

LIFETIME HOMES STANDARDS

Relating to 11 Hampstead Hill Gardens

This application covers the Change of use from two maisonettes to a single family dwelling with wheelchair access to be provided to the lower ground floor only. Future adaptations to the lower ground floor bedroom are to be considered. The property is a listed building.

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| 1 | Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width | No adjacent car parking is applied for under this application |
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| 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 proposal is for ramped access to the lower ground floor with as shallow a gradient as possible allowing for the typography of the site |
| 3 | The approach to all entrances should be level or gently sloping | Access to the lower ground floor will be sloping as detailed above |
| 4 | All entrances should:
a) be illuminated
b) have level access over the threshold
c) have a covered main entrance | a) lighting exists to the area in question
b) level access will be provided to the lower ground floor entrance |
| 5 | a) communal stairs should provide easy access and
b) where homes are reached by a lift it should be wheel chair accessible | a) n/a
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| 6 | The width of internal doorways and hallways should conform to Part M | Where required the width of internal doorways and hallways will be 900mm or greater |
| 7 | There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. | The lower ground floor is to be an open plan kitchen, dining and living room with ample circulation and turning space. |
| 8 | The living room should be at entrance level | The main family living space is at entrance level |
| 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. | It is proposed that the lower ground floor bedroom and shower room can be adapted in the future make them accessible. |
| 10 | There should be:
a) a wheelchair accessible entrance level WC, with
b) drainage provision enabling a shower to be fitted in the future | a) and acceptable size wheelchair accessible WC is allowed for within the scheme
b) see 9 above |

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| 11 | Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. | Reinforcement will be taken into account |
| 12 | The design should incorporate:
a) provision for a future stairlift
b) a suitably identified space for a through the floor lift | a) the application includes the reinstating of the original stair line and it is anticipated that this will allow for a stair lift to be fitted in the future.
b) The building does not allow for the inclusion of a lift |
| 13 | The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. | Adaptions to the lower ground floor bedroom would allow for the use of a hoist |
| 14 | The bathroom should be designed to incorporate ease of access to the bath, WC and washbasin. | It is anticipated that the bathroom will consist of a shower and accessible WC and washbasin |
| 15 | Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate. | All windows are existing |
| 16 | Switches, sockets, ventilation and service controls should be at a height useable by all. | The levels of 450 and 1200mm are standard and will be adopted where new items are fitted. |