

LIFETIME HOMES STATEMENT IN SUPPORT OF PROPOSED ALTERATIONS AND EXTENSION TO PROVIDE ADDITIONAL ONE BEDROOM FLAT AT 16 MAZENOD AVENUE, LONDON NW6 4LR

CRITERIA 1 – PARKING

The existing property has no off-street parking provision. However, on-street parking is available directly outside of front entrance door.

CRITERIA 2 – APPROACH TO DWELLING FROM PARKING

There are many parking spaces directly in front of the property and access to the front entrance door is level.

CRITERIA 3 – APPROACH TO ALL ENTRANCES

There is a level approach to the main entrance door of the property and level access thereafter to both proposed ground floor units.

CRITERIA 4 - ENTRANCES

The main entrance door to the property and the entrance doors to both ground floor flats will be adequately lit by the use of energy efficient security lights operated by local sensors and with manual over-ride local controls.

All entrance doors to comply with minimum door width requirements dictated by Building Regulations and as detailed within Approved Document M (Provision for disabled persons).

CRITERIA 5 – COMMUNAL STAIRS AND LIFTS

Not applicable as both flats are on ground floor.

CRITERIA 6 –INTERNAL DOORS AND HALLWAYS

The existing communal hallway is 1300mm wide and is well in excess of width required under Building Regulations. Internal hallways will be a minimum of 850mm wide as will all internal doors.

CRITERIA 7 – CIRCULATION SPACE

The facility to create large “turning circles” to accommodate wheelchair use if severely restricted as the majority of the walls are existing masonry / supporting walls which cannot be readily re-sited. However, it considered that the layout of both flats will permit use by wheelchair bound persons subject to minor alterations if required, e.g. installation of stairlift to aid negotiation of existing steps within rear flat hallway and new steps to rear of flat.

CRITERIA 8 – LEVEL LIVING SPACE

Level living space has been maintained to proposed front flat.

It has not been possible to create a level living space within the proposed rear flat as a result of the existing change in level within the hallway and as a result of the topography towards the rear of the site. Consequently two sets of steps are required but these can be

overcome by wheelchair bound persons by the installation of proprietary stairlifts if required.

CRITERIA 9 – POTENTIAL FOR ENTRANCE LEVEL BED-SPACE

This requirement has been catered for within front flat but because of site constraints (see criteria 8 above) it is not possible to cater for this within rear flat.

CRITERIA 10 – ENTRANCE LEVEL W.C. AND SHOWER

An entrance level w.c. and shower are proposed within the front flat but because of site constraints this cannot be created within rear flat.

CRITERIA 11 – WC AND BATHROOM WALLS

The layout and construction of the enclosing walls will enable support for future grab rails should the need for these be identified at a future date.

CRITERIA 12 – STAIRS AND POTENTIAL THROUGH LIFT

Not applicable as both flats are on ground floor.

CRITERIA 13 – POTENTIAL FOR FITTING HOISTS

The proposed flats will be created such that the significant majority of the ceilings are existing. Consequently the ceilings / floors above will require to be strengthened in future should the need be identified.

CRITERIA 14 – BATHROOMS

Every effort will be made to ensure adequate facilities for use by disabled persons but, due to existing site constraints, it may not be possible to ensure 100% compliance with regard to bathtub requirements. All works will comply with the requirements of the Building Regulations , including Approved Document M.

CRITERIA 15 – GLAZING AND WINDOW HANDLING

It is not intended to alter the existing glazing to the front flat. The glazing to the rear flat will permit an excellent line of site from the main lounge area into the garden by using wide as possible folding /sliding glazed doors.

CRITERIA 16 – SERVICES

All new power points, tv and telephone points, light switches and any other service control points will be sited at a height of not less than 450mm above finished floor level (ffl) and not more than 1200mm above ffl.