



**LIFETIME HOMES STANDARD'S STATEMENT Ref. 0726/2 31.07.12.**

**Proposed Two & Half Storey Rear Extension & Basement Alterations to Create 3no. Self-Contained Flats to 67 Bayham Street, London NW1 0AA**

The terraced building consists of a basement with restricted headroom, ground, first and second floors.

The proposal is for a two & half storey rear extension and basement alteration work, to create three self contained flats, consisting of a two bedroom flat on the basement & ground floor, one bedroom flats on each of the first & second floors.

The development cannot meet all the Lifetime Homes Standard criteria, as per following:-

1. There are no parking facilities available, thus this standard does not apply.
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3. The approach to the existing entrance is not a level access and there is not the space to have a ramp, as the existing front garden is narrow.
4. The entrance to be externally illuminated and will have a glazed canopy, There is no clear door opening width of 950mm or over 300mm nibs, as the entrance is via the existing door opening.
5. The communal & internal residential units' stairs will have a uniform tread of 250mm and a rise of 170mm. There is not enough room for a lift due to the limited internal floor space.
6. In all the proposed flats, doorways and hallways do not comply with Part M of the Building Regulations. All entrances to internal flats have a clear opening width of 850mm, but no nib of 300mm on the leading edge. The width of the communal hallways are less than 1200mm. All hallways within the flats are not 900mm in width..
7. All living and dining areas have a turning circle of at least 1500mm minimum, which satisfies this standard. There are no turning circles of 1200mm in the corridor areas of the flats. The kitchens do not have a clear width of over 1200mm between kitchen unit/appliance fronts and the opposite walls.
8. All flats have a living room on the entrance level, thus meeting this requirement.
9. All the flats are not single storey and do not have bedrooms on the entrance level.
10. Each flat contains an entrance level WC. In all instances the shower provision is located within the bathroom/shower rooms.  
All the WC's do not comply with Part M of the Building Regulations.
11. In all instances wall reinforcement panels (if required) can be located between 300mm and 1500mm from the floor to allow for handrails or handles to be fixed to the walls at any location.
12. All flats are not single storey and a provision for a stairlifts can be provided.
13. All the flats cannot be adapted to incorporate a ceiling hoist between the main bedroom and the bathroom/shower room.
14. The bathroom and shower rooms do not meet Lifetime Homes Standard by means of a 1500 x 1500mm square manoeuvring space, side access to the WCs, clear zone alongside the baths which are least 1100mm long & 700mm wide. Drainage gully and services to facilitate the installation of a level entry shower (1000mm x 1000mm) can be allowed for.
15. All of the living rooms' glazing are under 800mm.  
All windows will be fully operable by wheelchair users and they will be able to view out whist in wheelchair.
16. All switches, sockets, ventilation and service control will be at a height usable by all.