



GLA Architecture and Design

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## **LIFETIME HOMES POLICY STATEMENT**

10.11.10.

**Change of Use of the Ground Floor Shop and Basement to Create a Three Bedroom Self-Contained Maisonette, 2 no. Cycle Stores, a Lightwell in the Façade's Pavement, Railings, Pavement Lights, Replacing Windows, Removal of a Side Door & Window, a New Basement Window & Patio Doors To no. 91 Torriano Avenue, London NW5 2RX.**

The above development cannot meet all the Lifetime Homes Criteria, due to the following:-

1. There are no parking facilities available, thus this standard does not apply.
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3. The access along Torriano Mews is established and there are no footpaths and the level will be kept as the existing. Therefore the step unto to the existing floor level remains.
4.
  - a) The external entrances will be illuminated via the provision of low energy external lighting.
  - b) The entrance thresholds are stepped from Torriano Mews as existing.
5.
  - a) There is no provision for a lift due to the size and layout of proposed maisonette.
  - b) The ground floor staircase is existing and will be kept insitu.
  - c) The new basement staircase is designed within constraints of the space and headroom available.
6. There is not enough space for the 300mm to the side of the leading edge of doors on the entrance level or the internal doors.
7. There is space for turning a wheelchair in the ground floor living room/dining area, but due to the proposed maisonette not benefiting from a lift or ramp, this standard does not apply.
8. There's no living room at entrance level.
9. There are no bedrooms at entrance level.

10. a) There's no WC at entrance level and the ones allowed for due to their sizes, they do not meet Part M.  
b) There's a basement bathroom in this development but this does not adjoin a bedroom.
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12. a) Provision for future stair lift cannot be accommodated due to the maisonette's layout.  
b) Provision for future floor lift cannot be accommodated due to the maisonette's layout and entrance level.
13. There's a basement bathroom in this development but this does not adjoin a bedroom and does not meet Part M.
14. There's a basement bathroom in this development but this does not adjoin a bedroom and does not meet Part M.
15. Ground floor living room's new windows will be at 800mm or lower from floor finish.
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 rooms and shower rooms.