

Lifetime Homes Standards

6 Buckland Crescent London NW3

The proposals have been discussed with Michelle Brannon of London Borough of Camden Building Control department and comply with the current requirements of Part M of the Building Regulations. Accordingly, all Lifetime Homes standards, where applicable, have been complied with.

The 16 Standards have been addressed as follows:

1. Car Parking Width.

There is no existing off street parking and none is proposed.

2. Access from Car Parking.

See 1. above.

3. Approach Gradients.

The approach gradients to each house are level. The new external entrance steps Comply with the current requirements of Part M of the Building Regulations.

4. External Entrances.

Each entrance is lit with a level access over the threshold and covered porch.

5. Communal Stairs and Lifts.

There are no communal stairs or lifts in the proposals.

6. Doorways and Hallways.

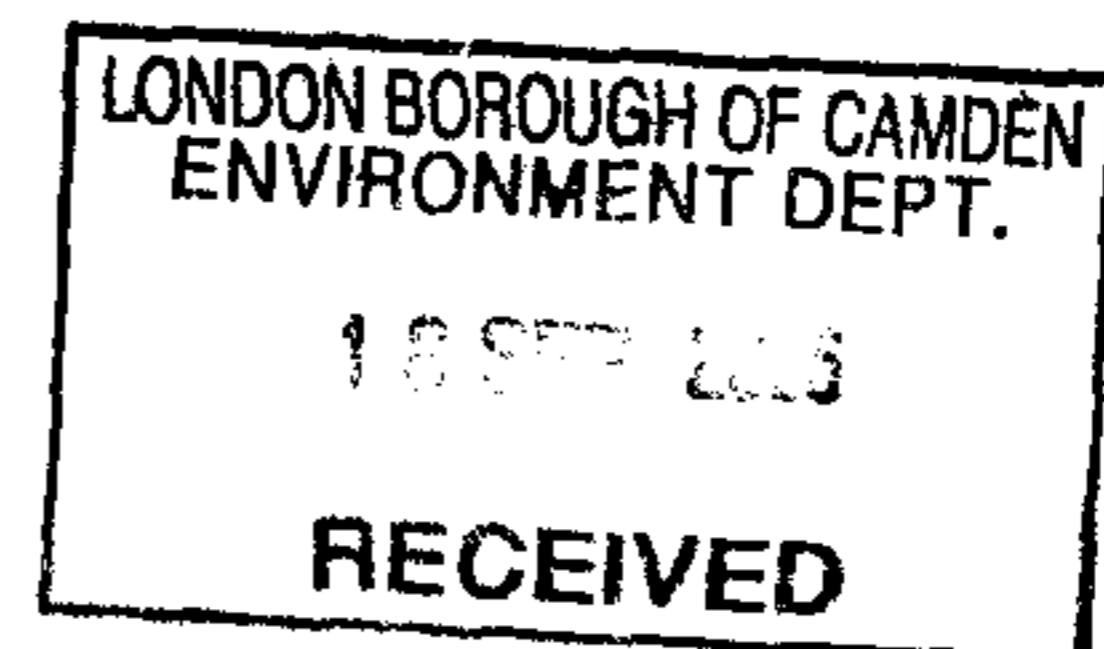
All door openings and hall widths exceed the minimum specified requirements.

7. Wheelchair Accessibility.

All halls, door openings, living and dining areas exceed the minimum specified circulation space for wheelchairs.

8. Living Room.

The proposed Living rooms are at entrance level.



9. Entrance Level Bed space.

There is adequate space at entrance level to each proposed dwelling that could be conveniently used as a bed space.

10. Entrance Level WC & Shower Drainage.

The downstairs toilets to each dwelling conform to the requirements of Part M of the current Building Regulations.

11. Bathroom & WC Walls.

Bathroom and WC walls will be specified to have a structural integrity capable of being adapted to support grab rails and handrails.

12. Stair Lift / Through – Floor Lift.

The proposed stair widths provide a minimum of 900mm distance between the wall and newel posts / handrails.

13. Tracking Hoist Route.

The design layouts for each main bedroom provide for a clear and unobstructed route for a potential hoist between the bedroom and bathroom.

14. Bathroom Layout.

The proposed bathrooms are large enough to provide ease of access for wheelchair users to the bath, w.c. and washbasin.

15. Window Specification.

All windows comply with the current requirements of Part N of the Building Regulations and Part 15 of Lifetime Homes Standards.

16. Controls, Fixtures and Fittings.

Switches, sockets, ventilation and service controls are to be positioned between 450mm and 1200mm from finished floor level.

Refuse Storage and Recyclable Waste.

The refuse storage areas for each dwelling are located behind the existing front garden wall to each side of the existing central entrance at street level. Each refuse area will be 800mm deep and 1500mm long and provide space in excess of that currently required for storage of refuse and recyclable waste.