

Lynas Architecture

45 Holmes Road London NW5 3AN

The following points show how our scheme for Holmes Road address the points which allow us to meet the criteria for Lifetime Homes. These points are also visible within our planning submission drawings and the Design and Access Statement.

1- Car Parking Width

There is no car parking on site.

The residential part of the scheme is completely pedestrianised, with 2 cycle places provided per 2/3 bedroom unit and 1 per 1 bed unit. Cycle storage is provided internally within the commercial units. This therefore means that there is no provision for car parking, but vehicular access is provided alongside pedestrian access for servicing, deliveries etc.

Vehicular Access will be provided to service the commercial/light industrial areas of the building. Our transport consultant, TTP, has considered how this servicing could take place and calculations were carried out using a 3.5T Panel Van which could enter the site and turn whilst servicing the loading bay of the building.

2 - Access from Car Parking

There is no car parking on site.

Existing gently sloping and Level Threshold Pedestrian Access is provided from Holmes Road which has easy access to Public Transport. Cycle Storage is provided internally within the commercial units and 8 Josta 2-tier stands are provided externally for the residential units.

The entrance pathways are a minimum of 1200mm but are wider in many places, providing 1800mm paths to the communal entrance. 1500mm turning circles are always provided.

3 - Approach Gradients

Access to the site is gained through a very gently sloping access laneway from Holmes Road. Careful consideration has been given to the Ground floor levels so that level access can be gained to the residential areas and as a result there are no steps in the external landscaping. Subtle material changes will suggest the pedestrian and vehicle routes, as well as providing a comfortable platform for users with limited mobility and therefore all other users also.

The communal path to the residential building is 1800mm, curtilages within dwellings are 1050mm and entrances curtilages are designed to incorporate wheelchair accessible turning circles.

4 - Entrances

All thresholds, doorways, circulation and staircases will comply with building regulations and lifetime homes requirements. Thresholds will have level access, (as well as level access to any amenity spaces) and have effective clear opening widths and nibs which meet the lifetime homes standards.

The spaces will be well illuminated and the sloping landscaping has been thoroughly designed to create a level external landing space.

5 - Communal Stairs and Lifts

All circulation and staircases will comply with building regulations and lifetime homes requirements.

They will provide access to all levels of the new residential units.

6 - Doorways and Hallways

The proposal aims to ensure accessibility and inclusion so that all potential users, regardless of disability, age or gender can use them safely and easily. Our aim with inclusive access is that the design and layout of the building enables everybody to enter, use the facilities and leave safely, independently and with ease.

All thresholds, doorways, circulation and staircases will comply with building regulations and lifetime homes requirements. This will include access to the units as well as within the units and to the private amenity spaces.

7 - Wheelchair Access

The scheme has been designed to incorporate good design practice for wheelchair access and therefore to comply with building regulations and lifetime home requirements.

This also means that we comply with criterion 10 and 14 of lifetime homes which provide Entrance level WC and Shower drainage and the Bathroom Layouts also allow for wheelchair accessibility.

Six of the units has been designed as single level fully wheelchair compliant dwellings, offering living, bedroom and bathroom accommodation at the same level. In unit O2.04, a void is left for a platform lift which will access a complete single level apartment. Unit O3.07 has a bathroom and living space on entrance level, with bedrooms above. There is provision for the living space to be used as temporary bedroom space if needed. Therefore all units have been designed to incorporate good design practice for wheelchair access and future proofing and therefore to comply with building regulations and lifetime home requirements.

8 - Living Room

Living rooms and kitchens are provided on the entrance levels to each residential unit. This allows for ease of accessibility for any visitor regardless of their level of mobility. In unit O2.04, a soft spot will be left for a platform lift from entrance level to the living/bedroom levels.

9 - Entrance Level Bed space

With the living space on entrance level, this also provides a convenient temporary bed-space should it be needed. This will have access to a window and a heat source and should allow the living room to continue use as a living space with a screened off area for sleeping.

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10 - Entrance level WC and Shower Drainage

The entrance level to all dwellings will have an accessible WC compartment with potential for a shower to be installed, to be compliant with Building control and lifetime homes.

These will also meet Criterion 14 of Lifetime Homes standards in terms of Bathroom Layout.

11-Bathroom and WC Walls

In all Bathrooms and WCs, walls will be constructed so that they will be capable of supporting adaptations such as grab rails. These will meet Criterion 11, 10 and 14 of Lifetime Homes standards in relation to all Bathroom standards required.

12 - Stairs

Straight flights of stairs with landings at the top and bottom have been designed in the dwellings which are two storeys or more where possible. All stairs have at least a minimum unobstructed width of 900mm.

All stairs are designed to meet both building regulations and lifetime homes standards criteria 12 with potential for future changes.

13 - Tracking Hoist Route

The structural composition of the building will mean that ceilings will be capable of supporting ceiling hoists, in particular in the bedroom and bathrooms with a reasonable route through. This will also be the case in the living area (where bedrooms are on a separate level) which may act as a temporary bed space. This allows for the residential units to be 'future proofed' to their best extent.

14 - Bathroom Layout

An accessible bathroom which provides ease of access in accordance with Lifetime Homes criteria 14 is provided in every dwelling on the same storey as a main bedroom. In addition, 7 of the 8 units have the main bathroom at entrance level, with unit 02.04 also have provision for an access lift, providing ease of access to all facilities within the property.

The layouts of the properties also allow for simple adaptation to meet future needs.

15 - Window Specification

Windows are designed to meet the criteria for Lifetime Homes. Living area/rooms windows/doors typically provide level access or near full height glazing to outdoor spaces and each habitable room has an operable window.

16 - Controls, Fixtures and Fittings

The location of all service controls will be within the height band of 450mm and 1200mm from the Final Floor Finish and at least 300mm away from any internal room corner. Where possible, the aim will be to exceed the minimum requirements in terms of the choice of controls, fixtures and fittings so that they provide most ease of use for the greatest array of users.