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# Lifetime Homes Assessment

## In respect of

### 26 Denning Road, London NW3

Reference is made to the application drawings 4085 and the revised Lifetime Homes Criteria dated July 2010.

The 16 points are dealt with below:

1. Parking-

No car parking spaces are provided within the development. Due to the confines of the site and the close proximity to the street, it is not possible to adapt the space for disabled access purposes. The site is very well located for public services with bus routes within 100metres. Therefore the property can be reached by bus, which provide disabled travel.

2. Approach to the dwelling-

The scheme proposes the conversion of the property to form 2no flats from the single family house. The two flats each use existing entrance doors for access. One being located on the raised ground floor and the other on the lower ground floor levels, each of which are accessed via short flights of steps. It is not possible to change this arrangement and due to the confined nature of the front forecourt area it is not possible to provide a fully compliant ramped approach either.

3. Approach to the entrance-

See point 2 above.

4. Entrances-

Due to the external steps the threshold will be level and the entrance door provided is 835mm. Full disabled compliant access is not possible due to the staircase and enclosing structure being present. External lighting will be provided to adequately light the area when approaching the property and the internal hallway will be fitted with a lights fitted with motion detectors to provide internal lighting that is operational immediately on entry without the need to search for light fittings.

5. Communal stairs and lifts-

5a There are no communal stairs of lifts.

6. Internal doorways and hallways-

All flats have been designed to have minimum hallway widths of 900mm. All flat entrance doors will be 835mm providing good access into each unit.

7. Circulation space-

All flats are served with generous living rooms and large open plan kitchen areas providing easy circulation space and plenty of manoeuvring space for wheelchair use. The open nature of the kitchen

areas also allow a large space around the units themselves. In addition the kitchens are appointed with unbroken runs of units and appliances allowing ease of use.

All principal bedrooms have 750mm each side of the beds and second bedrooms have the same distance to one side.

8. Entrance level living space-

Entrance level living area is provided to the lower ground floor flat. The living accommodation to the raised ground floor flat is not accessible from the street entrance due to an internal change of level required.

9. Potential for entrance level bed-space-

The lower ground floor flat has an entrance level bedroom. The raised ground floor flat does not but has generous room sizes on the first level capable of adaptation should there be a need to re-arrange the accommodation if necessary.

10. Entrance level WC and shower-

Both flats have entry level accommodation.

11. WC and bathroom walls-

All WC and bathroom walls are capable of sustaining fixings for grab rails should the need arise.

12. Stairs and lifts-

Both flats are formed on two or more levels utilising the existing staircase for internal access. Therefore both can be fitted with a through-the-floor lift if necessary.

13. Potential for fitting hoists in bedroom/bathroom.

Both flats have en-suite bathrooms for the master bedroom therefore allowing very good access between the two. This provides easy installation for hoists between the rooms with minimal complications.

14. Bathrooms-

All bathrooms have been located on the same level as the main bedroom as point 13 above. The bathrooms are all capable of being constructed with fittings in accordance with Approved Document M and the recommendations of the Lifetime Homes Standards. It is proposed that the principal bathroom of each unit (en-suite where possible) will also be fitted with a floor drain to allow adaptation at a later date.

15. Glazing and window handles-

All living rooms are well served by accessible windows. The existing sash windows are proposed to be retained where possible and these provide excellent viewing qualities. Where new windows are being provided then the cill levels will be set at 800mm above floor level and all handles will be located no higher than 1200mm above floor level.

16. Service Controls-

All service controls will be located within 450-1200mm above floor level and 300mm away from any internal corner.