

LIFETIME HOMES STATEMENT

TO ACCOMPANY Planning Application ref: 2012/6807 - 109 A King's Cross Road

Prepared with reference to Lifetime Homes (LTH) Revised Criteria July 2010
MATHESON ARCHITECTS DEC 2012

Criterion 1– Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

Applicable to works – NO. No associated parking or changes to parking arrangement proposed.

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

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

Applicable to works – NO. No associated parking or changes to parking arrangement proposed.

Criterion 3 – Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

Applicable to works – NO. No associated parking or changes to parking arrangement proposed.

Criterion 4 – Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

Applicable to works – NO. No alteration to existing entrance arrangements proposed.

Criterion 5– Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

Applicable to works – Aspects relating to stairs YES. Property does not have a lift so aspects relating to lifts are not applicable. Existing communal stairs will continue to be utilised and all aspects of dimensional allowances for ease of access on stairs will be provided as far as is reasonable practicable given the retention of the existing stair.

Criterion 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

Applicable to works –YES. All recommendations of dimensional allowances for hallways and doorways will be provided as far as is reasonable practicable.

Criterion 7 – Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

Applicable to works – YES. All recommendations of dimensional allowances for room planning will be provided as far as is reasonable practicable.

Criterion 8 – Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

Applicable to works – NO. Given existing arrangement and division of use of building it is not possible to provide residential or social space on the ground floor level.

Criterion 9 – Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

Applicable to works – NO. Given existing arrangement and division of use of building it is not possible to provide residential or social space on the ground floor level.

Criterion 10 – Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities for:

- . i) any member of the household using the temporary entrance level bed space of Criterion 9, and:
- . ii) visitors unable to use stairs.

Applicable to works – NO. Given existing arrangement and division of use of building it is not possible to provide residential or social space on the ground floor level.

Criterion 11 - WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

Applicable to works – YES. Plywood lining will be provided to walls of bathrooms to allow adaption with grab-rails.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

Applicable to works – NO. Given existing arrangement and division of use of building it is not possible to provide stair-lift from entrance level to all proposed residential units.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Applicable to works – YES. Ceiling construction to bathroom in 2bedroom unit will be provided to of bathrooms to allow adaption with hoists. The smaller bathroom in the single occupancy flat does not provide an larger enough layout to accommodate a fully accessible layout and so it does not require potential for later adaption.

Criterion 14 – Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

Applicable to works – YES. Layout to bathroom in 2bedroom unit will be provided to allow adaption. The smaller bathroom in the single occupancy flat does not provide an larger enough layout to accommodate a fully accessible layout and so it does not require potential for later adaption.

Criterion 15 – Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Applicable to works – NO. No adjustments to existing windows are proposed. However existing sash type windows generally meet this requirement.

Criterion 16 – Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Applicable to works – YES

How addressed – All service controls relocated or replaced as part of works will be positioned to meet requirements of criterion 16.