



16A LYNDHURST GARDENS GARDENS, NW3

LIFETIME HOMES STANDARDS STATEMENT

V A B E L

16A LYNDHURST GARDENS

LIFETIME HOMES STANDARDS COMPLIANCE

The proposed house has been designed to allow ease of accessibility and use. The design complies with all 16 of the Lifetime Homes Standards:

01 Car Parking

Cars can be parked on the private drive outside of the property enabling access to the front door. The driveway outside the house allows provision for a parking space with a width of at least 3300mm (2400mm wide space with a 900mm access path). This space will be on a firm surface with a minimal gradient of 1:100.

02 Approach to dwelling from parking

The principal approach route between the car parking space and the dwelling entrance will be a firm surface at a minimal gradient of 1:100. Parking is adjacent to the dwelling entrance.

03 Approach to all entrances

The approach to the front door from the street is via the driveway, which will be a firm surface at a gradient of approximately 1:100. The recessed entrance porch is level.

04 Entrances

The entrance will be illuminated by overhead diffused lights within the entrance porch. The entrance will have a clear opening of over 800mm and have level access over the threshold. The main entrance is set back within a covered level porch which will offer protection from the rain. The covered porch will be approximately 1430mm deep and 3700mm wide.

05 Communal Stairs and lifts

The building is a single private dwelling – there are no communal stairs or lifts.

06 Internal doorways and hallways

All internal doors will have a 900mm clear opening width. The doors to rooms on the entrance level of the dwelling will have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.

07 Circulation space

All living and dining spaces allow adequate circulation and turning space for wheelchairs (1500mm diameter turning circle). The main bedroom allows in excess of 750mm wide clear space to both sides and the foot of a standard sized double bed. Other bedrooms allow in excess of 750mm wide clear space to one side and the foot of the bed.

08 Entrance level living room

There is a living room at ground (entrance) floor level along with a home office. This could provide seating / socialising space for the household and visitors.

09 Bed space at ground floor

There are three bedrooms at ground floor level.

10 Entrance level WC and shower drainage

At entrance level there is an accessible bathroom / shower-room / WC in accordance with the LHS specifications. The shower will be at floor level and have a level threshold.

I 1 Bathroom and WC walls

The walls of the WC and bathroom will have the necessary reinforcements to support adaptations such as handrails, within a height band of 300mm – 1800mm from the finished floor.

I 2 Stairs and potential through-floor lift

The stairs and associated area will be adequate to enable installation of a stair lift without significant alteration or reinforcement. A clear width of 900mm will be provided on the stairs, which are straight in flight. A suitable location has been designed into the scheme to allow for a through-floor lift to be installed without having a negative effect on the use of the new house, nor the need to remove any partition walls. The aperture size would be a minimum of 1000mm x 1500mm with the approach to the lift being to one of the shorter sides.

I 3 Potential for future fitting of hoists and bedroom / bathroom relationship

The structure to the ceilings of all bedrooms and bathrooms would allow for the support the future installation of single point hoists above the bed, bath and WC. The size, layout and ceiling structures of either bedroom no.2 (ensuite bedroom off the entrance hall) or the main bedroom would allow for a hoist to be used between the bedroom and the ensuite bathroom. Bedroom no.2 has an ensuite bathroom directly adjacent to it with a direct doorway with a minimum clear opening of 900mm.

I 4 Bathrooms

An accessible bathroom, providing ease of access in accordance with the LHS specification is provided on the same storey as the main bedroom. The detailed bathroom layout will allow for easy access between appliances.

I 5 Glazing and window handle heights

The glazing in the principal living space will start no higher than 800mm above floor level, allowing a reasonable view from the space. There will be the potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room. In addition, this window will have handles/controls to an opening light no higher than 1200mm from the floor.

I 6 Location of service controls

Electrical switches and sockets, TV / telephone / computer points, consumer units, thermostats, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor and at least 300mm away from any internal corner.