

69 Camden Road, London Nw1 9EU

May 2015

Lifetime Homes Standards 16 point Assessment

(To be read in conjunction with latest drawings for above application)

1. Car Parking

There is no private car parking on the site. The public and resident parking bays nearby are controlled by the London Borough of Camden. The responsibility for increasing the width of the bays therefore lies with the council.

Also, as part of the planning requirements flat A will have a car free agreement.

2. Access from Car Parking

There are currently no parking provisions for the flats.

3. Approach

The main entrance is existing and is off the pavement. The approach is therefore controlled by the council.

4. External Entrances

The main entrance is off Camden Road which is well illuminated at night due to its central location. An external light could be provided if required however the main entrance lobby is well illuminated.

At present there are two steps to the main entrance off the public pavement. There is no flexibility to alter this arrangement in order to provide a ramp which would conform to Part M requirements.

5. Communal stairs

There is no lift. The communal staircase is existing and there are no intentions of altering this.

6. Doorways & Hallways

The width of the internal doorways and hallways conform to Part M. The clear opening width of the internal doors to the flats is 750mm and 900mm when approached head-on. The clear opening width of the front door to each flat is 800mm. A 300mm nib has been provided to the side of the leading edge of all new room doors.

7. Wheelchair Accessibility

There is sufficient turning room for wheelchair in the proposed lounges and adequate circulation space for wheelchair elsewhere within the flats.

8. Living Room

All lounges are located on the entrance level of each flat.

9. Two or more storey requirements.

Flat B is arranged over two floors. The living room is large enough to be arranged to accommodate a single bed temporarily if required.

10. WC

This item does not apply as neither of the flats have three bedrooms.

11. Bathrooms & WC walls

Walls in bathrooms and WC will have wpb plywood lining behind tiling to take adaptation such as handrails.

12. Lift Capability

This is an existing building with an existing staircase. It may be possible to accommodate a stair lift from the ground floor to the first floor but the staircase leading to the second floor is not wide enough to facilitate a stair lift in the future. Also there is no provision to accommodate a through the floor lift from the ground floor as the ground floor accommodation is commercial and is leased out.

13. Main Bedroom

A clear route to accommodate a hoist can easily be made between the bathroom and the bedroom to flat A should this be required in the future but unable to achieve this for Flat B.

14. Bathroom Layout

The bathroom layout provides ease of access to the bath or shower, wc and wash basin.

15. Window specification

This property is within a conservation area therefore the design and size of the windows at the front of the property will remain as existing. The living room window to the rear of flat B will have a cill level which is 800mm above floor level.

16. Fixtures & Fittings

Switches, sockets, ventilation and service controls will be located at a height between 450mm and 1200mm above floor level.

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