

Lifetime Homes design standards statement :

How does our proposal meet with the Lifetime Homes design standards?

It should be noted this proposal involves the conversion of an existing 19th Century property, on a steeply sloping site in West Hampstead, and therefore it is not possible to meet all the Lifetime Homes design criteria. However, we have tried to meet the Lifetime Homes design criteria where it is practically possible. We will deal with each of the 16 design criteria in turn:

- 1a 'On plot' communal parking
The proposal is a Car free scheme
- 1b Communal or shared parking
The proposal is a Car free scheme
- 2 Approach to dwelling from parking
The proposal is a Car free scheme
- 3 Approach to all entrances
The front door to the scheme has been made as accessible as practical, for this sloping site. The entrance corridor is 1300 mm wide , which is in excess of the minimum width of 1200 m in the Lifetime Homes Design Guide. Entrances to all the flats are as close to the dwelling's main entrance as practical.
- 4 Entrances
Entrance doors to dwellings to have a 800 mm effective clear opening width and meet the Lifetime Home design criteria.
- 5 Communal stairs and lifts
Communal stairs have been given the easiest going practical, and minimum uniform goings of 250 mm. Handrails will be 900 mm above nosings. Contrasting surfaces will be provided to risers and treads. Further differentiation will be provided to the nosing of each tread by a contrasting strip. Each level will be clearly indicated.
- 6 Internal doorways and hallways
Internal doorways and hallways will meet the Lifetime Home design criteria wherever practically possible.
- 7 Circulation space
Circulation space will meet the Lifetime Home design criteria wherever practically possible.
- 8 Entrance - level living space
This is a Car free scheme
- 9 Potential for entrance level bed space
A temporary bed space is shown on the Lower Ground floor flat see Mill PL 10a.
- 10 Entrance level WC and shower drainage
The ground floor flat will be fitted with an entrance level WC, which will be fitted with a floor drain to Lifetime Homes design standards.
- 11 WC and bathroom walls
All of the walls of the ground floor accessible WC will be fitted with plywood reinforcement to allow for firm fixing adaptations such as grab rails within a height band of 300 to 1800 mm to Lifetime Homes design standards.
- 12 Stairs and potential through floor lift in dwellings
Not applicable, as this is not practical for this conversion.

- 13 Potential for fitting of hoists and bedroom / bathroom relationship
Not applicable, as this is not practical for this conversion.
- 14 Bathrooms
All bathrooms will meet the Lifetime Homes accessible bathroom layout where practical.
- 15 Glazing and window handle heights
Window handle heights will be at 1200 mm from the floor, where practical.
- 16 Location of service controls
Service Controls will be located within a height band of 450 – 1200 mm from the floor to Lifetime Homes design standards.