

## **221A BELSIZE ROAD, KILBURN, LONDON NW6 4AA**

### **LIFETIME HOMES STATEMENT**

The ground floor is to be used as an office and a storage area by the owner who is a professional landlord and has properties in Camden as well as other neighboring boroughs. A disabled or wheelchair user entrance and a toilet has been provided to comply with the requirements of Building Control and design standards. The stairs are wide enough to allow for a chair to be fitted if necessary.

These points have been taken to consideration:

- 1 **Parking space** - discussions will be carried out with the Council Transport Department to provide the necessary parking space for a disabled person immediately opposite the property if and when necessary.
- 2 **Distance from parking** - this will be as stated above.
- 3 **Access level** - there is no need to provide any ramp from the pavement to the entrance of the property as there is no change of level between the two.
- 4 **Entrance** - will have a level threshold, be illuminated and covered to provide protection from rain.
- 5 **Stairs / lifts** - will not be necessary for the ground floor office. However, all the staircase widths are wide enough ( 850 mm + ) to allow for a stair chair to be fitted in future if necessary.
- 6 **Doorway / corridors** - the main entrance to the property is 900 mm wide ( but can be increased further if necessary, ) and the flat entrances have also an opening of 900 mm. The lobby / corridor area is 1800 mm wide.
- 7 **Wheelchair accessibility** - the spaces in the flats are larger than the required sizes and circulation is fairly easy.
- 8 **Living room space** - there is no specific requirement but the living room permits easy circulation for a wheelchair user.
- 9 **Entrance level bed** - there is sufficient space to provide an additional bed if necessary.
- 10 **Bathroom size** - is large enough to cater for a wheelchair user.
- 11 **Wall structures** - are strong enough to adapt for any appliances or railing to be

fitted to the walls for a disabled person.

- 12 **Future bedroom lift** - will not necessarily be required for the flats.
- 13 **Hoist from bedroom to bathroom** - is not necessary.
- 14 **Bathroom layout** - is such to allow easy access and turning circle for a wheelchair user.
- 15 **Window sill** - will be below 800 mm in height.
- 16 **Electrical controls** - the sockets will be 450 mm above ground level and the switches will be fitted at a height of 1200 mm.

**These standards are based on those specifications set in July 2010.**