

# **Lifetimes Homes Assessment**

2A Conway Street

London W1T 6BA

18 December 2013

This document is the Lifetime Homes Assessment relating to the above address. It is important that reference is made to all other documents which form part of this application.

We have proposed all we can possibly and reasonably do to allow for the issues raised in "Lifetime Homes" documentation.

**1. Car Parking**

1.1 No existing or proposed parking to the scheme.

**2. Access From Car Parking**

2.1 No existing or proposed parking to the scheme.

**3. Approach Gradients**

3.1 The proposed flat is on the second floor of an existing building and a proposed roof top extension. It would be accessed from an external stair to the second floor and by an internal stair to the proposed third floor. Access to the bottom of the external access stair is generally level with a small step at the existing threshold to the pavement.

**4. External Entrances**

4.1 Street door access is noted above. The existing street frontage is lit and door width meets requirements. The new front door to the flat will be illuminated with level access and required clearances. The access stair to the second floor is not covered.

**5. Communal Stairs and Lifts**

5.1 There are no proposals to make alterations to the existing external access stair or to provide a lift. Currently the existing stair has a rise of approximately 190 and the going is

approximately 230mm with an open riser. Where any alterations are made to the handrails they will, where possible, extend 300mm beyond top and bottom step. The handrail is approximately 900mm from each nosing.

## **6. Doorways and Hallways**

6.1 All interior doors and hallways will meet the required widths and clearances.

## **7. Wheelchair Accessibility**

7.1 Required wheelchair turning space is provided in living and dining areas.

## **8. Living Room**

Entrance level is at the second floor and accessed through an existing exterior staircase.

## **9. Entrance Level Bed Space**

9.1 Entrance level bed space cannot be provided.

## **10. Entrance Level WC and Shower Drainage**

10.1 Entrance level WC and shower drainage cannot be provided.

## **11. Bathroom and WC Walls**

11.1 All bathroom and WC walls where not masonry will be lined in 18mm ply to allow for total flexibility of future installations of handrails etc.

## **12. Stair Lift/Through Floor Lift**

12.1 The proposed stair will be suitable for future stair lift installation.

**13. Hoist**

13.1 The proposed bathroom roof will be suitable for hoist installation.

**14. Bathroom Layout**

14.1 The proposed bathroom meets the required clearances.

**15. Window Specification**

15.1 Required windows are provided in the main living space.

**16. Controls, fixtures and fittings**

16.1 Switches, sockets, ventilation and service controls will be located between 450mm and 1200mm from the floor as required.

