

Ref: F1_33 Broadhurst Gardens_Lifetime Home Standard
26th June 2015

To:
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Planning Solutions Team
Regeneration and Planning
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LIFETIME HOMES STATEMENT

PROPOSAL: Conversion of two self-contained units to a single 3-bedroom flat.

SITE: Flat 1 & Flat 2, 33 Broadhurst Gardens, London NW6 3QT.

1.0 **Introduction**

1.1 The development proposed is for

Conversion of two self-contained flats (Flat 1 at ground floor) and Flat 2 (located directly over F1 on First Floor) to a single 3-Bedroom flat. The only internal work is to form a new opening within the first floor in order to accommodate a new steel frame timber treads internal spiral staircase. All existing access into both flats remain unchanged and retain. There is no work to existing external fenestration.

2.0 **Lifetime Homes Standard**

2.1 The standards taken into consideration are drawn from document entitled 'Lifetime Home (LTH) Revised Criteria' (from 5th July 2010).

2.2 Where practical the above proposal within the existing building on the application site will incorporate measures in line with the published Lifetime Homes guidelines. To this extent the following criteria have been considered:

| Criteria | Relevance/Design Approach |
|---|---|
| <p>1 Parking (width or widening capability)</p> <p>1a Parking (On plot)</p> <p>1b Communal/Shared Parking</p> | <p>Not relevant.</p> <p>Not relevant.</p> <p>Not relevant as existing arrangement of off street</p> |
| <p>2. Approach to dwelling form parking (distance, gradients and widths)</p> | <p>Not relevant.</p> |
| <p>3. Approach to all entrances</p> | <p>Not relevant as the existing approach is not affected.</p> |
| <p>4. Entrances</p> | <p>Not relevant as all existing entrance into both flats are kept as existing.</p> |
| <p>5 Communal Stairs and Lifts</p> | <p>Not relevant as the existing communal access facilities are not affected.</p> |
| <p>6. Internal doorways and hallways</p> | <p>Not relevant as the existing internal doorways and hallway are retained. New opening to access the proposed internal spiral stair achieve the minimum width, and incorporated nibs as specified in the</p> |
| <p>7. Circulation space</p> | <p>Not relevant as the existing circulation space achieve the minimum width within the flats.</p> |
| <p>8. Entrance level living space</p> | <p>The living room/living space areas remain unchanged and has a level access from the communal entrance.</p> |
| <p>9. Potential for entrance level bed-space</p> | <p>Not relevant as the existing flats were already set at 2-step access to the bedrooms due to existing inherent building configuration.</p> |
| <p>10. Entrance level WC and shower drainage</p> | <p>The existing Flat 2 (first level) have an entrance level WC's and showers, whereas in Flat 1 (ground level) is access via a 2-step approach.</p> |
| <p>11. WC and bathroom walls</p> | <p>Walls in all bathrooms will be able to accommodate supports such as grab rails.</p> |

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| <p>12. Stairs and lifts</p> | <p>The proposed internal spiral staircase is designed in accordance with Approved Document Part K (2013) private stair and BS 5395-2.</p> <p>Although this standard relates to two or more storey high dwellings, there is space within the communal stair in the communal for through floor lift.</p> |
| <p>13. Potential for fitting of hoists</p> | <p>The structure above a main bedroom and bathroom can be designed to support a ceiling hoist to assist in independent living for a wide range of people.</p> |
| <p>14. Bathrooms</p> | <p>Not relevant as all existing bathroom layouts remain unchanged. Nevertheless ease of access can be adapted for simple adaptation to provide for different needs in the future.</p> |
| <p>15. Glazing and window handle heights</p> | <p>Not relevant as no existing windows are affected. The existing windows are low enough to enable people to have a reasonable line of sight from a seated position and also provide ventilation.</p> |
| <p>16. Location of service controls</p> | <p>Regularly used service controls can be positioned in locations that are readily accessible to a wide range of household users.</p> |