

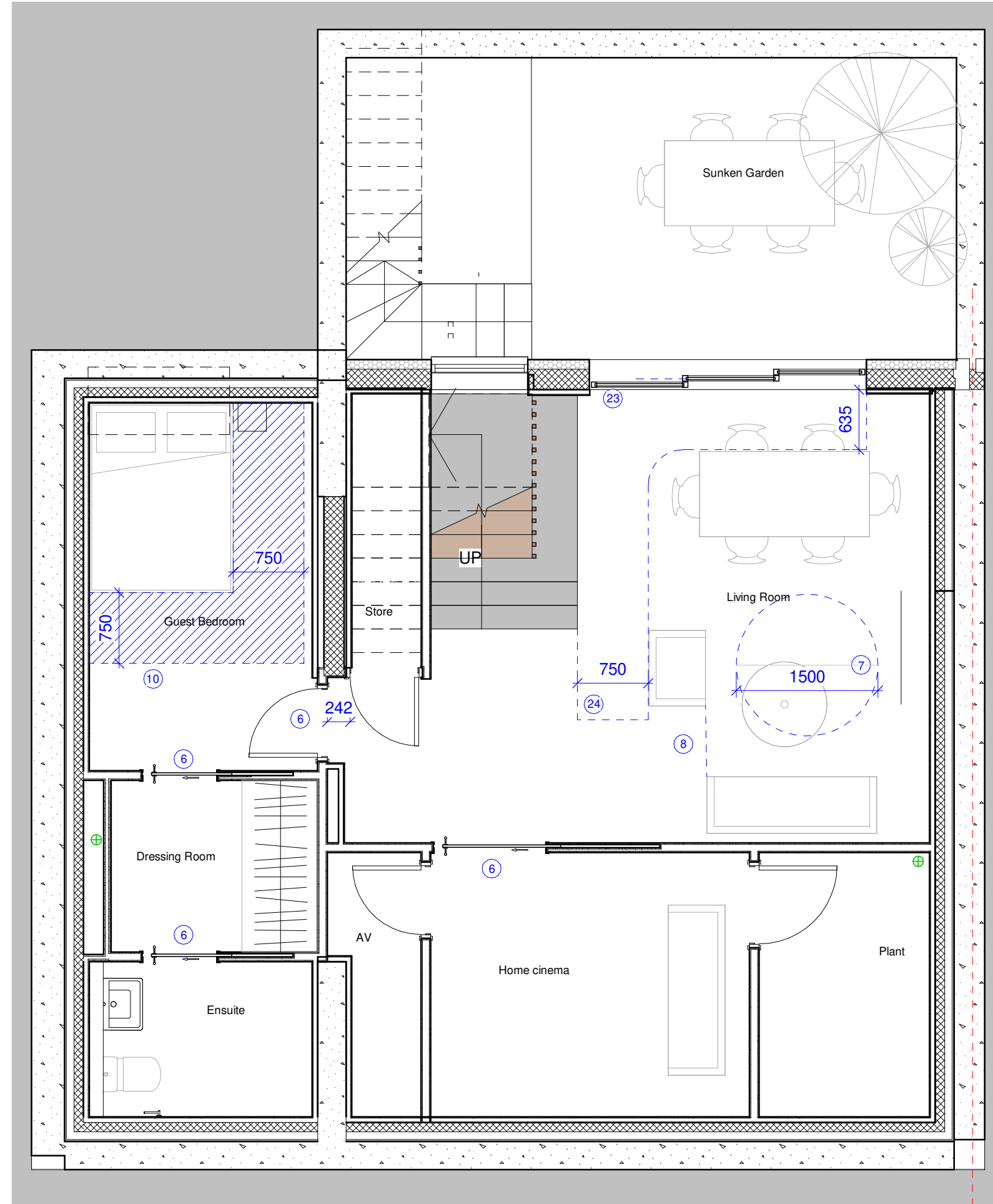
This drawing is to discharge condition 5 relating to planning consent 2014/4726/P for; 'the erection of two storey side and rear extensions following demolition of existing garage and rear extension, replacement roof, and excavation of basement.'

Condition 5: The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of the new residential unit.

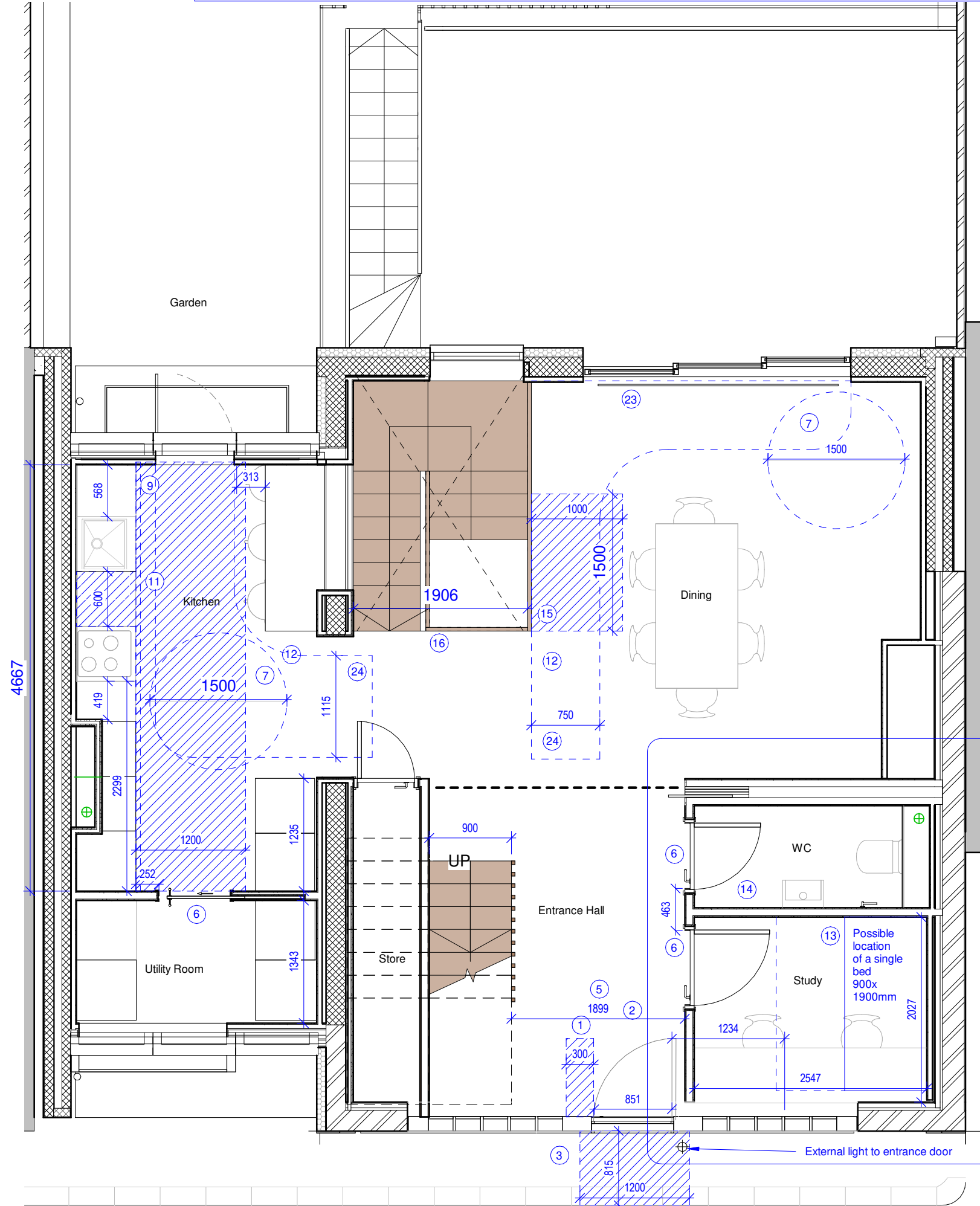
Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 (Providing quality homes) of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 (Lifetime homes and wheelchair homes) of the London Borough of Camden Local Development Framework Development Policies.

Lifetime Homes Criteria Legend - refer to plans

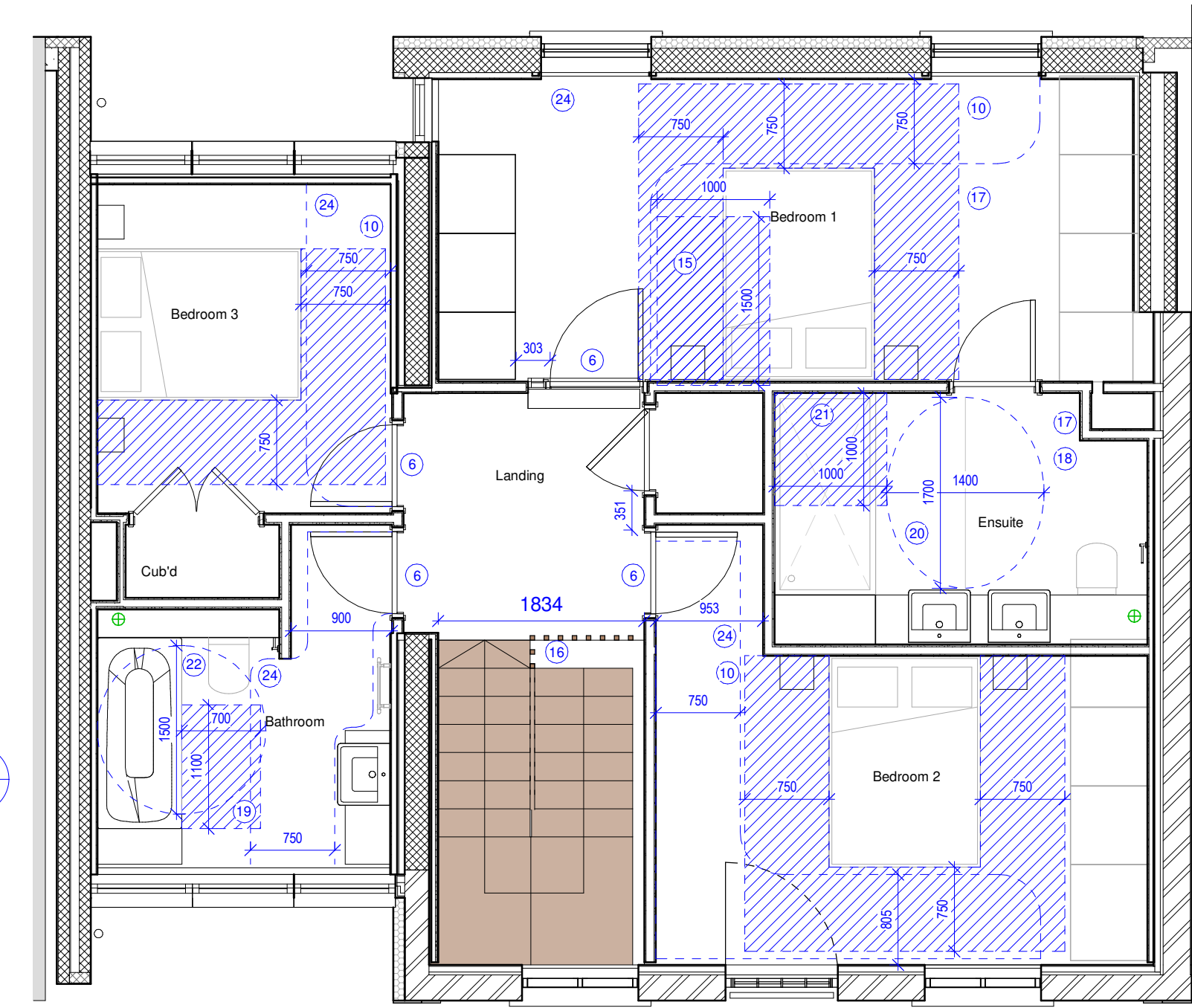
- 1 300mm clear space/nib to leading edge of door. (Criterion 4)
- 2 Entrance door is above minimum effective clear width of 800mm. (Criterion 4)
- 3 Level external landing 1200 x 815mm - due to width of existing mews pavement. (Criterion 4)
- 4
- 5 Hallway width (1899mm) is above minimum 900mm. (Criterion 6)
- 6 Minimum clear opening width 750mm for all internal dwelling doorways. (Criterion 6)
- 7 1500mm diameter turning circle for wheelchair users within kitchen, living and dining areas. (Criterion 7)
- 8 Clear width of 750mm between furniture. (Criterion 7)
- 9 Clear width of 1200mm in front of kitchen units. (Criterion 7)
- 10 Clear width of 750mm around 3 sides of main bedroom (Bedroom 1), 750mm around 1 side and foot of bed to secondary bedrooms. (Criterion 7)
- 11 Continuous 3600mm run of kitchen units uninterrupted by doorways, oven & hob beside minimum 600mm work surface. (Criterion 7)
- 12 A living room / living space should be provided on the entrance level, it is good practice to place kitchen at entrance level. (Criterion 8)
- 13 Potential for convenient temporary bed space on entrance level, 750mm x 1900 (single bed size). (Criterion 9)
- 14 Entrance level WC. (Criterion 10)
See drawing CM-CS-ZZ-ZZ-DR-A-1221
- 15 Potential for a through-the-floor lift, 1000x1500mm. (Criterion 12)
- 16 The width of stair void will allow for future stair with width of 900mm for stair lift. (Criterion 12)
- 17 Structure above main bedroom & bathroom should have the capacity to support single point hoists. (Criterion 13)
- 18 Accessible bathroom close to main double bedroom. (Criterion 14)
- 19 1100 x 700mm zone adjacent to bath. (Criterion 14)
- 20 1400 x 1700mm wheelchair turning ellipse. (Criterion 14)
- 21 Clear floor space in bathroom of 1000 x 1000mm where bath & shower are provided. (Criterion 14)
- 22 1500 diameter turning zone overlapping bath. (Criterion 14)
- 23 Living room glazing sills no higher than 800mm above finish floor level. (Criterion 15)
- 24 There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room with the exception of the basement (Criterion 15)



1 Lifetime Homes - Basement Plan
1220 1 : 50



2 Lifetime Homes - Ground Floor Plan
1220 1 : 50



3 Lifetime Homes - First Floor Plan
1220 1 : 50

Lifetime Homes Criteria - How the Project Meets Each Criteria

<p>1 - Car parking width.</p> <p>"Where parking is provided by communal or shared bays, spaces with a width of 3300mm, should be provided."</p>	<p>The site is situated in an accessible location close to public transport facilities. Camden Road Rail Station is located within 0.5 miles of the site. A Bus stop is located to Camden Road, providing links to the wider transport network. To maximise habitable space the existing garage has been omitted. As such, no car parking is proposed as part of the scheme.</p> <p>Along the mews street residents park along the mews street.</p>	<p>5 - Communal stairs and lifts.</p> <p>"This is a private house, so there is no communal stair. -The new stair has been designed to comply with Approved Doc M. -There would be scope to install a platform lift at a later stage, if required.</p>	<p>9 - Entrance level bed space.</p> <p>"In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space."</p>	<p>"There is a study space that can be converted at entrance level into a bedroom.</p>	<p>13 - Tracking hoist route.</p> <p>"Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom."</p>	<p>"A hoist could be provided to Bedroom 1 where there is a clear route to the ensuite bathroom (compliant with criteria 14)</p>	
<p>2 - Approach from car parking.</p> <p>"The distance from the car parking space to the dwelling entrance should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping."</p>	<p>For the reasons outlined above, no car parking is proposed as part of the development.</p>	<p>6 - Doorways and hallways.</p> <p>"Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below: -Clearance in circulation spaces indicated on drawing, -All clearance bedrooms exceeds the 900mm minimum stated, and -All doors have regulation 300mm nib.</p>	<p>-Min width of hallway / landing 900mm -Internal doorways have min clear opening width of 750mm with exception of store cupboards -Min 300mm nib provided to leading edge on pull side.</p>	<p>10 - Entrance level WC & shower.</p> <p>"Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment with potential for a shower to be installed."</p>	<p>14 - Bathroom layout.</p> <p>"Accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom."</p>	<p>"Both the bathroom and ensuite on the first floor (containing main bedrooms) are sized to be able to comply with Criteria 14</p>	
<p>3 - Approach gradients.</p> <p>"The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below."</p>	<p>The site is located within a Conservation Area and so the importance of preserving the existing character of the building and external landscaping is essential. At present the site has a single step up to the front door; however by necessity the adjacent garages have level access. We are proposing adopting the single step up along the length of the elevation to maintain the character of the mews. This proposal has been submitted and accepted by the local authority Highways team.</p>	<p>7 - Circulation space.</p> <p>"There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere."</p>	<p>-Refer to criteria 10 and 14 for WCs -Refer to criteria 6 for Hallways and Landings -Wheelchair turning circles of 1500mm diameter are possible in the kitchen, living and dining areas. -A clear width of 1200mm in front of the kitchen units is provided -All required 750mm clear zones around 3 sides of the main bed and 2 sides of the secondary beds are provided.</p>	<p>11 - Bathroom and WC Walls.</p> <p>"Partressing will be located in WC and bathroom walls between 300mm and 1800mm from the floor to allow for installation of grab rails</p>	<p>15 - Window specification.</p> <p>"Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people including those with restricted movement and reach."</p>	<p>"Windows are sized and positioned to allow seated people to see out in all principle living spaces in accordance with criteria 15. -A clear 750mm wide approach route is provided to the windows in each habitable room, marked by on the plans as point 24. The exception to this is in the basement where the guest bedroom (rooflight) and home cinema which don't have windows.</p>	
<p>4 - Entrances.</p> <p>"All entrances should: a. Be illuminated, b. Have level access over the threshold, and c. Have effective clear opening widths and nibs as specified below. In addition, main entrances should also: d. Have adequate weather protection, & e. Have a level external landing"</p>	<p>a. The front entrance is illuminated with external lights. b. A level threshold is not possible as the ground floor level will match the existing. There is a small step of approx 55mm up to the front door. -Level access is provided to the sunken garden at basement level. c. The entry door to the home has a 300mm nib to the leading edge, an above a min 800mm clear opening width. d. No external cover is provided to match existing front elevation. e. Outside the front door an approx 815mm wide sloped kerb (max 1:60) is provided to maintain the typical width of the mews street.</p>	<p>8 - Living room.</p> <p>"A living room/living space should be provided on the entrance level of every dwelling."</p>	<p>-Both the living room and kitchen are placed at entrance level, meeting requirements and recommended good practice.</p>	<p>12 - Stair lift / through floor lift.</p> <p>"The design within a dwelling of two or more storeys should incorporate both: a. Potential for stair lift installation, b. A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom."</p>	<p>a. The void of the stairs is sufficient to provide future stair lift b. A zone with the potential for a through the floor lift is provided within the dining room up to Bedroom 1, see above plans</p>	<p>16 - Control, fixtures and fittings.</p> <p>"Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner."</p>	<p>"The fit out of the building will involve the installation of new switches and controls which will be installed to comply with the requirements (450-1200mm height from FFL). -This is outlined in the services specification.</p>

NOTES:

Only use figured dimensions from issued PDF drawings (not CAD files), where dimensions do not exist please request from architect. We are happy for you to make use of our drawings as long as the information is not used as the basis of any claim against us if there are any discrepancies between our cad files and dimensions given on the drawings or on any architectural drawing. Please note, that DWG files are created from Revit so errors may occur during reporting.

REV	DATE	DETAIL	DRN	CHK
1	26.11.19	Submitted for discharge of planning condition	HD	JW

FOR PLANNING

PROJECT TITLE
85 Camden Mews

CLIENT
Whitehall Park

DRAWING TITLE
Life Times Homes - Sheet 1 of 2

DATE
26.11.19

SCALE
1:50

MODEL STATUS
S0

DRAWN
HD

CHECKED
JW

DRAWING NUMBER
CM-CS-ZZ-ZZ-DR-A-1220

REVISION
1

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