



Homes Design Ltd

62 Bellamy Drive

Stanmore – HA7 2DA.

Tel: 0208 907 3590 & Fax: 0208 907 7332

Mobile: 07946 872 537

Email: info@homesdesignltd.co.uk

website: www.homesdesignltd.co.uk

Project: HD-314 “3 – ARLINGTON ROAD-London NW1 7ER”

LIFETIME HOME STATEMENT:

The property is designed in compliance with Camden Planning guidance & Lifetime Home standards. Please see below the list of Lifetime Home design criteria taken for the above application:

- 1- **Car Parking Width:** Not Applicable since section-106 applies to the proposed scheme. The property is located at few yards away from shops & means of amenities plus public transports & also the street is registered residential parking permit holders restriction, so therefore the new flat's residences do not require having a designated parking space.
- 2- **Access From Car Parking:** Not applicable since no parking space is designated to the flat
- 3- **Approach Gradients:** The front access to the property from the main street is not altered and the ground floor areas will not altered from existing site condition. The property is located within conservation areas & it is a listed building, therefore the proposal is to avoid any alterations to the external elevations.
- 4- **Entrances:** The proposed plan drawing (HD314/1002) show the floor plans to first & second floor levels amended to create a single entrance for each flat at each level by converting the existing self contained Studio flats at each level into a larger flat. The proposed elevation (HD314/1003) illustrates that the external areas will not altered under the proposed scheme.
- 5- **Communal Stairs & Lifts:** The existing communal staircase is retained & will not be altered while providing as means of access & escape for each flat at each designated flat.

- 6- **Doors & Hallways:** All doors designed to Building Regulation Part-B as specified on drawing HD314/1002 with internal doors to give clear with of 800MM & all doors are 775MM, except entrance door which is 900mm wide & all are 2.1m-Height. The ground floor Hallway is more than 1100mm wide which allows wheelchair access and also the doors are set @ 300mm from any obstructions with brass handles & 3-hinges
- 7- **Wheelchair accessibility:** The ground floor flat is not altered and it provides access for wheelchairs & is designed to compliance with Building regulation Part-M without requiring altering or changing from existing layouts.
- 8- **Living room:** living space, indicated on plan, adequate for receiving visitors, general socialising within the household. The room is designed with maximum light & sitting plus dining areas as shown on plan HD314/1002
- 9- **Entrance level bed space:** All flats to new areas are designed to accommodate a ONE-bedroom accommodation within each floors & in compliance with Building regulations & Camden Design guidelines.
- 10- **Entrance level WC & Shower Drainage:** all the floor areas are level and the sanitary rooms are accessible for residences with all have provision for shower/bath drainage. The unit is designed to compliance with Part-M of building regulations
- 11- **Bathroom & WC walls:** It is indicated on the plans that the bathrooms & wc walls have disable/ambulant person's handrails and also designed for ambulant access at ground floor
- 12- **Stair Lift/Through Floor Lift:** Not applicable since it already consist of a central staircase which do not alter
- 13- **Taking Hoist Route:** Not applicable since it is only making internal alteration to existing flat layouts.
- 14- **Bathroom Layout:** The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin & designed to comply with FIGURE-8 of lifetime home standards with clear distances to each unit & allowance for access.
- 15- **Window Specification:** as specified on drawing HD314/1001, all windows to match existing & set @ 800 above FFL with easy to open & provide moiré than 10% min floor area as means of ingress of light. The windows also shown to match existing and have compliance with Parts-N & L of building regulation for safety & energy efficiency
- 16- **Controls, fixtures & fittings:** Switches & sockets plus ventilation & service controls are noted to be at a usable height of between 450mm & 1200mm respectively & noted on proposed floor plan