



22 Kylemore Road, London NW6 2PT

17.02.2015

## **LIFETIME HOMES 16 design criteria:**

### **1. Parking (width or widening capability):**

There is no on-site/off road private parking. Only street parking.

### **2. Approach to dwelling from parking (distance, gradients and widths):**

The proposed small front extension is to the basement flat and therefore a staircase is required, however the bottom landing and front door is a level threshold, due to a slot drain.

### **3. Approach to all entrances:**

The distance from the car parking space to the dwelling entrance cannot be controlled as the parking is public street parking, however once on site, the path is level.

### **4. Entrances:**

- There is existing access to the ground floor flat (above) however this planning application is for a separate entrance to the basement flat and as answered above, a staircase will be required to access from street level.
- A external PIR light can be installed outside beside the basement door if required.
- An 'Aco' drainage channel will be installed for the basement flat entrance to provide level access over the threshold.
- If possible, a clear opening width of the basement front door of 800mm will be provided.
- Due to its location (a basement), there will be partial weather protection from driving rain.

### **5. Communal stairs and lifts:**

This planning application does not create or effect any communal stairs and/or lifts.

### **6. Internal doorways and hallways:**

Two new doors are proposed within this planning proposal. One is for a main front door and a second is for a bathroom. Both of these doors are to be made as wide as possible.

**7. Circulation Space:**

This proposal does not affect any existing circulation space except the entrance which has been made as wide as possible.

**8. Entrance level living space:**

An existing living space will be at the same level as the basement front entrance door.

**9. Potential for entrance level bed-space:**

The basement flat will be a self-contained flat and therefore the bed-space will be at basement entrance level.

**10. Entrance level WC and shower drainage:**

The proposed planning application includes a new shower room and this will be at the same level as the basement entrance level.

**11. WC and bathroom walls:**

The proposed basement walls will be RC concrete and therefore capable of firm fixing and support for adaptations such as grab rails.

**12. Stairs and potential through-floor lift in dwelling:**

The proposed planning is for an entrance to a self –contain flat unit. Therefore there is no potential for a through-floor lift.

**13. Potential for fitting of hoists and bedroom / bathroom:**

See (12) above.

**14. Bathrooms:**

The basement is not to be wheelchair accessible due to being located at basement level..

**15. Glazing and Window handle heights:**

There will be openable windows within the living room.

**16 Location of service controls:**

Any new service controls will be located within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner, where possible.

