

LIFETIME HOMES STATEMENT

**PROPOSED CONVERSION OF GRADE 2
LISTED BUILDING FROM D1 TO C3 USE
CLASS (6 RESIDENTIAL APARTMENTS)**

At

**336 Philip Lane,
London N15 4AB**

Prepared by Don Orike Architects Limited

12 Imperial Road

London

N22 8DE

Tel: 020353608607

Email: info@do-a.co.uk

Contents

Purpose of Statement

Criterion Layout

Criterion 1 – Parking

Criterion 2 – Approach to the dwelling from parking

Criterion 3 – Approach to all entrances

Criterion 4 – Entrances

Criterion 5 – Communal stairs and lifts

Criterion 6 – Internal doorways and hallways

Criterion 7 – Circulation space

Criterion 8 – Entrance level living space

Criterion 9 – Potential for entrance level bed space

Criterion 10 – Entrance level WC and shower drainage

Criterion 11 – WC and bathroom walls

Criterion 12 – Stairs and potential through-floor lift in dwellings

Criterion 13 – Potential for fitting of hoists and bedroom/bathroom relationship

Criterion 14 – Bathrooms

Criterion 15 – Glazing and window handle heights

Criterion 16 – Location of service controls

Purpose of Statement

This statement has been produced to outline the projects compliance (where applicable and where feasible) with the Lifetime Homes Criteria and is based on the document Lifetime Homes (LTH) Revised Criteria dated July 2010. This statement outlines where the project complies and where it does not comply as a result of planning policy conflicts driven by the fact that the application is for conversion of an existing Grade 2 listed building and is not a new build project.

Criterion Layout

Each criterion below relates directly to those in the Lifetime Homes document and any non compliance is listed. Compliance with the criterion section is deemed to relate to all sections of that criterion unless specifically noted as a non-compliance.

Criterion

Criterion 1 – Parking (Width or Widening Capability)

Not applicable to the project. All parking is on-street. Please refer to separate transport statement.

Criterion 2 – Approach to the Dwelling from Parking (Distance, Gradients and Widths)

The approach to the building from the pavement is to remain as existing which is minimal in distance and gently sloping. The project is fully compliant with this criterion.

Criterion 3 – Approach to All Entrances

As above the approach to the main entrance is as existing these remain as the entrances to the new development. The project is fully compliant with this criterion.

Criterion 4 – Entrances

All entrances, will be illuminated, have level access and have minimum clear opening widths of 826mm. Where doors at right angle to corridor, the requirement is overridden by Building Regulations Part M, Access to and use of buildings, Volume 1: Dwellings, Section M4(1) which allows doors of 775mm leaf to be used for all entrances off corridors of 1050mm width. -It is still to be noted that corridors will be minimum width of 1200mm width, and doors leafs min 826mm width. The project is compliant with these elements of criterion.

The threshold onto the communal entrance landing and door to the building is not level as existing. The entrance level is approx. 0.5m above street level and is stepped. Installing a permeant ramped entrance or platform lift to the main elevation entrance would conflict with planning policies designed to safe guard the listed building. However, it would be possible to provide temporary occasional ramped access on site stored within the proposed bike shed as and when required. Ground floor units have the possibility for access from doors on the east and west elevations which may be less sensitive to permanent adaptation to allow level access should it be required in future.

Criterion 5 – Communal Stairs and Lifts

The communal stair risers as existing do not exceed 170mm, and goings are no less than 250mm. Handrails extend 300mm beyond top and bottom treads (except at the existing ground floor flight). Handrails are set at a height of 900mm above each nosing. Step nosings are distinguishable contrasting colour and risers are not be open.

There is no provision nor potential for a lift in this project.

The project is mostly compliant with this criterion, other than as indicated.

Criterion 6 – Internal Doorways and Hallways

All doors and hallway widths comply with this criterion and provide a nominal minimum clear width of 775mm or more as deemed compliant by Part M of the Building Regulations as noted in Criterion 4 above.

Communal doors are to remain as existing sizes and clear widths. The project is fully compliant with this criterion.

Criterion 7 – Circulation Space

WC & bathrooms: Refer criterion 10. Hallways and landings: Refer criterion 6. Living rooms & dining rooms: Clear turning circles of 1500mm diameter are easily achievable within all flats, even with assumed furniture layouts indicated. Kitchens: All kitchens easily achieve clear width of 1200mm between unit fronts and fixed obstructions (i.e. walls & other kitchen fittings) and is maintained along length of units. Bedrooms: All bedrooms achieve a minimum of 750mm clear space to three sides of the bed.

The project is fully compliant with this criterion.

Criterion 8 – Entrance Level Living Space

The apartments are all single level and therefore fully comply with this criterion.

Criterion 9 – Potential for Entrance Level Bed Space

Not applicable as all flats are single level.

Criterion 10 – Entrance Level WC and Shower Drainage

Not applicable as all flats are single level. All WC / shower accommodation complies with criterion 14 as far as is practical.

Criterion 11 – WC and Bathroom Walls

All new walls will be made suitable for future fixing of grab rails and thus the project will be fully compliant.

Criterion 12 – Stairs and Potential Through-floor Lift in Dwellings

Owing to the size and shape and listing of the existing building there is no potential for either stair lifts or a through-floor lift. The ground floor flats have potential for level access accommodation and it is not expected that residents who require such installations would ever occupy upper floor flats. The project is not compliant with this criterion as it would conflict with policies designed to protect the listed building.

Criterion 13 – Potential for Fitting of Hoists and Bedroom/Bathroom Relationship

Owing to restrictions in space and possible layouts and the buildings listing, not all flats can provide this potential.

All ground floor (entrance level) flats will provide the potential, 1st floor flats units 4 and 6 will but unit 5 will not, due to existing high and ornate ceiling. However it is not expected that residents who require such installations would ever occupy upper floor flats. The project is part compliant with this criterion.

Criterion 14 – Bathrooms

All bathrooms have been designed to accommodate 1700 x 750mm baths with showers over. Where an occupant requires level access showers, the bath can be removed as ample space is provided to provide level access showers. We note the following:

- All WCs will be located 450mm from adjacent walls.
- Flush control will be located between the centre line of the WC and the side of the cistern furthest away from the adjacent wall.
- An approach zone extending min 350mm from the WC centre line towards the adjacent wall.
- Approach zones extend as required.

The project is fully compliant with this criterion.

Criterion 15 – Glazing and Window Handle Heights

The existing sills to the building will not be altered and are 800mm above FFL, allowing for views from the seated position.

All glazing within the principal living spaces comply with this criteria

Criterion 16 – Location of Service Controls

All service controls will be positioned to comply with this criterion during the full refurbishment and fit out.