

MIXED USE DEVELOPMENT – 1 - 8 COLLEGE YARD, NW5

OCTOBER 2009

LIFETIME HOMES STATEMENT – Ref: ENX - B Oct 09

(To be read in conjunction with the submitted proposed 'LIFETIME HOMES' plans, sections and elevations.- drawings ENX_020, 021,022 & 023). The items are numbered in order to correspond with the LTH standard 16 point list).

Please note that for the purpose of the wheelchair accessibility to the above residential development; the fully, wheelchair accessible apartment is Flat 1 on the first floor.

1. Car Parking Width – (refer to plan ENX_020)
2. Access From Car Parking - (refer to plan ENX_020)
3. Approach Gradients - A level approach to the proposed entrance door from the forecourt will be provided (refer to plan ENX_020)
4. External Entrances - (refer to plan ENX_020)
 - a. All entrances will be illuminated for both safety and access.
 - b. The main entrance to the flats will have a canopy.
 - c. A level threshold to the main entrance will be provided.
5. Communal Stairs and Lifts – (refer to plans and sections ENX_020, 021, 022 & 023)
 - a. Communal staircase will have a uniform going of minimum 250mm and rise of 170mm
Handrails to extend 300mm beyond top and bottom steps
Handrail height to be 900mm from each nosing
 - b. A clear landing of 1500 x 1500mm has been provided in front of the main passenger lift to ground, first and second floor levels.
The minimum dimensions of the main passenger lift will be 1400 x 1100mm
The positioning of the controls will comply with the Lifetime Homes Requirements ie 900-1200mm from the finished floor and 400mm from the lifts internal front wall.
6. Doorways and Hallways – (refer to plans ENX_020, 021 & 022)
The width of the internal doorways and hallways conforms with Part M of the current building regulations.
 - a. All entrance doors to flats will have a 300mm nib to the leading edge.
 - b. The main corridor at first floor level is 1050mm min. width and clear opening door widths to be 800mm min.
 - c. Internal doors to have a clear opening width of 800mm min. passageway width to be 900mm when head-on or 1050mm when approach not head-on.
7. Wheelchair Accessibility – (refer to plans ENX_020, 021 & 022)
A turning circle of 1500mm diameter for wheelchair accessibility has been indicated on the floor plans.
8. Living Room –
The living/reception rooms are wheelchair accessible via the passenger lift.
9. Not applicable.
10. a. Refer to plans ENX_021 and 022 for bathroom layouts.

b. Drainage provision for shower provided to bathrooms – (refer to plans ENX_021 and 022)

11. Bathroom & WC Walls

Walls to all bathrooms/WC's will be underlined with waterproof plywood to enable handrails, etc. to be fixed between 300 – 1500mm from the floor level.

12. a. Not applicable due to provision of passenger lift.

13. Route for future hoist allowed for between bedroom and bathroom.

14. Bathroom Layout – Refer to plans ENX_021 and 022 for bathroom layouts.

The WC and bath to all Flats will be positioned within the room in order to facilitate ease of access.

15. Window Specification –

The windows to the reception areas to all flats will have a maximum cill height of 800mm and will be operational to wheelchair users.

16. Controls, Fixtures & Fittings –

Switches, sockets, ventilation and service controls will be positioned between 450 and 1200mm from the finished floor level.