

REDEVELOPMENT OF UPPER FLOORS

225 KENTISH TOWN ROAD LONDON NW5

DESIGN & ACCESS STATEMENT & LIFETIME HOMES ASSESSMENT

INTRODUCTION

The property lies on the west side of Kentish Town Road - a high street thoroughfare comprising a variety of uses and sized buildings of different architectural styles. It is currently an A2 unit at ground floor, occupying an approximate footprint of 78sqm. There is ancillary space above at first and second floors, but it is notably shorter than both of the neighbouring buildings on each side. It is not Listed or of particular Merit and is not located within any Conservation Area.

The proposal is thus - to extend the property by a single full storey; add in a habitable mansard-style roof; create four small flats within the upper parts suitable for the area; retain a commercial use at ground floor; re-work and improve the elevations accordingly, to make a higher quality contribution to the street scene and for occupants.

DESIGN

With regards to the interior of the property, the design follows the existing footprint of the site, from edge to edge. The ground floor unit is excluded from the application. The four flats above are studios, which suit the urban location and address demand in this area for compact and economical space. These have small but practical lobbies, shower rooms and kitchens but physically designated sleeping areas to the rear and away from the busy front elevation. The London Plan area criteria have been met and additional outdoor amenity space is provided to compliment the flats, at the back. The layouts are simple, dual aspect and align vertically such that the acoustic separation is maximised and users are aware of each other. The internal construction is to be lightweight and demountable in the future to allow the designs to change, be flexible and therefore more sustainable in the longer-term. The envelope and separating floors are denser, concrete and steel construction, to provide good insulation and again to allow the fabric that doesn't necessarily need to change to endure in the future.

Externally, the overall appearance of the scheme follows a loosely classical composition, with traditional materials arranged in a hierarchy of reducing heights. The four bays of the front elevation and two at the rear reflect the existing style of the property, but neaten, add more structured rhythm and formality where it is needed on this site. The windows are framed and celebrated within splayed reveals reminiscent of historic interiors and donating a stylistic feature to an otherwise straightforward and minimal façade. Repetition and uniformity have been applied to the rear, to de-clutter the space. The shopfront is to remain unaltered, not part of this application.

ACCESS

Being in a busy urban area the main approach to the property is already well lit. Whilst there is no overhead cover to the entrances, these entrances are generously sized, lit from existing fittings and street lighting and secured by a new video entry phone system.

The access from the pavement is to remain as it is, with ambulant user compliant steps (150-170mm risers) to negotiate the existing site levels – after which there are further stairs in any case. Likewise these stairs are also ambulant user compliant – at least 1000mm wide and having 250mm treads. Hand rails of appropriate sizes and heights are to be fixed robustly in accordance with Approved Document Part M and Life Time Homes standards where applicable.

The new flats each occupy a relatively small area, but have simple layouts allowing clear movement between rooms. This includes 800mm wide door openings throughout, open plan living/kitchen, shower rooms in close proximity and large easy to operate windows for natural light and ventilation.

As aforementioned the new internal construction will be in demountable studwork partitions of a type that can be altered relatively easily, should new openings be required. Furthermore, within the shower rooms, the partitions will be lined with an additional ply sheet to allow for the fixing of handles/grab rails should this provision become necessary in the future.

Other fixtures and fittings such as electrical switches and sockets will be installed at heights recommended within the Approved Documents, between 450 and 1200mm above the finished floor level.

Further details are best communicated on the other enclosed drawings and documents. The following table also sets out the compliance with Lifetime Homes criteria.

The commercial space at ground floor is not part of this application.

LIFETIME HOMES ASSESSMENT

Criterion 1	Car Parking (width or widening capability)	Guidelines:	Site Answer:
	Principle: Provide, or enable by cost effective adaption, parking that make getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).	Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	There is no parking provided as part of this planning application, due to its urban location.
Criterion 2	Approach to dwelling from parking (distance, gradients and widths)	Guidelines:	Site Answer:
	Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.	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.	There is no parking provided as part of this planning application, due to its urban location.
Criterion 3	Approach to all entrances	Guidelines:	Site Answer:
	Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle by Criterion 2) for the widest range of people	The approach to all entrance should preferable be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres. Good practice recommendations that exceed, or are in addition to, the requirements are to increase the width of the path between parking and the dwelling to 1200mm and to increase the width of communal paths to 1800mm.	There is no parking provided as part of this planning application, due to its urban location.

Criterion 4	Entrances	Guidelines:	Site Answer:
	Principle: Enable ease of use of all entrance for the widest range of people	All entrances should be illuminated, have level access over the threshold; and have effective clear opening widths and nibs as specified. In addition, main entrances should also have adequate weather protection and have a level external landing	There are no thresholds, but there are steps up to and within the property. These have been made ambulant user compliant. Minimum 1000mm effective clear width to the communal doors at street level. Dwelling entrance doors to each flat will be 800mm effective clear width with minimum 300mm space clear of obstructions to the leading edge on the pull side of the entrance door. All dwelling doors will be illuminated through the use of communal lighting in the staircase. Main entrance door at street level will be illuminated but has no overhead cover before entering.
Criterion 5	Communal stairs and lifts	Guidelines	Site Answer:
	Principle: Enable access to dwellings above the entrance level to as many people as possible	Main access stairs should provide easy access in accord with the spec set by Lifetime Homes regardless of whether or not a lift is provided. Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification laid out by Lifetime Homes. Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going with uniform rise not exceeding 170mm, uniform going not less than 250mm, handrails that extend 300mm beyond top/btm, handrails at 900mm, nosings distinguishable through contrasting brightness, risers which are not open.	New communal staircase will comply with current regulations as given to the left-hand-side. A lift will not be installed.

Criterion 6	Internal Doorways and Hallways	Guidelines:	Site Answer:
	Principle: Enable convenient movement in hallways and through doorways	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 specifications set out by Lifetime Homes. Subject to provision of adequate door opening widths the minimum width of any hallway / landing in a dwelling is 900mm. This may reduce to 750mm at pinch points as long as the reduced width is not opposite, or adjacent to, a doorway.	The hallways in each flat are greater than 900mm in width.
Criterion 7	Circulation Space	Guidelines:	Site Answer:
	Principle: Enable convenient movement in rooms for as many people as possible.	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	Given that the vertical access is not wheelchair user accessible the design of the internal spacing in the dwellings is less relevant, although a 1700mm turning circle and open plan living/dining has been achieved.
Criterion 8	Entrance level living space	Guidelines:	Site Answer:
	Principle: Provide accessible socialising space for visitors less able to use stairs	A living room/ living space should be provided on the entrance level of every dwelling.	There is no ground floor accommodation proposed. However, each dwelling is on one level so living and kitchen spaces are effectively at the entrance level to each flat.

Criterion 9	Potential for entrance level bed space	Guidelines:	Site Answer:
	Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use the stairs (e/g. after a hip operation).	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.	There is no ground floor accommodation proposed. However, each dwelling is on one level so living, kitchen and bedroom spaces are effectively at the entrance level to each flat.
Criterion 10	Entrance level WC and shower drainage	Guidelines:	Site Answer:
	Principle: Provide an accessible WC and potential showering facilities for: any member of the household using temporary entrance level bed space or Criterion 9, and visitors unable to use stairs.	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 I Lifetime Homes.	There is no ground floor accommodation proposed. However, each dwelling is on one level so living, kitchen, bedroom and shower room spaces are effectively at the entrance level to each flat.
Criterion 11	WC and bathroom walls	Guidelines:	Site Answer:
	Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.	Walls in bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm-1800mm from the floor.	Additional struts and ply linings will be built into the partition walls to allow future fixing wherever required.
Criterion 12	Stairs and potential through-floor lift in dwellings	Guidelines:	Site Answer:
	Principle: Enable access to storeys above the entrance level for the widest range of households	The design within a dwelling of two or more storeys should incorporate both 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.	The dwellings are not of two or more storeys and therefore do not require internal stairs or through-the-floor lifts.

Criterion 13	Potential for fitting of hoists and bedroom / bathroom relationship	Guidelines:	Site Answer:
	Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.	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.	Shower rooms are directly adjacent to bedrooms. Timber stud or other de-mountable partitions are easily removed/opened up and adapted in the future. All shower rooms are of reasonable size. Primary structure will be steel frame and so could potentially support a hoist in future.
Criterion 14	Bathrooms	Guidelines:	Site Answer:
	Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for difference needs in the future.	An accessible bathroom, provide ease of access in accordance with the specification should be provided in every dwelling on the same storey as the main bedroom. A WC should have a centre line between 400-500mm from an adjacent wall; a flush control located between the centre line of the WC and the side of cistern furthest away from the adjacent wall; an approach one extending at least 350mm from the WCs centre line towards the adjacent wall, and at least 1000mm from the WCs centre line on the other side. This zone should also extend back on one side of the WC for at least 500mm from the front rim of the WC, for a width of 1000mm, from the WCs centre line. A bowl of a basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm. There are other special requirements set out by Lifetime Homes.	The shower rooms are slightly smaller than the 'ease of access' criteria given, but will have low-level profiles..

Criterion 15	Glazing and window handle heights	Guidelines:	Site Answer:
	Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to at least one window for ventilation in each room	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.	Windows will be openable at low level and some with new protected Juliette and terraced balconies.
Criterion 16	Location of Service Controls	Guidelines:	Site Answer:
	Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members – including those with restricted movement and limited reach	Service controls should be within a height band of 450-1200mm from the floor and at least 300mm away from any internal room corner.	Service controls, switches, sockets etc will be compliant with Part M and Lifetime Homes standards.