

Additional Information regarding Lifetimes Homes Standards for :

Address: **6 Highgate Road, London, NW5 1NR**

Proposal Description: Erection of additional 2nd floor plus 3rd floor mansard roof extension to provide a 2- bedroom self-contained flat on second and third floor levels, alterations to front elevation including new brick facade and replacement ground floor shop-front and alterations to all windows and doors to rear and front elevations.

(Numbering refers to the Criteria Number on the Standards requirements).

1) Parking – Parking on Lifetimes Homes Standards is not relevant as the development does not contain any parking provisions on the existing site.

3) Slope Gradients – Level Access will be provided from the entrance of the surgery and the front entrance to the flat with slope gradients of 1:12 to allow wheelchair access to the public. This will fit in with the Lifetime Home Standards requirements as shown on the drawings.

5) Communal Staircase to be installed – (see drawings) I can confirm that the uniform rise is not exceeding 170 mm, the goings shall be 250mm as per required standards for a communal staircase to the right hand side as looking from the front of the property. The Handrails to be installed will extend 300mm beyond the top and bottom, with a handrail height of 900mm from each nosing. I also confirm that the risers shall not be open. Timber handrails painted so that they contrast with the background of the surrounding wall as well as the stairs will be installed. As well as this the finished surfaces of the stairwell are not to be reflective in any form and risers shall be of different contrast to the stair treads that will be specified.

6) Internal Doorways and Hallways

Hallway widths the minimum width of any hallway in the dwelling is 900mm. The minimum clear opening width of any communal doorway when the approach to the door is head on is 800mm. All communal doorways have a 300mm nib to the leading edge of the door, on the pull side. All doors to rooms on the entrance level of each dwelling have a 300mm nib.

7) Circulation Space - The circulation space in the living room and dining areas have a clear turning circle of over 1500mm.

For main bedroom in the dwelling there is a clear space of 750mm wide to both sides and the foot of a standard double sized bed. The other bedroom has a clear 750mm wide space to one side of the bed.

10) WC at entrance level – Please see drawing for the amended first floor plan showing the new WC installed with a floor drain (for a future accessible shower) and the required WC Compartment, with the requirement zones measured out to meet the Living Home Standards criteria.

12) Stair lift potential – I can confirm as per drawing that there is a 900mm clear width provided on the proposed stairs and that is measured 450mm above the pitch height. (see drawings) and therefore be adequate to enable installation of a seated stair lift without significant alteration or reinforcement.

14) Bathroom (Shower) – The wash basin has a clear frontal approach zone that is more than 700mm wide, and will be extended 1100mm from obstruction beneath the basin's bowl.

There will be an accessible shower provided that has a provision of a clear 1500mm diameter circle.

15) Glazing – The approach route towards all windows is 750mm wide for wheelchair access route as per drawing. Window to have handles to an opening light no higher than 1200mm from the floor.(including within the proposed kitchen area and the proposed bathroom).Glazing and window handle heights in principal living area to include glazing that starts maximum 800mm above floor level. Also full width transom or cill within the field of vision(normally extending up to 1700mm above floor level) will be 400mm height away from any other transom.