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LIFETIME HOMES POLICY STATEMENT

Ref. 1002/1

11.11.11.

Proposed Ground Floor Commercial Units & Self-Contained Flats on the Upper Levels to no.s 17 & 19 Ferdinand Street, London NW1 8EU

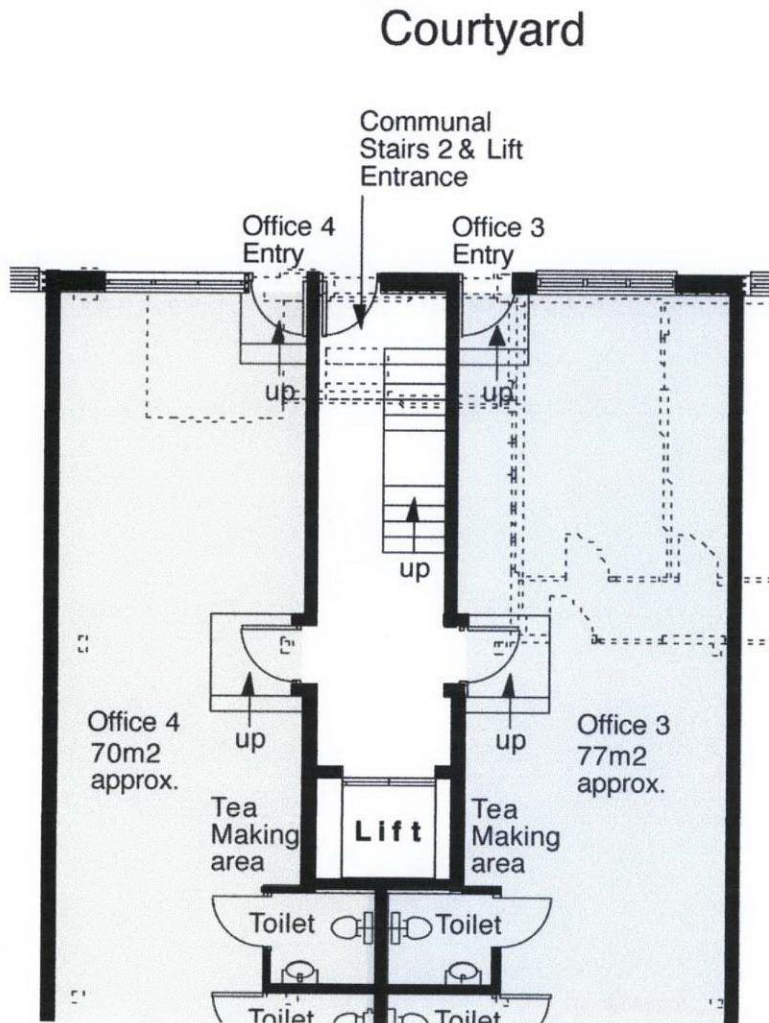


The proposed 17 self-contained flats are to be accessed via the alleyway from Ferdinand Street. The flats' access will be via 3 no. new staircases from the courtyard. There will be a Central lift that will access the 6 no. central flats, in which 4 no. will be wheelchair accessible and will therefore comply with the majority of the Lifetime Homes Policy's items.

The development cannot meet all the Lifetime Homes Criteria, as per following:-

1. There are no parking facilities available, thus this standard does not apply.
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3. The proposed ground floor entrance level will be level.
4. a) The external entrances will be illuminated via the provision of low energy external lighting.
b) The entrances' thresholds will not exceed 15mm.
c) There will be a glazed canopies to the main entrances.
5. a) Communal Stairs:- will be as per the requirement with a uniform rise not more than 170mm and a uniform going not less than 250mm. The handrails will extend 300mm beyond top & bottom step, the handrail height will be at 900mm from each nosing.
b) There will be a central lift – see figure 1.

Fig. 1 - Ground Floor Plan Showing Communal Stairs 2 & Lift Entrance.



6. All doorways and hallways to flats to comply with Part M of the Building Regulations. All entrances to internal flats have a clear opening width of 800mm and a nib of 300mm on the leading edge.
7. There is enough space for turning a wheelchair in the living room/dining areas. All living and dining areas have a turning circle of at least 1500mm minimum and thus complies. – see figures 2 & 3.
8. Living rooms are at entrance levels on each floor.

Fig. 2 - First Floor Plan Showing Flats 6 & 7.

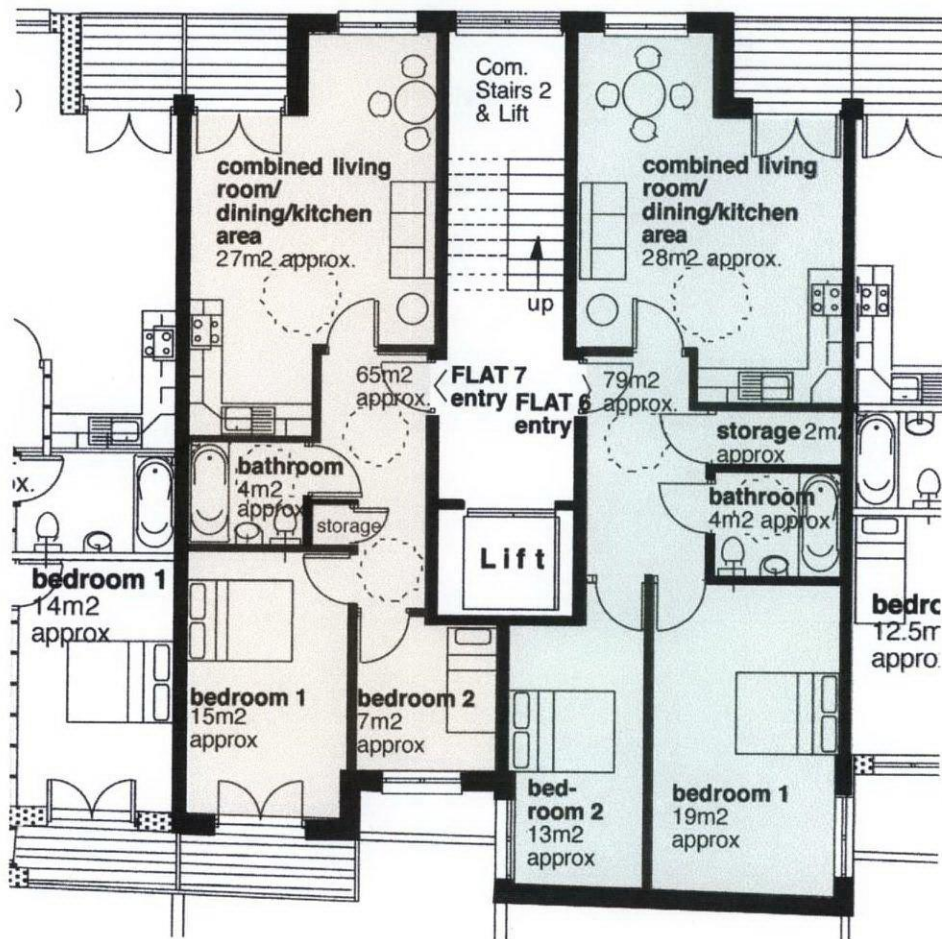
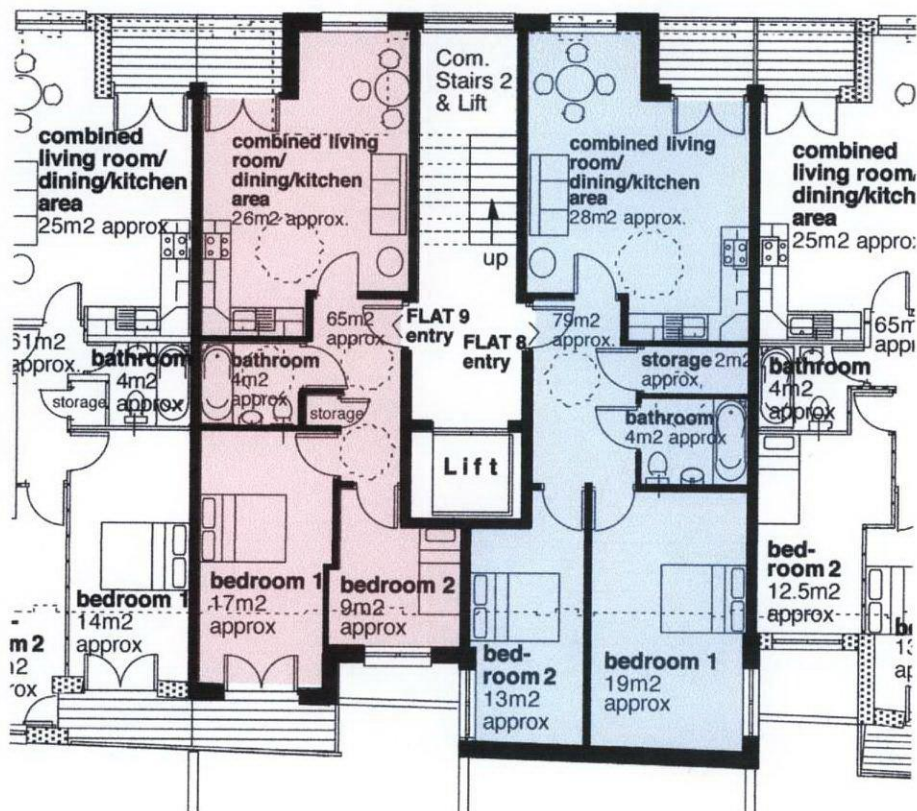


Fig. 3 - Second Floor Plan Showing Flats 8 & 9.



9. Proposal to be flats, therefore this requirement does not apply.
10. a) The WCs will be wheelchair accessible at entrance levels - see figures 2 & 3.
b) Drainage provision enabling a shower to be fitted in the future will be allowed for.
11. Bathroom's walls will be capable of taking adaptations such as handrails.
12. a) Provision for future stair lift does not apply.
b) Provision for future lift through the floor does not apply.
13. There could either be a removable panels from the one of the bedrooms to the bathroom or for a future hoist that is routed from the bedroom to the bathroom.
14. The bathrooms will be wheelchair accessible and have ease of access to the bath, WC & washbasin, therefore complies - see figures 2 & 3.
All WCs will comply with Part M of the Building Regulations.
15. A wheelchair user can operate the living rooms' windows.
16. Switches, sockets, ventilation and service controls should be at a height usable by all (between 450 and 1200mm from the floor), in all rooms including kitchen/dining room and shower room.