

## **Lifetime Homes Statement – Conversion of 3 flats into 2 flats with internal reconfiguration at 123 Parkway NW1 7PS**

A statement follows, explaining how the proposed development will address the 16 design criteria listed in the Lifetime Homes standards:

1. Parking: There is no parking at the property.
2. Approach to dwelling from parking: There is no parking at the property.
3. Approach to all entrances: Approach to Ground level entrance is on level ground. Approach to Basement level is via external stairs.
4. Entrances: All entrances will have illumination, level access with small steps over the threshold, minimum clear opening widths and level external landing.
5. Communal stairs and lifts: there are no proposed communal stairs or lifts in the development.
6. Internal doorways and hallways: The width of doorways and hallways will conform to the minimum specifications of the criterion where possible, as per the plans attached.
7. Circulation Space: The ground level alterations have been designed to allow for wheelchair users to enter the property and proceed through the ground floor.
8. Entrance level living space: Kitchen, Hall and family room on the Ground level provide accessible socializing space for visitors less able to use stairs.
9. Potential for entrance level bed-space has been allowed for in the family room at the front of the Upper Maisonette development.
10. An entrance level WC has been provided in the proposal.
11. WC and Bathroom walls will all be capable of firm

fixing and support for adaptations such as grab rails, if necessary at some time in the future.

12. Stairs and potential through-floor lift: The staircase will have the potential for stair lift installation and a suitable space has been identified for a through-the-floor lift from the entrance level to floor 2 (containing the main bedroom and a bathroom).
13. Potential for fitting of hoists and bedroom/ bathroom relationship: Floor 2 has been designed with the Master bedroom and Bathroom with a reasonable route between them, to assist with independent living. To enable this configuration the chimney breast to the rear of the property (not functioning and no fire place installed on any floor) is to be removed at first, second and third floor level. Hoists could be fitted in both these rooms on the second floor.
14. Bathrooms: Floor 2 has been designed to provide an accessible bathroom with potential for simple adaptation to provide for different needs in the future.
15. Glazing and Window handle heights: No windows are being moved or altered in the proposed development. Windows in the reception room and principal living space of the development allow people to see out when seated.
16. Location of service controls are at a height band of 450mm to 1200mm from the floor.

Proposed plans are attached and show how criteria 3, 6, 7, 10, 12 and 14 of the Lifetime Homes Standard will be achieved.