

PROPOSED NEW RESIDENTIAL ACCOMMODATION - LIFETIME HOMES STANDARDS

Introduction Statement

The proposed accommodation has been designed to respond in context to the already permitted rear extension development on the adjacent site, No. 196, Kilburn High Road, both the proposed development and the adjacent permitted development having residential accommodation located on the rear boundary fronting King's Court public footpath. In order to ensure that the accommodation, proposed and as permitted on the adjacent site, at ground floor level may be provided with adequate prospect from the living area windows from a seated position, (See Lifetime Homes requirement No.15 below) the ground floor level is raised to ensure that the accommodation cannot be overlooked from the public footpath.

In consequence the proposed accommodation has been designed to Lifetime homes Standards, as set out in detail below, subject to the exclusion of potential wheel chair use, to comply with Central Government Guidance emphasising the requirement for the maximum use of opportunity sites in Urban Areas.

Adherence to Lifetime Homes standards

- Standard**
1. Disabled Parking – N/A Proposed Car Free Development See response to pre-application consultation dated 21/01/09 Ref ENQ34417
 2. Disabled access from Parking space – N/A See Introduction Statement above
 3. Approach Gradient – Street level access provided
 4. Illuminated Entrance – Lighting to be provided to soffit above recessed main entrance
 5. Common Stair case – Risers at 170mm & goings at 250 provided
 6. Doorways & entrance widths – All Doorways comply with 750mm width and 900mm head on and 1200mm non head on access standards
 7. Adaption for wheel chair use – N/A. See Introduction Statement above
 8. & 9. Wheel chair use living, bedroom & kitchen areas – Open Plan layout conforms with requirement.
 10. Wheel chair use Bathroom – Wheel chair use N/A. Floor drainage to be provided to permit later shower adaption.
 11. Disabled assistance handles Bathroom – Handles at 300 & 1500mm may be provided if accommodation requires adaption. Note location of toilet adjacent to bath allows use for entrance to bath from seated position.

12. Provision for stair chair lift – The flats at Grd. & 1st. Floor provide single level accommodation. The Studio apartment single flight staircase above will be provided with an internal clear width of 900mm between wall face and handrail.
13. Provision for disabled hoist – N/A. See Introduction Statement and answer to 12 above Note. Two of the three proposed accommodation units are located on a single level.
14. Wheel chair access to W.C. – N/A. See Introduction Statement above. Note. 700mm Space at side of W.C will be available if bath is replaced with shower facility, 1100mm space in front of W.C. provided in bathroom layout indicated on application drawings. Also, location of toilet adjacent to bath permits use for entrance to bath from seated position.
15. Window height, Wheel chair use – Windows to habitable accommodation to be set at 800mm above finished floor level. See also, Introduction Statement and answer to Item 7 above
16. Power point & light switch location – All power points and light switches will be located in accordance with the requirements of this item as required under the provisions of current Electrical Installation and Building Regulations.

David J. New riba

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04/12/09.