Lifetime Homes Statement

10 Linstead Street NW6 2HB

Criterion 1-Parking

Currently there is resident parking on the street in Linstead Street outside number 10. The whole street is subject to resident permit holders parking and there are currently no dropped curbes on the street. This is a dead end road to Netherwood Street and not very busy with spaces always available as many of the residents on the street do not seem to drive (including the current resident at 10 Linstead Street). The parking bays are on the street and there is level access via very wide pavement to front door. Also the front garden is walled and split into two sides either side of walkway (please see photo below) and there is a tree directly in front of gate therefore not ideal for dropped curb.

If needed, one of the bays directly outside the property could easily be adapted to a disabled bay in the future if required and needed by future inhabitant.

Criterion 2-Approach to dwelling from parking

The distance from the car parking bay space on the road to the dwelling front garden entrance gate is just over 3 metres and completely level, and the distance to entrance door is just over 5 metres. The approach is level up to the porch where there is a 50mm step up threshold. There is no change of direction and there is a wide path to entrance door (see photo above). If necessary an approach ramp could be easily built in the future if required by future inhabitants.

Criterion 3-Approach to all entrances

Path on approach to front entrance is firm concrete pavers, reasonably smooth and non-slip and without a slope. This enables convenient movement and the approach footpath is also wider than 1200mm recommended. There is a 50mm threshold at porch entrance door and a generic door threshold at the main entrance door.

Criterion 4- Entrances

Main entrance is through an enclosed porch with walls and roof providing weather protection. The main entrance is through double doors giving more than adequate clear opening (please see drawing 110-102) and the porch is illuminated by a fully diffused ceiling mounted light. There is level external landing directly outside the porch door and if required transition units with minimum slope could be provided (if required by future inhabitant) to overcome the 50mm threshold at porch or entrance door.
The minimum effective clear width at communal entrance is in excess of 825mm as is the minimum effective clear width at dwelling entrance door (please see drawing 110-102) and there is enough (>300mm) clear space on the pull sides.

Criterion 5- Communal stairs

There is only one staircase within the existing dwelling and it will serve the first floor flat only so they would not be considered communal. Uniform going is 240mm and the unfirm rise is 190mm. Risers are not open and handrails height at an adequate 900mm from each nosing. There is no lift in the dwelling.

Criterion 6- Internal doorways and hallways

The current layout, hallway and door sizes enables convenient movement in hallways and doorways (please see drawing 110-102). The minimum width to communal doorway (head on approach) exceeds 800mm* and there is adequate clear space in the same plane, all other internal doorways with head on approach (entrance door to flat a, door to bedroom in flat a) provide adequate door opening widths. The communal hallway stands at over 1400mm wide. Doors at angles to hallway (door to living room in flat a, door to shower room in flat a, entrance door to flat b, door to living room in flat b) are all at 850mm dimension between frames*. Door to kitchen in flat b is 750mm as is the door to toilet in flat b. The landing width on the first floor flat b is 1090mm and the hallway in flat a is 1328mm wide.
The narrowest corridor in flat a is 900m (between kitchen and living room) and the narrowest corridor in first floor flat b is 800mm and it spans a short distance.

* please note that the existing doors have been measured and marked on plan as dimension between the frames and not including the frames and allowing for 44mm door size the opening of 850mm provides approximately 800mm clear opening.

Criterion 7- Circulation space

Living room areas in both flat a and flat b are capable of having a turning circle of 1500mm diameter (please see drawing 110-102).
Circulation width spaces are detailet in criterion 6. Kitchen in flat a has a clear width of 1500mm between kitchen front units and kitchen in flat b has a width of 1090mm.
The bedrooms in both flat a and flat b are capable of having a clear space of 750mm to one side of bed and a clear width of 750mm at the foot of bed.

Criterion 8 -Entrance living space

There is entrance level living space to flat a and all accomodation apart from the entrance to dwelling b is on one level.

Criterion 9- Potential for entrance level bed-space

In flat a the bedroom is at entrance level so that it provides space for a member of household to sleep on the entrance level. Flat b is approached via a staircase but otherwise all accommodation is level.

Criterion 10- Entrance level WC and shower drainage

The shower room in flat a is at entrance level and therefore provides accessible WC and potential showering facilities. Flat b is approached via a staircase but otherwise the WC and showering facilities are on the same level as all accommodation inflat b. The overall dimensions of the shower room in flat a are 2140x1770mm and the door opens outwards. While this is spacious, the layout works and approach zones are very close to criteria set out in criterion 9, it doesnt exactly meet them. The situation is the same in flat b- the shower room in flat b measures at 2080x947mm , consists of a shower and basin and has a bifold door. The toilet is separate to shower room and on the same level as shower room.

Criterion 11-- WC and bathroom walls

Future provision of grab rails is possible in both flat a WC/shower room and flat b toilet and shower room.

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

Flat a is on level approach and therefore does not need stairlift or through lift and there is no potential for fitting a stairlift or through lift to flat b.

Criterion 13- Potential for fitting of hoists and bedroom/bathroom relationship

The bedroom and shower room are on the same level in both flat a and flat b and while the structure over the ceiling finishes is solid enough to support a future installation of single point hoists above the bed and WCand the route does not bathroom and bedroom does not

pass through any living areas, there are no baths (only shower trays) in either flat a or flat b bathroom.

Criterion 14- Bathrooms

The bathrooms in both flat a and flat b are easily accessible from bedroom and are on the same level as all other accommodation.
The overall dimensions of the shower room in flat a are 2140x1770mm and the door opens outwards. While this is spacious, the layout works and approach zones are very close to criteria set out in criterion 14, it doesnt exactly meet them. The situation is the same in flat b- the shower room in flat b measures at 2080x947mm , consists of a shower and basin and has a bifold door. The toilet is separate to shower room and on the same level as shower room.

Criterion 15- Glazing and window handle heights

The window cill height in all the rooms in both flat and flat b is approximately between 750 and 900mm of the finished floor level therefore offers reasonable line of sight from a seated position in all of the rooms. At least one window in each room is openable and can be used for ventilation. All windows in living room in flat a and flat b, all windows in bedroom in flat a and flat b and window in hallway landing in flat b are approachable and could be usable by a wide range of people including those with restricted movement and reach.
The windows in kitchen in flat and flat b are situated behind kitchen units but the handles to an opening light in both cases are not higher than 1200mm.

Criterion 16- Location of service controls

Service control such as electrical switches & sockets, tv/telephone etc. are located at least 300mm away from internal corners and within the height band of 450mm-1200mm from the floor. Similar controls are located in consistent locations throughout the dwelling.