

**1A WEST HAMPSTEAD MEWS  
LONDON NW6 3BB**

May 2015

**Access Statement**

**Lifetime Homes checklist**

## ACCESS

There is no change to the existing access arrangements.

Whilst there is no parking available in the mews, the building is located within 100 metres of West Hampstead tube station and the bus stops on West End Lane and Broadhurst Gardens. The London Overground is also available.

Although the constraints of the existing envelope make it impossible for the maisonettes to fully comply with Part M or lifetime homes standards, wherever possible lifetime homes standards will be incorporated – see Planning Drawings.

### Lifetime Homes checklist

#### 1. Car parking

Where car parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.

N/A

#### 2. Access from car parking

The distance from the car parking space to the dwelling entrance should be kept to a minimum and be level or gently sloping.

YES

#### 3. Approach

The approach to all entrances should preferably be level or gently sloping.

YES

#### 4. External entrances

All entrances should be illuminated, have level access over the threshold, have a clear opening width of 800mm, have adequate weather protection and have a level external landing.

YES

#### 5. Communal stairs and lifts

Communal stairs should provide easy access with a uniform rise not exceeding 170mm, uniform going not less than 250mm, handrails that extend 300mm beyond the top and bottom, handrails height 900mm from each nosing, step nosings distinguishable through contrasting brightness and risers which are not open. Where a lift is provided, it should have minimum internal dimensions of 1000mm x 1400mm, have clear landings adjacent to the lift entrance of 1500mm x 1500mm and have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lifts internal wall.

N/A

#### 6. Internal doorways and hallways

The width of internal doorways and hallways should conform to Part M, except that when the approach is not head-on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors.

YES (Not all doors – see plans)

#### 7. Circulation space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

YES

#### 8. Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

YES

#### 9. Potential for entrance level bedspace

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed space.

YES

#### 10. Entrance level WC and shower drainage

Where an accessible bathroom is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

YES

#### 11. WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

YES

#### 12. Stairs and potential through-floor lift in dwellings

The design within a dwellings of 2 or more storeys should incorporate both a potential for stair lift Installation, and a suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and bathroom.

YES

#### 13. Potential for future fitting of hoists and bedroom/bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

YES

#### 14. Bathrooms

An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.

YES

#### 15. Glazing and window handle heights

Windows in the principle living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and useable by a wide range of people - including those with restricted movement and reach.

YES (except high level window in a lower ground bedroom)

#### 16. Location of service controls

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

YES