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I N C L U S I V E   A C C E S S   S T A T E M E N T

31 HOLLYCROFT AVENUE

L o n d o n  
N W 3   7 Q J

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## 3.1

## EXISTING INCLUSIVE ACCESS TO THE BUILDING

Pedestrian access is gained through the main entrance gate from the public footpath. There is also vehicular access from the street to two enclosed and covered garages.

At present the building has one main access to the front, a stepped entrance leading from the walkway to the front door. The entrance is unsuitable for ambulant disabled purposes, and there is no means of access for people in a wheelchair.

There is a currently an additional secondary access to the side of the building with a stepped entrance leading to a side door.

## 3.2

## PROPOSED INCLUSIVE ACCESS TO THE BUILDING

Pedestrian access will not be altered by the proposed development. Vehicular access will remain unchanged, but will instead give access to off- street parking in the proposed application.

The proposed access to the front door of the building will remain unchanged, on the other hand the stepped entrance to the side door will be lowered to ground level becoming suitable for ambulant disabled access proposed as well as allowing access for people in a wheelchair.

## 3.3

## REVIEW OF SCHEME AGAINST LIFETIME HOMES ASSESSMENT CRITERIA

**Criterion 1** *"Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width"*

There is dedicated off street parking for two cars with sufficient space for enlargement to meet the requirement of the criteria.

**Criterion 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 off street parking area is adjacent to the property and provides access to the property with a gentle slopping to the side of the property.

**Criterion 3** *"The approach to all entrances should be level or gently sloping"*

The height of the front stepped entrance does not allow for a level approach, but the side entrance will be level and the access will meet the requirement of the criteria.



**Criterion 4** *"All entrances should:  
a) be illuminated  
b) have level access over the threshold and  
c) have a covered main entrance."*

The redevelopment will incorporate a renewal of the external lighting scheme and thereby improve its visibility and clarity. The side entrance will have level access over the threshold and will have a covered entrance.

**Criterion 5** *"a) Communal stairs should provide easy access and  
b) where homes are reached by a lift, it should be fully accessible"*

The redevelopment is to a single family dwelling and therefore criterion 5 does not apply.

**Criterion 6** *"The width of the doorways and hallways should conform to the specifications in the next column."*

<i>Doorway clear opening width (mm).....</i>	<i>Corridor/passageway width (mm)</i>
<i>750 or wider.....</i>	<i>900 (when approach is head-on)</i>
<i>750.....</i>	<i>1200 (when approach is not head-on)</i>
<i>775.....</i>	<i>1050 (when approach is not head-on)</i>
<i>900.....</i>	<i>900 (when approach is not head-on)"</i>

The proposals have been designed with the requirements of criterion 6 in mind. Where it has been possible to comply with the clear opening widths, they have been met. The clear opening widths have been increased in so far as is possible.

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

There is more than adequate wheelchair turning space in all the rooms. Turning spaces have been allowed for in the principle reception rooms and circulation space in so far as is possible.

**Criterion 8** *"The living room should be at entrance level"*

The nature of the single family dwelling is that there are several reception rooms at various levels of the property. There is a generous Kitchen/Family room at ground floor level adjacent to the side entrance that could act as the main family living room.

**Criterion 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 dining room on the ground floor level could be used as a bed space and can be easily accessed from the side entrance if a stair lift is incorporated to the 4 internal steps.



- Criterion 10** *"There should be:*  
*a) a wheelchair accessible entrance level WC, with*  
*b) drainage provision enabling a shower to be fitted to be fitted in the future".*

The Guest WC adjacent to the family kitchen can be easily accessed from the side entrance if a stair lift is incorporated to the 4 internal steps.

- Criterion 11** *"Walls in bathrooms and toilets should be capable of taking adaptations such as handrails."*

Walls to all bathrooms, water closets and changing rooms will be capable of adaptations such as handrails.

- Criterion 12** *"The design should incorporate:*  
*a) provision of a stair lift*  
*b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom"*

The main stairwell is generously proportioned and capable of incorporating a stair lift if required at a future date. In addition a platform lift could easily be added to provide wheelchair access to the Bedroom 2 — En-suite 2 above. The floor/ceiling to this area has been designed to be free from structure to that a lift could easily be added at a later date.

- Criterion 13** *"The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom"*

The Bedroom 2 and Ensuite 2 are generously sized and would allow for a hoist between the two.

- Criterion 14** *"The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin"*

The En-suite 2 can be easily altered to satisfy this requirement.

- Criterion 15** *"Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate"*

Living room to the rear of the property will satisfy this requirement.

- Criterion 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 redevelopment will incorporate a renewal of the all electrical network of the property and will thereby meet the requirement of the criteria.

