

**Proposed Residential Dwelling
Off Netherhall Gardens
(Rear of 132-142 Finchley Road)**

Lifetime Homes Standards (2010) – Statement of Compliance

- 1) The vehicle parking area is compliant with Part M in so far that it is 3.5m wide and in addition, the undercroft garage is sufficiently wide enough to allow a wheelchair user to enter and exit from a vehicle unhindered.
- 2) It is possible to park directly outside the house and enter at basement level where provision for a lift has been made.
- 3) Due to the site topography a ramp has been provided which is suitable for wheelchair access.
- 4) Sufficient illumination will be provided to the front of the dwelling and a level access threshold will be provided. The design incorporates a waterproof canopy over the main entrance.
- 5) The uniform rise of the stair providing access from the ground floor to the first floor is 170mm and the uniform going is 250mm. The handrail of the proposed stair will be 900mm above each nosing. The handrail will also extend 300mm beyond the top and bottom step.
- 6) The minimum width of any internal corridor is 1,000mm. The front door of the development has an opening width of 2,050mm. Every internal door has a clear opening of 775mm
- 7) The design of the dwelling allows easy access and more than adequate space for the turning of a wheelchair. The dining room is open plan with the kitchen and downstairs corridor and therefore provides ample turning space for a wheelchair. The living room, study and basement area also provide enough open space to easily rotate a wheelchair. A 1,500mm turning circle is easily achieved in each of the four upstairs bedrooms.

- 8) There is a living area at every entrance level (basement and ground floor).
- 9) If necessary the proposed study on the ground floor could be converted into a bedroom to accommodate a wheelchair user.
- 10) The dwelling provides a WC on the entrance level and adequate drainage will be provided to enable a shower to be installed if necessary.
- 11) All walls in the main bathroom, downstairs WC and en-suites will be constructed so that they will be capable of supporting adaptations such as handrails.
- 12) The design of the dwelling incorporates a straight stair which will allow the installation of a future stair lift. Provision is made for a lift rising through the central lightwell.
- 13) Bedroom 2 has an en-suite bathroom which could facilitate the installation of a hoist.
- 14) The layout of the en-suite bathrooms in Bedroom is designed in a way to enable wheelchair users to gain easy access without modification. The remaining bathrooms could be converted without structural modification.
- 15) The living room features a full-length, full-height window to the front of the property. Full height sliding doors are situated to the rear of the property. This will enable any wheelchair users to have unobstructed views out of the living room.
- 16) All switches, sockets, ventilation and service controls will be located at a height between 450mm and 1,200mm in order for them to be easily accessible to wheelchair users.

RGH/17 August 2012