

Project: **169-173 MALDEN ROAD, LONDON, NW5 4HT**

Client: Mr. Alexander N Alexander

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Rev: -

Lifetime Homes Statement for 169-173 MALDEN ROAD , LONDON , NW5 4HT.

What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blue print for accessible and adaptable housing in any setting. The Lifetime Home concept increases choice, independence and longevity of tenure, vital to individual and community well being.

This statement provides a response and checklist for each criteria.

Summary:

| The 16 Lifetime Homes Standards | Current Scheme Response | Lifetime Homes criteria met or confirmation required. |
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| Car Parking. 1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width. | No parking provided on site. | Not achievable. |
| Access from Car Parking. 2. The distance from the car parking space to the home should be kept to a minimum and should be level for gently sloping. | Not achievable. | Not achievable. |
| Approach. 3. The approach to all entrances should be level or gently sloping. | Surface approaches to all entrances are through steps and it is not possible to achieve level access | Not achievable. |
| External Entrances. 4. All the entrances should be illuminated have level access over the threshold and have a covered main entrance. | Not achievable. | Not achievable. |
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| <p>Communal Stairs. 5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.</p> | <p>Communal stairs riser are below 172mm Which provides easy access</p> | <p>Achievable</p> |
| <p>Doorways & Hallways. 6. The width of the internal doorways and hallways should conform to part M, except where the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.</p> | | <p>Not Achievable.</p> |
| <p>Wheelchair Accessibility. 7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.</p> | | <p>Not Achievable.</p> |
| <p>Living Room. 8. The living room should be at entrance level.</p> | <p>The living rooms to all homes are at entrance level.</p> | <p>Achievable.</p> |
| <p>Two or More Storey Requirements. 9. In houses of 2 or more storeys, there should be space on the entrance level that could be used as a convenient bed space.</p> | | <p>Not applicable</p> |
| <p>WC. 10. In houses with 3 or more bedrooms there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with 2 bedrooms the downstairs toilet should conform at least to</p> | | <p>Achievable</p> |

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| part M. | | |
| Bathroom & WC Walls. 11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails. | The walls will be of a suitably robust construction/material for fixing of handrails. Noggins and ply lining will be fitted. | Achievable. |
| Lift Capability. 12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the 1 st floor, for example to a bedroom next to the bathroom. | Single storey | Not applicable |
| Main Bedroom. 13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom. | The home accommodates future fitting of a hoist travelling from the bedroom to bathroom. | Achievable. |
| Bathroom Layout. 14. The bathroom should be designed for ease of access to the bath, WC and wash basin. | Bathroom has been designed for ease of access to the bath, WC and wash basin. | Achievable. |
| Window Specification. 15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate. | | Achievable. |
| Fixtures & Fitting. 16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor). | All sockets will be located at a usable height by all - between 450 and 1200mm from the floor. | Achievable. |

| Lifetimes Homes Standard | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | Total | Notes |
|---|-----|-----|-----|-----|---|-----|-----|---|-----|----|----|-----|----|----|----|----|-------|-------|
| Dwelling | n/a | n/a | n/a | n/a | ☐ | n/a | n/a | ☐ | n/a | ☐ | ☐ | n/a | ☐ | ☐ | ☐ | ☐ | 8/16 | |