

Design & Access Statement APPENDIX B	1217
Accessibility Statement	
Address	42 Caversham Road, London, NW5 2DS
Number of floors	6 (Basement, Ground, 1st, 2nd, 3rd & 4th.)
Number of units	18
Number of bedrooms	Varies from 1 to 3 per apartment
Number of occupants	Varies from 1 to 6 per apartment
Lifetime Homes Design Criteria <i>Notes relevant to all units unless noted otherwise</i>	
1. Parking	No parking provision will be provided as part of the development.
2. Approach to dwelling from parking	see above
3. Approach to all entrances	Since there is wheelchair housing within the proposed scheme, wheelchair housing design guide requirements will be followed where these exceed those of Lifetime Homes. As such please refer to Wheelchair Housing Key Criteria below.
4. Entrances	<p>The communal entrance will;</p> <ul style="list-style-type: none"> a) be well lit from existing street lights on Caversham Road with lighting to the soffit of the entrance canopy. b) have level access over the threshold. c) have a minimum clear opening to comply with the Wheelchair Housing Design Guide. d) have a canopy. e) have a level external landing. <p>Dwelling entrance doors to comply with the Wheelchair Housing Design Guide, please refer to Wheelchair Housing Key criteria below.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100 and the Wheelchair Housing Key criteria below.</p>
5. Communal stairs and lifts	<p>Communal stairs will provide easy access in accordance with the Lifetime Homes specification.</p> <p>A wheelchair accessible lift is also provided between all floors and in accordance with the Lifetime Homes and Wheelchair Homes specification.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100 and the Wheelchair Housing Key criteria below.</p>
6. Internal doorways and hallways	<p>Communal corridors will have a min. width of 1200mm.</p> <p>All internal communal doors will have a minimum clear opening complying with requirements of Lifetime Homes and Wheelchair Homes, depending on corridor widths and approach.</p> <p>For internal dwelling doors and hallways within wheelchair units, please refer to Wheelchair Housing Key Criteria below.</p> <p>Hallways within all other dwellings will have a minimum width of 900mm and all internal dwelling doors will have a min. clear opening complying with requirements of Lifetime Homes, depending on corridor widths and approach.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100</p>
7. Circulation Space	<p>For circulation within wheelchair units, please refer to Wheelchair Housing Key Criteria below.</p> <p>For all other dwellings there will be a 1500mm dia. turning circle within living/ dining areas and 1200mm clear zone in front of kitchen units.</p> <p>A clear space of 750mm to both sides and the foot of beds in the main bedrooms will be provided and 750mm to one side of all other beds.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100.</p>

8. Entrance level living space	<p>All units have a living space located on entrance level, including duplex units 1 to 5 and unit 15. The kitchens are also located on the entrance level of these units.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100.</p>
9. Potential for entrance level bed-space	<p>The units without a bed-space at entrance level are Units 3, 4, 5, 15, 17 and 18 (duplexes). In these units there is sufficient space in the living area to accommodate a temporary bed-space, which could be screened off without interfering with the function of the rest of the room.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100.</p>
10. Entrance level WC and shower drainage	<p>Units 1, 2, 3, 4, 5, 15, 17 and 18 (duplexes) have entrance level WCs designed to the Lifetime Homes specification of Criterion 10, including provisions for floor drainage if necessary.</p> <p>Please refer to drawing 1217-NMP-XX-B1 to 04-DR-A-00100.</p>
11. WC and bathroom walls	<p>Walls in bathrooms will be capable of taking such adaptations as grab rails.</p>
12. Stairs and potential through-floor lift in dwelling	<p>Dwellings of two storeys (Units 1, 2, 3, 4, 5, 15, 17 and 18) will:</p> <ul style="list-style-type: none"> a) accommodate a stair-lift due to stairs having a clear width of 900mm b) include a potential location for a through-floor lift, with an aperture of 1000x1500mm <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100.</p>
13. Potential for fitting of hoists and bedroom/bathroom	<p>Structure above the main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and the bathroom will be located adjacent to the main bedroom to provide a reasonable route between the two rooms.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100.</p>
14. Bathrooms	<p>All dwellings have a bathroom designed to the specification of Criterion 14, including provision for floor drainage. These bathrooms are within easy access of a main bedroom in every unit.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100.</p>
15. Glazing and window handle heights	<p>All units have windows in the living space with a sill height not above 800mm, as well as full height glazed doors providing access to balconies or gardens.</p> <p>In every unit the living space layout is designed so that at least one window can be approached by a clear route of 750mm in width.</p> <p>Please refer to drawings 1217-NMP-XX-B1 to 04-DR-A-00100.</p>
16. Location of service controls	<p>Service controls will be positioned between 450 and 1200mm from the floor, and at least 300mm from any internal room corner.</p>
Wheelchair Housing Key Criteria <i>Notes relevant to units 9 and 12 only</i>	
1. Car parking	<p>No parking provision will be provided as part of the development.</p>
2. Moving around outside	<p>External approach to the building has been designed in accordance with the Wheelchair Housing Key Criterion 2; the main entrance has level access.</p> <p>Please refer to drawing 1217-NMP-XX-00-DR-A-00100.</p>
3. Using outdoor spaces	<p>See above.</p> <p>The routes to storage, refuse and gate are accessible and short as described in Wheelchair Housing Key Criterion 2.</p> <p>Please refer to drawing 1217-NMP-XX-00-DR-A-00100.</p>

<p>4. Approaching the home</p>	<p>Approach to the building is:</p> <ul style="list-style-type: none"> a) as described in Criterion 2 b) covered by a canopy to the specification in Criterion 4 c) suitably lit, on PIR sensors <p>Approach to the Wheelchair Accessible Units is:</p> <ul style="list-style-type: none"> a) via short corridors of width 1500mm b) accessed via a wheelchair accessible lift <p>Please refer to drawings 1217-NMP-XX-00 to 02-DR-A-00100.</p>
<p>5. Negotiating Communal Entrance Doors</p>	<p>The entrance door to the building has a min. clear width of 900mm. The internal approach will be greater than 1800mm square, with a clearance to the lock side in excess of 550mm. The threshold will have a maximum bevelled upstand of 15mm.</p> <p>The communal entrance door, locks, entry phones and letterboxes will be specified in accordance with Wheelchair Housing Key Criterion 5.</p>
<p>6. Entering and leaving the home, dealing with callers</p>	<p>Wheelchair Accessible units have entrance doors with a clear opening min. 900mm, with a 1500mm square external landing and 1800mm dia. internal approach space. Internal thresholds are to have a maximum bevelled upstand of 15mm.</p> <p>A storage and charging space for wheelchairs (of 1700x1100mm) is provided in the entrance area of these units, adjacent to an 1800mm dia. turning circle space.</p> <p>Spy holes, doorbells, entry phones and door operation to be specified in accordance with Wheelchair Housing Key Criterion 6.</p> <p>Please refer to drawings 1217-NMP-XX-01 to 02-DR-A-00100.</p>
<p>7. Negotiating a secondary door to garden or balcony</p>	<p>n/a</p>
<p>8. Moving around inside/storing things</p>	<p>Wheelchair Accessible units are to have:</p> <ul style="list-style-type: none"> a) corridors with clear width of 1200mm, b) doors with clear width of 900mm with min. 300mm approach space to leading edge c) integrated storage designed to be easily accessible and useful d) floor surfaces specified in accordance with Wheelchair Housing Key Criterion 8. <p>Please refer to drawings 1217-NMP-XX-01 to 02-DR-A-00100.</p>
<p>9. Moving between levels</p>	<p>Units 9 and 12 are accessed via a wheelchair accessible lift, specified in accordance with Wheelchair Housing Key Criterion 9, with a 1800mm dia. turning circle outside lift doors.</p> <p>Please refer to drawings 1217-NMP-XX-00 to 02-DR-A-00100.</p>
<p>10. Using living spaces</p>	<p>Wheelchair Accessible Unit living spaces are designed so that:</p> <ul style="list-style-type: none"> a) a 1800mm dia. turning circle is located close to the door b) furniture can be arranged to accommodate a 1400mm clear approach c) operable fittings, sockets and light switches are located in accordance with Wheelchair Housing Key Criterion 10 d) radiators do not impede circulation space e) ceilings have the capacity for future hoist installation <p>Please refer to drawings 1217-NMP-XX-01 to 02-DR-A-00100.</p>
<p>11. Using the kitchen</p>	<p>Kitchens in Units 9 and 12 have been designed and are to be specified in accordance with Wheelchair Housing Key Criterion 11, including a manoeuvring space of 1800x1800mm.</p> <p>Please refer to drawings 1217-NMP-XX-01 to 02-DR-A-00100.</p>

12. Using the bathroom and shower	<p>Bathrooms to Wheelchair Accessible Units have been designed and specified in accordance with Wheelchair Housing Key Criterion 12. They include space for a level access shower or bath and minimum turning circle and transfer distances. The rooms have the structural capacity to accommodate fixings such as hoists.</p> <p>Please refer to drawings 1217-NMP-XX-01 to 02-DR-A-00100.</p>
13. Using bedrooms	<p>Bedrooms to Wheelchair Accessible Units have been designed in accordance with Wheelchair Housing Key Criterion 13, with 1800mm dia. turning circles and min. 1200mm transfer space to the side of the bed. The bedrooms are adjacent to bathrooms, with 900mm knock-out panels and structural capacity for a hoist route.</p> <p>Please refer to drawings 1217-NMP-XX-01 to 02-DR-A-00100.</p>
14. Operating doors	<p>Doors to Wheelchair Accessible Units will be specified in accordance with Wheelchair Housing Key Criterion 14.</p>
15. Operating windows	<p>Windows to Wheelchair Accessible Units will be specified in accordance with Wheelchair Housing Key Criterion 15.</p>
16. Controlling services	<p>Services to Wheelchair Accessible Units will be specified in accordance with Wheelchair Housing Key Criterion 16.</p>