

Lifetime Homes Assessment

Site: 12A and 12 B Crediton Hill, London, NW6 1HP
 Ref: 7213
 Date: June 2015

21 Garlick Hill
 London EC4V 2AU
 Tel: 020 7489 0213
 Fax: 020 7248 4743
 www.dwdllp.com

No.	Criteria	Assessment
1a	'On plot' (non-communal) parking Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	Parking arrangements will remain as existing.
1b	Communal or shared parking Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.	Parking arrangements will remain as existing.
2	Approach to dwelling from parking The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	Parking arrangements will remain as existing.
3	Approach to all entrances The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.	The approach to the main building will remain as existing and cannot be changed due to the nature of the building. The existing flats, 12A and 12B, are located at first and second floor and as such there will not be level access to the entrance of the proposed flat, as existing. It is not possible to change the access arrangements as the ground floor flat is in separate ownership.
4	Entrances All entrances should: a) Be illuminated b) Have level access over the threshold; and c) Have effective clear opening widths and nibs as specified below. In addition, main entrances should also: d) Have adequate weather protection e) Have a level external landing.	The proposed development is for the change of use of two dwellings to one dwelling. The entrance will remain as existing and no external changes are proposed as part of the application. The existing external entrance has lighting, and this will remain in place.
5a	Communal Stairs Principal access stairs should provide easy access in accordance with the	Access to the proposed dwelling will be via the existing staircase. No change to the staircase is proposed.

	specification below, regardless of whether or not a lift is provided.	
5b	Communal Lifts Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.	N/A
6	Internal doorways and hallways Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.	Most doorways within the property will remain as existing, as will the corridor. Within the property, doorways will be at least 750mm and hallways at least 900mm.
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.	The proposed dwelling will have generously sized rooms, with adequate turning space for wheelchair users.
8	Entrance level living space A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').	The Living Room will be at the entrance level of the proposed dwelling (first floor). It is not possible for the Living Room to be located at ground floor level as the ground floor flat is in separate ownership.
9	Potential for entrance level bed-space 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.	A temporary bed space could be accommodated at the entrance level to the flat (first floor), if required.
10	Entrance level WC and shower drainage Where an accessible bathroom, in accordance with Criterion 14, 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 – as detailed in the specification below.	There will be accessible WCs at the entrance level (first floor) to the flat. The WC/ bathroom facilities will have the potential to be adapted to provide accessible shower facilities.
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.	The Bathrooms/ WCs could be adapted to provide grab rails and other fixings.
12	Stairs and potential though-floor lift in dwellings The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; and,	The flat is accessed via stairs and access between the first and second floor, within the dwelling, will also be via stairs, as existing. A stair lift could be installed if required.

	b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	
13	<p>Potential for future fitting of hoists and bedroom / bathroom relationship</p> <p>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.</p>	No change is proposed to the building's existing structure. It is considered that the building's structure should be able to support a ceiling hoist, subject to review and confirmation from a specialist consultant.
14	<p>Bathrooms</p> <p>An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.</p>	Accessible bathroom/ WC facilities are provided on both floors within the dwelling.
15	<p>Glazing and window handle heights</p> <p>Windows in the principal 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 usable by a wide range of people – including those with restricted movement and reach (see Note 1).</p>	No change is proposed to the existing windows. Window height will remain as existing, as the building is situated within a Conservation Area.
16	<p>Location of service controls</p> <p>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.</p>	The applicant will seek to ensure as far as reasonable possibly that service controls are located appropriately.