

# Lifetime Homes Appraisal - 149 Grafton Road NW5 4AY

## INTRODUCTION

This **Lifetime Homes Appraisal** is to further supplement the current application (ref: 2015/1211/P) for as site at

**149 Grafton Road NW5 4AY**

For

***Change of use of upper floors from ancillary public house accommodation (A4) to 5 (3 x 1Bed, 2 x 2Bed) self contained flats (Class C3); erection of 2 storey side extension on South - East (Queen's Crescent) elevation at first and second floor levels, a third floor roof extension and associated elevational alterations***

The development proposals aim to deliver Flats by way of the conversion of the upper parts of the former pub into 5 self contained flats at 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> fl levels.

The Conversion of the Upper Ground and Lower Ground Floors into 2 Flats (planning ref: 2012/1882/P) has already been implemented.

The current application seeks to replicate and previously approved (and expired) scheme (ref: 2010/0150/P)

A '**Lifetime Home**' is broadly defines as is an ordinary home incorporating, where applicable, 16 design features for accessible living. These make homes easier to occupy for the entire life cycle of a household, whether its members are young, old, healthy or ill.

Para 6.5 of **Policy DP6** acknowledges that

***".....the design or nature of some existing properties means that it will not be possible to meet every element of the lifetime homes standard, for example in listed buildings, but considers that each scheme should achieve as many features as possible.."***

**CPG 2 (Housing)** Section 5 (Lifetime Homes), acknowledges that

***"The standards will be applied flexibly to existing buildings,..."***

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### LIFETIME HOMES APPRAISAL

Our Proposals have sought to address each of the Lifetime Homes criterion, where applicable as follows

1: **Car Parking – Not applicable.** There is no Parking Provision, Proposals are Car Free.

2: **Access from Car Parking – Not applicable.** There is no Parking Provision, Proposals are Car Free.

3: **Approach to Entrance –** The approach to the **EXISTING** entrance is level (located at street level directly on to on Grafton Road and established by implemented approval ref: 2012/1882/P. This is indicated on EXISTING dwg Nos EX 21 and EX 24

4: **External Entrances –** the entrance will be illuminated, have level access over the threshold and has an **EXISTING** clear opening width of 920mm with a nib to the leading edge of the door of 400mm. In order to maintain The historical fabric and character of the former pub building the entrance door will be maintained in position at

the back edge of pavement and as such there is no external landing provision. This configuration is the existing approved layout (ref: 2012/1882/P) and is not subject of this application.

5: **Communal Stairs –** The Communal stairs will be an ‘easy going’ stair with maximum risers 170mm, minimum goings 250mm, and a minimum width of 900mm measured 450mm above the pitch line.

6: **Internal Doorways + Hallways –** the width of the internal doorways and hallways conform to part M. The internal corridor width is 1150mm the clear opening width of all doors is 900mm. There is a min 300mm nib or wall space to the side of the leading edge of the doors to the rooms.

7: **Wheelchair accessibility –** there is adequate space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

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**8: Entrance Level Living Space** – All flats are on one level and, therefore, the living space is at entrance level

**9: Potential for entrance level bed space** – **Not applicable.** The proposed flats are single storey. All bed spaces are at entrance level.

**10: Entrance level WC and shower drainage** – **Not applicable.** The proposed flats are single storey

**11: Bathroom + WC walls** – The walls to all of the Bathrooms will be capable of firm fixing and support for future adaptation with hand rails / grab rails etc.

**12: Stairs and future through floor lift provision** – **Not applicable.** The proposed flats are single storey

**13: Potential for the future fitting of hoists and the Bedroom / Bathroom relationship** – In all cases, consideration has been given

in locating the bathroom adjacent to the master bedroom for the future provision of a hoist

**14: Bathroom Layouts** – All Bathrooms will be configured for ease of access to the bath, WC + wash basin in accordance with the specification given at [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk). All bathrooms have a clear zone alongside the bath 1100mm long and 700mm wide.

**15: Window Specification** – All EXISTING window openings living Room windows have low cills affording an unobstructed view and are easy to open and operate

**16: Fixtures + Fittings** – Switches, sockets, ventilation and service controls will be at a height usable by all (ie between 450 and 1200mm from the floor)

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### In addition,

- Communal Corridors / hallways have been configured to accommodate a minimum width of 1000mm with no obstructions
- Doors to have a minimum width of 900mm when open (between stops)
- Doors to be fitted with vision panels where necessary to enable people to see and be seen
- Doors to be fitted with level type handles or 'D' pull handles at a height accessible to wheelchair users
- Doors to be light enough to be used by people with limited mobility and strength.
- Stairs will need to be slip resistant, well lit with a tactile surface indicating the beginning and end of the flights. Nosing strips of contrasting tone / colour, where necessary.
- Handrails to be at a height of 900mm (1000mm at landings) on both sides
- Lighting + Decor needs consideration in order to assist the visually impaired to distinguish between walls, floors, doors, furniture etc..... This can be done by controlling the glare with blinds and matt finishes where necessary.

- Colour can be used to assist in orientation, ie the use of a particular colour or material to denote circulation areas
- There should be an appropriate colour contrast between floors, walls, doors, ceiling and furniture

Height of switches and controls

