

LIFETIME HOMES STANDARDS

Works at 119 Greencroft Gardens NW6

31/01/2014

CRITERIA:

- The Lifetime Homes website states in its guidance that, when dealing with existing buildings, each of the 16 criteria should be considered and thought given to the intentions behind each. It is recognised that there may be considerable constraints imposed by existing buildings however which include the fixed heights of the external ground and floor levels and the existing. This statement takes this into account.

Criterion no. 1:

- The purpose of the proposed relocation of existing external gas meter housings is to improve the use of the only existing parking space on site. This criterion will be fulfilled if this element of the planning application is given approval.

Criteria nos. 2 and 3:

- The existing entrances and their approaches from the street are fixed by the existing layout of the site. The site slopes down from the street towards the building.

Criterion no. 4:

- The existing entrance door to the Garden Flat (which will remain the "front door" to the flat) is one step up from the internal floor level due to the slope of the site. Currently, a regular wheelchair bound visitor continues on the sloping path past the front door and accesses the flat through the double doors at the back where the level differences have resolved. To this extent, the development complies with the criterion.

Criterion no. 5:

- The new internal stairs giving access to the main bedroom floor are designed to provide easy access. The development complies with this criterion.

Criterion no. 6:

- Corridors on the lower floor are at a minimum and there is good circulation for all while maintaining privacy where necessary. The development complies with this criterion.

Criterion no. 7:

- A wheelchair turning circle is achievable in the living room and there is also room to turn a wheelchair in the kitchen and in the bedroom on the lower ground floor. The development complies with this criterion.

Criterion no. 8:

- The living room is at the lower ground level and is accessible. The development complies with this criterion.

Criterion no. 9:

- The existing front bedroom at lower ground level will remain and is accessible. The development complies with this criterion.

Criterion no. 10:

- The en-suite associated with the front bedroom at lower ground level has a level access shower. The development complies with this criterion.

Criterion no. 11:

- The existing en-suite could be fitted with appropriate grab rails. The proposed new WC at this level will have solid noggings built into its partition walls to take grab rails should these be needed. The development complies with this criterion.

Criterion no. 12:

- Within the staircase hall, a void has been created into which a small lift could be fitted in the future. The development complies with this criterion.

Criterion no. 13:

- The existing structure of the party wall might be capable of taking fixings for a wall mounted bed hoist in the lower ground floor bedroom but this isn't certain at this stage.

Criterion no. 14:

- See 9 and 10 above. The development complies with this criterion.

Criterion no. 15:

- The existing rear conservatory extension already provides an excellent overview of the garden; ventilating windows are available at the appropriate heights. The development complies with this criterion.

Criterion no. 16:

- New services where installed as part of the proposed building works will be positioned to be accessible to a wheelchair user. The development complies with this criterion.