

## **28 Perrin's Walk London NW3**

### 16 Point Appraisal of "Lifetime Homes" Standards

#### Point 1

*Where there is car parking adjacent to the home it should be capable of enlargement to attain 3300mm width.*

The property abuts an existing private road. The road has restrictive parking on the side of the road adjacent to the property. The property has no designated parking space in front of the property. Car Parking would only be possible on the main road at Heath Street close to the property.

#### Point 2

*The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.*

There is sufficient space outside the property to be used as a dropping off point. Car parking is only available in Heath Street adjacent to the site. There is an existing low kerb from the private cobbled road to the pavement adjacent to the property. There would be a slight slope (max 1:12) from the pavement to the entrance door – all to comply with Part M of the Building Regulations.

#### Point 3

*The approach to all entrances should be level or gently sloping.*

The proposed front and rear entrances will comply with this requirement.

#### Point 4

*All entrances should:*

*a) be illuminated*

artificial lighting will be provided to the front entrance, beneath the overhang to the first floor accommodation.

*b) have level access over the threshold*

level thresholds will be provided to all external doors.

*c) have a covered main entrance*

The proposed first floor overhang provides a cover to the main entrance on the ground floor.

#### Point 5

- a) *Communal stairs should provide easy access*

No communal stairs are proposed. This is a single family house

- b) *where homes are reached by a lift, it should be fully wheelchair accessible*

No lifts are proposed. This is a single family house.

#### Point 6

*The width of the doorways and hallways should conform to the specifications below:*

| <i>Doorway clear opening width (mm)</i> | <i>Corridor/passageway width (mm)</i>      |
|---|--|
| <i>750 or wider</i>                     | <i>900 (when approach is head on)</i>      |
| <i>750</i>                              | <i>1200 (when approach is not head on)</i> |
| <i>775</i>                              | <i>1050 (when approach is not head on)</i> |
| <i>900</i>                              | <i>900 (when approach is not head on)</i>  |

The proposals comply with the above specifications

#### Point 7

*There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere*

Turning circle areas in dining and living areas and adequate circulation space for wheelchair users are proposed.

#### Point 8

*The living room should be at entrance level*

The proposals show the living room at entrance level.

#### Point 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.*

There is ample space in the proposed living area on the entrance level to accommodate a convenient bed space

#### Point 10

*There should be:*

- a) *a wheelchair accessible entrance level wc*

#### Point 10 Cont'

A wheelchair accessible wc is proposed at entrance level.

- b) *drainage provision enabling a shower to be fitted in the future in the wc*

drainage provisions for a shower to be fitted in the wc will be provided.

#### Point 11

*Walls in bathrooms and toilets should be capable of taking adaptations such as handrails*

Wall reinforcement / noggings will be provided at 300mm and 1500mm above the floor levels for future handrail supports..

#### Point 12

The design should incorporate:

- a) *provision for future stair lift*

this will be incorporated within the simple design of the stair.

- b) *a suitably identified space for a through – the- floor lift from the ground to the first floor, for example to a bedroom next to a bathroom*

In the proposals the most suitable location for a lift would be from living room to the basement to access a bedroom with a bathroom ensuite for a wheelchair user.

#### Point 13

*The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.*

Bedroom 4 in the basement provides the most suitable location for a hoist from a bedroom to a bathroom.

#### Point 14

*The bathroom should be designed to incorporate ease of access to the bath, wc and wash basin.*

The design of the bathrooms allows easy access to the baths, basins and toilets.

#### Point 15

Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate.

Point 15 Cont'

The proposed living room windows are floor to ceiling with easy operational gear for opening

Point 16

*Switches, sockets ventilation and service controls should be at a height usable by all (ie between 450 and 1200mm from the floor).*

The location of electrical fittings would comply with this requirement and requirements of Part M of the Building Regulations.

George Kounnou

**For GCK ARCHITECTS LTD**

28.10