

## **1-8 NEW COLLEGE PARADE, FINCHLEY ROAD NWNW3 5ES**

### **LIFETIME HOMES STANDARDS**

#### **Criterion 1 – Parking**

- The application site does not have any on-site parking provision. It is not possible to provide any.
- The site is however, well located for public transport. It is a short distance from Finchley Road tube station on the Jubilee and Metropolitan lines. In addition a number of bus routes run along Finchley Road.

#### **Criterion 2 – Approach to the dwelling from parking**

- Not applicable

#### **Criterion 3 – Approach to all entrances**

- The public footpath outside the premises is level.

#### **Criterion 4 – Entrances**

- The entrance to the upper floors is illuminated.
- The existing entrance to the upper floors off Finchley Road has a single step. It is not proposed to make any change to the entrance.
- There are no other entrances to the upper floors.
- The entrance doors are recessed and have adequate weather protection.
- The entrance door to the corridor leading to the flat will be 800mm in width. The flat entrance doors will also be 800mm in width.
- The common corridor will be 1200mm in width. The internal hall to the new flat will range in width from 1500mm to 1900mm.
- It is not possible to provide lift access to the first floor.

#### **Criterion 5 – Communal stairs and lifts**

- The existing stairs have a uniform rise not exceeding 170mm and a uniform going of 250mm. Handrails have a height of 900mm from each nosing and extend 300mm beyond the top and bottom.

- Step nosings will be provided with a contrasting bright strip.

#### **Criterion 6 – Internal doors and hallways**

- All of the flats will have hallways in excess of 900mm width
- All internal; doors will be 800mm in width.

#### **Criterion 7 – Circulation space**

- All living rooms are capable of having a clear turning circle of 1500mm diameter.
- Each flat has a kitchen area within the living room. Therefore a clear width of 1200mm between the kitchen fittings and any fixed obstructions is provided.
- The main bedroom in each flat has sufficient space to provide 750mm clear space to both sides and the foot of a standard double bed.

#### **Criterion 8 -Entrance level living space**

- The living room of each flat is on the same level as the entrance to the flat.

#### **Criterion 9 – Potential entrance level bed-space**

- All of the flats are on the first floor. Therefore all bedrooms are on the entrance level of the flats.

#### **Criterion 10 – Entrance level WC and shower drainage**

- All of the flats are on the first floor. Therefore all have entrance level WCs and showers. The WC/ shower rooms meet the space requirements for an accessible WC compartment.

#### **Criterion 11 – WC and bathroom walls**

- It is intended that the walls to the bathrooms/WCs will be capable of firm fixing and will support adaptations such as grab rails.

#### **Criterion 12 – Stairs and potential through-floor lift in dwellings**

- None of the proposed flats occupies more than one floor.

#### **Criterion 13 – Potential for fitting hoists and bedroom/bathroom relationship**

- The floor slabs of the building are concrete. The roof structure will be capable of supporting ceiling hoists. The bathrooms are within a short distance of the bedrooms in each flat.

#### **Criterion 14 – Bathrooms**

- All of the proposed bathrooms are on the same storey as the bedrooms. All are of sufficient size to accommodate the prescribed clear approach zones.

#### **Criterion 15 – Glazing and window handle heights**

- The existing windows to the first floor are to be retained. They are capable of allowing people to see out when seated.
- It is proposed to adapt the handles/controls so that they are no higher than 1200mm from the floor.

#### **Criterion 16 – Location of service controls**

- The new flats will be provided with all regularly used service controls within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.