

## **23A AND 23B RAVENSHAW STREET, LONDON, NW6**

### **LIFETIME HOMES STANDARDS COMPLIANCE**

The following schedule of the sixteen requirements of the Lifetime Homes Standards shows compliance with each criteria.

1. **Parking:** Two of the proposed car parking spaces are of a sufficient size to be compliant with the DDA's requirements.
2. **Access from the car park:** All ramps provided are at a gradient of 1:12 or less. There are no steps to the car park and distance is minimised.
3. **Approach:** The proposed ramp to the entrance is at a gradient of 1:12 or less and no steps are proposed.
4. **External entrances:** All entrances will be illuminated, with a 'level access'. A glass canopy is proposed over the main entrance.
5. **Communal stairs:** The basement and ground floor flats are approached through a level access. Provision has been made for a stair lift to be capable of installation, should access to the first, second and third floor flats be required.
6. **Door and Hallways:** The width of internal doorway complies with Part M of Building Regulations Standards. Hallways are generally 1200mm wide. All approaches are capable of being approached 'head on'. 300mm nibs are provided to all main doors.
7. **Wheelchair accessibility:** Turning circles are indicated on the planning application drawings (all proposed circulation spaces are DDA compliant).
8. **Living room:** All proposed living rooms are on the same level as all other rooms in each dwelling. The proposed entrance to each dwellings is also on the same level as all of the proposed living rooms.
9. **Two or more storey requirements:** Not applicable as the whole of the proposed development is flatted.
10. **Bathrooms – WCs:** At least one of the bathrooms in each flat is wheelchair accessible. Bathrooms where a bath is proposed are capable of conversion to a shower. At least one of the bathrooms in each flat complies with Part M of the Building Regulations Standards.
11. **Bathroom and WC walls:** All of the proposed walls in each of the bathrooms and WCs will be ply faced for tiling. Grab rails can therefore be easily fitted into each of the proposed bathrooms.
12. **Lift capacity:** Provision has been made for the installation of a stair lift, within the common staircase. Disabled access can therefore be provided to each of the proposed dwellings.
13. **Main bedroom:** Ensuite bathrooms are provided in all of the main bedrooms. Installation of a hoist is therefore capable in all of the proposed main bedrooms.
14. **Bathroom layout:** The proposed bathrooms have been designed for ease of access to the showers, WCs and wash basins.
15. **Window specification:** Windowsill heights are generally 800mm throughout, except for balcony doors and kitchen windows. All catches will be easy to open.

16. Fixtures and fittings, switches and sockets, etc: All switches and sockets and other fixtures will be a minimum of 450mm above floor level, except for light switches and heating controls, which will be 1100mm above floor level.

Each of the proposed units are compliant with Lifetime Homes Standards.