

LIFETIME HOME ASSESSMENT OF 42 PARKHILL ROAD

PREPARED BY OLIVER BURSTON ARCHITECTS

Flat A, 42 Parkhill Road is a large 2 storey flat in a Victorian villa type semi detached house. The flat is on 2 levels, the upper ground and lower ground floors. Both levels are reached using external stairs from the front garden which is at street level. The owner, Mrs. Esposito, wishes to divide the flat into 2 so that she can live in the upper floor and her son in the lower floor. This can be done by flooring in the internal stair and providing a kitchen for the upper flat in the living room. No other alterations are necessary.

From an accessibility standpoint, the 2 flats will be no worse than they are at the moment, indeed as each flat is on the level, once the straight flight of stairs from street level is traversed, the new arrangement will be an improvement.

Lifetime Home Criteria

Criterion 1 - Parking (width or widening capability)

Parking is in the front garden. The front garden is much more than 3.3 M wide, so in principle this standard can be met.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

There is a minimal distance from parking to both flat entrance doors. Each flat is accessed up a straight flight of stairs, so in principle stair lifts could be provided

Criterion 3 – Approach to all entrances

There is also a minimal distance from the entrance to the front garden to the entrances to the flats, so this standard can also be met.

Criterion 4 – Entrances

The upper flat is entered from a small common entrance hall which in turn is entered from a wide original front door. The lower flat is entered directly from the street, but there is a right angle turn into the dwelling. The detailing of the entrances is traditional rather than using mobility thresholds.

Criterion 5 – Communal stairs and lifts

There are no communal stairs or lifts

Criterion 6 – Internal doorways and hallways

The hallway to the upper flat is 1.3M wide. Doors vary in width, the bathroom door being the narrowest. The hallway to the lower flat is 900mm with doors of varying width.

Criterion 7 – Circulation space

These are spacious flats, so there is space to turn a wheelchair, particularly in both living rooms.

Criterion 8 – Entrance level living space

Both flats are on one level, the entrance level.

Criterion 9 – Potential for entrance level bed-space

All bed-spaces are on the entrance level of each flat

Criterion 10 - Entrance level WC and shower drainage

Both flats have entrance level WCs and showers.

Criterion 11 – WC and bathroom walls

Grab rails can be fixed to walls (see criterion 13)

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

There are no internal stairs

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

The bathroom walls to the upper flat are timber party walls. They will take the weight of a hoist but must maintain their sound resistance. The lower flat walls are original strong masonry walls.

Criterion 14 – Bathrooms

The upper flat has a standard size bathroom which could not easily be increased in size. The existing bathroom to the lower flat is small but a bigger bathroom could be created in what is currently a store between bedroom 1 and the living room.

Criterion 15 – Glazing and window handle heights

The living room of the upper flat is at first floor level relative to the back garden with French windows which go down to the floor. The living room of the lower flat looks out over a basement area with a view of Parkhill Road beyond

Criterion 16 – location of service controls

Service controls are at a standard height.