

Lifetime Homes Statement for 75, Haverstock Hill, London NW3

1. If there is car parking adjacent to the home, is it capable of enlargement to attain 3300mm width? If not, please explain why.

The proposals are the conversion of existing office space into 3 flats, the existing property does not have any parking spaces nor is there space to provide them.

2. Is the distance from the car parking space to the home kept to a minimum and is it level or gently sloping? If not, please explain why.

No parking spaces can be provided as such the standard cannot be met.

3. Are the approaches to all entrances level or gently sloping? If not, please explain why.

The access to the principal entrance is level however the existing building levels mean level access is not possible and the existing building constraints do not permit the installation of ramps or a level access to the proposed flats.

4. Are all entrances illuminated and do they have level access over the threshold and a covered main entrance? If not, please explain why.

All principle entrances will have illumination and 2 flats will have level thresholds at the point of entry the third cannot due to the existing building constraints

5. a) Do communal stairs provide easy access?

The communal stairs remain as existing with handrails

b) Where homes are reached by a lift, is it fully wheelchair accessible? If not, please explain why.

No lift is proposed.

6. Does the width of internal doorways and hallways conform to Part M of the Building Regulations except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm? Is there 300mm to the side of the leading edge of the doors on the entrance level? If not, please explain why.

Yes, so far as the existing building fabric permits. New internal doors have 800mm clear opening.

7. Is there space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere? If not, please explain why.

Yes.



8. *Is the living room at entrance level? If not, please explain why.*

Yes a living/ dining areas are provided at the entrance level

9. *In houses of two or more storeys, is there space on the entrance level that could be used as a convenient bedspace? If not, please explain why.*

Yes.

10. *Is there:*

- a) *a wheelchair accessible entrance level WC, with*
- b) *drainage provision enabling a shower to be fitted in the future?*

Yes, in two flats but not the upper flat – being first and second floor we suggest this is not a practical flat for wheel chair users in anyevent.

11. *Are walls in bathrooms and toilets capable of taking adaptations such as handrails? If not, please explain why.*

Stud partitions to bathrooms will be constructed from WPB plywood.

12. *Does the design 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?*
- If not, please explain why.*

Yes a stair lift could be fitted to the existing stairs but a lift is not practical throughout the building though a lift could be installed btween levels in the upper flat.

13. *Does the design provide for a reasonable route for a potential hoist from a main bedroom to the bathroom? If not, please explain why.*

Yes

14. *Is the bathroom designed to incorporate ease of access to the bath, WC and wash basin? If not, please explain why.*

Yes.

15. *Does the living room window glazing begin at 800mm or lower and are windows easy to open/operate? If not, please explain why.*

No, existing elevations of the building will not be altered except where windows become doors to the terraces.

16. *Are switches, sockets, ventilation and service controls at a height usable by all (i.e. between 450 and 1200mm from the floor)? If not, please explain why.*



It is proposed that all new services will be installed in accordance with part M of the building regulations and as such will satisfy the above criteria.

