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LIFETIME HOMES STANDARDS

for

PROPOSED REFURBISHED HOUSE
at

25 BRACKNELL GARDENS, HAMPSTEAD, NW3

Accompanying Planning Application

May 2010

1.0 Introduction

THE LIFETIME HOME STANDARDS

Car Parking

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

-- .As there is a very large existing carriage driveway which is retained the proposal therefore complies with this Standard.

Access from Car Parking

2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

-- The proposal achieves this in that there is parking both immediately outside the front door and in or immediately outside the garage

Approach

3. The approach to all entrances should be level or gently sloping.

-- Due to the existing sloping nature of the site it is not possible for all entrances to comply however the proposal achieves this via the front door and garage entrance.

External Entrances

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

-- The proposal achieves this

Communal Stairs

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

-- This proposal comprises a single family dwelling and there are therefore no communal stairs

Doorways & Hallways

6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.

-- The proposal achieves this. Corridor widths are not compromised by radiators as underfloor heating is to be used throughout.

Wheelchair Accessibility

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

-- The proposal achieves this

Living Room

8. The living room should be at entrance level.

-- The proposal achieves this

Two or more storey requirements

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

-- The proposal achieves this

WC

10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

-- The proposal achieves this

Bathroom & WC Walls

11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

-- The proposal achieves this (walls are to be constructed of solid blockwork, plastered and tiled)

Lift Capability

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

-- The proposal achieves this a passenger lift is included within the proposed refurbishment.

Main Bedroom

13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

-- The proposal achieves this

Bathroom Layout

14. The bathroom should be designed for ease of access to the bath, WC & wash basin.

-- The proposal achieves this

Window Specification

15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.

-- The proposal achieves this having glazed doors.

Fixtures & Fittings

16. Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).

-- The proposal achieves this (this is a requirement of the Building Regulations for new or homes renewed to this extent (replastered and rewired) homes such as this proposal)