

# W O L F F A R C H I T E C T S

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## 41 Queens Grove, NW8 6HH — Lifetime Homes & Wheelchair Accessing/ Access Statement

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### Lifetime Homes Standards

1. The proposed parking spaces on the site comply with the minimum recommended size for wheelchair accessible parking. The driveway is 3900mm wide at its narrowest point which is well above the 3300mm recommended. Also the proposed garage is 5800mm wide which would provide an additional wheelchair accessible space and one standard space (2400mm + 3300mm = 5700mm)
2. Access into the house is provided using ramps of a maximum gradient of 1:12. Ramp lengths have been restricted to a maximum length of 5m. The pathway to the side of the house, which provides the access, would be 1020mm wide.
3. It has not been possible to provide level or gently sloping approaches to all entrances due to the existing site topography. The proposed scheme is the redevelopment of an existing site within a Conservation Area. The existing house has no wheelchair access and therefore the new proposed development provides a considerably better situation than is existing
4. The proposed new side access into the building will be illuminated and have a level threshold
5. This proposed project is for a single family dwelling. There are therefore no 'communal' stair requirements
6. Most of the proposed doors to the ground floor are double doors and would therefore easily exceed the minimum opening sizes. The corridor widths exceed 1200mm so there is no issue with the single door opening sizes and all the door openings to the ground floor have a 300mm leading edge to the openings
7. There is more than adequate room for turning circles to all the ground floor reception rooms
8. The living room is at entrance level
9. The study area indicated at ground floor level could easily be used as a convenient bedspace
10. The WC indicated on the proposed drawings is designed to be fully wheelchair accessible. There is room for a full side transfer from one side of the WC and there is a 1100mm space between the WC pan and the opposite wall. Drainage provision for a shower will be provided in the corner of the coat cupboard in the cloaks area so that a shower could be easily installed in the future.
11. The walls to the ground floor WC are to be constructed in blockwork which would enable future adaptations to take handrails etc.
12. The proposed staircases have unobstructed landings to the top and bottom of each flight. The clear width of the proposed stairs 950mm which exceeded the minimum 900mm recommended. A future floor lift could be provided from the Cloakroom area into the corner of the first floor Bedroom 3.
13. There is a simple route through the dressing room from the main bedroom to the bathroom which does not compromise the fire integrity of the building.
14. The bathroom has been designed to provide easy access to the bath, shower, WC and wash hand basins. The layout is simple and the space is generously proportioned.
15. The living room windows would have internal sill levels of between 400mm and 600mm. These would be constructed so that they are easily operable.
16. All switches, sockets, ventilation and service controls will be installed at a height between 450mm and 1200mm off the finished floor levels.

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