

18 DENNING ROAD, LONDON NW3 1SU

LIFETIME HOMES and WHEELCHAIR HOUSING STATEMENT

This Statement is prepared with reference to :

- Camden Development Policies, Policy DP6
- The Lifetime Homes Standards (from July 2010)
- Lifetime Homes Design Criteria
- Building Regulations
- Building Regulations Part M.

This statement aims to demonstrate that the proposal is compliant with Camden Core Strategy Policy CS6 and Policy DP6.

Policy DP6 states that 10% of home developments should either meet wheelchair housing standards or be easily adaptable to meet them.

By way of considering the proposed Maisonette 1 (street level) alone it can be seen that the proposal exceeds the required percentage of 10% by five-fold and therefore provide better ratios (50%) for the building/site address as a whole.

The nature and configuration of the existing building which is retained rules-out any consideration of the proposed Maisonette 2. (upper levels). In any event, Maisonette 2. is beyond the requirements.

It should be observed that the proposal is of an existing building and some physical restraints may exist.

However, these have been where possible designed-out in the proposed design.

Should full wheelchair use be needed in the future, it can be seen that the proposed design is easily adaptable.

Reversion is also feasible should the needs and occupancy change.

It is therefore suggested that the proposal fits the notion of Lifetime Homes well.

The proposed scheme and drawings illustrate the feasible layouts that are potentially adaptable.

This Statement clarifies further how, with minor alterations, the full requirements of DP6 may be complied with if and when needed.

It should be noted that presently, the applicant/s have no special needs.

Compliance and/or adaptability with the sixteen key elements of The Lifetime Homes Standards is explained below.

1. Parking (width or widening capability).

The site/building has no existing off-street parking but, a Resident's Parking Scheme (on-street parking) operates for the entire area.

The proposal does not suggest any changes to this arrangement which is currently enforced.

2. Approach to dwelling from parking (distance, gradients and widths).

The existing approach to dwelling entrance from the street is off the residents' parking bays crossing over the public footpath. This is unalterable but, is satisfactory.

There is a one-step level difference between the site boundary/site entrance and the entrance door to Maisonette 1. There exists sufficient distance to install a minor gradient ramp should one be required in the future.

3. Approach to all entrances.

There are no existing mobility hindrances.

The proposed access to rear patio is intended to be level.

4. Entrance.

The entrance width into Maisonette 1. is of sufficient width and the internal spaces at one level throughout level 1.

Please note that bedroom, bathroom, WC, kitchen, living space with level access to rear patio (open air) are all provided in the proposed scheme,

5. Communal stairs and lifts.

None proposed for Maisonette 1 as full amenities are situated at level 1.

For access from level 1 to level 2, a straight stairs is designed which could accommodate a stairs-lift if the needs arise.

Level 2 is aimed for rest of the family use.

6. Internal hallways and doorways.

The design provides straight access from front to rear and all have suitable widths.

7. Circulation space.
Circulation space is easy, straight and adequate as described in item 6 above.
8. Entrance level living space.
This is provided in the proposal.
9. Potential entrance level bed-space.
Bedroom with en-suite bathroom provided at entrance level (Bedroom 3).
10. Entrance level WC and shower drainage.
These are provided in the proposal.
11. WC and bathroom walls.
All compliant.
12. Stairs and potential through-floor lift in dwelling.
Please see item 5 above.
A through-floor lift installation is potentially feasible (floor structure between level 1 & level 2 is of timber construction). As all amenities are already provided in level 1, this may not be deemed necessary.
Please refer to Drw. No. MM1403/012.
13. Potential for fitting hoists bedroom / bathroom.
Potential is unhindered.
Bedroom and the bathroom is of ample proportions.
14. Bathrooms.
Bedrooms and the bathrooms are of adequate proportions.
15. Glazing and window heights.
The glazing and windows to the front aspect are to remain as existing; the building is within a Conservation Area)
To the rear, at level 1, full-height glazing/access door to rear patio is proposed. Door handles/locks to be at mid-height of door/s and thereby will be at the correct height for disabled use.
16. Location of service controls.
These are intended to be located at the same height as door handles/locks and thereby shall be at the appropriate height for disabled use.
Where necessary, power points are intended to be placed from the outset within easy reach. We consider any later modifications in this respect would be impractical and disruptive.

We trust adequate information is given above for the DP6 considerations.