Sustainable Life Homes Statement

For

149 Fordwych Road

London

NW2 3NG

Proposal : To develop the property into four flat by leaving the main structure undisturbed and the main staircase the feature stair window intact.

The house has been only partly occupied for some time and is in need of care and attention. The owner would like to turn the property into four flats. The design allows the wonderful staircase to be used intact with minimum disruption to the main structure of the property.

LIFETIME HOME STATEMENT

 CRITERIA 1 & 2

These criteria relate to parking :

The building is located in close proximity to Kilburn and West Hampstead stations as well as to main bus routes along Shoot up Hill, Mill Lane and West End Lane, so it will be a car-free development.

 CRITERIA 3

The approach to all entrances should be level or gently sloping :

The two ground floor flats may be approached directly through the front door and the entrance hall all on the same level. The upper floor flats will be on the same level as the landing. Should there be a need to install a stair lift this can be fitted on the existing staircase well walls.

 CRITERIA 4

The proposed new residential development complies with this criteria :

All entrances should :

1. Be illuminated

2. Have level access over the threshold and

3. Have a covered main entrance

 CRITERIA 5

Communal stairs provides a generous and direct access to the flat entrances

 CRITERIA 6

The width of the doorways and hallways throughout the development will

conform to the specification of this criteria :

1. Main Entrance door ‐ 775mm clear

2. Doorways 750mm or wider with a corridor of 900mm when approached

head‐on and of 1200mm when not approached head‐on

 CRITERIA 7

Communal stairs will be uniform rise of no more than 170mm and uniform going

not less than 250mm ‐ handrail height 900mm from each nosing

 CRITERIA 8

The design is for the living room in all units to be at entrance level

 CRITERIA 9

All flats have the bedrooms at entrance level.

 CRITERIA 10

There will be :

1. A wheelchair accessible entrance level WC, with

2. Drainage provision enabling a disabled shower to be fitted in the future

 CRITERIA 11

Walls in bathrooms and toilets will have reinforcements and be capable of

taking adaptations such as handrails

 CRITERIA 12

The staircase is suitable to be fitted with future stair lift

Is not applicable to the development to allow for a lift, as all units are single storey

 CRITERIA 13

The design will provide a reasonable route for a potential hoist from a main

bedroom to a bathroom.

 CRITERIA 14

The bathroom will be designed to incorporate ease of access to the bath, WC

and wash basin

 CRITERIA 15

The living room window glazing in all proposed units will begin at 800mm or

Lower as far as possible as window aperture to the front of the building are fixed and windows should be easy to open/operate

 CRITERIA 16

Switches, sockets, ventilation and service controls should be at a height useable

by all ‐ i.e. between 450 and 1200mm from the floor