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Lifetimes Homes Statement

Attn: Camden Council

Project: Internal reconfiguration and refurbishment of two existing apartments to form a single family dwelling.

Site Address: 9 Eton Avenue London NW3 3EL

(1) Parking (width or widening capability)

No proposed change from existing on street parking.

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

No proposed change to approach to dwelling, existing entrance steps retained and unaltered.

(3) Approach to all entrances

No proposed change to approach to entrance, existing entrance retained and unaltered.

(4) Entrances

No proposed change to entrance, however it is assumed that the existing entrance complies with point 4 in relation to illumination levels, effective clear opening width & nibs and weather protection.

(5) Communal stairs and lifts

No proposed change to communal stairs

(6) Internal doorways and hallways

Proposals for internal doorways and hallways will be convenient to the widest range of people, our proposals include significantly widening the internal doorways and landing widths. All proposed hallway widths exceed the recommended 900mm clear, proposed doorway widths will be a minimum of 750mm.

(7) Circulation Space

Circulation space in living and dining areas are sufficiently generous for a wheelchair to turn, providing 1500mm turning circle. There is 750mm clear on all three sides of the bed in all bedrooms, except the nanny room which is anticipated to be used only occasionally.

(8) Entrance level living space

Given the apartments are on the upper floors of the building, it is not possible to provide any living space at entrance level.

(9) Potential for entrance level bed-space

Given the apartments are on the upper floors of the building, it is not possible to provide any bed space at entrance level.

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(10) Entrance level WC and shower drainage

Given the apartments are on the upper floors of the building, it is not possible to provide a WC and shower drainage at entrance level.

(11) WC and bathroom walls

Walls in all bathrooms and Wc compartments will be capable of firm fixing and support for adaptations such as grab rails.

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

There is no provision for a stair lift in the proposal, however the stair layout is such that a stair lift could be conceivably be installed retrospectively, if so required by the occupants, in the future.

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

There is no provision for ceiling hoists, however it is anticipated that the structure of the building (clinker concrete frame) could conceivably support a hoist if so required by the occupants in the future, this would have to be assessed and confirmed by a Structural Engineer. The relationship of the bedrooms and bathrooms is such that a hoist could be installed between these rooms.

(14) Bathrooms

The layout of the approach zone to the WC, basin and bath is such that it provides ease of access to facilities and potential for adaptation to provide different needs in the future.

(15) Glazing and window handle heights

Windows in the principle living space allow people to see out when seated, opening lights in habitable rooms will be approachable and usable by a wide range of people.

(16) Location of service controls

Location of service controls Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.