2016/1106/INVALID

**Lifetime Homes Statements for the proposed conversion of 50 Messina Avenue.**

The proposed scheme for the conversion of 50 Messina Avenue to form 3no. separate flats constitutes a major refurbishment to the currently poor condition of the overall property, and gives special consideration to Camden Planning Guidance and endeavours to offer ‘high quality housing that provides well-lit accommodation that has well-designed layouts and rooms’. In addition the proposals have been undertaken with careful reference to all 16 Lifetimes Homes Criteria, as per Camden Planning Guidance recommendations CPG 2. However, due the historic character and nature of the existing building, and with reference to CPG 2, Chapter 5 Key Messages, the standards are applied flexibly to the existing building.

1. Parking

The development has no on-site parking. The property is within short walking distance to public transport via bus, underground and overground and is conveniently located for all public amenities.

1. Approach to dwelling from parking

There is no parking amenity on-site, and on-street parking is controlled by Camden Residents Permit controls. The street elevation of the development is contained within the fabric and form of the existing building, and whilst easily accessible from the street, has limited wheelchair access due to the topography and historic entrance door with one step up from the gently sloping front garden path. The path width within the curtilage of the property is in excess of 900mm with firm, smooth and non-slip paved surfaces.

1. Approach to all entrances

The approach to the existing main front door entrance is via a generous, level and well maintained garden pathway as per the original historic building design.

1. Entrances

The front entrance door is illuminated by a porch light (A), has a clear opening width greater than 800mm (C), has a covered porch area to protect from the weather (D) and comprises a level external landing (E), however the existing building entrance incorporates 2no. steps up from the garden path (B) as consistent with the historic nature of the existing elevation and building design.

1. Communal stairs and lifts

The proposed designs are retaining the existing historic staircase, however the rise of each step is uniform and handrail height is 900mm from each nosing. There is no provision for lift access in the proposed design.

1. Internal doorways and hallways

All communal corridors and ground floor flat corridor are determined by the dimensions and layout of the existing historic structure. New entrance door widths and 300mm nib to each flat, and internal dwelling doors comply with Lifetime Homes Criteria 6 wherever possible. New internal corridor to the first floor flat is 900mm wide as prescribed in the Lifetime Homes Criteria 6.

1. Circulation Space

Internal layouts and for dining and living areas, kitchens and bathrooms/wc comply with Criteria 7 requirements where possible due to the limitations of the existing historic building and structure. Each flat includes well zoned, generous living and dining areas with ample natural daylight and space to manoeuvre.

1. Entrance level living space

Each flat includes well zoned, generous living and dining areas with ample natural daylight, however due to the fabric and structure of the existing building and the structural level changes between the front and back rooms of the house to all 3 storeys, it is not possible to locate these main rooms on the same level as the entrance door.

1. Potential for entrance level bed-space

Although the layout of internal accommodation throughout is dictated by the form and floor levels of the existing building, the ground floor flat accommodates entrance level permanent bedroom space, the first floor flat provides permanent bedroom space at the same level as the flat entrance door (as per Appendix 1) and the second floor flat accommodates bedroom space at the same level as the main living room (as per Appendix 1).

1. Entrance level WC and shower drainage

The WC, drainage and bathroom provision and layouts for all three flats are well designed and consistent with the form and structure of the existing building, limiting full compliance with Criteria 10.

1. WC and bathroom walls

All internal walls and walls to WC and bathrooms are to be of sturdy construction with contingency for fixing grab rails integrated into the internal structure within a height band of 300mm – 1800mm from the floor.

1. Stairs and potential through-lift in dwellings.

The proposals are retaining the existing historic staircase. Due to the arrangement of the three flats in relation to the existing historic building, it is not possible to incorporate provision for through-lift or specific stair lift to reach the upper 2 flats due to the geometry and structure of the existing staircase.

1. Potential for fitting of hoists and bedroom/bathroom relationship

The main bedroom in each flat will be capable of being adjusted to accommodate a hoist fixed to the main ceiling structure, however the spatial relationship between these main bedrooms and is compromised by the stepped levels and structure of the existing historic building.

1. Bathrooms

The bathroom provision and layouts for all three flats are well designed and consistent with the form and structure of the existing building, however follow limited compliance with the full space recommendations due to the configuration and form of the existing building. Due to the stepped levels and structure between the front and rear spaces of the existing historic building, all 3 flats have stepped access between the main bedroom and bathroom.

1. Glazing and window handle heights

The window location, level and dimensions to each flat are as per the existing historic building, however each flat has been designed to maximise the view out, access to each window and the provision of natural daylight, with generously proportioned rooms and good visual axis lines within each flat.

1. Location of service controls

All service controls will be renewed and fitted according to the Criteria 16 guidelines, within a height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.