

**Michael Burroughs Associates**

**Proposed Flat Conversion**

**22A Lambolle Place, NW3 4PG**

**LIFETIME HOMES STATEMENT**

**1 JULY 2010**

**1. Car Parking Width**

The proposed development provides no new off-street car parking. The site is within a CPZ with a large number of on street parking.

There is the opportunity to utilise the free car parking to the rear of the property in respect of the private unadopted road of Lancaster Stables.

**2. Access From Car Parking**

As there is no planned car parking on the site. Access from parked cars will depend on the availability of spaces on the Lambolle Place and the surrounding streets. If a resident is disabled it is possible to apply to the council for a designated disabled parking space.

**3. Approach Gradients**

Lambolle Place is reasonably flat. The entrance to the proposal is from the back of the pavement.

**4. External Entrances**

The existing entrance threshold up-stand does not exceed 15mm. Entrance to the property will be kept level. Appropriate illumination will be provided to the external entrance of the property. Internal stairs can be replaced by a ramp if required.

**5. Communal Stairs and Lifts**

There is no communal stairs or lift.

**6. Doorways and Hallways**

The proposed developments doorways all conform to the Lifetime Homes Standards by being 900mm in width. The front door has a clear opening width of at least 800mm. The hallways are all 'head on' and measure 900mm in width.

**7. Wheel Chair Accessibility**

Access at street level to the ground floor of this property is via 3 steps which can easily be replaced by a ramp if required.



The ground floor provides no living/dining areas as this is located on the lower ground floor of the property. However, in the event of disabled occupier there is the opportunity to convert one of the proposed bedrooms on the ground floor into a dining/living area, which would have ample space for a turning circle of at least 1700mm x 1400mm.

The lower ground floor also has a joint living/dining room that allows at turning circle of 1700mm x 1400mm conforming to good practice guidance.

#### **8. Living Room**

The proposed living room is at lower ground floor level. This does not conform with the standard. However, if necessary, the design can be changed to convert one of the proposed bedrooms at entrance level into living space.

#### **9. Entrance Level Bed Space**

The design proposes 2 bedrooms at entrance level on ground floor.

#### **10. Tracking Hoist System**

The proposed design places the bathrooms directly opposite or adjacent to the two bedrooms. This is an appropriate position and distance for a hoist system.

#### **11. Entrance level WC and Shower Drainage**

There is a bathroom at ground floor level large enough to be wheelchair accessible. It contains a bath/shower which can be converted into a specialist bath/shower for a disabled person.

#### **12. Bathroom and WC walls**

The walls of all bathrooms and WCs will support hand rails and other apparatus to enhance the movement of disabled people.

#### **13. Stair Lift**

The stair case in the property is a spiral within a void. A stair lift can be installed in the void if required.

#### **14. Bathroom Layout**

Both bathrooms allow ease of access to their respective facilities including bath, encased shower, WC's and the wash basins.

#### **15. Window Specification**

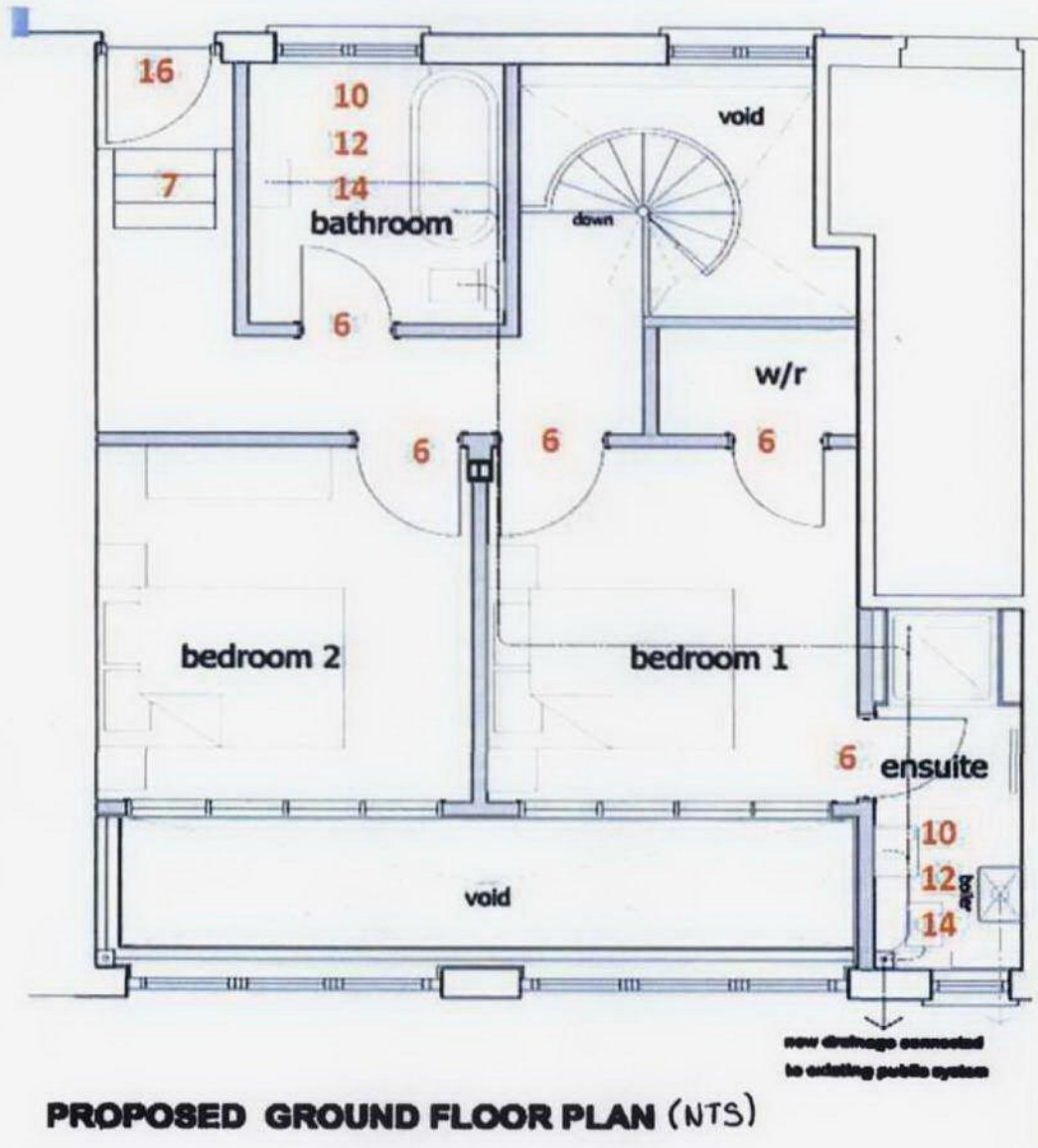
The living room is at lower ground floor level and is lit by a light well from large ground floor windows. It is not possible to have a window at the recommended height of 800mm. However, it is possible to fit all windows with locks which are easy to open/operate.

#### **16. Fixtures and Fittings**

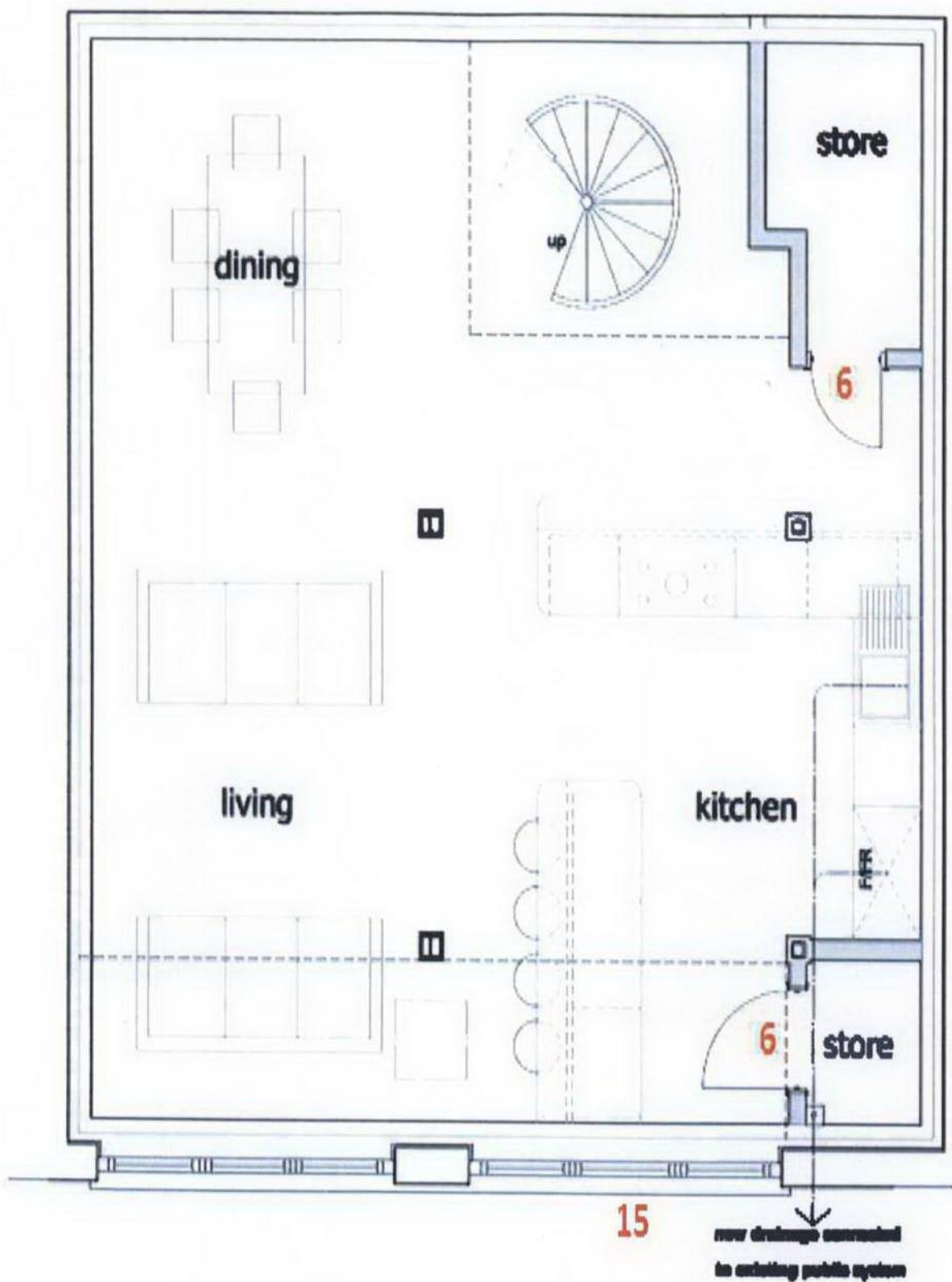
The proposed design will ensure that all controls, fixtures and fittings are between the heights of 450mm and 1200 mm from the floor ensuring that they easily accessible by anyone.



Michael Burroughs Associates  
Life Time Homes Diagrams and Keys







**PROPOSED LOWER GROUND FLOOR PLAN (NTS)**

**Key**

- 6      Doorways and Hallways**
- 7      Wheelchair Accessibility**
- 10     Entrance Level WC and Shower Drainage**
- 12     Bathroom WC and walls**
- 14     Bathroom Layout**
- 15     Window Specifications**
- 16     Fixtures and Fittings**