

11 Pond Street - London NW3 2PN

30th October 2014

LIFETIME HOMES STATEMENT - CHANGE-OF-USE

The planning proposal is for change-of-use of the retail basement and ground floor in this listed building to residential use - and to convert the building into a single-family house including demolition of the rear (modern) single-storey extension and its replacement with a new single-storey playroom extension.

This statement deals with Lifetime Homes requirements related to the proposed single-family house.

The Lifetime Homes requirements are taken from:

- * Lifetime Homes Design Guide - November 2011
- * L B Camden planning - LDF 2010/2025 Policy DP6
- * L B Camden planning - CPG2 - SPD - Housing - September 2013

CRITERION	PRINCIPLE	COMMENTS FOR 11 POND STREET
<u>Criterion 1</u>		
Parking (width or widening capability)	Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children). General Note from Camden CPG2 - Criterion 1 is not relevant to developments that do not contain any parking provision	Does not apply - no off-street parking provision
<u>Criterion 2</u>		
Approach to dwelling from parking (distance, gradients and widths)	Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.	Does not apply - no off-street parking provision
<u>Criterion 3</u>		
Approach to all entrances	Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.	Single (shared) entrance is existing 840mm wide front door direct from footway with existing 125mm step - frontage to listed building.
<u>Criterion 4</u>		
Entrances	Enable ease of use of all entrances for the widest range of people.	Single (shared) entrance is existing 840mm wide front door direct from footway with existing 125mm step - frontage to listed building.
<u>Criterion 5</u>		
Communal Stairs and lifts	Enable access to dwellings above the entrance level to as many people as possible.	Does not apply - single-family home.

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<u>Criterion 6</u>		
Internal doorways and hallways	Enable convenient movement in hallways and through doorways.	Existing door openings - generally 762mm and 838mm wide doors.
<u>Criterion 7</u>		
Circulation space	Enable convenient movement in rooms for as many people as possible.	Provided by generous layout within limitations of listed building.
<u>Criterion 8</u>		
Entrance level living space	Provide accessible socialising space for visitors less able to use stairs.	Proposed kitchen, dining area, and playroom are ground floor (entrance level) - proposed level access to garden from playroom.
<u>Criterion 9</u>		
Potential for entrance level bed-space	Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).	Proposed rear bedroom would be playroom at ground floor (entrance level).
<u>Criterion 10</u>		
Entrance level WC and shower drainage	Provide an accessible WC and potential showering facilities for: * any member of the household using the temporary entrance level bed space of Criterion 9, and: * visitors unable to use stairs	Existing wc/shower room at ground floor level - conversion of existing WC space.
<u>Criterion 11</u>		
WC and bathroom walls	Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.	Provision of new framed studwork walls - with existing solid brickwork and blockwork walls.
<u>Criterion 12</u>		
Stairs and potential through-floor lift in dwellings	Enable access to storeys above the entrance level for the widest range of households.	Through-floor lift would be simple to accommodate to upper floor(s) through existing timber floors - subject to listed building limitations.
<u>Criterion 13</u>		
Potential for fitting of hoists and bedroom/bathroom relationship	Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.	Applicable for all bedrooms with adjoining bathrooms.

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<u>Criterion 14</u>		
Bathrooms	Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.	Proposed new bathroom (with wc) at first floor level, in conjunction with existing ground floor wc.
<u>Criterion 15</u>		
Glazing and window handle heights	Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room	Provided by existing shopfront (full-height glazing), existing box sash windows elsewhere, and new tall playroom windows.
<u>Criterion 16</u>		
Location of service controls	Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.	Provided by compliance with this principle and also Building Regulations Part M.

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