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HOMES for LIFE STATEMENT

for

No. 26 LYNDHURST ROAD, LONDON NW3

APPLICATION FOR PLANNING PERMISSION & CONSERVATION AREA CONSENT



Directors

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1.1 Context

- 1.1 The property is located in the Fitzjohn/Netherhall Conservation Area of North London. It is a detached house presently divided in four flats, one on each floor. It has generous back and front gardens.
- 1.2 The proposal is to re-develop the house so that the ground and upper floors form a single home with two smaller flats on the lower ground floor.
- 1.3 A partly covered swimming pool will be formed at the back of the property with new light well to the front.
- 1.4 The attic will be developed to create new family space.

2 Housing for Life / Lifetime Homes

- 2.1 The proposal has taken into account the Lifetime Homes guidelines and objectives.
All 16 main criteria have been considered during this first, early design process. The intention is to continue with this attitude as further, detail design develops should planning approval be granted.
- 2.3 **Criterion 1 – Parking**
The house is located on a residential street with parking restrictions in place. Parking arrangement at present is on street parking and this arrangement will not change.
- 2.4 **Criterion 2 – Approach to Dwelling from Parking**
The approach path at present is paved in original marble tiles. It has been damaged by the routes of the nearby trees.
The path will be re-laid flat.
The distance to the entrance door will not change.
The path is generously proportioned and is over 1500mm wide.
- 2.5 **Criterion 3 – Approach to all Entrances**
The main path will be re-laid flat. This will improve present situation by removing possible trip hazards.
There is scope to introduce a ramp in the future should it be required by altering the existing side path leading to the new entrance on East elevation.
The stairs leading to the garden will be rebuilt to allow for the additional two steps that this change would create.
- 2.6 **Criterion 4 – Entrance**
 - New improved lighting will be introduced.
 - The width of the entrance door is 1100 and is therefore adequate at present and will not be changed.

- The main entrance is covered and offers adequate protection from the elements.
 - There is level external landing in front of the main entrance.
- 2.7 **Criterion 5 – Communal Stairs and Lifts**
There are no communal stairs or a lift in this building. However, if in the future this building is converted to flats again, it would be possible to turn the main stairs into communal stairs with relatively small alterations.
- 2.8 **Criterion 6 – Internal doorways and hallways**
All new internal doorways and hallways meet the requirements of this criterion. All new doors are min. 800 wide and some are min.900mm wide. The existing situation has been significantly improved by introduction of generous corridors and hallways on all levels.
- 2.9 **Criterion 7 – Circulation Space**
All rooms in this building are very generously proportioned. The main living spaces on the ground floor are large rooms with level access and wide doorways. Free and easy movement is achieved throughout. Kitchen layout meets all the requirements of this criterion. Bedrooms are large and in each a minimum of 750mm space is allowed on at least one side of a double bed. At least one bathroom on each floor (where applicable) meets various related criteria described in the approved document.
- 2.10 **Criteria 8 and 9 – Entrance Level Living Space & Potential for Entrance Level Bed Space**
Layout of the ground floor is generously proportioned and flexible enough to allow alterations in the future should needs of the family or future owners change. There is an accessible bathroom with shower at this level and enough room(s) to allow for change of need and / or ownership. It is also worth noting that one of the rooms could potentially be re-designed relatively easily to provide a bedroom with its own level access side entrance by the relatively simple internal alterations and alterations of the side path's gradient. Two living rooms are large enough to have a part of them screened off should the need to have a temporary single bed installed. There is also a kitchen that meets requirements of the criterion, at this level.
- 2.11 **Criterion 10 – Entrance Level WC and Shower Drainage**
There is fully compliant WC with shower available on the entrance level.
- 2.12 **Criterion 11 – WC and Bathroom Walls**
Where new bathrooms are created a min 15mm Fermacell boards will form new stud partitions allowing firm fixings in any part of the partition.

- 2.13 Criterion 12 – Stairs and Potential Through-Floor Lift and Dwellings
The new stairs have 900mm clear width and meet the requirements of this criterion.
A new lift serving all but attic floor is proposed to be installed.
- 2.14 Criterion 13 – Potential for Fitting of Hoists and Bedroom / Bathroom Relationship
Potentially all bedrooms and bathrooms could have hoists fixed to ceiling joists and it should be relatively easy to identify the most suitable joists for each layout.
- 2.15 Criterion 14 - Bathrooms
At least one bathroom on each floor meets (except for the attic that has no bathroom) all recommendations set out in this criterion.
- 2.16 Criterion 15 – Glazing and Window Handle Heights
The compliance with this criterion will largely depend on the furniture layout as there are many windows in each room which are accessible and easily openable.
- 2.17 Criterion 16 – Location of Service Controls
The house will likely need re-wiring in which case all latest regulations will be followed. Any partial alterations that may affect services will meet all latest requirements including this criterion.
Bathroom fixings will be chosen with care to allow for change of user(s), who may be disabled owner, at any time in the future.

Olga Vladic-Weal
Carden & Godfrey Architects
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