

MR PEARSE MOLLOY

Lifetime Homes Compliance

Proposed change of use from Retail to Domestic use at 88a & 90a
Camden Road, London, NW1 9EA

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It is proposed to show compliance with the Lifetime Homes requirements within the constraints of the restrictions the design of the properties impose.

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INTRODUCTION

The proposal site comprises the basements of nos. 88 and 90 Camden Road namely nos. 88a and 90a, which form part of a parade of shops immediately north of Regent's Canal. Above the shops are Highstone Mansions, a seven storey residential block. The site lies within the Regent's Canal Conservation Area and the Royal College Street/Camden Road Neighbourhood Centre and it is also adjacent to the Camden Town Centre.

Due to the size and layout of the properties (55 m² gross internal floor area), and the fact that access to the properties requires the negotiation of an entrance incorporating stairs in communal entrance to Highstone Mansions situated in Lyme Street, through the communal courtyard to an entrance door at lower ground level into the apartment, this imposes restrictions on the suitability of the properties for a person with severe mobility restrictions as referred to in the "Design and Access Statement" associated with this application.

LIFETIME HOMES COMPLIANCE ASSESSMENT

1. PARKING – Section 1a deals with parking “on plot” and section 1b deals with shared/communal parking.
As there is no area for parking within the bounds of Highstone Mansions, it is not possible to provide this facility.
2. APPROACH TO DWELLING FROM PARKING – This section is not applicable due to the non-availability of on-site parking.
3. APPROACH TO ALL ENTRANCES – The approach to the rear of the properties is via a communal entrance to Highstone Mansions situated in Lyme Street, through the communal courtyard to an entrance door at lower ground level into the apartment.
4. ENTRANCES – The entrance to apartments 88a & 90a to be illuminated with a fully diffused luminaire.
All entrance doors to have a reduced height threshold not exceeding a 15_{mm} upstand.
The entrance doors to be 838_{mm} wide giving in excess of 800_{mm} clear opening.
5. COMMUNAL STAIRS – The access to 88a & 90a is via a staircase in a communal entrance to Highstone Mansions situated in Lyme Street, through the communal courtyard to an entrance door at lower ground level into the apartment. It is this design restriction that dictates that these two properties are not suitable for individuals with severely restricted mobility as they are not conducive to wheelchair access.
6. INTERNAL DOORWAYS AND HALLWAYS – The internal doors are all 800_{mm} wide and comply with the requirements of this criterion.
7. CIRCULATION SPACE- Within the constraints of the physical size of the properties (55m² gross internal floor area) it is possible to comply with the requirements of this criteria. Whilst it is accepted that the properties are not suitable for wheelchair bound individuals, anyone using walking aids are catered for within the layout proposed.
8. ENTRANCE LEVEL LIVING SPACE – As the properties are both on one level, the living/dining/sleeping/kitchen with bathroom and utility room, are all on the same single story level.
9. POTENTIAL FOR ENTRANCE LEVEL BED SPACE – As the studio apartment accommodation is all on one level this criterion is catered for in the layout of the properties.
10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE – As the accommodation is all on one level this criterion is catered for in the bathroom.

11. WC AND BATHROOM WALLS – The future position of grab rails on the walls is possible to assist with any possible requirements for future independent use of the bathroom facilities.
12. STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLINGS – As the studio apartments are on one level this is not relevant.
13. POTENTIAL FOR FITTING OF HOISTS AND BEDROOM/BATHROOM RELATIONSHIPS – The building structure is such that it is feasible to install single point hoists in the bedroom and living accommodation.
14. BATHROOMS – Because the gross internal floor area is limited in both properties, the bathrooms are of minimalistic design. As it is agreed that the properties are not suitable for people confined to a wheelchair this influences the design and facilities provided. It will be possible to install all the necessary grab rails required by the occupant should the occasion arise. A WC will be provided located within the constraints of this criterion. A wash hand basin will also be provided and a bath with shower facility. This will be suitable for people who have limited restrictions on their mobility as well as being suitable for able bodied occupants.
15. GLAZING AND WINDOW HANDLE HEIGHTS – The double opening French windows to the apartment entrances will have handles suitably located.
16. LOCATION OF SERVICE CONTROLS – All switches & sockets, TV/telephone/computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves and mains water stop taps/controls to be positioned between 400_{mm} and 1200_{mm} from the floor and at least 300_{mm} from any internal corner. All taps are to be operated with levers to facilitate operation by people with restricted hand dexterity.

CONCLUSION

Whilst every endeavour has been made to comply with the criteria of the Lifetime Homes Standard, the location of the properties at basement level and access to this level by a staircase in a communal entrance to Highstone Mansions situated in Lyme Street, and the actual physical size of the gross floor area, has created severe restrictions on the design of the properties and therefore the potential to let to any individual who has severe mobility issues.

The above assessment, along with the design of the properties depicted in the submitted drawings, demonstrates a commitment to provide dwellings that will be currently suitable and can be adapted to suit the needs of their future occupants.