

Lifetime Homes Statement

Penthouse Application

Linton House, 39-51 Highgate Road, NW5 1RT

July 2015



This document has been prepared to support an application for minor material amendment to planning permission 2013/3494/P. (Camden Reference: 2015/1627/P)

	CRITERIA	PRINCIPLE	PROPOSAL
1	PARKING (WIDTH OR WIDENING CAPABILITY)		N/A – Due to the good proximity of public transport the proposed development is car free. Additionally cycle storage facilities are proposed.
2	APPROACH TO DWELLING FROM PARKING		N/A – Please refer to criteria 1 as above.
3	APPROACH TO ALL ENTRANCES	<i>Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.</i>	<p>The residential units are accessed through a main foyer at ground floor level, with concierge. Two entrance doors are proposed to this space providing access from the Highgate Road. The existing pavement adjacent to the Highgate road is at a relatively steep gradient and thus over the course of the building the relationship of internal GF level to external pavement increases from NW corner to NE corner. To ensure level access is achieved it is proposed to lower the internal floor at proposed foyer location, to meet pavement level at this location. A level platform is proposed connecting the threshold of both entrance doors to this foyer, ensuring level access can be achieved in spite of the sloping pavement. The platform is 1.2m wide at its narrowest point, with a 1.5m turning circle achieved outside both entrance doors and is unaffected by door swings as both open inwards. There is direct access to both residential elevators from the foyer, with western elevator access level to main entrance threshold.</p> <p>Please refer to 152_120 – Entrances as outlined above are labelled as ‘main residents entrance’ and ‘residents entrance’, with the platform highlighted in a herringbone pattern.</p> <p>Doorways to rear service yard are for emergency egress routes only.</p> <p>Other access doors on Highgate road relate solely to commercial tenants.</p>
4	ENTRANCES	<p><i>Principle: Enable ease of use of all entrances for the widest range of people.</i></p> <p><i>All entrances should:</i></p> <ul style="list-style-type: none"> A) <i>Be illuminated</i> B) <i>Have level access over the threshold; and</i> C) <i>Have effective clear opening widths and nibs</i> 	<p><u>Main Entrance doors to individual flats:</u></p> <ul style="list-style-type: none"> A) All flat entrance doors are accessed via communal internal corridor with generous artificial lighting B) All flat entrances are level to access corridor. C) All flat entrance doors have a clear opening width greater than 825mm with a minimum of 300mm clear space to the leading edge on the pull side. D) All flat entrance doors are internally accessed. E) There is 1200x1200mm clear space to the exterior of all flat entrance doors and clear of door swings.

		<p>as specified below.</p> <p>D) Have adequate weather protection</p> <p>E) Have a level external landing.</p>	<p><u>Communal entrance doors (ground floor):</u></p> <p>A) All communal entrance doors are to be illuminated with lighting to reveals at threshold.</p> <p>B) All communal entrance doors have level access via platform (please refer to point 3 above).</p> <p>C) All communal entrance doors have a clear opening width of over 1m with a minimum of 300mm clear space to the leading edge on the pull side.</p> <p>D) As an existing historic building it is not proposed to alter the front elevation with the inclusion of canopies etc. Communal entrance doors are to be recessed into existing building reveal, allowing 300mm coverage. Doors are linked to an intercom and swipe card system allowing automated release of latch. In turn there will be a concierge stationed within the foyer space, with direct visibility of the front entrance doors, providing assistance if necessary.</p> <p>E) There is 1500x1500mm clear space to the exterior of all communal entrance doors and clear of door swings.</p>
5	COMMUNAL STAIRS AND LIFT	<p><i>Principle: Enable access to dwellings above the entrance level to as many people as possible.</i></p>	<p>There are two number communal staircases providing access and emergency escape routes to the penthouse level. It is proposed to retain existing staircases and extend to penthouse level.</p> <p>The extended elements will have:</p> <ul style="list-style-type: none"> • Uniform rise not exceeding 170mm. • Uniform going not less than 250mm. • Handrails that extend 300mm beyond the top and bottom. • Handrails height 900mm from each nosing. • Step nosings distinguishable through contrasting brightness. • Risers which are not open. <p>There are two new lifts proposed to allow access to penthouse level. Both will:</p> <ul style="list-style-type: none"> • Have minimum internal dimensions of 1100mm x 1400mm. • Have clear landings adjacent to the lift entrance of 1500mm x 1500mm. • Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall. • Provide lift access to all dwellings above entrance level.
6	INTERNAL DOORWAYS AND HALLWAYS	<p><i>Principle: Enable convenient movement in hallways and through doorways.</i></p>	<ul style="list-style-type: none"> • All communal corridors are 1200mm wide throughout. • All hallways within flats are 1200mm wide throughout. • All doors within flats have a clear opening greater than 750mm. • All communal doors have a clear opening greater than 825mm • All communal doors have 300mm clear space to the leading edge on the pull side. • All doors within flats have 300mm clear space to the leading edge on the pull side.
7	CIRCULATION SPACE	<p><i>Principle: Enable convenient movement in rooms for as many people as possible.</i></p>	<ul style="list-style-type: none"> • WCs and bathrooms compliant with criteria 10 and 14 are included in each apartment. • All hallways within flats meet the requirements of criteria 6.

			<ul style="list-style-type: none"> • A 1500mm turning circle is achievable in all living/dining spaces. • A 750mm clear width is maintained between furniture. • All kitchens have 1200mm clear space in front of kitchen units. • A clear space of 750mm is maintained to around all beds.
8	ENTRANCE LEVEL LIVING SPACE	<i>Principle: Provide accessible socialising space for visitors less able to use stairs.</i>	All living spaces and kitchens are on entrance levels in each flat.
9	POTENTIAL FOR ENTRANCE LEVEL BED SPACE	<i>Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).</i>	All bedrooms are on entrance level in each flat.
10	ENTRANCE LEVEL WC AND SHOWER DRAINAGE	<i>Principle: Provide an accessible WC and potential showering facilities.</i>	Provision for a bathroom meeting the requirements of criterion 14 WC and potential showering facility are included on the entrance level in each flat.
11	WC AND BATHROOM WALLS	<i>Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.</i>	All bathroom walls will be sufficiently robust to allow for fixings and support for future adaptations
12	STAIRS AND POTENTIAL THROUGH-FLOOR LIFT	<i>Principle: Enable access to storeys above the entrance level for the widest range of households.</i>	<ul style="list-style-type: none"> • All proposed apartments are on a single level. While there is terracing proposed to the upper level, accessible terracing is also provided on the entrance level of each apartment. • The entrance level of each apartment contains the living accommodation, the kitchen, a main bedroom and a bathroom meeting the requirements of Criterion 14.
13	POTENTIAL FOR FITTING OF HOISTS AND BEDROOM/BATHROOM RELATIONSHIP	<i>Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.</i>	The structure above the ceiling finishes will be capable enough of supporting the future installation of a single point hoist. The layout of flat ensures that all routes between bedroom and bathroom do not pass through a habitable room.
14	BATHROOMS	<i>Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.</i>	<ul style="list-style-type: none"> • An accessible bathroom, providing ease of access is provided in each apartment, close to a main bedroom. • A WC is provided in compliance with the criteria as set out in 14-1. • A wash basin is provided in compliance with the criteria as set out in 14-2 • A bath with 1100 x 700 clear space adjacent is provided in each apartment. A 1500mm turning circle is achievable as capped drainage will be provided as below. • Floor drains will be included to ensure the potential for future accessible shower. These will be capped, however necessary falls will be incorporated for future provision.

15	GLAZING AND WINDOW HANDLE HEIGHT	<i>Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.</i>	<ul style="list-style-type: none"> • All apartments have generous areas of floor to ceiling glazing allowing people to see out when seated. • A 750mm approach route is maintained adjacent to windows in each habitable room. • Window controls will be at an accessible height – no greater than 1200mm.
16	LOCATION OF SERVICE CONTROLS	<i>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.</i>	All service control needed to be operated or read on a frequent basis, or in an emergency, will be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.