



ARCHITECT : DESIGNER : ILLUSTRATOR

LIFETIME HOMES CRITERIA - Supplemental

To

Development Control (Planning)
London Borough of Camden
2nd Floor / 5 Pancras Square
London N1C 4AG

Date 8th September 2015

Subject / Reference 6, ARLINGTON ROAD, LONDON NW1 7HX Ref 6ARL/15/-

Location - The Site is located at the southern end of Arlington Road (East side). The property is a mid terrace Early Victorian property arranged on 4 floors (Basement , Ground, First & Second Floors) currently as a 6 bedroom house with kitchen & living room at first floor. The basement in need of modernisation.

Overall site area = 86sqm (0.0086Ha) with gross external area (between party walls) of 141sqm.

Located within easy walk to public transport, buses and Mornington Crescent Tube Station (northern line) mixed retail and local shopping is close-by in Camden High Street.

Proposal - The Application is for change of use from a single 6 bedroom house into two self- contained Units :-

Flat A being an upper maisonette at ground, first & second floors to provide a 4 bedroom Unit with a gross internal area of 96.75sqm (including staircase) Entrance at ground/street level. Separated from :

Flat B being a self-contained studio Flat at basement level with a gross internal area of 35.0sqm
No external alterations are proposed except for an entrance and doorway under the landing and installation of a new stair within the existing front 'area' connecting up to a gateway in the railings at pavement level.

LIFETIME HOMES CRITERIA : -

Properties constructed C1820 (as is this property) are by their period construction and general internal arrangement are difficult to assess in terms of more modern Lifetime Homes Criteria. In this respect comments are as follows:-

1/2/3 Parking and access – No parking is provided

4/ Entrances - Entrance to the ground floor (Flat A) is via several steps up from pavement level – handrail guarding (existing) is provided and steps up are shallow (approx. 150mm high steps). External lighting is provided by streetlights. Entrance to the basement is via a re-instated steel staircase and gateway in the existing railings. Suitable external illumination is to be provided at this lower level. No external porches are proposed, the property being in a conservation area and thus any such 'enclosure' deemed to be out of character.

5/6 Communal Stairs and Lifts / Doorways and Hallways – Communal stairs are not proposed , with the hallway and staircase serving the upper maisonette is retained as existing with width of stairs and rise/going satisfactory in respect of current building regulations. All existing and new doorways to be compliant with regulations/ width criteria. Additional wall nibs to give + 300mm width to one side are not achievable in a property of this age and existing construction. All new doors generally to be fire doors to comply with building regulations. Similarly to the basement flat, the existing stairs are retained. A communal lobby is provided at ½ landing level for access to a level garden area to the rear of the property.

- 7/ Wheelchair Access – Not applicable to property of this age and construction.
- 8/ Living Rooms – Bedrooms – All Rooms due to age of property are to minimum standards under LA SPG Guidelines.
- 9/10 Entrance Level Bedspace / WC/Shower space – At ground Floor level (Flat A) and at basement level (Flat B) suitable bedspace and WC/Shower facilities are provided to practical arrangement. Full compliance for wheelchair access is not achievable due to compact dimensions of the property.
- 11/ Bathrooms / WCs – adaptation – The layouts of bathrooms and showers are proposed to compact and practical arrangement. While no specific provision is made for ‘ disabled use’ adaptation is possible at a future date if required.
- 12/13 Stair Lift / through-floor lift / tracking hoist route – The dimensions of the existing staircase as retained, are not suitable for stairlifts and no provision is made for a through floor lift. If required at some future date, it is possible to provide for an external lift construction, but this would be subject to both conservation application and practical considerations.
- 14/ Bathroom Layouts – Reasonable bathroom/shower layouts are proposed within the constraints of the property with doors to main bathrooms (Flat A) being open-out for accessibility and safety.
- 15/ Windows – All windows/openings are retained as existing – Now double glazed units (sashes) are to be installed to comply with current regulations. Suitable ironmongery to be fitted for opening and accessibility.
- 16/ Controls/ fixtures & fittings – New wiring / controls and fittings to be installed to comply with criteria and current building regulations.

In addition (extract D & A statement)

A daylight check has been made (ref drawing 6ARL/15/P04), with the existing rear basement window (to a bedroom space) providing daylight 12% floor area the existing front basement window (to a living room space) providing daylight 16% floor area .

A 30deg angle check is shown to front and rear rooms indicates that the daylight received is of acceptable levels Internally some borrowed light from entrance and lobby with ½ glazed door and from the rear doorways at ½ landing level to the garden exit will improve light received.

Access – The period property is traditionally arranged having steps (2 No) up to a ground floor entrance and now with lower ground accessed via steps down to a front area. No specific proposals are made for disabled / wheelchair access. The interior is laid out simply to suit family accommodation with a separate basement studio flat. The existing staircase internally is retained and which complies with current ambulant regulations.

Room Sizes – As with most properties of this period and general arrangement it is sometimes not possible to create room sizes in accordance with The current London Plan Recommendations.

Shared access to the garden is provided to the rear from both parts.

Amenity – an open garden space of 43sqm is provided, as existing. No alterations are proposed to this area.

Copies To Jamestown Properties Ltd