

LIFETIME HOMES STATEMENT

120 Kingsgate Road

This Lifetime Homes Statement is provided in support of the application and seeks to demonstrate that the proposed development would be accessible to all. The statement has been informed by the Lifetime Home (LTH) Revised Criteria July 2010 and Accessible London: achieving an inclusive environment Supplementary Planning Guidance 2004. The statement supplements the Planning, Design and Access Statement and should be read in accordance with the submitted drawings. The proposal has been designed to address the 16 criteria below in the following ways:

1. **On plot parking** - Width of the retained garage space is 2770mm. Garages are exempt from the width requirements.
2. **Approach to dwelling from parking** – Utilises existing garage and access/dropped kerb.
3. **Approach to entrances** – Entrance is hard up against back edge of pavement and floor height is determined by basement level.
It is not practical to have a sloping entrance ramp as this would encroach onto the pavement or eliminate a large area of the floor plan making the layout unworkable and less legible.
4. **Entrances** – The door widths will comply with Part M. A level threshold will be provided but there is a stepped entrance – see above.
5. **Communal stairs & lifts** – N/A
6. **Internal doorways & hallways** – All doors will comply with Part M & corridors likewise.
7. **Circulation Space** – WC's comply with Part M – 750mm diameter turning area. Bedrooms have min 750mm clear to one side of bed. Living areas have min 1500mm diameter turning space. Kitchen has min 1200mm clear between units.
8. **Entrance level living space** – The ground floor has a WC & Kitchen/Dining room
9. **Potential for entrance level bed space** – Potential in kitchen/diner for bed space.
10. **Entrance level WC & shower drainage** – A WC is provided with the potential to be converted into a wet room.
11. **WC & Bathroom Walls** – Firm fixing and support for adaptations such as grab rails will be catered for.

12. **Stairs & potential through floor lift** – A stair lift can be added. There is no need for a through floor lift as a bed space can be provided in the kitchen/diner.
13. **Potential for fitting of hoists and bedroom/bathroom relationship**
– Structure capable of accommodating a ceiling hoist. Bedrooms have easy access to en-suites/adjacent bathrooms.
14. **Bathrooms** – Provided on same level as all bedrooms.
15. **Windows** – All windows to principle living spaces will allow people to see out when seated. All rooms have at least one operable light & are approachable/usable by a range of people.
16. **Location of service controls** – Service controls comply with Part M. All service controls will be set within 450mm & 1200mm above floor and at least 300mm from an internal corner.