



21 Oval Road _ LIFETIME HOMES STATEMENT

Note: The proposed works are to an existing property which is situated within a conservation area and possesses many features and aspects of value which should be retained. With the basement included it will occupy four floors all accessed only by a stair. There is therefore some limitation to meeting the criteria for Lifetime homes.

1. **PARKING**
N/A. There is no onsite parking. Resident permit holder entitles the occupant to on street parking.
2. **APPROACH TO DWELLING FROM PARKING**
Approach is from the pavement to the main entrance. The path runs at approximately level from the gate up to the portico where there is a small step up to the front door. This is the current situation and is being retained.
3. **APPROACH TO ALL ENTRANCES**
The approach to the front entrance will remain unchanged. The basement flat is being incorporated into the main house and the entrance to this is being removed so as to access through the main house.
4. **ENTRANCES**
Note: The entrance to the property is an existing feature that will not be altered.
The main entrance is illuminated.
There is an existing step up to the main entrance which will be left intact
There is a clear effective opening width to the front door of 1m.
There is a portico over the front door which provides protection from the weather
There is no external landing
5. **COMMUNAL STAIRS AND LIFTS**
N/A. This is a single dwelling with no communal areas
6. **INTERNAL DOORWAYS AND HALLWAYS**
The doorways and hallways of the house from the ground floor up remain unchanged. All doorways are generous – minimum 800mm
The basement will be an open plan space with no pinch points. The doorways to the WC and utility room are 750mm clear opening width.
7. **CIRCULATION SPACE**
The circulation space of the house from the ground up will remain unchanged.
The basement is an open plan space with no pinch points – all on one level and with level access to the garden. Please note that this new space is situated at the bottom of a flight of stairs and only accessible via this route.
8. **ENTRANCE LEVEL LIVING SPACE**
The main living space will be situated in the basement. There is a reception room/study at ground level.

- 9. POTENTIAL FOR ENTRANCE LEVEL BED SPACE**
There is an entrance level bedroom.
- 10. ENTRANCE LEVEL WC & SHOWER DRAINAGE**
There is an entrance level WC and shower room. The dimensions are limited to the existing space.
- 11. WC & BATHROOM WALLS**
All WC and bathroom walls are masonry and sufficiently strong to provide fixing for adaptations such as grab rails.
- 12. STAIRS AND POTENTIAL THROUGH FLOOR LIFT IN DWELLINGS**
The main stair in the property is existing and will be retained.
There is a new stair to connect the basement to the main part of the house. This will be a continuation of the main stair.
There is no realistic location for a stair lift
- 13. POTENTIAL FOR FITTING HOISTS AND BEDROOM BATHROOM RELATIONSHIP**
The building is an existing structure and the integrity of the floor/ceiling is unknown.
- 14. BATHROOMS**
There is no opportunity to provide an accessible bathroom that fully complies on a level with bedrooms. The WC and shower on the ground floor has a dimension of 1200 x 1400mm with a shower compartment off it of 850 x 1235mm.
- 15. GLAZING AND WINDOW HANDLES**
Windows on the ground floor and above will be sash windows – largely retained. Those new will be identical to the existing.
At the basement level there will be long casement windows to the light well at the front and sliding glass doors to the garden at the rear.
All windows provide a good line of sight out from a sitting position.
- 16. LOCATION OF SERVICE CONTROLS**
Service controls where new will meet the specified criteria