

26 Kings Mews London WC1N 2JB

Planning Application – 02 Jan 2014

The Lifetime Homes Standards Statement :

1. Parking
2. Approach to Dwelling
3. Entrance Approach
4. Entrances
5. Communal Stairs & Lifts
6. Internal Doorways & Hall Widths
7. Circulation Space
8. Entrance Level Living Space
9. Potential for Entrance Level Bed Space
10. Entrance Level WC & Shower Drainage
11. WC & Bathrooms Walls
12. Stairs & Potential Through Floor Lift in Dwelling lift
13. Potential for fitting Host in Bedroom & Bathroom
14. Bathrooms
15. Glazing & Window Handle Heights
16. Location of Service Controls

1 Not relevant - There is no car parking provided on site

2 Not relevant – There is no car parking provided on site

3 The entrance approach is level

4 The entrance doorway is set at the rear of an 1800mm x 180mm sheltered recess.

Illumination will be a 9w general ambient light, with a brighter identification light controlled via PIR motion detector and timer.

The internal ground floor level is 300mm above the street level, 1:12 gradient ramped access is not possible within the 1800mm recess, but could be achieved for a future wheelchair using occupier by ramping the internal corridor as well as the external recess. The ground floor structure will be designed to enable this potential future amendment.

The approach is level, via 3 no 1800mm wide steps 600mm going 100mm rise.

Access for wheelchair-using visitors will be ensured by provision of a portable ramp retained, and video entryphone door entry control will be provide at street level.

The entrance doorway is level over threshold, with 12mm upstand

5 Not relevant – there are no communal lifts or stairs

6 The width of all doorways is 750mm or greater, the width of all corridors is 1200mm or greater

There is 300mm to the side of the leading edge of all doors on the entrance level.

- 7 There is 1500mm radius space for turning a wheelchair in all dining areas and living rooms

There is basic circulation space for wheelchair users elsewhere

- 8 There is a living room is on the ground floor

- 9 There is space in the ground floor living room for a temporary bedspace

- 10 There is a WC & shower provided on the ground floor, sufficient size for wheelchair users.

- 11 All walls will be fully capable of taking adaptations such as handrails

- 12 All stairs are minimum 900mm width to unobstructed edge of handrails

Future Lift space 1500m x 1500mm to all floors is designated

- 13 All ceilings will be loadbearing, capable of supporting hoists.

All routes from bedspace to bathroom are short straight runs.

- 14 Sufficient space is provided so that a wheelchair user could use the main bathroom located adjacent to the main bedroom

- 15 All principal glazing begins at 800mm

All opening windows will be easy to open/operate

- 16 All switches, sockets & service controls will be at a height between 450mm and 1200mm from the floor