

Lifetime Homes Statement

27-29 Fortune Green Road, London NW6 1DU

The proposed development will address Lifetime Homes by implementation of the following measures:

1. **Car Parking Width**
This is a car free scheme and thus this standard does not apply.
2. **Access from Car Parking**
This is a car free scheme and thus this standard does not apply.
3. **Approach Gradients**
The access to the site from Fortune Green Road and the levels will be kept as the existing.
4. **External Entrances**
The external entrance will be well illuminated by provision of low energy external lighting. There will be a ramp from the walkway up to the entrance threshold at a slope of 1:20 to comply with DDA requirements.
5. **Communal Stairs and Lifts**
The proposed staircase will have a uniform rise not more than 170mm and a uniform going not less than 250mm.
The handrails will extend 300mm beyond top and bottom step and the handrail height will be 900mm from each nosing.
Due to the constraints of available space a lift is not proposed for this scheme.
6. **Communal Stairs and Lifts**
The proposed communal stairs will provide easy access. The proposed staircase will have a uniform rise not more than 170mm and a uniform going not less than 250mm.
The handrails will extend 300mm beyond top and bottom step and the handrail height will be 900mm from each nosing.
Due to the constraints of available space a lift is not proposed for this scheme.
7. **Doorways and Hallways**
The width of internal doorways and hallways will conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There will be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.
Front doors will have a clear opening width of 800mm, with a 300 nib to the side of the leading edge. Internal doors will have a clear opening width of 750mm with a corridor width 900mm if the approach is head-on or 1200mm when the approach is not head-on, clear opening width 775mm with a corridor 1050mm when the approach is not head on.
8. **Wheelchair Accessibility**
The residential parts of this development do not have the benefit of a lift and thus this standard does not apply.

9. Living room
All apartments are on one level and thus this standard does not apply.
10. Entrance Level Bedspace
All apartments are on one level and thus this standard does not apply.
11. Entrance Level WC
All apartments are on one level and thus this standard does not apply.
12. Bathroom and WC Walls
Walls in the bathroom and WC will be capable of taking adaptations such as handrails by provision of wall reinforcements located between 300 and 1500mm from the floor.
13. Stair Lift/Through Floor Lift
All apartments are on one level and thus this standard does not apply.
14. Tracking Hoist Lift
As these apartments are not fully accessible by wheelchairs this standard does not apply.
15. Bathroom layout
As these apartments are not fully accessible by wheelchairs this standard does not apply.
16. Window Specification
Living room window glazing will begin no higher than 800mm from the floor level and windows will be easy to open/operate. This will ensure that people will be able to see out of the window whilst seated.
17. Controls, Fixtures and Fittings
Switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 450mm and 1200mm from the floor) and this will apply to all rooms, including the kitchen and bathroom.

CG – Jan. 2007