

**RE: LIFE TIME HOMES Schedule – Ref: 2012/1882/P – 149 Grafton Road NW5 4AY**

It is considered that the above scheme will undertake best endeavours to address the 16 point **LIFE TIME HOMES** design features for the creation of a flexible blueprint for accessible and adaptable housing in any setting to increase choice, independence and longevity of tenure.

Our proposed scheme (ref: 2012/1882/P) addresses this ethos as follows.

1: **Car Parking dimensions and adaptability** – Not Applicable - The Proposals are 'Car Free'

2: **Car Parking Proximity** – Not Applicable - The Proposals are 'Car Free'

3: **Approach** – The approach to the main entrance from the street is level

4: **External Entrances** – All entrances are illuminated, have level access over the threshold. There is no canopy over the entrance as this is considered incongruous with the retention and enhancement of the Public House facade.

5: **Communal Stairs** – The communal stairs to the upper parts are of an adequate width (1100mm), rise (170mm) and run (250mm) in accordance with Lifetime homes criteria and **Part M of building regulation (ambulant stairwell)**

6: **Doorways + Hallways** – the width of the internal doorways and hallways conforms to **part M**, except that when the approach is not head on and the hallway width is 900mm, the clear opening width is 900mm rather than 800mm. There is a 300mm nib or wall space to the side of the leading edge of the doors on the entrance level

7: **Wheelchair accessibility** – there is adequate space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

8: **Living Rooms** – The Living Rooms are **not** at entrance level as the scheme proposals involve the conversion and utilisation of the Basement floor and Ground Floor it was considered that the Bedrooms should be on the Ground and Upper Ground Floor Levels. However the 2 flats proposed are well proportioned 3 bedroom duplexes that if necessary could be easily reconfigured to create additional Lounge / Living Areas at a later date from one or more of the 3 Ground Floor bedrooms. Flat G.2 is particularly suitable for this conversion having level access to the G fl level throughout

9: **Two or more storey requirement** – there are bedrooms in both flats on the entrance level.

10: **WCs** – There is a wheelchair accessible WC at entrance level with both flats having Bathrooms and Shower rooms at entrance level.

11: **Bathroom + WC walls** – The walls to the Bathrooms and WCs will be capable of being adapted with handrails etc.

12: **‘Stair’ and ‘Through Floor’ Lift Capability** – Both flat layouts (G.1 and G.2) have been considered with regard to the provision of a future stair lift. In particular, flat G.2 has a straight stair run more suited to stair lift adaptation and also has an area currently designated as storage and Light well / Void that could be reconfigured to accommodate a through floor lift at a later date.

13: **Bedroom / Bathroom Hoist** – Consideration has been given in locating the bathroom adjacent to a suitable bedroom for the future provision of a hoist. Both flats G.1 and G.2 have a bedroom space adjacent to the Shower room / Bathroom.

14: **Bathroom Layouts** – Bathroom and Shower Room have both been designed for ease of access to the bath, shower tray, WC + wash basin.

15: **Window Specification** – Not applicable – the Living Areas are in the Basement. However the 2 flats proposed are well proportioned 3 bedroom duplexes that if necessary could be easily reconfigured to create additional Lounge / Living Areas at a later date from one or more of the 3 Ground Floor bedrooms. Flat G.2 is particularly suitable for this conversion having level access to the G fl level throughout. G fl Bedroom windows have cills no higher than 800mm affording an unobstructed view and are easy to open and operate.

16: **Fixtures + Fittings** – Switches, sockets, ventilation and service controls will be at a height usable by all (ie between 450 and 1200mm from the floor)