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## LIFETIME HOMES STATEMENT

for the proposal at

**47 SOUTH HILL PARK, LONDON,  
NW3 2SS**

November 2012

Ref: 7634/Lifetime Homes Statement



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**Associated Documents**

- 1 Drawing no. 7634/LHS

7634 47 South Hill Park, London NW3 2SS

## LIFETIME HOMES STATEMENT



### Introduction

The following statement should be read in conjunction with drawing no. 7634/LHS

The existing property at 47 South Hill Park is a semi-detached 5-storey dwelling that has been previously converted to accommodate two flats. The following statement relates to the proposal to extend Flat A, arranged over the basement and ground floors, no alterations are proposed to the second flat or communal areas.

It is proposed to achieve as many features of the Lifetime Homes Standard as possible. However, because the proposal is to extend onto the existing property, it will not be possible to meet every element of the Lifetime Homes Standard.

The 16 design features for accessible living have been addressed as follows:

## LIFETIME HOMES STATEMENT

LIFETIME HOMES CRITERIA		KEY OBJECTIVES	DETAILED CRITERIA	HOW THE PROPOSAL ADDRESS EACH POINT
1	Parking (width or widening capability)	<p>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).</p> <p>General Note: Criterion 1 is not relevant to developments that do not contain any parking provision (for specific requirements refer to <b>Camden Development Policy - DP18 Parking Standards</b> and limiting the availability of car parking - which specifically discourages on-site parking).</p>	<p>a) 'On plot' (non-communal) parking: Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.</p> <p>b) Communal or shared parking: Where parking is provided by communal or shared bays, spaces should be provided with a width of 3300mm, and in accordance with the specification given in Appendix 2 on page 65 or <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></p>	Parking space to the property is provided on the street. No alterations are proposed in this respect but road markings can be amended to cater for a wide range of parking needs.
2	Approach to dwelling from parking (distance, gradients and widths)	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.	The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	The car parking location is a short distance from the front entrance door to the property. However, due to the topography of the site, access to the front door is via steps. No alterations are proposed in this respect.
3	Approach to all entrances	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.	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a>	Due to the topography of the site, the main entrance to the property is accessed via steps.

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4	Entrances	<p>Enable ease of use of all entrances for the widest range of people.</p> <p>Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.</p>	<p>All entrances should:</p> <ul style="list-style-type: none"> <li>a) Be illuminated</li> <li>b) Have level access over the threshold; and</li> <li>c) Have effective clear opening widths and nibs as specified given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></li> </ul> <p>In addition, main entrances should also:</p> <ul style="list-style-type: none"> <li>d) Have adequate weather protection*</li> <li>e) Have a level external landing.*</li> </ul>	<ul style="list-style-type: none"> <li>a) No alterations are proposed to the existing lighting arrangements.</li> <li>b) There is a level threshold to the flat entrance. No alterations are proposed to the main entrance door which has a step on the threshold.</li> <li>c) This will be achieved</li> <li>d) There are no proposed alterations to the main entrance door.</li> <li>e) All entrances have level external landings. The external landing to the front entrance door is 1000mm deep x 2400mm wide.</li> </ul>
5	Communal stairs and lifts	<p>Enable access to dwellings above the entrance level to as many people as possible.</p>	<ul style="list-style-type: none"> <li>a) Communal Stairs Principal access stairs should provide easy access in accordance with the specification given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a>, regardless of whether or not a lift is provided.</li> <li>b) Communal Lifts Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></li> </ul> <p>Note: provision of a lift is not a Lifetime Homes requirement, but is recommended where dwellings are not entered at the same level as the main block entrance.</p>	<p>This application site is a single family dwelling arranged over the basement and ground floors. No alterations are proposed to the second dwelling within the property or communal areas.</p>

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6	Internal doorways and hallways	Enable convenient movement in hallways and through doorways.	Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> .	All hallway widths and door openings will comply.
7	Circulation Space	Enable convenient movement in rooms for as many people as possible.	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	A clear turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm is achievable in the living room and kitchen/dining areas. All double bedrooms achieve a clear space greater than 750mm wide to both sides and the foot of a standard sized double bed. The single bedroom achieves a clear space greater than 750mm wide to one side and the foot of the bed.
8	Entrance level living space	Provide accessible socialising space for visitors less able to use stairs.	A living room /living space should be provided on the entrance level of every dwelling (see Appendix 1 on page 65 or <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> for definition of 'entrance level'). Note: Entrance level generally means the storey containing the entrance door to the individual dwelling. It may refer to the first storey that contains a room (habitable or non-habitable) if the entrance door leads directly to an 'easy-going' stair.	This will be achieved.

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9	Potential for entrance level bed-space	Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space (see Appendix 1 on page 65 or <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> for definition of 'entrance level').	There is potential for an entrance level bed-space in the proposed living room. The large kitchen/dining room has potential to be used as a living space.
10	Entrance level toilet and shower drainage	Provide an accessible toilet and potential showering facilities for: a) any member of the household using the temporary entrance level bed space of Criterion 9, and; b) visitors unable to use stairs.	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible toilet compartment, with potential for a shower to be installed- as detailed in the specification given at (see Appendix 1 on page 65 or <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> for definition of 'entrance level')	The WC serving the ground floor complies with the approach zone guidance. Provisions will be made to allow for installation of floor drainage for an accessible floor level shower.
11	Toilet and bathroom walls	Ensure future provision of grab rails is possible, to assist with independent use of toilet and bathroom facilities.	Walls in all bathrooms and toilet compartments should be capable of firm fixing and support for adaptations such as grab rails.	Adequate walls will be formed to the bathrooms and toilet compartments to allow for fixing adaptations such as grab rails if required.
12	Stairs and potential through-floor lift in dwelling	Enable access to storeys above the entrance level for the widest range of households.	The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	a) This will be achieved. b) Please see drawing 7634/04B showing a suitable identified space for a through-the-floor lift if required.

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13	Potential for fitting of hoists and bedroom/bathroom relationship	Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.	Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	The structure above the main bedroom 1 and en suite ceilings will be capable of supporting ceiling hoists.
14	Bathrooms	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.	An accessible bathroom, providing ease of access in accordance with the specification given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> should be provided in every dwelling on the same storey as a main bedroom.	The bathroom layout is indicative only. Where elements shown do not comply with the requirements, adaptations can be made for future use if required. (For example, shallower basin can be installed to increase the approach zone to both WC and basin).
15	Glazing and window handle heights	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.	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people -including those with restricted movement and reach.	Layouts are indicative, there are provisions for an approach route of at least 750mm wide to each window or glazed door in habitable rooms, sill heights are a maximum of 800mm. The door handles and lower sash of each window will be no higher than 1200mm from the floor.
16	Location of service controls	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.	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	Any service control needed to be operated or read on a frequent basis, or in an emergency, will be included within a height band of 450mm - 1200mm from the floor and at least 300mm away from an internal corner.