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12th January 2015

DEVELOPMENT CONTROL
PLANNING SERVICES
LONDON BOROUGH OF CAMDEN
ARGYLE STREET
LONDON WC1H 8ND

Application Ref : 2014/7421 - Associated Ref : 2013/6732/PRE

Address : **320-324 Kilburn High Road - LONDON NW6 2QN**

Proposal : **Erection of an additional storey at roof level together with the reconfiguration of the existing 8 flats at second floor level, the residential proposal is for 11 flats in total and associated works.**

LIFE TIME HOME STATEMENT

The Greater London Authority has led the way since the 2004 London Plan, by requiring that new homes (including houses and flats of varying sizes in both the public and private sectors) adopt the Life Time home Standard. The following sixteen Life Time Home criteria will be applied as much as possible in this part refurbishment and part new built proposed development.

- CRITERIA 1 & 2

These criteria relate to parking :

Due to the location of the site - with an excellent accessibility rating of PTAL 6a - and for sustainability measures, the proposed development is car free

- CRITERIA 3

The approach to all entrances should be level or gently sloping :
Due to the nature of the site where access to residential units is through 2 flights of communal stairs and no opportunity to introduce a lift, the entrance access to the flats will remain as existing. However, the existing stairs are wide enough to accommodate a stair lift and we propose instalment of one from street entrance level right through to second floor level of residential units.

- CRITERIA 4

The proposed new residential development complies with this criteria :

All entrances should :

1. Be illuminated
2. Have level access over the threshold and
3. Have a covered main entrance

- CRITERIA 5

1. Communal stairs should provide easy access
2. Where homes are reached by a lift, it should be fully accessible

At second floor level, all the proposed units - including the refurbished 8 existing ones will have level approach. Access to units on the additional 4th storey, is through a new proposed ambulant staircase that will also accommodate a stair lift.

- CRITERIA 6

The width of the doorways and hallways throughout the development will conform to the specification of this criteria :

1. Main Entrance door - 775mm clear
2. Doorways 750mm or wider with a corridor of 900mm when approached head-on and of 1200mm when not approached head-on

- CRITERIA 7

Communal stairs will be uniform rise of no more than 170mm and uniform going not less than 250mm - handrail height 900mm from each nosing

- CRITERIA 8

The design is for the living room in all units to be at entrance level

- CRITERIA 9

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

This criteria is not applicable for the proposed development as all flats are single storey.

- CRITERIA 10

There will be :

1. A wheelchair accessible entrance level WC, with
2. Drainage provision enabling a disabled shower to be fitted in the future

- CRITERIA 11

Walls in bathrooms and toilets will have reinforcements and be capable of taking adaptations such as handrails

- CRITERIA 12

1. Provision of a future stair lift
2. Suitable identified space for a through-the floor lift from the ground to the 1st floor

Is not applicable to the development as all units are single storey

- CRITERIA 13

The design will provide a reasonable route for a potential hoist from a main bedroom to a bathroom.

- CRITERIA 14

The bathroom will be designed to incorporate ease of access to the bath, WC and wash basin

- CRITERIA 15

The living room window glazing in all proposed units will begin at 800mm or lower and windows should be easy to open/operate

- CRITERIA 16

Switches, sockets, ventilation and service controls should be at a height useable by all - i.e. between 450 and 1200mm from the floor