 1 of the LTH criteria). The lower flat does not.

(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

Internal partitions will allow for a layer of plywood to the internal face of all bathrooms to accommodate future adaptations.

(12) STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING

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.

The narrow plan of the building means that it has been necessary to compromise on certain widths and the internal stairs are therefore 700mm wide.

The top flat contains a main bedroom and accessible bathroom at entrance level.

The constraints of the existing building mean that the proposed plan cannot accommodate a through-floor lift. It is proposed that, if and when required the bedroom would be relocated to entrance level - replacing the living room which would relocate to the ground floor.

(13) POTENTIAL FOR FITTING OF HOISTS AND BEDROOM / BATHROOM

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.

The structure will be capable of supporting the future installation of ceiling hoists.

The design proposals for the top flat provide a reasonable route between the main bedroom and the bathroom (as indicated on the annotated plans included at the end of this document). The lower flat is unable to meet this requirement due to the restricted nature of the building's plan.

LIFETIME HOMES STANDARD CRITERIA

(14) BATHROOMS

An accessible bathroom, providing ease of access in accordance with the specification listed in Lifetime Homes standards criterion 14, should be provided in every dwelling on the same storey as a main bedroom.

The top flat includes an accessible bathroom (as defined in criterion 14) and main bedroom at entrance level (as defined in Appendix 1 of the LTH criteria). The lower flat is unable to meet this requirement due to the restricted nature of the building's plan.

(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

All flats in the design proposals allow clear views through the windows located in the living room areas.

All inhabitable rooms have at least one approachable (as defined in criterion 15) opening light.

All windows other than in kitchens or bathrooms have the potential for a 750mm wide approach route. All windows have handles/controls to an opening light no higher than 1200mm from the floor.

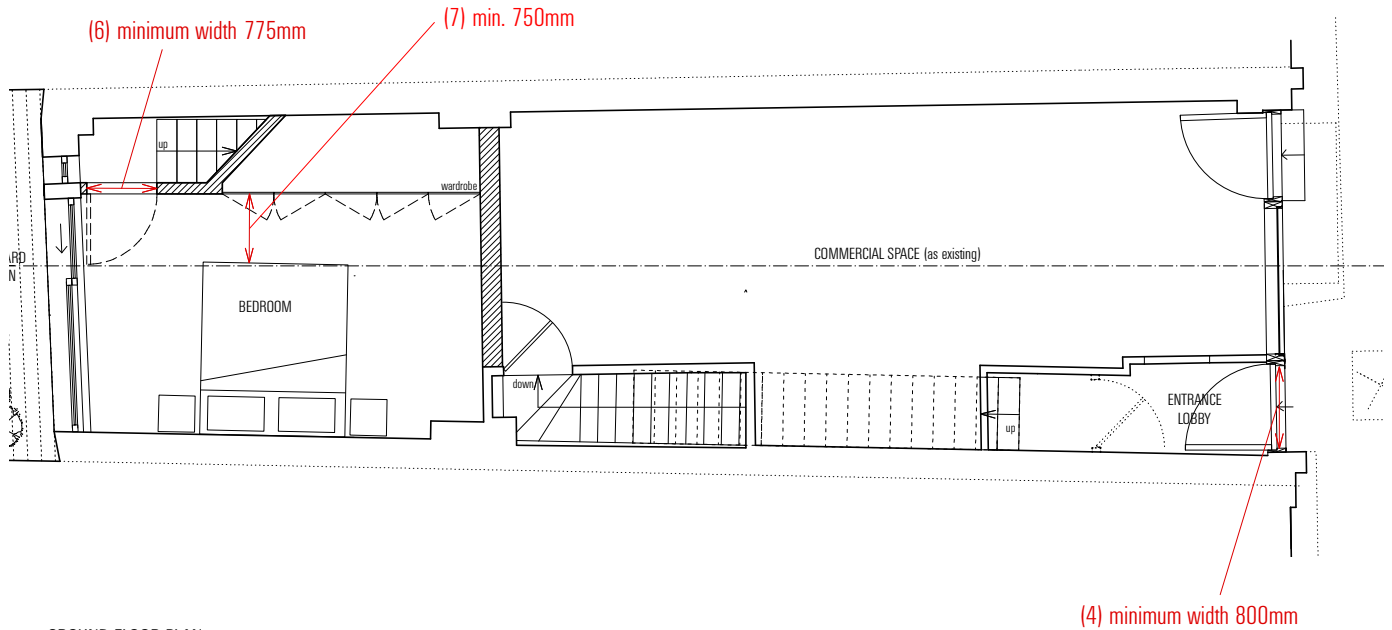
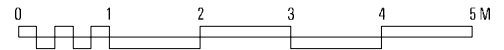
(16) LOCATION OF SERVICE CONTROLS

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

Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls are proposed to be within the height band of 450mm to 1200mm from the floor and at least 300mm from internal corners.

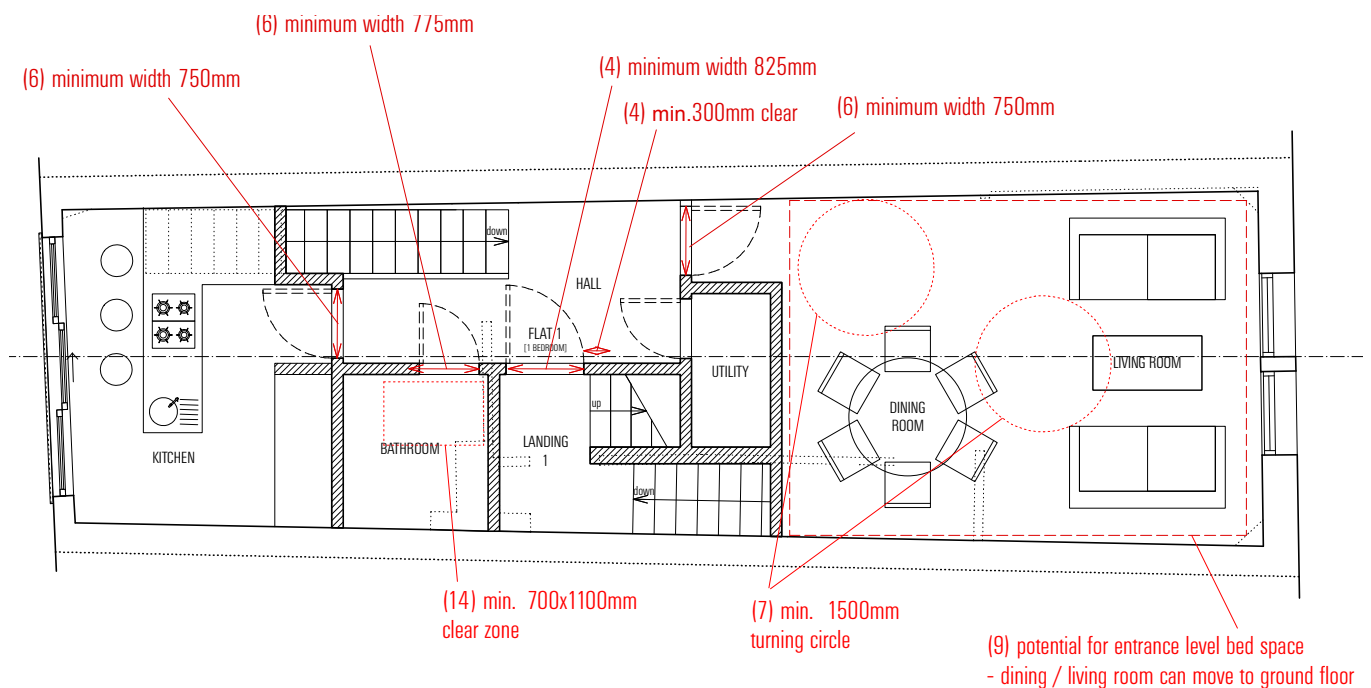
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ANNOTATED DRAWINGS



GROUND FLOOR PLAN

(X) REFERS TO CRITERIA NO. OF LTH

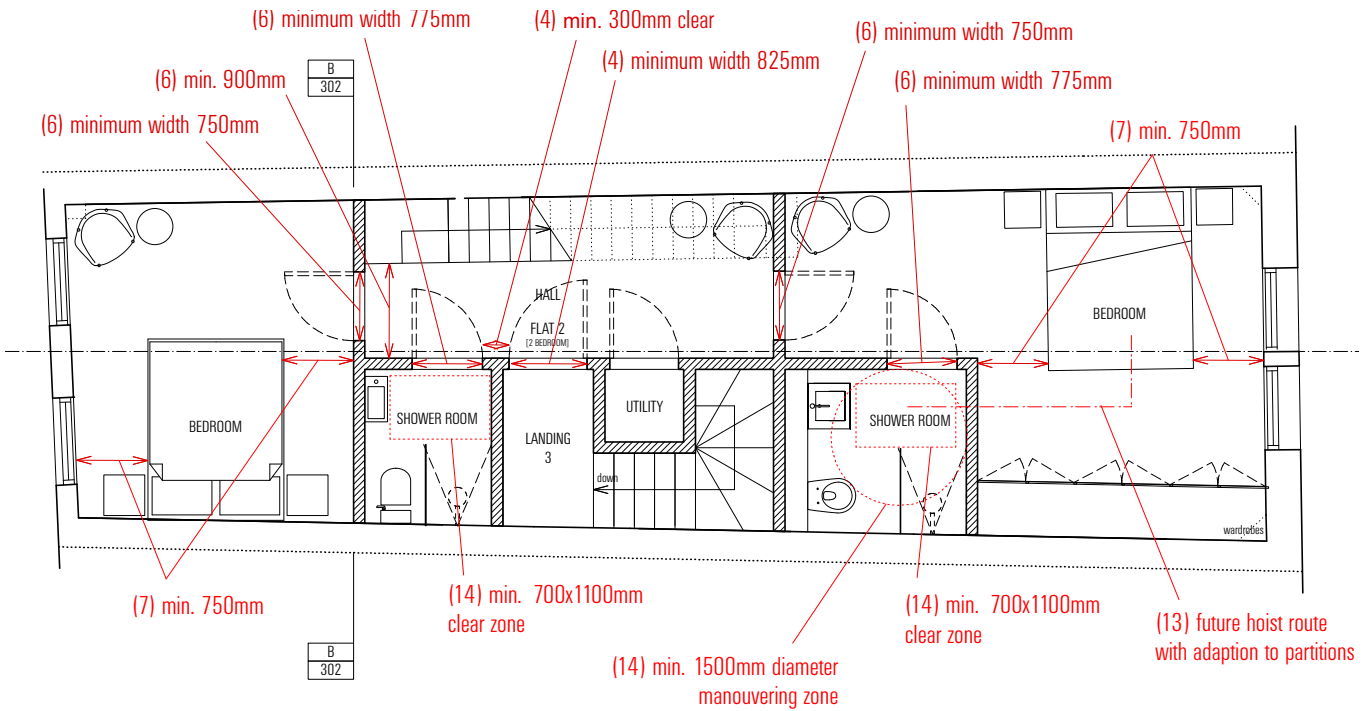
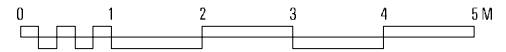


1ST FLOOR PLAN

(X) REFERS TO CRITERIA NO. OF LTH

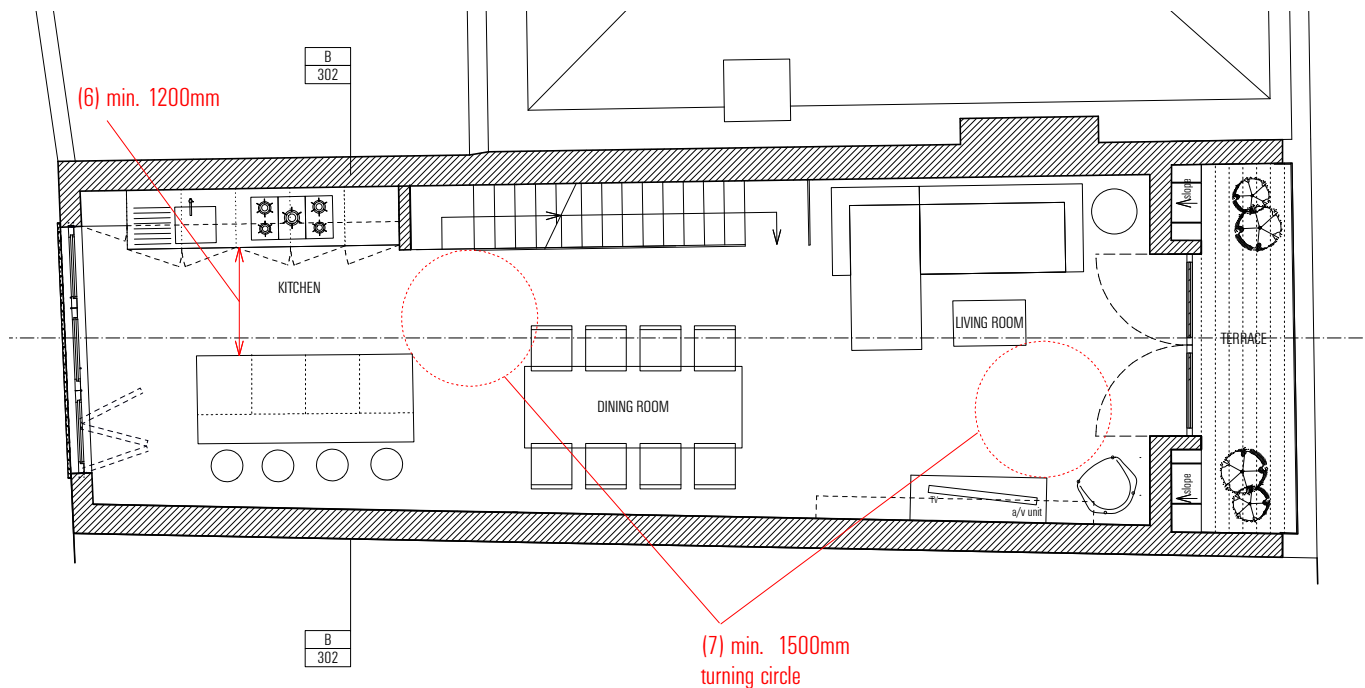
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ANNOTATED DRAWINGS



2ND FLOOR PLAN

(X) REFERS TO CRITERIA NO. OF LTH



3RD FLOOR PLAN

(X) REFERS TO CRITERIA NO. OF LTH