

LIFETIME HOMES STATEMENT

65 Hemstal Road

This Lifetime Homes Statement is provided in support of the application and seeks to demonstrate that the proposed development would be accessible to all. The statement has been informed by the Lifetime Home (LTH) Revised Criteria July 2010 and Accessible London: achieving an inclusive environment Supplementary Planning Guidance 2004. The statement supplements the Planning, Design and Access Statement and should be read in accordance with the submitted drawings. The proposal has been designed to address the 16 criteria below in the following ways:

1. **On plot parking** – None being provided on site in accordance with Borough policies. Permit parking available on-street.
2. **Approach to dwelling from parking** – N/a
3. **Approach to all entrances** – Ground floor flat utilises existing entrance which is stepped. Steps will be modified but cannot be removed as entrance is hard up behind the pavement & floor levels are determined by the existing basement. New third floor flat is accessed via existing communal entrance & stair which cannot be altered.
4. **Entrances** – Will be illuminated & have clear openings in compliance with Part M where practical given conversion of existing building.
5. **Communal stairs & lifts** – The third floor flat utilises the existing communal stair which cannot be adapted. No lift is proposed given the limited size of the development and level of alterations which would be required.
6. **Internal doorways & hallways** – Internal doors will comply with Part M width requirements & hallways will be min 1050mm wide.
7. **Circulation space** – All rooms have sufficient space for wheelchair turning, even though the new flats have stepped access.
8. **Entrance level living space** – Both new flats have an entrance level living space although the ground floor has change in level.
9. **Entrance level bed space** – The new ground floor flat has the ability to accommodate a bed on the entrance level, even though there is a stepped entrance & change in levels within the flat. The third floor flat is only over one level.
10. **Entrance level WC/shower** – The ground floor flat has an entrance level WC but space is too limited to have a shower. The third floor flat has an entrance level WC and shower.

11. **WC & Bathroom Walls** - Will be suitable for firm fixing for supports & adaptations for grab rails etc.
12. **Stairs & potential through floor lift** – Space is restricted in the ground floor flat as it is an existing building but a lift could be accommodated in the living room.
13. **Potential for fitting hoists & bedroom/bathroom relationship** – Floors/ceilings will be suitable for ceiling hoists. Bathrooms are adjacent to bedrooms.
14. **Bathrooms** – Will have suitable manoeuvring space for wheelchairs. Bathrooms could be adapted to have floor level shower trays, although this is an existing building and there may be some obstacles to this that only become apparent once the structure is opened up.
15. **Glazing & Window handle heights** – Windows in the principle living space will allow people to see out when seated. At least one opening light in each habitable room will be provided, and where practical within the existing structure, will be approachable and useable by a wide range of people.
16. **Location of service controls** – All service controls will be set within 450mm & 1200mm from floor level & min 300mm away from internal corners.