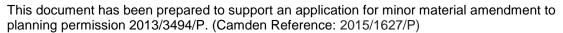
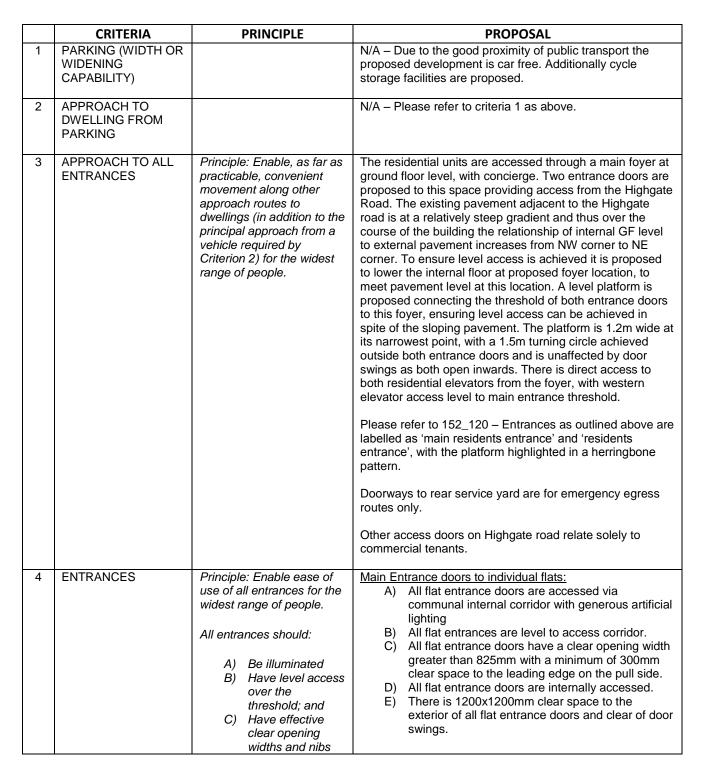
## **Lifetime Homes Statement**

## **Penthouse Application**

Linton House, 39-51 Highgate Road, NW5 1RT

## **July 2015**







|   | COMMUNIAL STAIRS                     | as specified below.  D) Have adequate weather protection  E) Have a level external landing.   | Communal entrance doors (ground floor):  A) All communal entrance doors are to be illuminated with lighting to reveals at threshold.  B) All communal entrance doors have level access via platform (please refer to point 3 above).  C) All communal entrance doors have a clear opening width of over 1m with a minimum of 300mm clear space to the leading edge on the pull side.  D) As an existing historic building it is not proposed to alter the front elevation with the inclusion of canopies etc. Communal entrance doors are to be recessed into existing building reveal, allowing 300mm coverage. Doors are linked to an intercom and swipe card system allowing automated release of latch. In turn there will be a concierge stationed within the foyer space, with direct visibility of the front entrance doors, providing assistance if necessary.  E) There is 1500x1500mm clear space to the exterior of all communal entrance doors and clear of door swings. |
|---|--------------------------------------|---|--|
| 5 | COMMUNAL STAIRS<br>AND LIFT          | Principle: Enable access to dwellings above the entrance level to as many people as possible. | There are two number communal staircases providing access and emergency escape routes to the penthouse level. It is proposed to retain existing staircases and extend to penthouse level.  The extended elements will have:  |
| 6 | INTERNAL<br>DOORWAYS AND<br>HALLWAYS | Principle: Enable convenient movement in hallways and through doorways.                       | <ul> <li>All communal corridors are 1200mm wide throughout.</li> <li>All hallways within flats are 1200mm wide throughout.</li> <li>All doors within flats have a clear opening greater than 750mm.</li> <li>All communal doors have a clear opening greater than 825mm</li> <li>All communal doors have 300mm clear space to the leading edge on the pull side.</li> <li>All doors within flats have 300mm clear space to the leading edge on the pull side.</li> </ul>   |
| 7 | CIRCULATION<br>SPACE                 | Principle: Enable convenient movement in rooms for as many people as possible.                | <ul> <li>WCs and bathrooms compliant with criteria 10 and 14 are included in each apartment.</li> <li>All hallways within flats meet the requirements of criteria 6.</li> </ul>  |

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|    |  |   | <ul> <li>A 1500mm turning circle is achievable in all living/dining spaces.</li> <li>A 750mm clear width is maintained between furniture.</li> <li>All kitchens have 1200mm clear space in front of kitchen units.</li> <li>A clear space of 750mm is maintained to around all beds.</li> </ul>   |
| 8  | ENTRANCE LEVEL<br>LIVING SPACE                                     | Principle: Provide accessible socialising space for visitors less able to use stairs.   | All living spaces and kitchens are on entrance levels in each flat.   |
| 9  | POTENTIAL FOR<br>ENTRACNE LEVEL<br>BED SPACE                       | Principle: Provide space for<br>a member of the household<br>to sleep on the entrance<br>level if they are temporarily<br>unable to use stairs (e.g.<br>after a hip operation).       | All bedrooms are on entrance level in each flat.  |
| 10 | ENTRANCE LEVEL<br>WC AND SHOWER<br>DRAINAGE                        | Principle: Provide an accessible WC and potential showering facilities.   | Provision for a bathroom meeting the requirements of criterion 14 WC and potential showering facility are included on the entrance level in each flat.  |
| 11 | WC AND BATHROOM<br>WALLS   | Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.   | All bathroom walls will be sufficiently robust to allow for fixings and support for future adaptations  |
| 12 | STAIRS AND<br>POTENTIAL<br>THROUGH-FLOOR<br>LIFT                   | Principle: Enable access to<br>storeys above the entrance<br>level for the widest range<br>of households.   | <ul> <li>All proposed apartments are on a single level.     While there is terracing proposed to the upper level, accessible terracing is also provided on the entrance level of each apartment.</li> <li>The entrance level of each apartment contains the living accommodation, the kitchen, a main bedroom and a bathroom meeting the requirements of Criterion 14.</li> </ul>   |
| 13 | POTETNIAL FOR FITTING OF HOISTS AND BEDROOM/BATHRO OM RELATIONSHIP | Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.   | The structure above the ceiling finishes will be capable enough of supporting the future installation of a single point hoist. The layout of flat ensures that all routes between bedroom and bathroom do not pass through a habitable room.  |
| 14 | BATHROOMS  | Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future. | <ul> <li>An accessible bathroom, providing ease of access is provided in each apartment, close to a main bedroom.</li> <li>A WC is provided in compliance with the criteria as set out in 14-1.</li> <li>A wash basin is provided in compliance with the criteria as set out in 14-2</li> <li>A bath with 1100 x 700 clear space adjacent is provided in each apartment. A 1500mm turning circle is achievable as capped drainage will be provided as below.</li> <li>Floor drains will be included to ensure the potential for future accessible shower. These will be capped, however necessary falls will be incorporated for future provision.</li> </ul> |

| 15 | GLAZING AND<br>WINDOW HANDLE<br>HEIGHT | Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.   | <ul> <li>All apartments have generous areas of floor to ceiling glazing allowing people to see out when seated.</li> <li>A 750mm approach route is maintained adjacent to windows in each habitable room.</li> <li>Window controls will be at an accessible height – no greater than 1200mm.</li> </ul> |
|----|--|--|---|
| 16 | LOCATION OF<br>SERVICE CONTROLS        | Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach. | All service control needed to be operated or read on a frequent basis, or in an emergency, will be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.   |