

**Lifetime Homes Standards**  
**SECOND FLOOR MAISONETTE**  
**84 ST AUGUSTINES ROAD NW1**

The proposals fully comply with the current requirements of Part M of the Building Regulations. Accordingly, all Lifetime Homes standards, where applicable, will be complied with. The 16 Standards have been addressed as follows:

1. Parking.

Parking is to remain as existing with an on street permit for the second floor flat. The third floor flat is to be car free.

2. Approach to Dwellings from Parking.

The distance from the parking bays to the shared entrance is 8.125m at its shortest point. There is level access from the parking spaces to the shared entrance door.

3. Approach to all Entrances.

The approach to the shared entrance is level. The second and third floors are reached by a common staircase.

4. External Entrances.

The proposed shared entrance to the dwellings will be lit. There is level access over the threshold. The entrance is covered to a depth of 700mm.

The clear opening exceeds the minimum requirement.

5. Communal Stairs and Lifts.

The common stair meets or exceeds lifetime home standards.

6. Internal Doorways and Hallways.

All door openings and hall widths meet or exceed lifetime home standards.

7. Circulation Space.

Where possible door openings, living rooms, kitchens and bedrooms meet or exceed the minimum specified circulation space for wheelchairs.

NOTE. The second and third floor location of the proposed flats mean that the dwellings are not wheelchair accessible and therefore criteria 8 to 14 do not apply..

8. Entrance Level Living Space.

N/A.

9. Entrance Level Bed space.

N/A.

10. Entrance Level WC & Shower Drainage.

N/A.

11. Bathroom & WC Walls.

N/A.

12. Stair Lift / Through - Floor Lift.

N/A.

13. Potential for Fitting of Hoists & Bedroom/Bathroom.

N/A.

14. Bathrooms.

N/A.

15. Glazing and Window Handle Heights.

The windows in the property comply with all lifetime homes standards.

16. Location of Service Controls.

Switches, sockets, ventilation and service controls are to be positioned between 450mm and 1200mm from finished floor level.

Savage & Pottinger Design

April 2014