

Lifetime Homes Statement

Proposed New One Bedroom Ground Floor Apartment within Boydell Court, St. John's Wood Park, London NW8 6NH

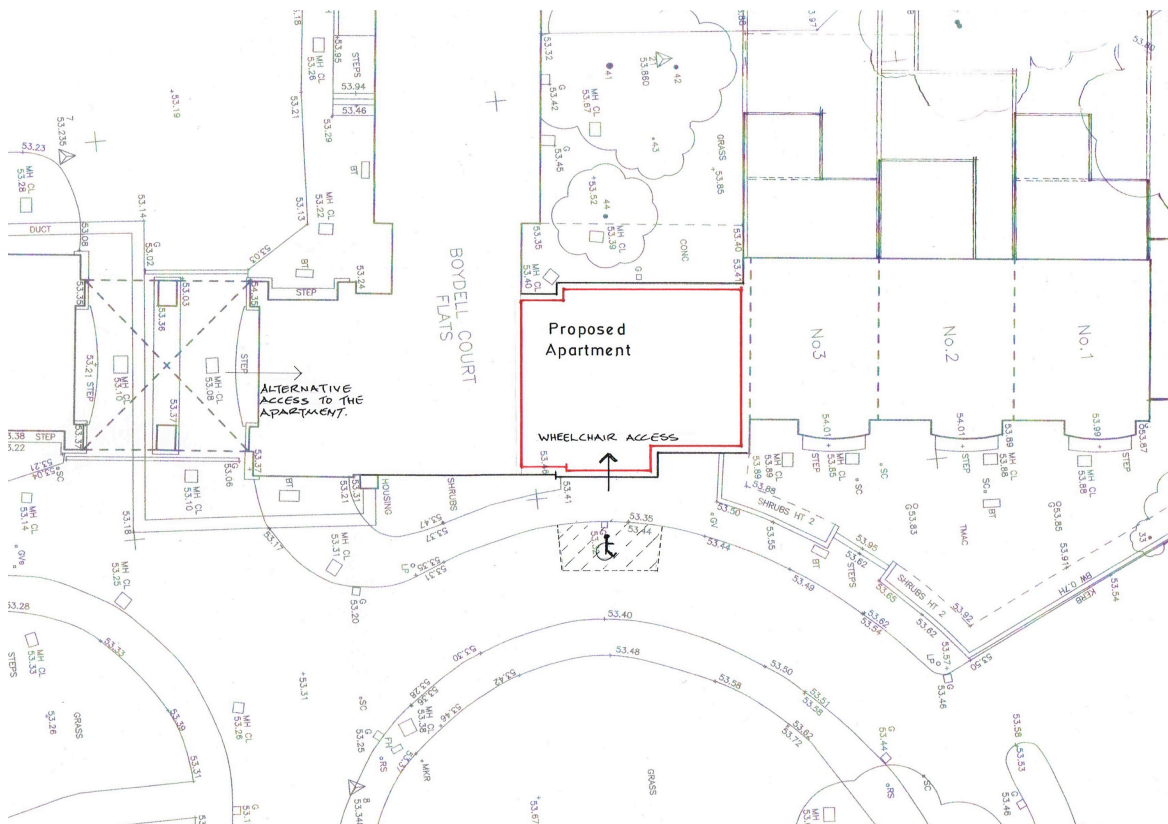
(Referring to Lifetime Homes (LTH) Revised Criteria July 2010)

Criterion 1 & 2- Parking

The proposed apartment is within a large estate where the parking of cars is controlled by the management of the estate. Where required (at any time) a disabled parking space can be provided immediately outside this ground floor apartment or alternatively, a space can be provided within one of the two main car parking areas. The size of the parking bay will meet all of the requirements for access for the disabled (Minimum of 3300mm wide by 4800mm long).

Criterion 3

Access to the apartment's front door although wide enough for wheelchair access would require lifting the wheelchair up three shallow steps outside the main entrance to the apartments building. However the design of the apartments provides a level access through double glazed doors directly into the main reception room of the apartment. With a disabled car parking space immediately outside the apartment (as indicated on the drawing below) would provide only a short distance, up a short ramp, to the double doors of the apartment. Please note that the width of the pavement and access to the double doors to the apartment is a minimum of 1700mm. As can be seen for the drawing below there is ample space to manoeuvre a wheelchair.



Criterion 4 – Entrances

Because the double doors are set back 1000mm within the main building, this will provide a covered area immediately outside the double doors providing adequate weather protection to this entrance. The area will be illuminated, have a level access over the threshold and is 1700mm wide, again providing sufficient space to manoeuvre a wheelchair to gain access to the apartment. The double doors will provide a clear opening width of 1300mm. The alternative access to the apartment through the main entrance hall to the apartment building also provides an illuminated entrance via some automatic glass sliding doors. However this access as stated previously is not a level access. The main entrance door to the apartment is 864mm wide that will provide a clear opening width of 800mm in a straight line approach.

Criterion 5 – Communal Stairs and Lifts

The communal stairs and lifts are as existing and although the lifts have wheelchair access capabilities will not be required to gain access to this ground floor apartment.

Criterion 6 – Internal doorways and hallways

No matter what method of access to the apartment is used (via the main entrance to the apartment building or via the double door entrance to the apartment) the clear width of the door openings is in excess of what is required. The small hallway within the apartment is 1500mm by 2500mm that again is in excess of the Lifetime Homes' requirements. Access to all of the rooms of the dwelling can be approached 'head on' and will have a clear opening width of a minimum of 750mm.

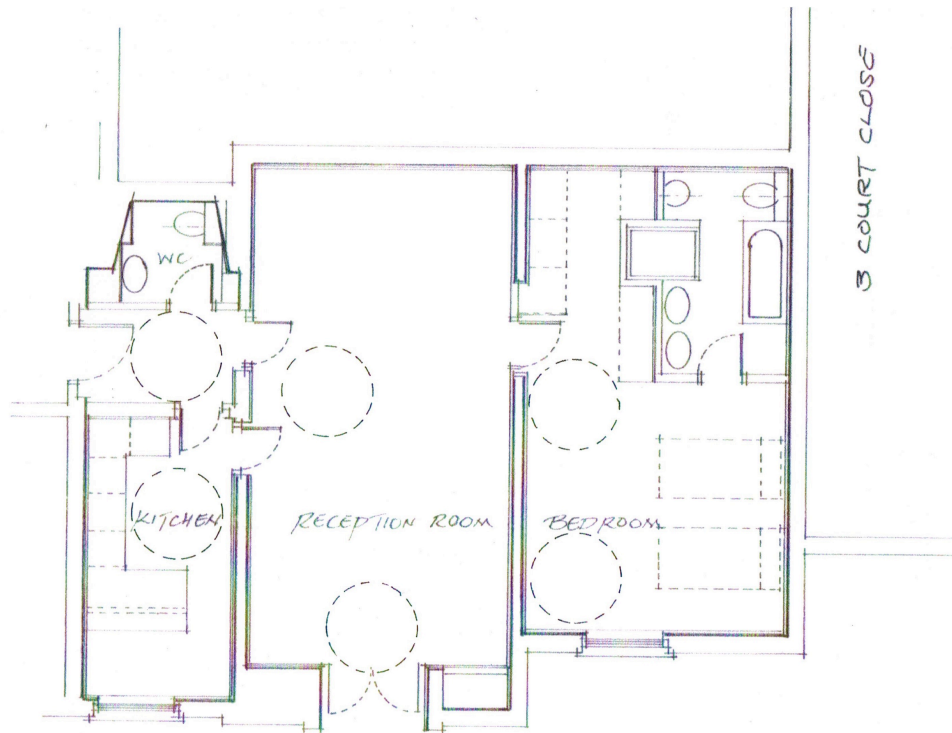
Criterion 7 – Circulation space

This apartment has been designed with large rooms where there is ample space to manoeuvre a wheelchair within the various rooms. On the drawing on the next page we have indicated a number of 1500mm diameter turning circles to show the typical space that is available. There is a clear 800mm width by the side of a single bed and a much greater space would be available if a double bed was used in place of the current two single beds as shown on the drawing. The space at the foot of the bed is over 2000mm, far in excess of the Lifetime Homes' requirements. Again in the kitchen we have shown a 1500mm diameter circle showing that adequate space is available.

Criterion 10 – Entrance level WC and shower drainage.

As this is a ground floor apartment on one level, access to the wc compartment will comply with Lifetime Homes' requirements. The centre line of the wc pan will be 450mm from the adjacent wall and the flush control on the wider side of the pan where we have a space of 1200mm from the centre of the pan.

With regards to the requirement for a floor drain, we have provided a shower within the main bathroom off of the bedroom. This shower will have floor level access.



Proposed One Bedroom Apartment

Criterion 12 – Stairs and through-floor lift in dwellings

No provision is required as the apartment is a single storey ground floor apartment.

Criterion 14 – Bathrooms

The en-suite bathroom off of the bedroom has been design to provide an enclosed/separate wc compartment and although this does not comply with Criterion 14 other toilet facilities are available within the apartment that do comply with this requirement. All other spaces within the bathroom for access to the bath, the shower and the washbasins will comply with Criterion 14

Criterion 15 – Glazing and window handle heights

The Planning Application includes the extension to the existing windows to bring them down to an acceptable level to comply with Criterion 15. The internal window boards will be no higher than 800mmm above floor level and there is adequate space for access to the windows using a wheelchair. The opening of the window or at least part of the window will be accessible from a wheelchair. In the case of the main reception room the main windows are the glazed double doors that will allow people to see an outside view of the estate when seated.