

**GROUD FLOOR B1/B8 & 5 RESIDENTIAL UNITS**

**AUGUST 2014**

**16 ROCHESTER MEWS, CAMDEN , LONDON**

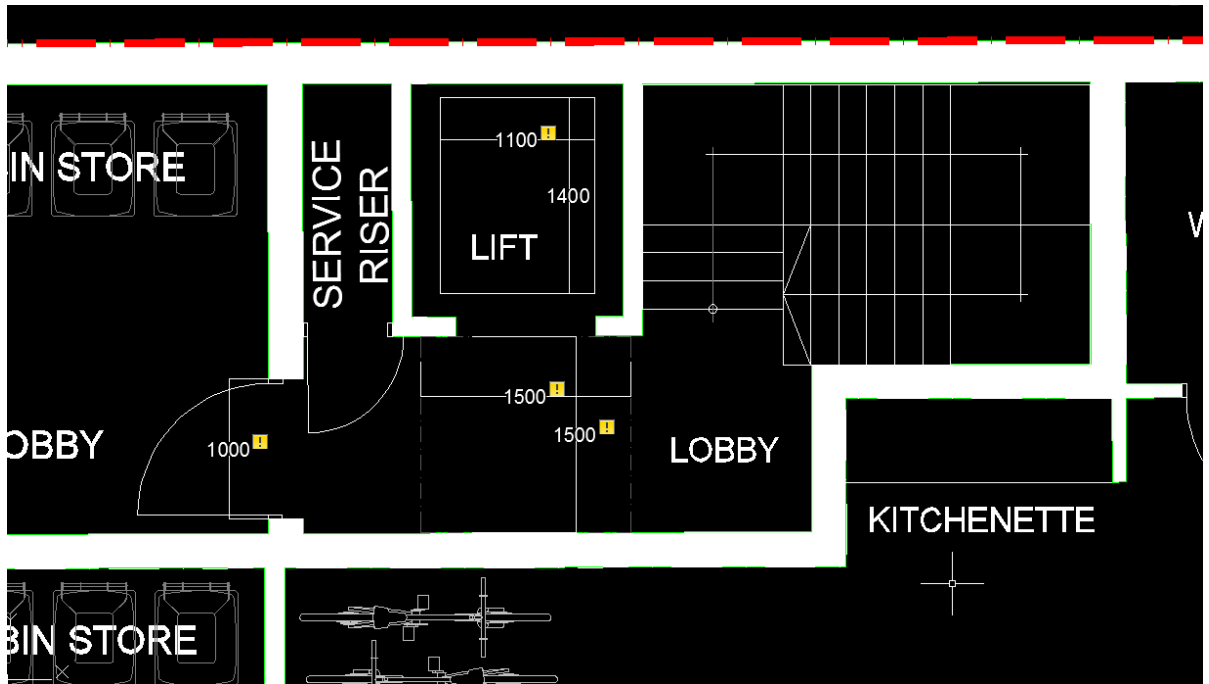
**LIFETIME HOMES STATEMENT – Ref: FES - August 2014**

(To be read in conjunction with the submitted proposed plans, sections and elevations. The items are numbered in order to correspond with the LTH standard 16 point list).

Please note that for the purpose of the wheelchair accessibility to the above residential development; the fully, wheelchair accessible apartment is Flat 1 on the first floor.

1. Car Parking Width - Not applicable as scheme is parking free.
2. Car parking proximity - Not applicable as scheme is parking free.
3. Approach Gradients – Existing gradient to be maintained – Level threshold to meet approved document M.
4. External Entrances -
  - a. All entrances will be illuminated for both safety and access.
  - b. Level access to ground floor to be provided.
  - c. Minimum effective clear width of entrance doors to 825mm and 300mm nib to the leading edge.
  - d. The Entrance to the flats in this instance have a external area to accommodate bicycle parking which will provide adequate shelter from the elements.
  - e. The scheme design allows for a level external landing.
5. Communal Stairs and Lifts
  - a. Communal staircase will have a uniform going of minimum 250mm and rise of 170mm  
Handrails to extend 300mm beyond top and bottom steps.  
Handrail height to be 900mm from each nosing .  
Step nosing's will be in contrasting colour.  
Solid risers to be provided.

The inclusive lift accessed off the communal entrance areas meets the requirements set out in Approved Document Part M. The lift car shown demonstrates compliance by being 1400x1100mm with provision of 1500x1500mm turning area on each floor at the lift entrance. The lift size is adequate based upon the density of the apartments served.



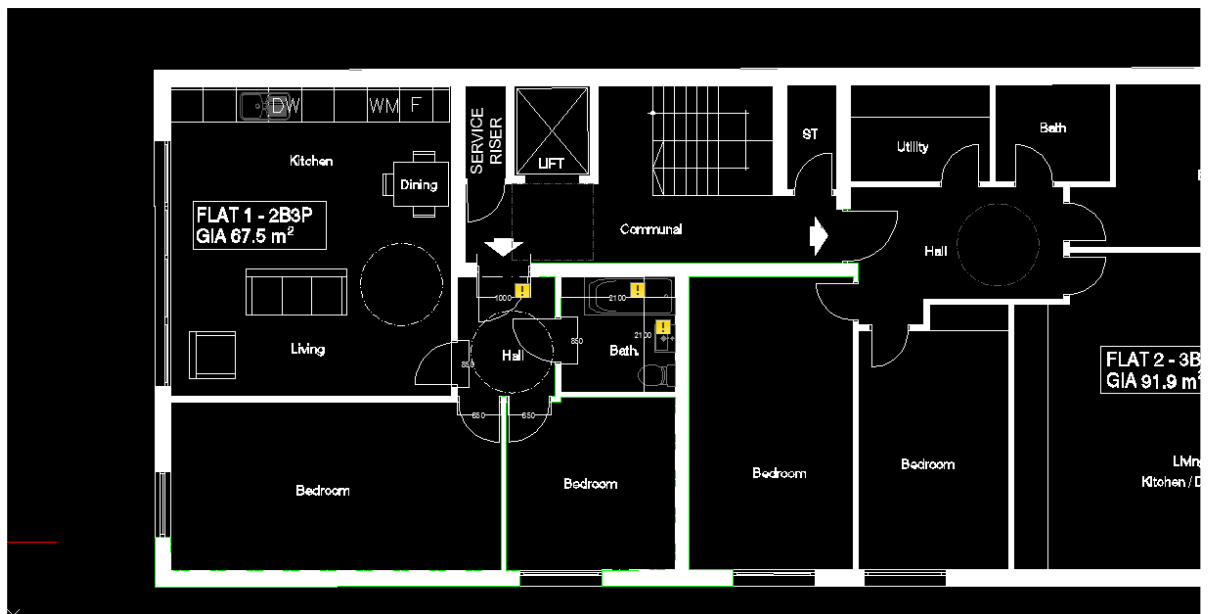
6. Doorways and Hallways

- a. The width of the internal doorways and hallways conforms with Part M of the current building regulations.
- b. All entrance doors to flats will have a 300mm nib to the leading edge.
- c. Internal doors to have a clear opening width of 775mm minimum and landings to be minimum 1050mm wide.

Below is flat 1 floor plan as an exemplar of proposed door dimensions.

7. Wheelchair Accessibility - Provided to Flat 1

A turning circle of 1500mm diameter for wheelchair accessibility has been indicated on the floor plan.



8. Entrance level living space – N/A

9. Potential for entrance level bed space – N/A

10. a. Refer to floor plans for bathroom layouts to flats.

b. Drainage provision for shower provided to bathrooms to all flats.

11. Bathroom & WC Walls

Walls to all bathrooms will be underlined with waterproof plywood to enable handrails, etc. to be fixed between 300 – 1500mm from the floor level.

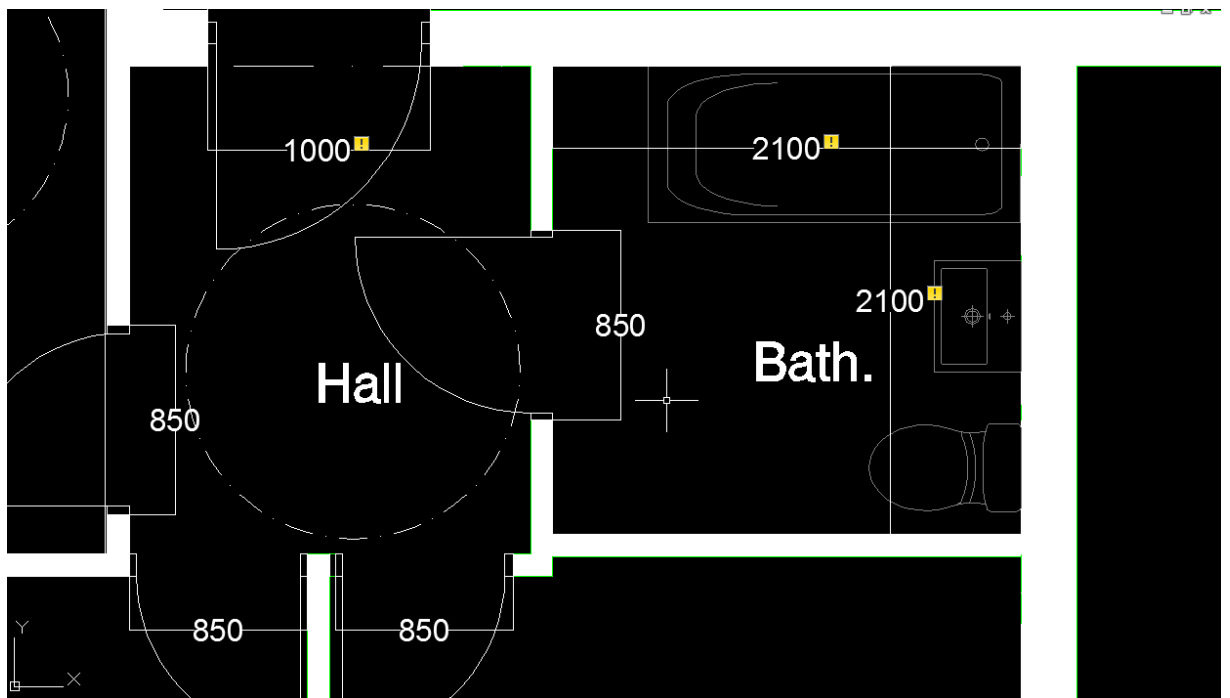
12. All individual units are of a single storey, accessed from the communal areas with the inclusion of an accessibly complaint lift.

13. Route for future hoist allowed for between bedroom and bathroom.

14. Bathroom Layout – Refer to floor plans for bathroom layouts.

The WC and bath to all flats will be positioned within the room in order to facilitate ease of access.

All bathrooms in the development are 2100x2100mm as per the London Housing Design Guide. Below is an extract showing a typical bathroom layout.



15. Window Specification –

All new windows to flats will have a maximum cill height of 800mm and will be operational to wheelchair users.

16. Controls, Fixtures & Fittings –

Switches, sockets, ventilation and service controls will be positioned between 450 and 1200mm from the finished floor level.