

LIFETIME HOMES STANDARD ASSESSMENT

270a WEST END LANE, LONDON NW6 1LJ
Change of Use
from
a Single Flat on First and Second Floors
to
Two flats

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The proposed application for 270a WEST END LANE, LONDON NW6 1LJ addresses the 16 Design Criteria as follows:

(1) Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

Criterion 1 is not relevant to this development as it does not contain any existing parking provision.

(2) Approach to dwelling from parking (distance, gradients and widths)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

Criterion 2 is not relevant to this development as it does not contain any existing parking provision.

(3) Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

Criterion 3 is not relevant to this development as no changes in gradient are proposed or are possible to the existing Ground Floor entrance door.

(4) Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

Criterion 4 is not relevant to this development as no changes are possible to the existing Ground Floor entrance door.

(5) Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

Criterion 5 is not relevant to this development as no changes are proposed or are possible to the existing communal stairs and there is no lift as shown on the plans attached to the application.

(6) Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

Criterion 6 is not relevant to this development as no changes are possible to the existing footprint of the First and Second Floor levels, there is no means of access for those using mobility aids or wheelchairs and this aspect of the scheme is not within the control of the leaseholder.

(7) Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

Criterion 7 is not relevant to this development as no changes are possible to the existing footprint of the First and Second Floor levels.

(8) Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

Criterion 8 is not relevant to this development as no entrance level living space forms part of the proposed application and all visitors will need to use the stairs to access the 2 flats.

(9) Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

Criterion 9 is not relevant to this development as no changes are possible to the existing Ground Floor entrance level, the proposal relates only to the First and Second Floor levels of the property.

(10) Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities for:

- i) any member of the household using the temporary entrance level bed space of Criterion 9, and:*
- ii) visitors unable to use stairs.*

Criterion 10 is not relevant to this development as no changes are possible to the existing Ground Floor entrance level, the proposal relates only to the First and Second Floor levels of the property.

(11) WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

All new walls are fully insulated stud walls and constructed in accordance with good practice and compliant with Building Regulations.

(12) Stairs and potential through-floor lift in dwelling

Principle: Enable access to storeys above the entrance level for the widest range of households.

Criterion 12 is not relevant to this development as no changes in order to form a through-floor lift are possible to the existing footprint of the Ground, First and Second Floor levels of the property.

(13) Potential for fitting of hoists and bedroom / bathroom relationship

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Criterion 13 is not relevant to this development as no changes are possible to the existing footprint of the First and Second Floor levels, there is no means of access for those using mobility aids or wheelchairs and this aspect of the scheme is not within the control of the leaseholder.

(14) Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

No changes are possible to the existing footprint of the First and Second Floor levels. Please refer to the drawings relevant to this scheme.

(15) Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

All Glazing will be like for like, timber frame section windows, double glazed, Argon filled or similar to achieve U-value 1.1W/m²K. The new skylight to be aluminium section RAL Colour 9010.

(16) Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

All service controls will be positioned within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner in compliance with Criterion 16 including the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps / controls.