

Lifetime Homes Statement

19 Fortess Road, London NW5 1AD

December 2014



In accordance with the following policies new housing developments should meet the Lifetime Homes standards and 10% of new houses should be designed to be wheelchair accessible or easily adaptable.

London Plan policy 3.8

Camden Development Policies policy DP6 - Lifetime homes & wheelchair housing

Camden Core Strategy policy CS6 - Providing quality homes

INTRODUCTION

This proposed development has sought to meet the required Lifetime Homes criteria as far as it is reasonably possible given the restraints of the existing building. The design response against these criteria is as follows.

The proposed development consists of only one flat, which is located on the third floor. As there is no lift, and the flat can only be accessed via the existing staircase, the flat can not be accessed by a wheelchair user. For details on compliance with other standards please refer to the according criterion within this document.

However two of the 7 existing flats are fully wheelchair accessible and/or easily adaptable. These are the only flats with level entrance from street level and there is no lift provided to access the other flats.

Please refer to drawings attached and plans attached with application for details.

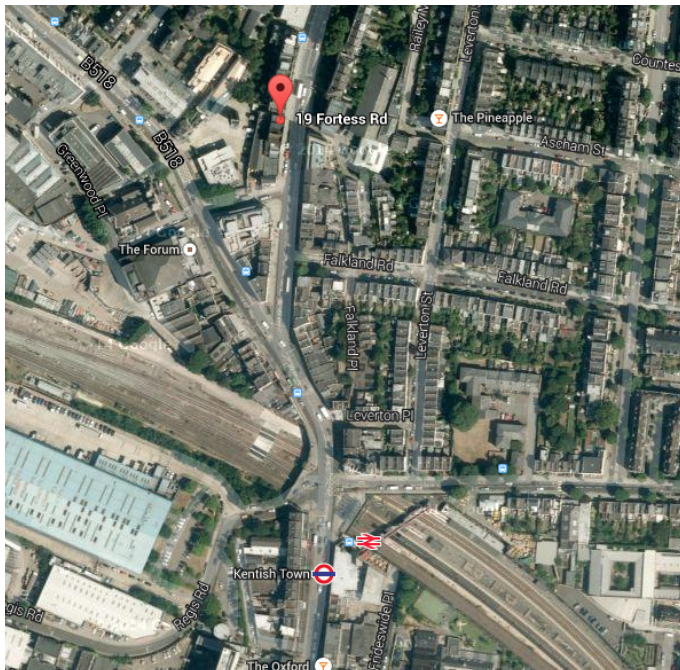
CRITERION 1 and 2 - Parking

The proposed development will not provide dedicated car parking as in accordance with a car free development.

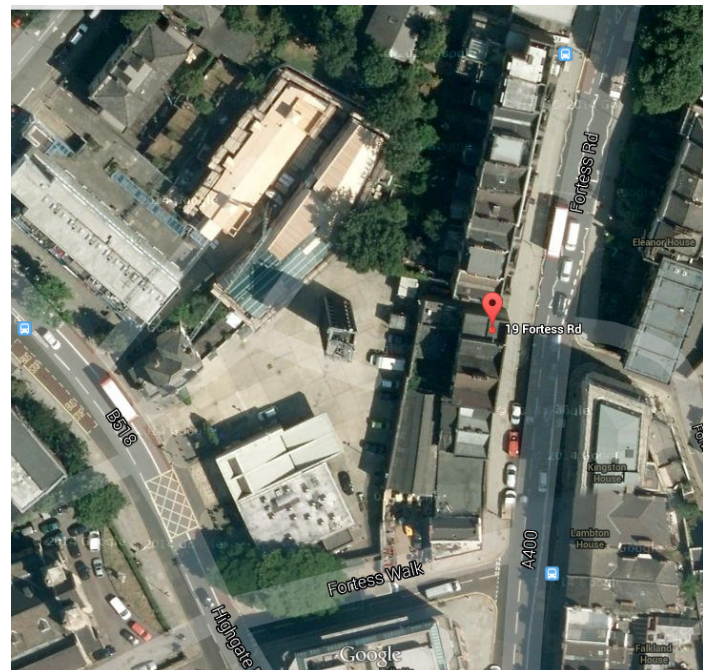
The site is within the central London zone with PTAL rating 6a ("Excellent").

Kentish Town Underground and Rail Station approximately 300m south to the site.

The closest bus stop is located approximately 50m from the site along Fortress Road.



Site location in relation to Kentish Town Station



Site location in relation to Bus stops

CRITERION 3 - Approach to all entrances

The approach and access into the building is directly from the pavement and level access over the threshold.

The entrance to the new proposed 2 bed flat located on the third floor is not level from street.

There are two separate entry doors to each of the existing two ground floor flats directly off Fortress Road.

Access to the remaining floors and existing flats will be through the existing central entrance door and existing staircase.

CRITERION 4 - Entrances

a) Illumination to the existing entrances is provided via existing street lights as the entrance is directly from the street. We do not feel that additional illumination would be suitable or necessary in this location.

b) The entrance threshold to the building (communal area and ground floor flats) is level. The actual entrance to the proposed flat is on the third floor, accessed via existing staircase and therefore stepped.

c) The entrance to the new proposed flat has a width of 750mm, due to the nature of the existing dwelling and staircase.

The existing front door of the building and the entrance doors to the existing ground floor flats have each 900mm clear opening.

d) All entrances to flats existing and new proposed one (besides the two ground floor once) are internal and therefore covered. A covered entrance to the main communal entrance and the two flats accessed directly from street level is not possible in this instance due to the nature of the street frontage and to maintain the existing appearance of the building.

e) All flats, which have entrances within the building, have an external landing.



Existing street lights along Fortress Road, next to site and across the street

CRITERION 5 - Communal stairs and lifts

5a) The existing communal stairs providing general access to and escape route from the existing flats in the basement, first, second and third floor, as well as the new proposed flat at third floor, are designed for easy access and have a uniform rise of less than 170mm and a uniform going of 250mm. Handrails extend 300mm beyond each top and bottom step and the height is 900mm from each nosing.

5b) N/A

CRITERION 6 - Internal doorway and hallways

The width of the internal doorways and hallways of the new proposed flat conform to the standards and those specified within this criterion.

Please refer to drawing PL_200.32a for dimension details of the proposed new flat (attached at the end of this document).

CRITERION 7 - Circulation Space

The new proposed flat can provide sufficient wheelchair turning space in all rooms. The Kitchen has the required clear width of 1200mm between kitchen units.

There is sufficient space for turning a wheelchair within the kitchen/dining/living room of all other existing flats, and there is adequate circulation space for wheelchair users elsewhere.

Please refer to drawing PL_200.32a for dimension details of the proposed new flat (attached at the end of this document).

CRITERION 8 - Entrance level living space

The new proposed flat and all other existing flats are single storey and have therefore all living rooms at the entrance level.

Please refer to the plans attached with the application.

CRITERION 9 - Potential for entrance level bed-space

The new proposed flat and all other existing flats are single storey and have therefore all permanent entrance level bed-space.

Please refer to the plans attached with the application.

CRITERION 10 - Entrance level WC and shower drainage

The new proposed flat and all other existing flats are single storey and have therefore all bathrooms at entrance level.

Please refer to the plans attached with the application.

CRITERION 11 - WC and bathroom walls

Walls in bathrooms and WCs will be capable of taking adaptations such as handrails, with suitable reinforcement within the wall construction between 300 and 1800mm from the floor.

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

All flats are single storey and have therefore no stairs within the units.

A communal lift cannot be provided. There is no space to incorporate into the existing dwelling.

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

The proposed flat offers a potential route and suitable reinforcement for future installation of hoists between a bathroom and bedroom.

CRITERION 14 - Bathrooms

The bathroom of the proposed flat has been designed to incorporate ease of access to the bath, WC and wash basins in accordance with the criterion set out in this standard.

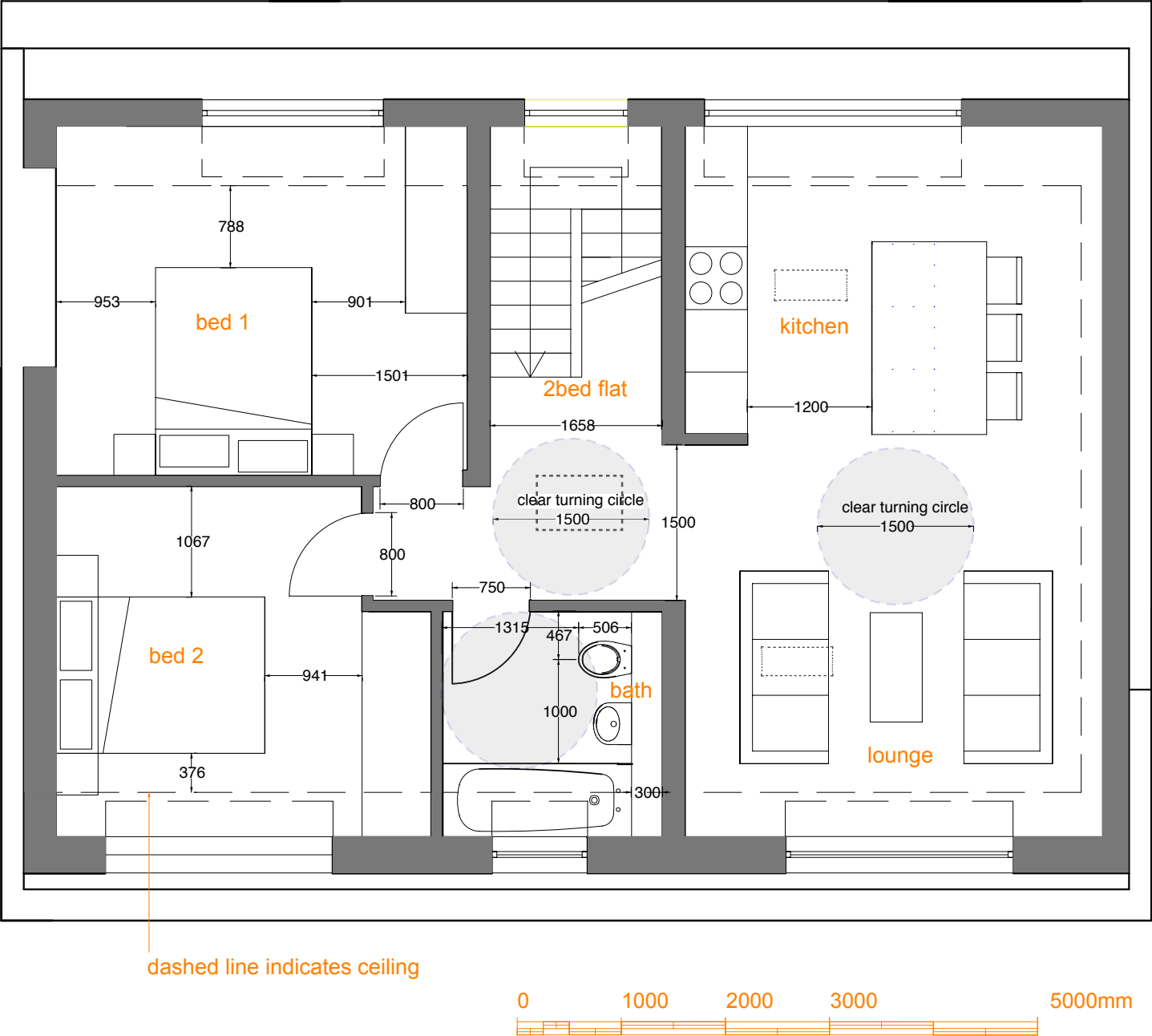
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CRITERION 15 - Glazing and window handle heights

Living room glazing to all flats begins at 800mm or lower and at least one window in each habitable room has suitable approach room for wheelchair users and controls no higher than 1200mm from the floor.

CRITERION 16 - Location of service controls

All switches, sockets, ventilation and service controls will be at a height between 450mm and 1200mm from the floor and 300mm from any internal corner in all flats.



PL_200.32a - Plan of new proposed flat with measurements