

2A SUMATRA ROAD, NW6 1PU

16 LIFETIME HOMES STANDARDS ASSESSMENT 1,3,5,6,7,10,12,14,15

To be read in conjunction with 116 P01A

1. Car Parking provision.

In this case, the existing flat already has a provision of 2 parking spaces; therefore each flat could have one each, which would comfortably accommodate residents with reduced mobility and/or children. In addition the proposal is close to West Hampstead Underground and two main line stations, West Hampstead Thames Link Rail and West Hampstead Rail. A large number of bus routes, are also within close proximity.

3. Are the approaches level or on a gentle slope?

The current entrances are approached via the level paved terraces.

From the pavement boundary to the front terraces, Sumatra Road is not level itself but does conform to requirements for safe access for ambulant disabled by not being more than 150mm high.

5. a) Do Communal stairs provide easy access?

b) Where homes are reached by lift, are they fully wheelchair accessible?

This application relates only to the ground floor, so the standard of the stair to the upper floor is not relevant to this application. Nevertheless there is an existing entrance for the upper flats which do not interfere with the proposal or the existing upper units.

The accommodation at ground level can be entered by a wheelchair user and the facilities used with a little assistance. There is no proposed lift, as it is not required.

6. Does the width of internal doorways and hallways conform to Part M of the Building Regulations except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm? Is there 300mm to the side of the leading edge of the doors on the entrance level?

Wheelchair access is possible on the ground floor, the hallway and doors comply with Part M.

7. Is there space for turning a wheelchair in dining areas and living rooms and adequate circulation space for users elsewhere?

Wheelchair access is possible, and there is adequate turning space in all parts of both units.

10. Is there

a) a wheelchair accessible entrance level w.c., with

b) drainage position enabling a shower to be fitted in the future?

The shower provision in the flats would be suitable for a fully disabled person. There is enough space in the bathrooms for a wheelchair user with both bathrooms exceeding minimum standards.

12. Does the design incorporate:

a) provision for a future stair lift?

b) a suitably identified space for a through lift from ground to first floor. For example to a

bedroom next to a bathroom?

This does not apply to this application for as the proposals are based on the ground floor.

14. Is the bathroom designed to incorporate ease of access to the bath, W.C. and wash basin?

The shower rooms are reasonably spacious and can be used by a fully disabled person.

15. Does the living room window glazing begin at 800mm or lower and are windows easy to open/operate?

The windows begin at 800mm from finished floor level and are easily operable.

