

FIRST FOOR, 76 PARKWAY, LONDON NW1 7AH

PLANNING APPLICATION REF: 2010/5194

DESIGN & ACCESS STATEMENT

LIFETIMES HOMES STANDARDS CRITERIA

1. **PARKING.**
Not applicable. There is no parking provision.
2. **APPROACH TO DWELLING FROM PARKING.**
Not applicable (See 1.)
3. **APPROACH TO ENTRANCES.**
Existing entrance door to common parts is level with public pavement.
4. **ENTRANCES**
 - a. External and internal entrances are to be illuminated.
 - b. The existing communal entrance door is to be retained. The entrance door to the dwelling from the communal parts is to have a level threshold.
 - c. The existing entrance door has a width of 800mm. It is not possible to provide a nib of 300mm due to adjacent owners/occupiers. The new entrance to the dwelling will have a width of 800mm and a nib exceeding 300mm.
5. **COMMUNAL STAIRS AND LIFTS**
The existing communal stairs are to be retained. It is not possible to reconfigure due to adjacent owners/occupiers. There is no lift, nor is it possible to install one due to adjacent owners/occupiers. The existing stair handrails will be fitted at 900mm height and continue 300mm beyond the top and bottom of the stairs (where applicable). The step nosings can be made of contrasting colours, the risers are closed.
6. **INTERNAL DOORWAYS AND HALLWAYS**
The only internal doorway with the dwelling is to the WC/shower room and has a width of 800mm. There is no internal hallway/corridor.
7. **CIRCULATION SPACE**
The studio room has circulation space in excess of guidelines. The kitchen has circulation space in excess of guidelines.
8. **ENTRANCE LEVEL LIVING SPACE**
The living space is level with the entrance to the dwelling.

9. **ENTRANCE LEVEL BED-SPACE**
The bed-space is level with the entrance to the dwelling.
10. **ENTRANCE LEVEL WC AND SHOWER DRAINAGE**
The WC and shower drainage are level with the entrance to the dwelling. The dimensions of the WC/shower room exceed those in of the criteria.
11. **WC AND BATHROOM WALLS**
The WC/shower room walls are strong enough to support handrails.
12. **STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING**
The existing stairs (which cannot be reconfigured due to adjacent owners/occupiers) are inadequate for a stair-lift. The adjacent owners/occupiers (in particular the ground floor shop at the property) means that a through-floor lift cannot be installed.
13. **POTENTIAL FOR FITTING HOISTS TO BEDROOM**
The ceiling joists to the bed-space and WC/shower room are capable of supporting a bed-hoist. The route between the two rooms is straight.
14. **BATHROOMS**
The proposed layout complies with the space criteria.
15. **GLAZING AND WINDOW HANDLE HEIGHTS**
The window heights and units are as existing, and cannot be feasibly altered.
16. **LOCATION OF SERVICE CONTROLS**
The location of the service controls will conform to this criteria.