

## Lifetime Homes Statement

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*This report has been prepared by Wilkinson King Architects.*

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Summary

The property at 10 Laurier Road is the central dwelling in a tripartite late 18th century terrace block. The traditional nature of the property poses considerable limits to the capacity to provide a home for a disabled person.

Entry to the property is not at street level with access to a main and basement entrance provided via stairs in both instances. The property is spilt over four levels, with each level accessed via a staircase. Other traditional features of the property such as the width of hallways and doorways pose considerable challenges to disabled people.

The alteration of a property for the disabled needs to be weighed against other considerations, such as preserving the existing streetscape and the traditional character of the property, as set out in the 'Darthmouth Park Conservation Area Appraisal and Management Scheme'. Practical considerations of making substantial changes to the existing fabric of the property are also relevant and limit the scope for many of the alterations necessary to make the property suitable for the disabled.

This statement should be read in conjunction with the planning application drawings and the Design and Access Statement that accompany this planning application.

The scope of the property to accommodate the 16 Design Criteria for Lifetime Homes is as follows:

1. Parking.

- The property has no provision for off-street parking and there is no capacity to accommodate off-street parking in the future.

2. Approach to Dwelling from Parking.

- This criteria is not applicable due to the lack of off-street parking within the property.

3. Approach to All Entrances.

- The property is currently accessed via two entrances from Laurier Road. The main entrance is to ground floor with a secondary entrance to the basement below street level. Access to both entrances is via a stair case prohibiting the provision of a level or gently sloping approach to both entrances.

4. Entrances.

a. Be Illuminated.

- Illumination could be provided.

b. Have Level Access Over the Threshold.

- The main entrance to the ground level has an existing step-up of 70 mm. Entry at basement level has an existing step-up of 120 mm. It would not be possible to meet this criteria within the existing property.

c. Have Effective Clear Opening Widths.

- The main entrance has an effective clear width of 900 mm and complies with the guidelines. The basement entry has an effective clear width of 740 mm and does not comply with the guidelines.

d. Have Adequate Weather Protection.

- Adequate weather protection currently exists at the main entry to the property by means of a covered porch. The basement entry does not currently have adequate weather protection, although an awning could be erected to provide this.

e. Have a Level External Landing

- Both the main and basement entrances to the property do not have an adequate external landing under the guidelines. It would not be reasonable to make provisions for a level external landing.

## 5. Communal Stairs and Lifts.

- The criteria for communal stairs and lifts is not applicable to this property as it is a single residence.

## 6. Internal Doorways and Hallways.

- The existing layout of the property does not comply with the requirements for doorways or hallways under the guidelines. There is limited scope to alter the property to comply with guidelines without substantial alterations to the internal building fabric.

## 7. Circulation Space.

- The potential for the circulation space to comply with the guidelines is limited by the existing layout of the property. The dining room and kitchen to the ground floor have the potential to meet the circulation space requirements. The bedroom and bathroom to the basement level could be made to meet the criteria in the guidelines.

## 8. Entrance Level Living Space.

- A living space is provided on the ground floor level of the property and therefore complies to the guidelines.

## 9. Potential for Entrance Level Bed-Space.

Currently the proposal makes no allowance for an entry level bedroom, although the proposed garden room could accommodate a temporary bedroom in order to comply with the guidelines.

## 10. Entrance Level WC and Shower Drainage.

- The proposal makes no allowance for an entry level WC and there is no capacity in the proposal layout to accommodate a WC compartment.

## 11. WC and Bathroom Walls.

- The requirement to provide firm fixing and supports to WC and bathroom compartments could be accommodated under the proposal.

## 12. Stairs and Potential Through-floor Lift in Dwelling.

- The requirement for the future installation of a stair or through-floor lift is not possible within the property. The existing staircases between each floor of the property are not wide enough to accommodate a stair lift and there is no scope in the layout of to accommodate a through-floor lift.

## 13. Potential for Fitting of Hoists and Bedroom/Bathroom.

- The main bedroom to the property is located on the first floor and there is no scope to provide reasonable access between the bedroom and the bathroom located on that floor. It would be possible to provide access between the bedroom and bathroom located on the basement level. The potential for the fitting of hoists to the bedroom and bathroom exists within the basement level.

## 14. Bathrooms.

- The proposal does not allow for a bathroom on the ground level and there is no potential to accommodate a through lift that could provide access to a bathroom on another level.

## 15. Glazing and Window Handle Heights.

- The principal living spaces in the property are the dining and garden room. The dining room is located to the front of the property where the existing windows be maintained. As detailed in the application the garden room is to have a glazed sliding door and window, both of which comply under the guidelines. The dining and garden room have an approach wider than the required 750 mm to each window with handles no higher than 1200 mm from the ground.

## 16. Location of Service Controls.

- The location of service controls to comply with the guidelines can be accommodated in the property where new controls are to be provided.