

STEPHEN DAVISON DESIGNS

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LIFETIME HOMES STATEMENT

**FOR A SINGLE STOREY THREE BEDROOM
DETACHED DWELLING**

FOR THE PROJECT SITE

**29a HERBERT STREET
KENTISH TOWN
LONDON
NW5 4HA**

1. On-Plot (non-commercial) Parking

The proposed on plot parking space is on a flat surface 2.4 metres wide with an adjoining level footpath 0.9 metres wide.

2. Approach to Dwelling from Parking

Using a designated path not exceeding a gradient of 1:60.

3. Approach to all Entrances

Approach to dwelling entrance is via the path in Section 2 but with a level landing of not less than 1.2 metres at dwelling entrance.

4. Entrances

The dwelling entrance door will be in a 915 mm door width allowing an opening clear width of 850 mm.

5. Communal Stair and Lifts

There are no communal doors or entrances.

6. Internal Doorways and Hallways

All doors within the dwelling are standard 838 mm width doors which will allow the 750 mm clear width opening as required. The hallway and corridors are minimum width of 1200 mm.

7. Circulation Space

The lounge/dining room is one large open space and can be furnished to suit the wheelchair criteria.

The kitchen space has 1500 mm parallel space between the units.

The ground floor bedroom has more than sufficient circulation space around a double bed.

All hallways and corridors are minimum 1200 mm wide.

8. Entrance Level Living Space

The living room/living space is situated on a level access from the main entrance door.

9. Potential for Entrance Level Bed Space

The main bedroom is located to the rear of the proposed development and is on a level access from the main entrance door.

The main living area being one large open space could accommodate a bed space if required.

10. Entrance Level w.c. and Shower Drainage

There is proposed in the design a w.c. just inside the entrance door, this measures 2.145 m x 1.4 m and could be built as a wet room shower and w.c.

11. W.C. and Bathroom Walls

Both entrance level w.c. and bathroom enclosures are built using concrete or thermalite block and will support any adaptation such as grab rails.

12. Stairs

The access to bedrooms 2 and 3 are via a staircase with a minimum clear width of 900 mm thus allowing the installation of a seated stair lift without significant alteration.

The main bedroom with en-suite facilities is located on the ground floor at main entrance level.

13. Potential for Fitting of Hoists and Bedroom/Bathroom

The main bedroom is located on the ground floor and is accessed by it's own entrance. The bedroom has an en-suite bathroom and dressing room. The walls forming these facilities are proposed to be non-load bearing stud partitioning and will therefore be relatively simple to alter as needed.

14. Bathrooms

There is proposed a w.c./wet room by the main entrance and an en-suite bathroom within the main bedroom, and a shared bathroom on the first floor to serve bedrooms 2 and 3.

15. Glazing

To the main bedroom, corridor and living room there will be sliding or folding doors, each with opening handles at reachable heights from the floor level and the doors will be able to open and close by pulling or pushing across the door opening.

16. Location of Service Controls

All controls such as switching or socket outlets will be pull chords for bathrooms and w.c.'s 1200 mm high above floor level for room light switching, and 450 mm above floor level for room sockets and T.V. aerial point, etc. No socket to be positioned less than 300 mm from any internal corner.