

# LIFETIME HOMES ASSESSEMENT

## 17 DENNING PARK ROAD

Application for deconversion and extension of 17 Denning Road, Hampstead

The application proposals are for the conversion of an existing four-storey Victorian terrace within the Hampstead Conservation Area. Due to the constraints set by the conversion property, it is difficult for all Lifetime Homes standards to be achieved, particularly in the area of parking and approach to entrances. The following statement has been prepared to demonstrate efforts made and where the conversion will adhere to 'Lifetime Homes' standards where possible.

Lifetime Home Standard	Comment
Lifetime Home Criterion 1a <b>On plot parking</b>	N/a No on site parking provision
Lifetime Home Criterion 1b <b>Communal Parking</b>	N/a No on site parking provision
Lifetime Home Criterion 2 <b>Approach to dwelling from parking</b>	N/a No on site parking provision
Lifetime Home Criterion 3 <b>Approach to all Entrances</b>	Approach to entrance as per condition of existing
Lifetime Home Criterion 4 <b>Entrances</b> . All entrances should:	
4a) <b>be illuminated</b>	the entrance will be illuminated
4b) <b>have level access over the threshold and</b>	Threshold as per condition of existing Victorian:
4c) <b>have effective clear opening widths and nibs as specified in the guidance</b>	Effective clear opening and nibs provided, as per condition of existing Victorian property;
4d) <b>have adequate weather protection</b>	Existing main entrance door set-back beneath porch which serves as adequate weather protection;

4e) <b>have a level external landing</b> <b>The clear opening width of the front door should be a minimum 800mm.</b>	Level external landing outside main entrance door provided, as per condition of existing Victorian property.
Lifetime Home Criterion 5a) <b>5a) Communal stairs should provide easy access with specification outlined regardless of whether or not a lift is provided</b>	The existing stairs are to be retained
Lifetime Home Criterion 5b) <b>Where a dwelling is reached by a lift, this should be fully accessible in accordance with specification outlined</b>	N/a No lift proposed
Lifetime Home Criterion 6 <b>Internal doorways and hallways</b>	These have been provided where possible within the constraints of the existing building: refer to proposed floor plans submitted.
Lifetime Home Criterion 7 <b>Circulation space</b>	These have been provided where possible within the constraints of the existing building: refer to proposed floor plans submitted.
Lifetime Home Criterion 10 <b>Entrance level WC and shower drainage</b>	Achievable within the constraints of the existing building.
Lifetime Home Criterion 11 <b>WC and bathroom walls</b>	Achievable: details to be confirmed by Contractor/specialist partition sub-contractor specialist partition sub-contractor
Lifetime Home Criterion 12 <b>Stairs and potential through-floor lift in dwelling</b>	specialist partition sub-contractor specialist partition sub-contractor
12a) <b>Potential for stair lift installation; and</b>	Achievable: adequate space available for provision of stair lift installation to existing staircase.
12b) <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</b>	Achievable: adequate space available for provision of a through lift for the lower ground and ground floor unit
Lifetime Home Criterion 13 <b>Potential for fitting of hoists and bedroom/bathroom relationship</b>	Achievable: The existing structure can be refurbished to accommodate the ability to attach a hoist when necessary

Lifetime Home Criterion 14 <b>Bathrooms</b>	Achievable: A bathroom is available on each level
Lifetime Home Criterion 15 <b>Glazing and window handle heights</b>	Provided: Windows to all habitable rooms have approachable and usable opening light, including all existing windows.
Lifetime Home Criterion 16 <b>Location of Service controls</b>	Achievable: relevant details to be confirmed by Contractor / Window Manufacturer / M&E Consultant.