

LIFETIME HOMES STATEMENT

April 2015

For the proposed development at
24 Woodchurch Road, London NW6 3PN

The table below sets out the full Lifetime Homes standards and the way the proposed development will comply. They will also meet the Part M Building Regulations.

<http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html> from July 2010

Lifetime Homes standards	How it is achieved
1 Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	Car parking is not permitted by Camden
2 The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	Car parking is not permitted by Camden
3 The approach to all entrances should be level or gently sloping	Entrance path is level, with crossfall for drainage not exceeding 1:40
4 All entrances should: a) Be illuminated b) Have level access threshold; c) Have effective clear opening widths and nibs as specified below. d) Have adequate weather protection e) Have a level external landing.	The entrance will meet these requirements
5 Communal stairs & Lifts	<i>Not relevant to this single family home</i>
6 The width of the doorways and hallways should conform to the specifications in the table. There should be 300mm to the side of the leading edge of doors on the entrance level	Doors all conform, hallways are generally wider than 1.2m
7 There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	The rooms are spacious. A turning circle of 1500mm diameter is easily accommodated in every room.
8 The living room should be at entrance level	The main living dining kitchen is at entrance level.
9 In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space	Achieved in the main living room, which is very spacious.

<p>10 There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future</p>	<p>Provided</p>
<p>11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails</p>	<p>Wall reinforcements should be located between 300 and 1500mm from the floor, but most are masonry or concrete</p>
<p>12 The design should incorporate: a) provision for a future stair lift b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom</p>	<p>a) The stair is more than 900 wide. b) Space for a through-floor lift is identified between the ground floor living room and the ensuite bathroom above, which is large enough to be converted to allow a lift lobby.</p>
<p>13 The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom</p>	<p>Direct access from master bathroom to master bedroom via dressing room.</p>
<p>14 The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin</p>	<p>Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user could use the bathroom</p>
<p>15 Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate</p>	<p>Full height glazing offers maximum visibility and sliding mechanism allows them to be grasped at any height to roll open.</p>
<p>16 Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor)</p>	<p>All rooms to comply.</p>