

4 PARKHILL ROAD LONDON NW3 2YN

LIFETIME HOMES STATEMENT

CONTENTS

- 1.0 INTRODUCTION
- 2.0 LIFETIME HOMES CRITERIA
- 3.0 APPENDIX A

November 2014

1.0 INTRODUCTION

- 1.1 This Lifetime Homes statement is submitted in support of a planning application which proposes subdivision of the existing building to create a 2 bedroom flat at lower ground level with the remaining ground, 1st, & 2nd floors retained as a separate single dwelling. A rear extension at lower ground level is proposed as part of the formation of the new flat.
- 1.2 The building is a Victorian 4 storey semi-detached house, comprising lower ground floor, raised ground floor, 1st & 2nd floors. It is situated on Parkhill Rd, within the Parkhill Conservation Area,
- 1.3 The entire house is currently a single dwelling.
- 1.4 The Lifetime homes standards have been applied where possible to the new proposed lower ground floor flat. As the remaining floor levels are to continue use as an existing single dwelling house the lifetime homes criteria has not been applied here.
- 1.5 An annotated and dimensioned floor plan has been attached in Appendix A to further illustrate compliance with the Lifetime homes criteria.

3.0 LIFETIME HOMES CRITERIA STANDARDS

The statements below in relation to each criteria relate solely to the new lower ground floor flat proposed and not the existing upper floors which will be retained as an existing separate dwelling.

1 Parking

No onsite parking is provided.

2 Approach to dwelling

The new lower ground flat will use the existing entrance at lower ground level. There are no proposals to change the existing entrance to the property.

3 Approach to all entrances

The new lower ground flat will use the existing entrance at lower ground level. There are no proposals to change the existing entrance to the property.

4 Entrances

Entrance Door will have clear width required to allow easy access. As this is a lower ground floor flat, level access would put at risk flooding of the property. The introduction of a porch/cover over the entrance would not be consistent with the existing building and character of the conservation area.

5 Communal Stairs and lifts

There are no proposed communal stairs or lift.

6 Internal Doorways and hallways

All internal doorways and hallways exceed the minimum lifetime homes criteria.

7 Circulation Space

Wheelchair turning spaces have been achieved in living, kitchen, & dining areas. Lifetime homes circulation criteria in bedrooms has been met.

8 Entrance Level Living

The rooms within the lower ground floor flat are at the entrance level.

9 Potential for entrance level bed-space

See item 8 above.

10 Entrance level WC & shower space

An accessible WC & shower room has been provided at entrance level.

11 WC & Bathroom Walls

WC & bathroom walls will be constructed to allow for grab rails to be fixed in future if required.

12 Stairs and potential through floor lifts in dwellings

Not applicable - lower ground floor flat is single storey.

13 Potential for fitting hoists and bedroom/bathroom relationship

Master bedroom has en-suite bathroom - ceiling structure is capable of supporting hoists in both bedroom & bathroom.

14 Bathrooms.

Both master bedroom en-suite and guest bathroom / cloakroom have been designed to be wheelchair accessible. Master bedroom en-suite can be further adapted to fit accessible shower with removal of bath.

15 Glazing and window handle heights

Living, dining, kitchen space has full height glazing allowing people to see out when seated. Living room and rear bedroom will have wheelchair accessible handle heights. Front

bedroom windows will need to remain as existing in order to preserve the character of the building and conservation area.

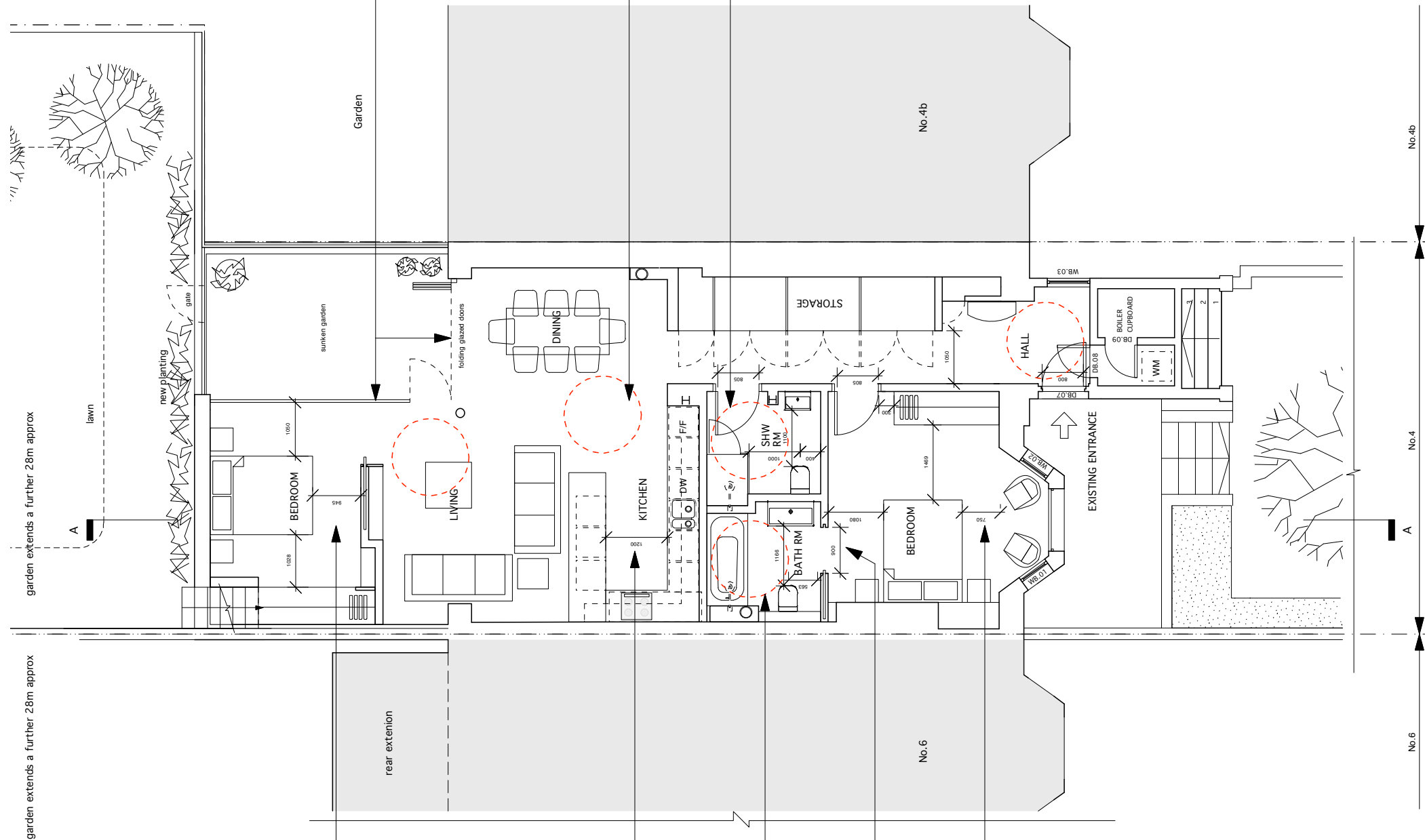
16 Service Controls

Service controls will be located to accord with Lifetime homes criteria.

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3.0 APPENDIX A

Annotated lower ground floor plan



clear widths around bed

Full height glazed doors providing views outside from seated position

1200mm clear width between kitchen units

1500mm Diameter turning circle in living space

1500mm Diameter turning circle would be possible with removal of bath - providing fully accessible bathroom

Wheelchair accessible WC. 1500mm Diameter turning circle would be possible with removal of glass shower screen - providing fully accessible shower & wc.

900mm clear width to en-suite

minimum clear widths around bed

Lifetime Homes Diagram

PROPOSED LWR GROUND FLOOR PLAN

No. 6

No. 4

No. 4b