

LIFETIME HOMES STATEMENT

To be read in conjunction with drawings PL-004.1 and PL-006.1, which have been annotated to demonstrate compliance where possible

Application site

58 West End Lane, London, NW6 2NE

Works

Erection of two storey rear and side extension, loft conversion including 2 rear dormer windows and 3 front and 2 rear rooflights resulting in 3 additional self-contained units (2x Studio & 1x 2 bedroom flat). Demolition and rebuild and re-position of outbuilding (C3).

Lifetime homes standards have been addressed where possible within our proposed scheme as follows:

CRITERIA 1a **PARKING (WIDTH OR WIDENING CAPABILITY) (On plot non-communal)**

- The site does not have the facility for off street parking, it does however benefit from a good PTAL level for access to public transport.

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

- This is not applicable

CRITERIA 3 **Approach to all entrances**

- The access into the building is to remain unaltered in this scheme, as any alteration would not be deemed feasible. None of the proposed units are accessed at ground level due to the original form of the building having a raised and lower ground floor level only.

CRITERIA 4 **Entrances**

- The front door entrance to the property is proposed to be illuminated with a lamp and proximity sensor.
- All thresholds are proposed to be level within each proposed flat.
- All effective clear opening widths, nibs and landings have been achieved and dimensioned drawings number PL-004.1 and PL-006.1.

CRITERIA 5 Communal stairs and lifts

- The communal stairs at the front entrance and internally can be modified to facilitate a stair/chair lift for accommodate a wheelchair user however, the manner in which the property has already been subdivided does not appear to be very accommodating for a wheelchair resident well.

CRITERIA 6 Internal doorways and hallways

- All required widths have been achieved and dimensioned drawings number PL-004.1 and PL-006.1

CRITERIA 7 Circulation space

- All required turning circles have been achieved and dimensioned drawings number 1090/PL-004.1 and PL-006.1

CRITERIA 8 Entrance level living space

- The provision of a living space has been made to the entrance levels of all proposed flats.

CRITERIA 9 Internal doorways and hallways

- The provision of a bedroom has been made to the entrance levels of all proposed flats.

CRITERIA 10 Entrance Level WC and Shower drainage

- The provision of a WC and shower has been made to the entrance levels of all proposed flats.

CRITERIA 11 WC and Bathroom Walls

- All walls to WC's and Bathrooms are to be capable of firm fixing and support for adaptations for grab rails etc.

CRITERIA 12 Stairs and potential through-floor lift in dwelling

- This is not applicable

CRITERIA 13 Potential for fitting of hoists and bedroom/bathroom

- The structure above all main bedrooms and bathrooms are proposed to be made capable of supporting ceiling hoists.
- A reasonable route is achieved between this bedroom and bathroom.

CRITERIA 14 Bathrooms

- An accessible bathroom has not been proposed as part of this development, as the flats cannot be suitably accessed by a wheelchair user.

CRITERIA 15 Glazing and window handle heights

- All living spaces have windows (at the required heights) that allow for visibility in a seated position.
- A minimum of 1 window can be accessed by a person of limited movement and reach

CRITERIA 16 Location of service controls

- All positions of sockets, switches and control items are to be positioned within a height band of 450mm-1200mm, and at least 300mm from any internal corner.



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