

## **Lifetime Homes Standards**

### **14 ETON GARAGES LONDON NW3**

**To accompany the design and access statement.**

**The proposals fully comply with the current requirements of Part M of the Building Regulations.**

**Accordingly, all Lifetime Homes standards, where applicable, will be complied with.**

**The 16 Standards have been addressed as follows:**

**1. Parking.**

The property has 2 private parking spaces on the mews, both with more than the required amount of space and width for disabled access.

**2. Approach to Dwelling from Parking.**

The property's 2 private parking spaces are immediately in front of the entrance to the building providing direct and level access from a vehicle and by pedestrians.

**3. Approach to all Entrances.**

The approach to the single entrance is level.

**4. External Entrances.**

The entrance will be lit, but faces directly onto the private road so there will be no entrance porch. There is a level access over the threshold.

**5. Communal Stairs and Lifts.**

Not applicable.

**6. Internal Doorways and Hallways.**

All door openings and hall widths are equal to or exceed the minimum requirements of Part M of the current Building Regulations.

**7. Circulation Space.**

All door openings and the living/kitchen area exceed the minimum specified circulation space for wheelchairs. The bedroom is equal to the minimum specified space for wheelchairs.

**8. Entrance Level Living Space.**

The proposed dwelling has an entrance level living space.

**9. Entrance Level Bed space.**

The proposed dwelling has an entrance level bed space.

**10. Entrance Level WC & Shower Drainage.**

The property contains an entrance level WC/Wetroom that exceeds the minimum space required for wheelchairs.

11. Bathroom & WC Walls.

Bathroom and WC walls will be of solid construction and have a structural integrity capable of being adapted to support grab rails and handrails.

12. Stair Lift / Through - Floor Lift.

Not applicable.

13. Potential for Fitting of Hoists & Bedroom/Bathroom.

The design layout provides a clear, private and unobstructed route between the bedroom and bathroom, and offers the possibility of easily converting to en-suite by removing the bedroom door.

The ceiling structure will be built with the capability to support hoists if necessary in the future.

14. Bathrooms.

The proposed WC/Wetroom exceeds the minimum space required for wheelchairs.

15. Glazing and Window Handle Heights.

The windows proposed in the front of the property comply with all lifetime standards. The windows proposed in the rear wall are mechanically operated to enable use by those in a wheelchair. A cill height of 800mm would be inappropriate as the wall backs onto a public pavement. Instead it will be at a higher level, matching those of neighbouring properties.

16. Location of Service Controls.

Switches, sockets, ventilation and service controls are to be positioned between 450mm and 1200mm from finished floor level.