

LIFETIME HOMES

6 Feb 2012

187 SUMATRA ROAD, LONDON, NW6 1PF

DOMESTIC REAR TWO STOREY EXTENSION

1. Parking &

2. Approach to dwelling from parking:

There is no existing parking provisions for the property as well as no off site parking. Sumatra Road is a residential street with resident permit parking. The proposal calls for no change to parking provisions.

3. Approach to all entrances &

4. Entrances:

187 Sumatra Road ground floor level is above the pavement street level. Therefore, there are 3nr steps from the pavement to the front door of the property. An existing handrail provides support at the entry.

5. Communal stairs and lifts:

All existing steps, communal stairs and proposed stairs comply with lifetime homes requirements for rise, goings and handrails. External step nosing will require contrasting vision strip.

6. Internal doorways and hallways:

The existing communal hall and proposed hall in the new dwelling are very wide and generous conforming to lifetime homes requirements. All new internal doors to the proposed additional unit will meet the minimum clear width of 750mm. The existing front door to 187 Sumatra Road has a clear opening greater than 900mm.

7. Circulation Space:

The open plan configuration facilitates easy movement around the new unit.

8. Entrance level living space:

The apartment is entered off the communal stair at ground floor level, directly into the open plan living, dining and kitchen.

9. Potential for entrance level bed space

To obtain an area of 32sqm of internal floor space, the new unit must be constructed over 2 floors. Therefore, the bedroom space is at first floor level.

10. Entrance level WC and shower drainage:

The proposed bathroom to the new unit is situated on the ground floor level.

11. WC and Bathroom walls:

The bathroom will have 2nr masonry walls to provide firm fixing points. The remaining 2 walls could also be constructed from masonry if required.

12. Stairs and potential through-floor lift in dwelling:

If required, the new unit could be fitted with a stair lift between ground and first floor levels.

13. Potential for fitting of hoists in bedroom/bathroom:

Solid 1 brick masonry wall construction provides firm fixing points for hoists. Hoists could also be fixed to ceiling joists if required.

14. Bathrooms:

The bathroom as shown on the planning application does not conform to DDA standards. However, the bathroom configuration can be extended to provide the room area required to meet standards of 1500 x 2200mm.

15. Glazing and window handle heights:

Proposed French doors and windows at first floor level meet lifetime homes requirements.

16. Location of service controls:

All new controls will be inserted at the appropriate heights and positions to meet lifetime homes requirements.