

LIFETIME HOMES ASSESSMENT
FOR

144 Belsize Rd, NW6 4BJ

PREPARED BY:

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Criterion 1 - Parking

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).

There will be no parking provided as prescribed by Camden Council's policies on parking.

Criterion 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.

There will be no parking provided as prescribed by Camden Council's policies on parking.

Criterion 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.

This cannot be achieved due to the restrictions of the existing building – the existing entrances will be retained.

Criterion 4 – Entrances

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

This cannot be achieved completely due to the restrictions of the existing building – the existing entrances will be retained.

Criterion 5 – Communal stairs and lifts

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

This cannot be achieved throughout due to the restrictions of the existing building – the existing staircases will be retained and a lift will not be provided due to space restrictions.

Criterion 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

This cannot be achieved throughout due to the restrictions of the existing building but where possible the aims of this principle will be achieved in the new elements of the structure.

Criterion 7 – Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible. There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

This has been achieved in the main living areas and bedrooms but has not been possible to achieve throughout due to the restrictions of the existing building.

Criterion 8 – Entrance level living space

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

This has been achieved by providing the living / dining / kitchen facilities at the entrance level in each flat.

Criterion 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).

This cannot be achieved due to the restrictions of the existing building.

Criterion 10 – Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities for: any member of the household using the temporary entrance level bed space of Criterion 9, and visitors unable to use stairs.

There will be a WC provided at the entrance level to both flats. Due to the restrictions of the existing building the dimensions of the WC at ground floor level will not be able to meet the requirements of a fully accessible compartment.

Criterion 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, within a height band of 300mm – 1800mm from the floor.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

This cannot be achieved due to the restrictions of the existing building.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship

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

The structure above a main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and the design provides a reasonable route between this bedroom and the bathroom by being adjacent to each other in both flats.

Criterion 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.

We confirm that an accessible bathroom will be achieved, providing ease of access, and close to a main (double or twin) bedroom.

The accessible bathroom will have the following facilities:

- A WC with: A centre line between 400mm – 500mm from an adjacent wall.
- A flush control located between the centre-line of the WC and the side of cistern furthest away from the adjacent wall.
- An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone will extend forward from the front rim of the WC by at least 1100mm. The zone will also be extended back on one side of the WC for at least 500mm from the front rim of the WC, for a width of 1000mm, from the WC's centre-line.

Criterion 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.

This has been achieved by utilising the existing windows in the property.

Criterion 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.

We confirm that a location of service controls will be achieved: 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.