

Site to the rear of 106 Finchley Road

‘Access for All’ Statement

Revision 02

**The house has been designed to allow ease of accessibility and use.
The design complies with all 16 of the Lifetime Homes Standards:**

01 Car Parking

Cars will not be able to stop directly outside the house. The pedestrian access down Trinity Walk is ramped rather than stepped.

02 Access from car parking

No car parking space is possible at the front and the new house would be car free.

03 Approach

The approach to the front door from the street is a slope. The access from Trinity Walk through the front door is stepped. Due to the gradient of the existing path of Trinity Walk the entrance will need to be stepped. Building Regulations Approved Document M 'Access to and Use of Buildings' allows a stepped approach due to the plot gradient of the path exceeding 1:15 (clause 6.16).

04 External Entrances

The entrance will be illuminated by overhead lights for example recessed Halolite Cast IP65 Low Energy Fire Rated Downlights. Due to the gradient of the existing path of Trinity Walk the entrance will need to be stepped. Building Regulations Approved Document M 'Access to and Use of Buildings' allows a stepped approach due to the plot gradient of the path exceeding 1:15 (clause 6.16).

05 Communal Stairs

The building is a single private dwelling – there are no communal stairs.

06 Doorways and Hallways

All internal doors will have a 900mm clear opening width. The doors on entrance level have a 300mm nib on the side of the leading edge.

07 Wheelchair accessibility

All living and dining spaces are open plan giving adequate circulation and turning space for wheelchairs. Corridors are 1.1m wide.

08 Living Room

Living accommodation is at ground floor entrance level.

09 Bed space at ground floor

The configuration of the ground floor will allow a bedroom to be introduced into the area currently proposed as a study.

10 WC at ground floor

The entrance level WC meets the standards required for wheelchair access. WC and shower room are also situated at the ground floor entrance level.

11 Bathroom and WC walls

The walls of the WC and bathroom will be blockwork and would be capable of supporting adaptations such as handrails.

12 Lift

A lift could be built into the house.

13 Main Bedroom

The width of the corridors allows a hoist to be used between bedroom and bathroom at first floor.

14 Bathroom Layout

The detailed bathroom layout will allow for easy access between appliances.

15 Window Specification

The living room windows will be openable with long lever handles which allow easy operation.

16 Fixtures and Fittings

Switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.