

## **'LIFETIME HOMES' STATEMENT**

### **EXISTING CAFÉ-CHANGE OF USE TO RESIDENTIAL AT 155 MALDEN ROAD LONDON NW5 4HT**

'Lifetime Homes' standards as required and it's assessment is as follows:

- |    |                            |   |
|----|----------------------------|---|
| 1. | Car Parking Width          | There is no provision but general parking is provided on on the road  |
| 2. | Access From Car Parking    | Low Pavement  |
| 3. | Approach Gradients         | 1:20 Slope  |
| 4. | External Entrances         | The entrance is 900mm clear opening and level access over the threshold. The threshold upstand will not exceed 15mm.  |
| 5. | Communal Stairs & Lifts    | N/A.  |
| 6. | Stairs                     | The Flat proposed is on level floor, no stairs required.  |
| 7. | Doorways & Hallways        | <p>The width of internal doorways and hallways to conform to Part M of the current building Regulations</p> <p>The front door is 900mm wide.</p> <p>Any internal &amp; back doors will have a clear opening width of 750mm,</p> <p>The corridor or passageway width is 820mm</p>                            |
| 8. | Wheelchair Accessibility   | <p>A space will be provided for turning a wheelchair in dining areas and living rooms and adequate circulation space will be provided for wheelchairs generally elsewhere.</p> <p>A turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm will be provided in living rooms and dining areas.</p> |
| 9. | Living Room                | The living rooms will be at entrance level.   |
| 10 | Entrance Level WC & Shower | There will be a wheelchair accessible toilet at entrance  |

	level.
11. Drainage	<p>Drainage provision at ground floor level to be provided.</p> <p>The WC will be fully accessible. A wheelchair user will be able to close the door from within and achieve side transfer from a wheelchair to one side of the WC. There must be 100mm clear space to the front of the bowl. The shower provision must be within the closet or adjacent to the WC.</p>
12. Bathroom & WC Walls	<p>Walls in the bathroom and WC will be capable of taking adaptations such as handrails.</p> <p>Wall reinforcements (if required) will be located between 300 and 500mm from the floor.</p>
13. Stair Lift/Through-Floor Lift	N/A
14. Tracking Hoist Route	The design and specification will provide a reasonable route for a potential hoist from a main bedroom to the bathroom.
15. Bathroom Layout	<p>The bathroom will be designed for ease of access to the bath, WC and wash basin.</p> <p>Although there is not a requirement for a turning circle in bathrooms, sufficient space will be provided so that a wheelchair user can conveniently use the bathroom and gain side access to the WC.</p>
16. Window Specification	<p>Living room window glazing to be no higher than 800mm from the floor level and windows will be easy to open/operate.</p> <p>People will be able to see out of the window whilst seated.</p> <p>Wheelchair users will be able to operate at least one window in each room.</p>
17. Controls, Fixtures & Fittings.	<p>Switches, sockets, ventilation and service controls</p> <p>will be at a height usable by all (i.e. between 450mm and 1200mm from the floor). In new rooms</p>

This will apply to all new rooms, including the kitchen and bathroom.

18. Rain Water.

Water butts to be provided to harvest rain water for gardening and washing purposes.