

Proposals for Mixed Use Regeneration

140-146 CAMDEN STREET LONDON NW1 9PF



Planning Application Lifetime Homes Statement

Prepared by:

**CHASSAY
+ LAST** ARCHITECTS

December 2014

Introduction

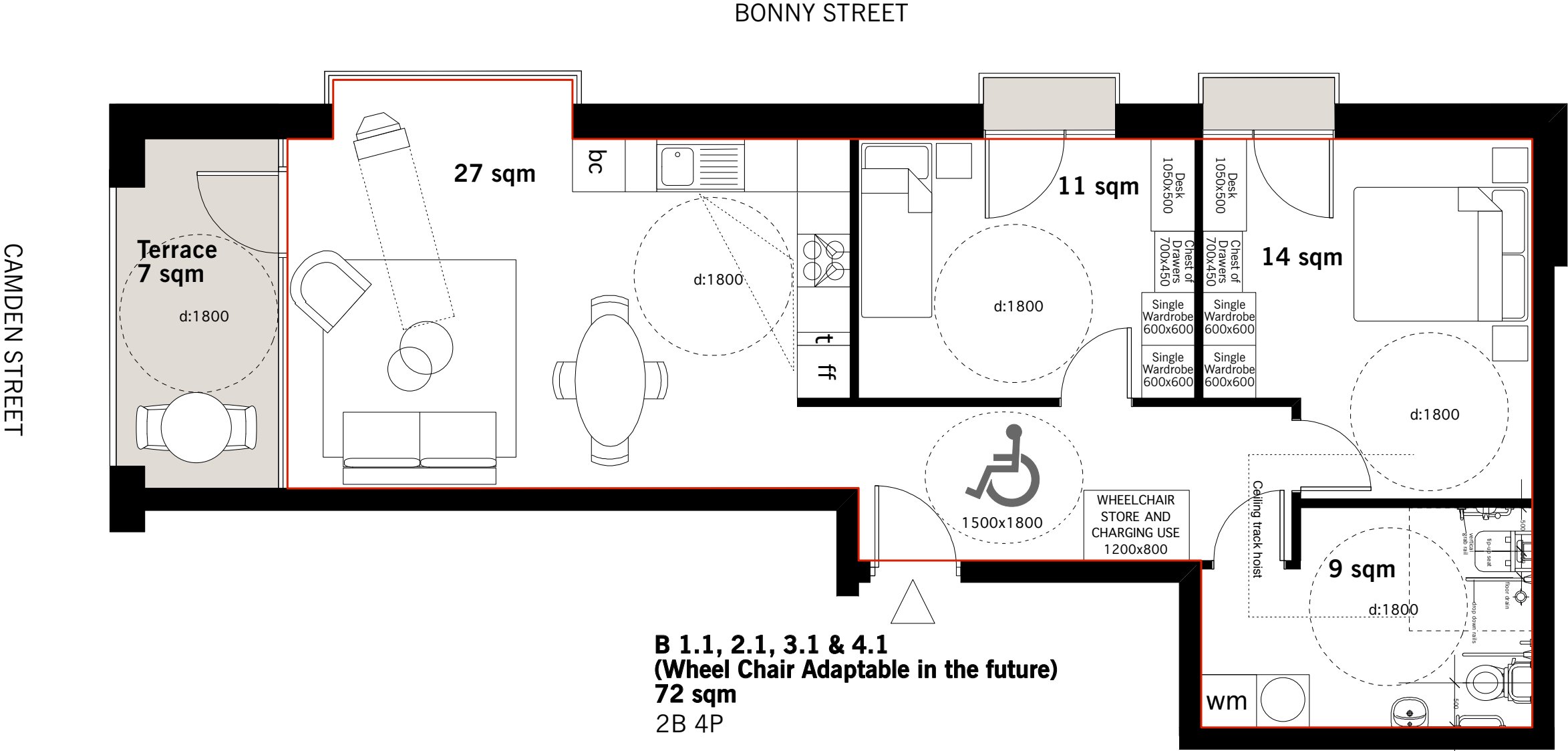
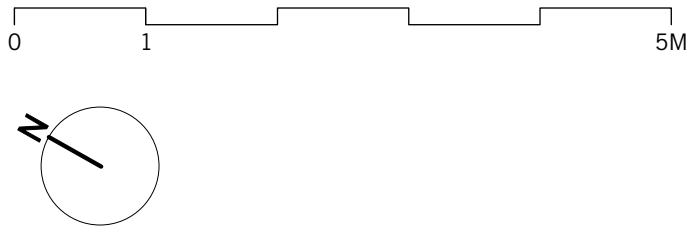
This document illustrates compliance with Lifetime Homes standards and wheelchair accessibility in accordance with the Core Strategy CS6, Development Plan Policy DP6, Development Plan Policy DP29 and Camden Planning Guidance CPG2 Housing.

Wheelchair Accessibility

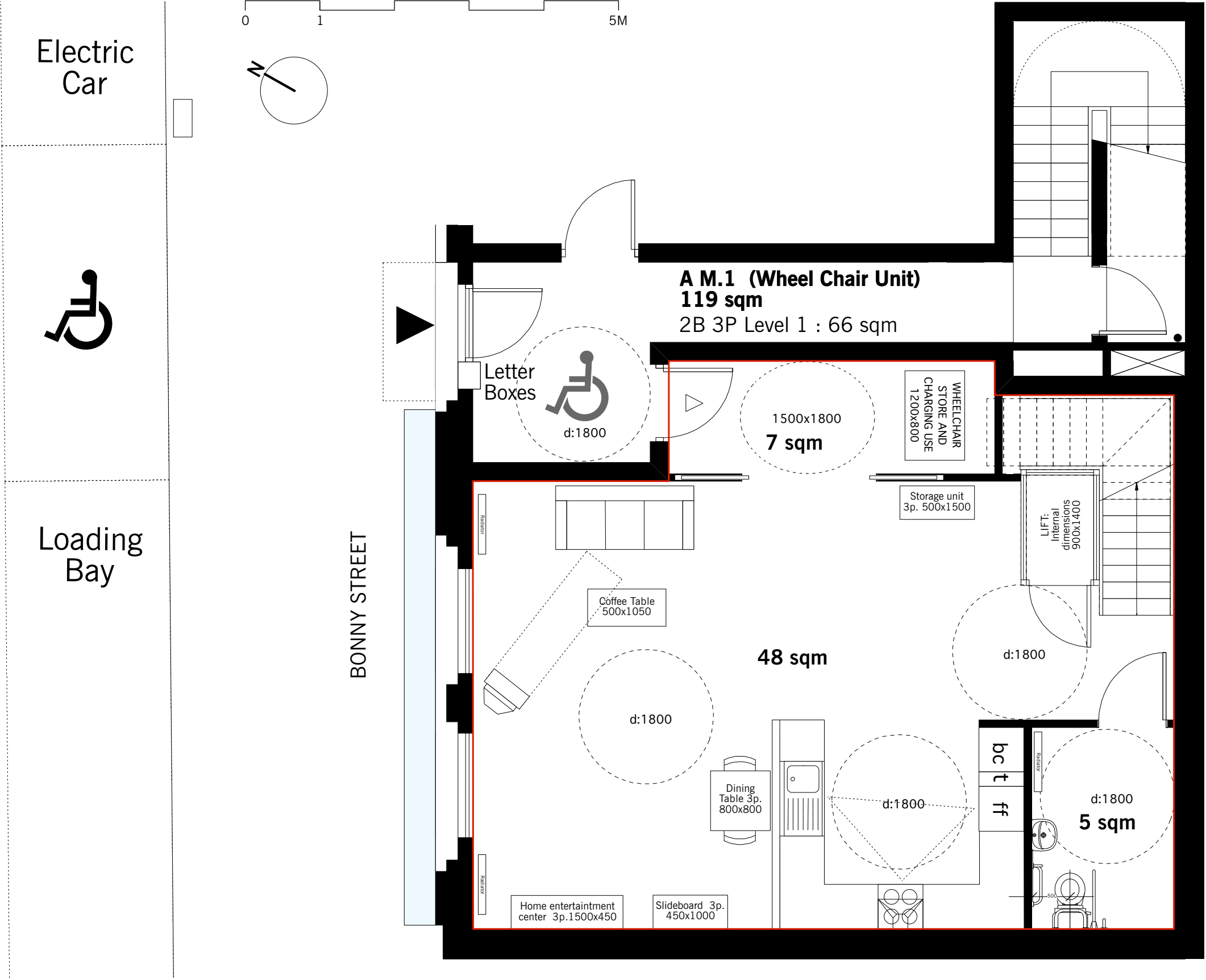
Wheelchair Accessibility

The scheme is generally wheelchair accessible and incorporates inclusive design. There is a planning requirement for 10% of the flats to be wheelchair accessible are required (10% of 53 flats = 5 flats)
The market housing section contains four flats, four flats in Block B set are adaptable to meet wheelchair housing standards. Additionally one flat in the ground floor of Block A is dedicated as a wheelchair unit these are illustrated in the following pages.

Wheelchair Adaptable Units

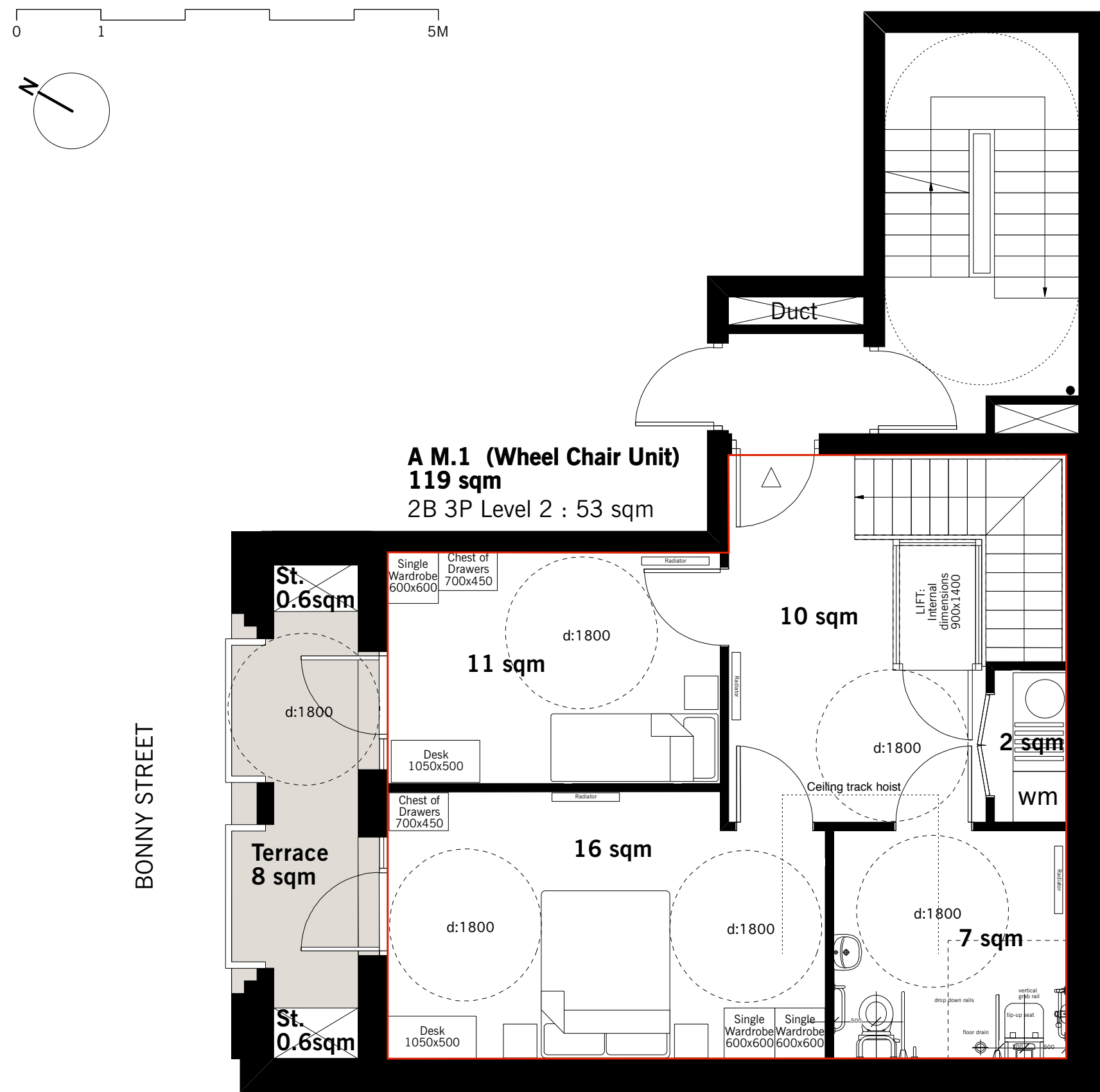


Wheelchair Units



Wheelchair Unit Flat: AM.1 (Wheel Chair Unit)

Wheelchair Unit



Wheelchair Unit Flat: AM.1 (Wheel Chair Unit)

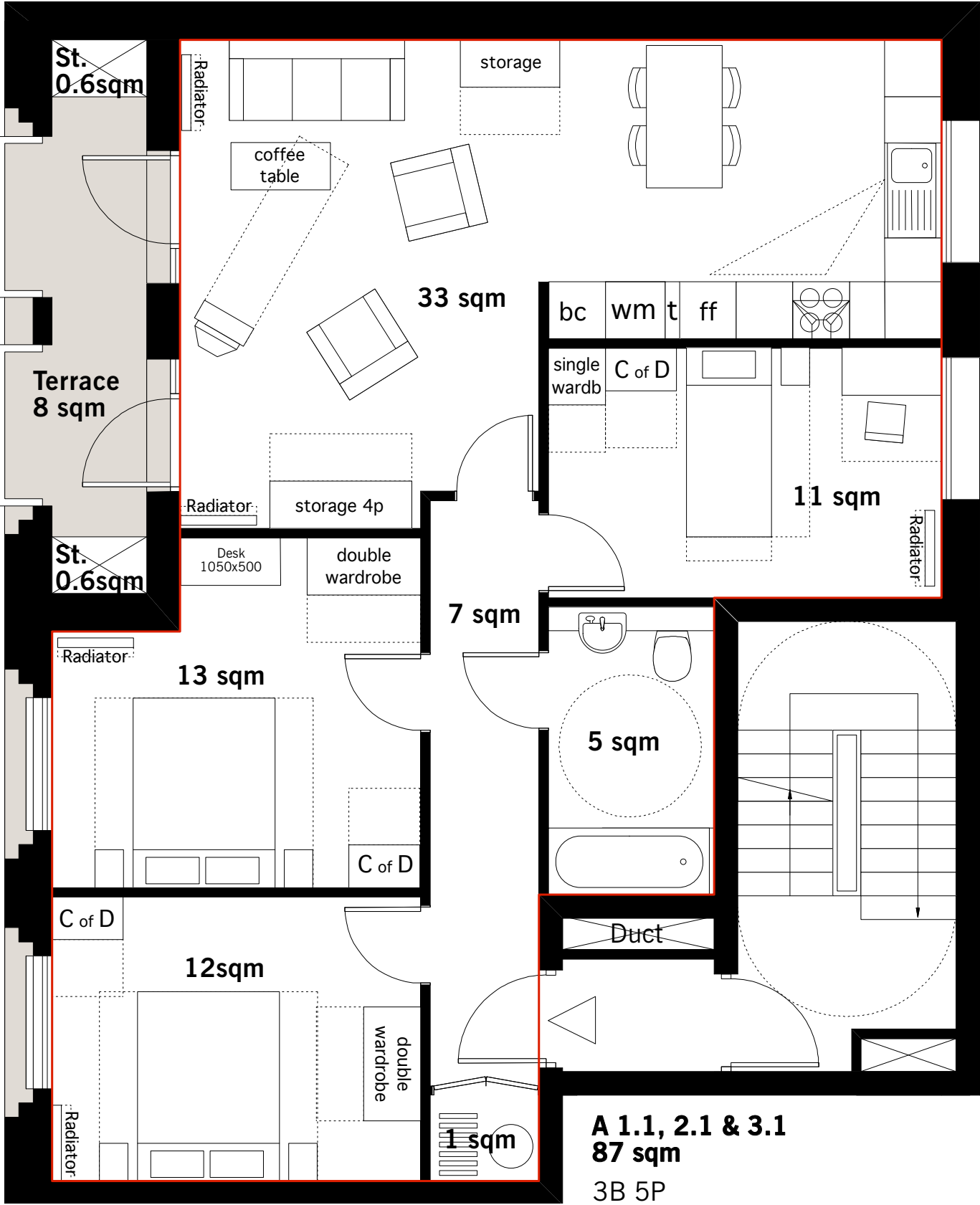
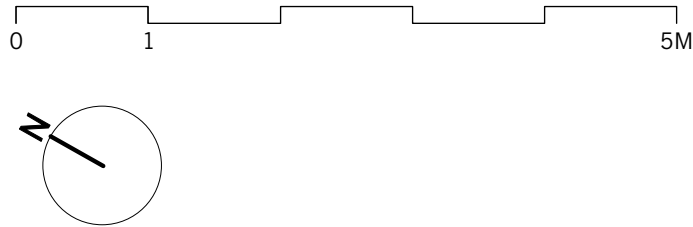
Lifetime Homes Statement

Lifetime Homes

The apartments in the proposed development meet the 16 criteria that form the Lifetime Home standards in order to make the flats easier to occupy for the entire cycle of a household.

Following pages illustrate Lifetime Homes appliance for a sample of the apartments.

<div>N/A</div> <div>1. Car 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. Note: Car free scheme</div>	<div>✓</div> <div>7. Circulation space There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.</div>	<div>✓</div> <div>14. Bathroom layout An accessible bathroom, providing ease of access in accordance with the specification as detailed in the Lifetime Home Standards, should be provided in every dwelling on the same storey as a main bedroom.</div>
<div>N/A</div> <div>2. Access from car parking The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. Note: Car free scheme</div>	<div>✓</div> <div>8. Entrance level living space A living room / living space should be provided on the entrance level of every dwelling.</div>	<div>✓</div> <div>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. To allow a reasonable view the glazing should not start higher than 800mm above floor level. In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.</div>
<div>✓</div> <div>3. Approach to all entrances The approach to all entrances should be level or gently sloping. Level Access</div>	<div>✓</div> <div>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.</div>	<div>✓</div> <div>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.</div>
<div>✓</div> <div>4. Entrances All entrances should be illuminated, have level access over the threshold and have effective clear opening widths and nibs. In addition, main entrances should also have adequate weather protection and have a level external landing.</div>	<div>✓</div> <div>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.</div>	
<div>✓</div> <div>5. Communal stairs and lifts Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.</div>	<div>✓</div> <div>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.</div>	
<div>✓</div> <div>6. Internal doorways & 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. In a dwelling the minimum width of any hallway/landing is 900mm and the minimum clear opening width of any doorway within a dwelling, when the approach to the door is ‘head on’, is 750mm. In a communal area the minimum width of any hallway/corridor/landing within is 1200mm and the minimum clear opening width of any communal doorway when the approach to the door is ‘head on’ is 800mm.</div>	<div>✓</div> <div>12. Stairs and potential through-floor lift in dwellings The design within a dwelling of two or more storeys should incorporate a Potential for stair lift installation and 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.</div>	
	<div>✓</div> <div>13. Main bedroom 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.</div>	



Lifetime Flats: A1.1, 2.1 & 3.1

