

Lifetime Homes 100-102 Arlington Road 16-18 Delancey Street NW1

Produced on behalf of Ivy Barclay Trust



Lifetime Homes

The scheme has been designed to Lifetime Homes standards. The homes should be accessible for all people. Young, old, families, disabled and non-disabled-the more people that can benefit from the design the better. People should be able to adapt their home easily if their needs change in the future and the points we have focussed on in the design process incorporate those needs.

LH.1 - Car Parking - Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

This does not apply as there is no parking provided in the scheme.

LH.3 - Approach - The approach to all entrances should be level or gently sloping.

The approach from Delancey Street is sloping with the existing gradient of the street which is gently sloping.

LH.5 - Communal Stairs - Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

The communal stairs have a clear 950mm between handrails. The internal dimensions of the lift are 1400mm x 1100mm which gives sufficient space for turning for wheelchair users. There is a clear landing in front of the lift with a 1500mm x 1500mm space for turning.

LH.6 - Doorways and Hallways - The width of internal doorways and hallways should 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.

All corridors and doorways conform and in some cases overperform to Part M and these requirements.

LH.7 - Wheelchair accessibility - There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

Provision has been made for this in all the flats

LH.10- WC - In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

All WC's and bathrooms have a minimum 750mm in front of the toilet bowl which allows reasonable side transfer from a wheelchair.

LH.12 - Lift Capability - The design should incorporate provision for a future stair lift.

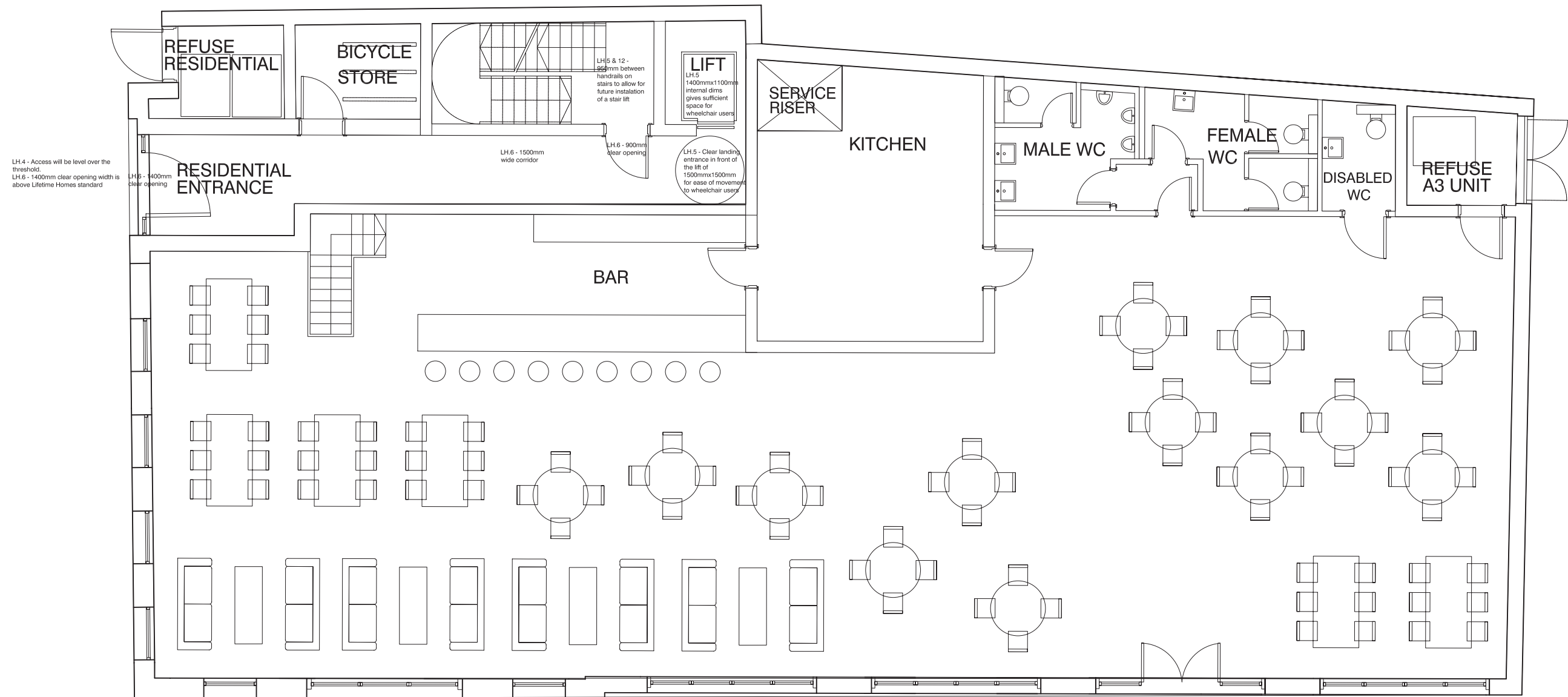
The stairs have been designed to allow for this.

LH.14- Bathroom layout - The bathroom should be designed for ease of access to the bath, WC and wash basin.

All bathrooms have been designed for ease of access and movement.

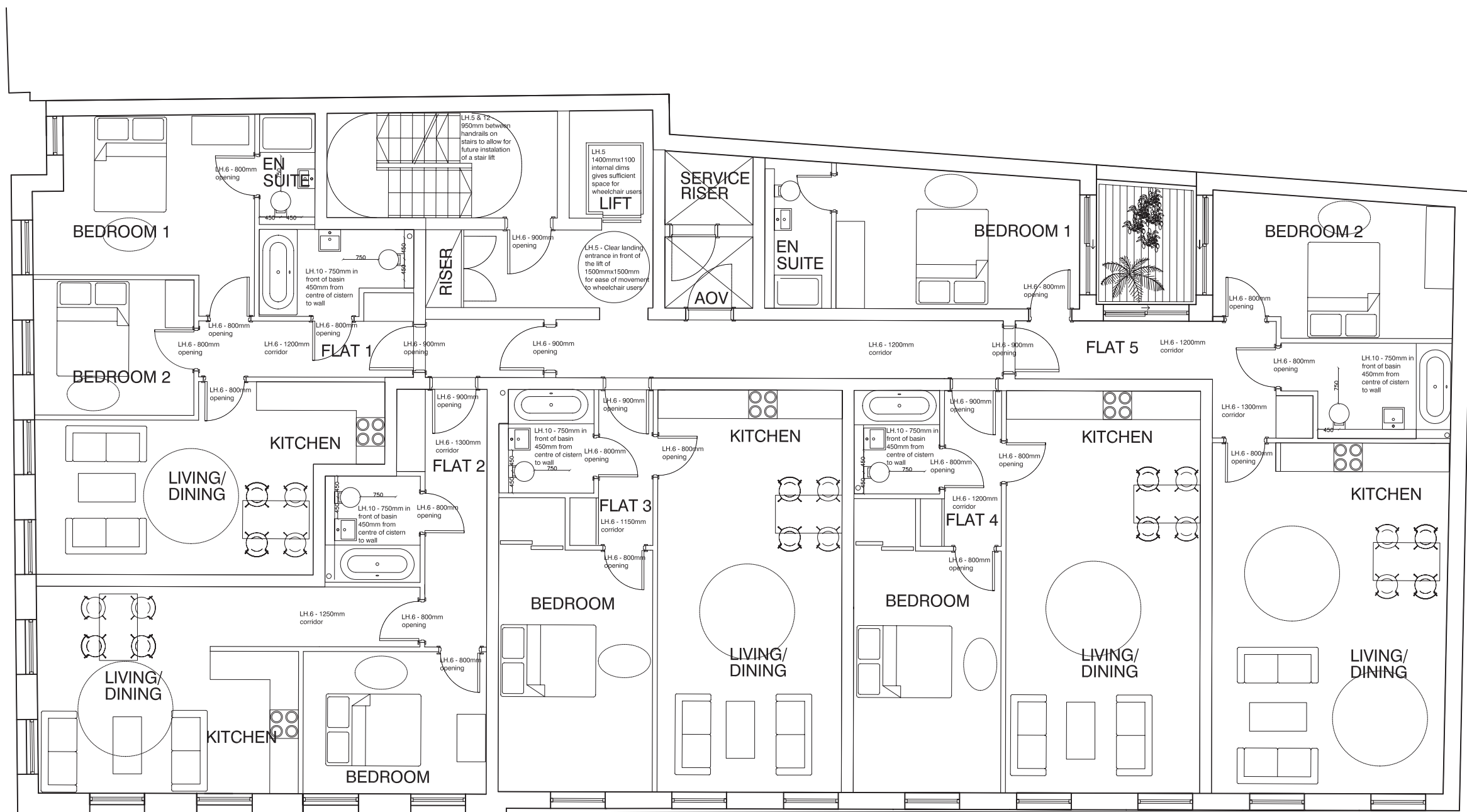
LH.15- Window specification - Living room window glazing should be no higher than 800mm from the floor level and windows should be easy to open/operate.

All windows are designed to be less than 800mm from floor level.



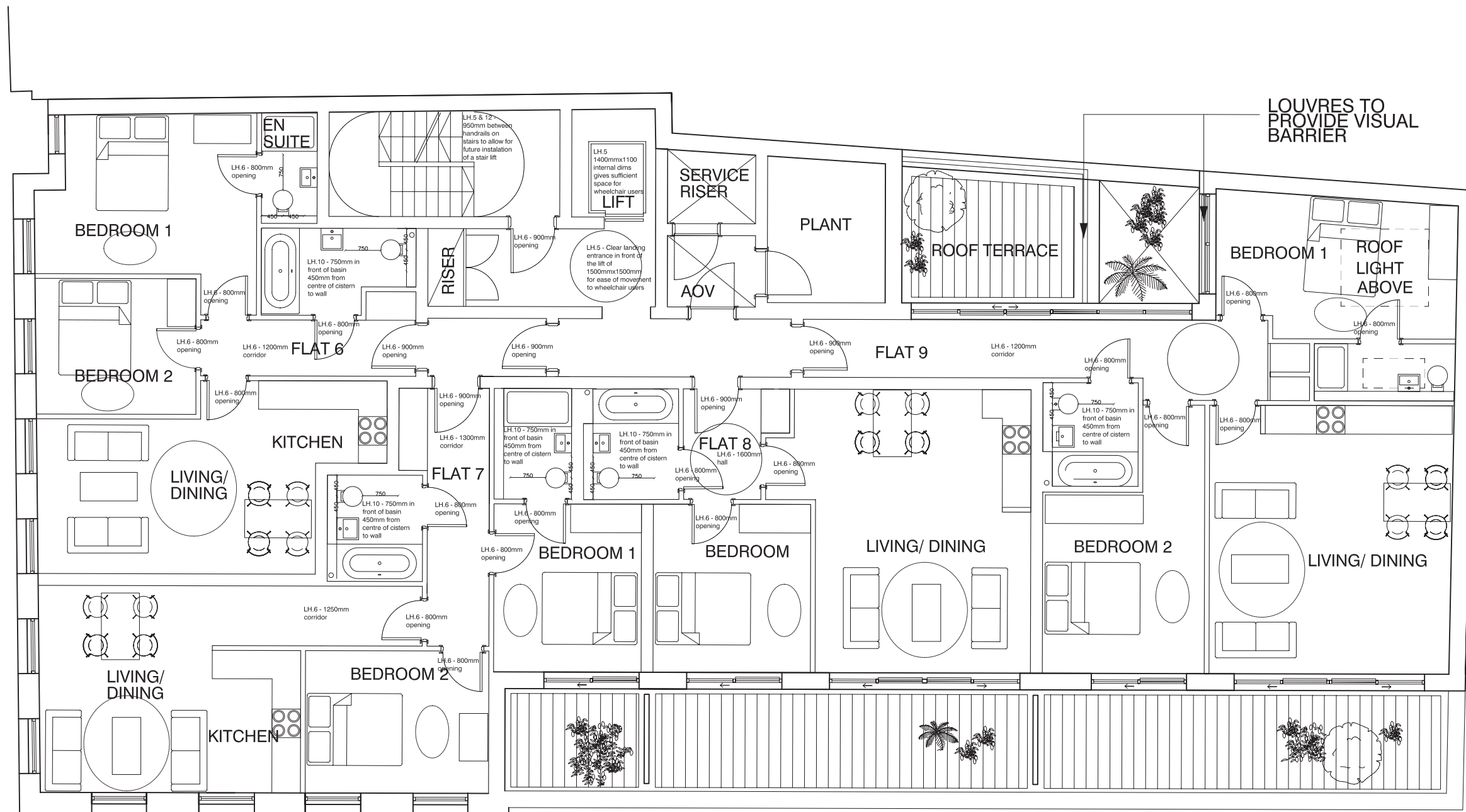
LH.1 No car parking is provided with the apartments.
 LH.3 There is an existing gentle gradient in the street along Delancey Street to the Arlington Road residential entrance
 LH.15 Windows begin no higher than 800mm from the floor.

Lifetime Homes - Ground Floor



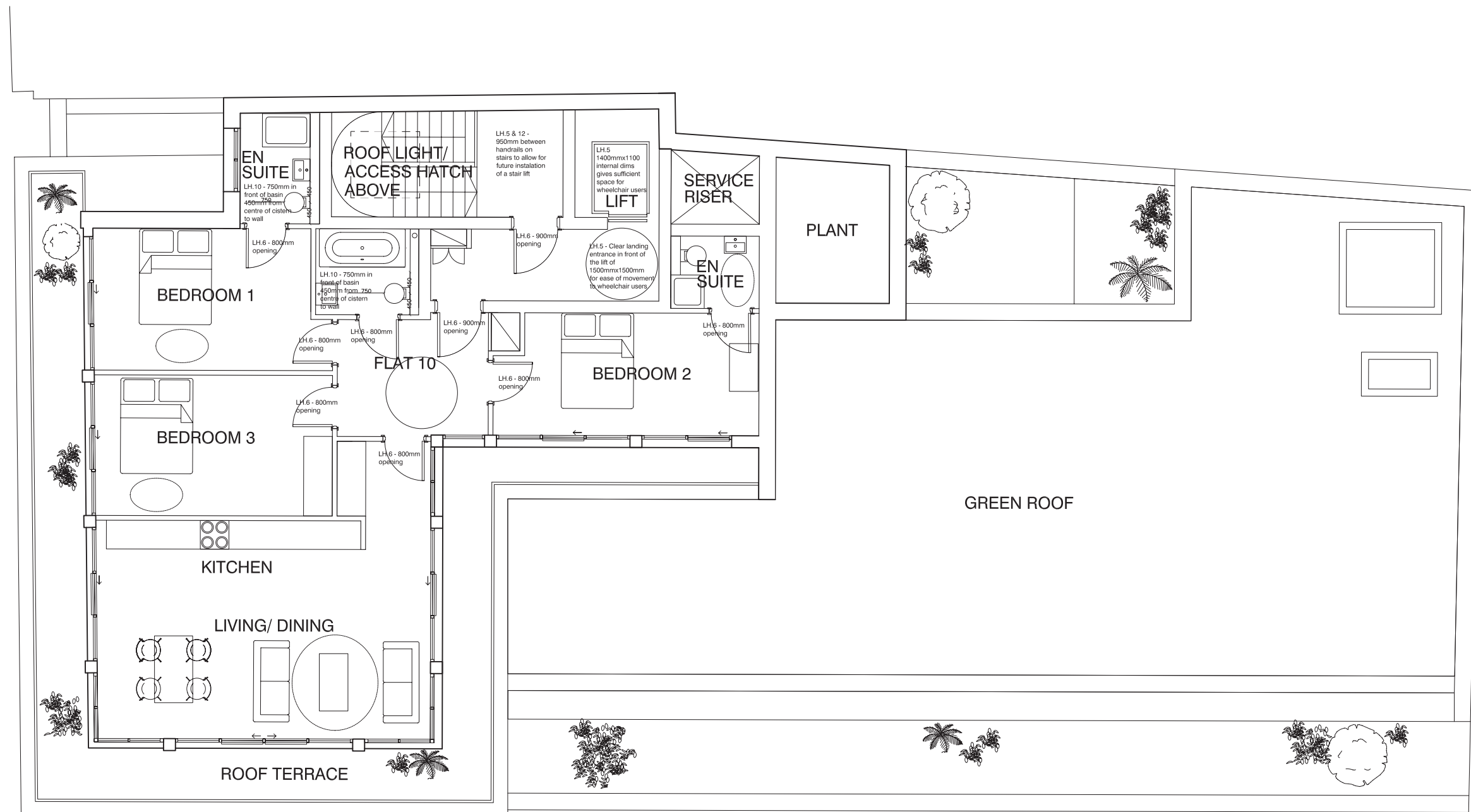
LH.7 - All living spaces have adequate circulation space for turning a wheelchair as indicated by 2000mm diameter turning circles.
 LH.14 All bathrooms are designed to incorporate ease of access to the bath, WC and basin.
 LH.15 Windows begin no higher than 800mm from the floor.

Lifetime Homes - First Floor



LH.7 - All living spaces have adequate circulation space for turning a wheelchair as indicated by 2000mm diameter turning circles
 LH.14 All bathrooms are designed to incorporate ease of access to the bath, WC and basin.
 LH.15 Windows begin no higher than 600mm from the floor.

Lifetime Homes - Second Floor



LH.7 - All living spaces have adequate circulation space for turning a wheelchair as indicated by 2000mm diameter turning circles.
 LH.14 All bathrooms are designed to incorporate ease of access to the bath, WC and basin.
 LH.15 Windows begin no higher than 800mm from the floor.

Lifetime Homes - Third Floor