



Andooi
Chemin du Haut de St. Pierre
32230 Ladevèze-Ville, FRANCE
mail@andooi.com
0845 3884158

Application for Planning Permission for Weech Hall, London NW6 1DJ

LIFETIME HOMES STATEMENT

The Lifetime Homes Standard was established in the mid-1990s to incorporate a set of principles that should be implicit in good housing design. Good design, in this context, is considered to be design that maximizes utility, independence and quality of life, while not compromising other design issues such as aesthetics or cost effectiveness.

The Lifetime Homes Standard seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households. This offers the occupants more choice over where they live and which visitors they can accommodate for any given time scale. It is therefore an expression of Inclusive Design.

Housing that is designed to the Lifetime Homes Standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations.

A Lifetime Home will meet the requirements of a wide range of households, including families with push chairs as well as some wheelchair users. The additional functionality and accessibility it provides is also helpful to everyone in ordinary daily life, for example when carrying large and bulky items. Lifetime Homes are not, however, a substitute for purpose-designed wheelchair standard housing. Many wheelchair users will require purpose-designed wheelchair housing. Planners and providers should therefore ensure that good provision is made to meet this need.

(1) Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

The proposal includes 4 parking spaces to the rear of the building. One of these (no 20 is a dedicated disabled space with increased access width.

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

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.



Andooi
Chemin du Haut de St. Pierre
32230 Ladevèze-Ville, FRANCE
mail@andooi.com
0845 3884158

Access to the property by car or similar vehicle is via the dedicated parking spaces to the rear of the building. These give direct access to the proposed lift.

(3) Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

A level approach to the property is currently available via the footpath on Fortune Green Road as well as to the rear as detailed above.

(4) Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

The dedicated lift accessing the new unit will have level thresholds.

(5) Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

The proposed unit is accessed by a lift direct from ground floor level.

(6) Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

All corridors are minimum 900mm wide with entrance halls 1300mm.

(7) Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

All rooms are accessed from a straight hallway. WC's comply with Part M – 750mm diameter turning area. Bedrooms have min 750mm clear to one side of bed. Living areas have min 1500mm diameter turning space. Kitchen has min 1200mm clear between units.



Andooi
Chemin du Haut de St. Pierre
32230 Ladevèze-Ville, FRANCE
mail@andooi.com
0845 3884158

(8) Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

The proposal concerns a 4th floor apartment there is proposed, however, lift access.

(9) Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

The proposal concerns a 4th floor apartment, there is proposed, however, lift access.

(10) Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities:

The proposal concerns 4th floor apartments there is proposed, however, lift access.

(11) WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

Walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails to be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

(12) Stairs and potential through-floor lift in dwelling

Principle: Enable access to storeys above the entrance level for the widest range of households. This two storey dwelling will be provided with stairs and associated area adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement. A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

The proposal concerns a 4th floor apartment there is proposed, however, lift access.



Andooi
Chemin du Haut de St. Pierre
32230 Ladevèze-Ville, FRANCE
mail@andooi.com
0845 3884158

(13) Potential for fitting of hoists to bedroom / bathroom

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Structure above bedroom and bathroom ceilings will be capable of supporting ceiling hoists and there are either en suite or immediately adjacent bathrooms to all proposed bedrooms.

(14) Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

All bathrooms are either en suite or immediately accessible from an adjoining bedroom

(15) Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Windows and glazed doors in the principal living space will allow people to see out when seated. All rooms will be well ventilated.

(16) Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Controls that give tonal contrast against their surroundings will be provided.