

***Criteria 1, 2 & 3 - PARKING, APPROACH FROM PARKING & APPROACH TO DWELLING***

***Criteria 4 – ENTRANCES***

***Criteria 5 - INTERNAL CIRCULATION WITHIN COMMUNAL AREAS***

***Criteria 6 – ENTRANCE LEVEL FACILITIES WITHIN THE HOME***

***Criteria 7 - CIRCULATION AND ACCESSIBILITY WITHIN THE HOME***

***Criteria 8 - CIRCULATION BETWEEN STOREYS WITHIN THE HOME***

***Criteria 9 – SERVICE AND VENTILATION CONTROLS***

***General***

This Statement how our proposal addresses various design and good practice criteria set out in the Lifetime Homes Design Guide. These criteria are basically directed at new housing development but it has been our intention to try and meet these requirements wherever possible. Due to the fact that our proposal is for conversion works within an existing structure it is just not possible to comply in full with all the guidance within Lifetime Homes Standard. However we have been able to improve the layout of the existing 4 flats, to increase the useable area in the best possible way and in so doing, wherever possible and practicable, to comply with these Standards. Internal areas of all 4 flats comply with Camden standards.

***Criteria 1, 2 & 3 - PARKING, APPROACH FROM PARKING & APPROACH TO DWELLING***

There is currently no site parking, nor any scope for its introduction. Public on street parking is available and presumably the occupants of the building will be entitled to the appropriate permits from Camden Council.

Level access is available and it is proposed to provide a slight ramp rising 150mm from back of pavement up to the front door with a channel grate at main entrance door threshold position to prevent water ingress.

The width between the gateposts is sufficient as is the width of the front door.

***Criteria 4 – ENTRANCES***

Although access into the property is adequate for wheelchair user on the ground floor only, thereafter access into the ground floor flats is somewhat constrained by the width of the existing entrance hall. However access into both the duplex flats 1 and 2 is negotiable by a wheelchair user although the corridor width dimensions do not quite meet those set out in the Lifetime Homes Standard. New entrance doors to all 4 flats are of the required minimum clear width. Appropriate and adequate lighting will be provided throughout the common parts.

#### **Criteria 5 - INTERNAL CIRCULATION WITHIN COMMUNAL AREAS**

There is no lift.

The stair shaft is existing. The communal stairway runs from ground to first floor only.

Access up to the 1<sup>st</sup> floor to Flats 3 and 4 relies on the existing staircase, or maybe one that is a replacement. However in either case the rise of 3.4 metres ground to first floor means that it is not possible to have as staircase that complies with Part M recommendation. Hence access for wheelchair users and ambulant disabled would of necessity be restricted to the ground floor flats 1 and 2 only.

#### **Criteria 6 – ENTRANCE LEVEL FACILITIES WITHIN THE HOME**

The Ground floor of Flats 1 and 2 are capable of accommodating wheelchair users, and circulation spaces in bedroom, living dining, kitchen and bathroom are all adequate. Wheelchair users are restricted to this area only.

Temporary bed space provision is not necessary as the principal bedroom is located here as is the bathroom en-suite . The latter is of an appropriate size for wheelchair users and can be altered to provide a shower in lieu of a bath. Wall construction will satisfy fixings of support.

#### **Criteria 7 - CIRCULATION AND ACCESSIBILITY WITHIN THE HOME**

All corridors/hallways/landings are wider than 900mm. All new door openings within each flat will be at least 750/800mm clear.

Existing window openings have low cill heights. New window openings on the rear have good sight lines out

The Ground floor of flats 1 and 2 are capable of accommodating wheelchair users and ambulant disabled, and circulation spaces in bedroom, living dining, kitchen and bathroom are all adequate. Wheel chair users are restricted to this area only.

Circulation space on the lower ground, first and second floors are adequate and appropriate for users who are not wheelchair reliant.

#### **Criteria 8 - CIRCULATION BETWEEN STOREYS WITHIN THE HOME**

The arrangement of the ground floor in Flats 1 and 2 in the form of fully accessible bedroom, bathroom, kitchen and living-dining room obviates the need for adaptations for '*ongoing or permanent need that cannot be catered by the entrance level facilities*' identified in criteria 6 above.

A potential through-floor could be accommodated but bearing mind the above it is unlikely to be required.

#### **Criteria 9 – SERVICE AND VENTILATION CONTROLS**

Full compliance can be achieved for these recommendations.