

13/08/15

REV.00

1508 – 9-11 Hampstead Lane, London N6 4RT**Lifetime Homes Assessment**

The applicant would like to do extensions and alterations at roof level, including infilling a 'butterfly' roof, raising the rear ridge height by 300mm (to mirror the height of the front ridge), formation of roof lights on front elevation and dormer window extensions on the rear elevation at Grove Lodge, 9-11 Hampstead Lane, N6 4RT.

The new space created at roof level will be used as a new dwelling unit. A new two bedroom flat.

Criterion 1 – Parking

Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

This criterion is not applicable to this application. The new proposal do not contain any parking provision for the new unit.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

This criterion is not applicable to this application. The new proposal do not contain any parking provision for the new unit.

Criterion 3 – Approach to all entrances

Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

The existing approach to the communal entrance from Hampstead Lane would remain as existing. The approach has a firm, smooth and non-slip surface.

Access to the new unit would be via an internal staircase leading from an existing communal hall. The new staircase will be designed as a continuation of the existing staircase.

The flat cannot be fully accessible by virtue of its upper floor level but all other measures ensure it can be adapted to meet requirements over time.

Criterion 4 – Entrances

Enable ease of use of all entrances for the widest range of people

We are not proposing any changes the communal entrance to the building.

The proposed door to access to the new dwelling would be illuminated with fully diffused luminaires. The new internal door to access to the dwelling will not need to have any threshold. The minimum effective clear opening of the new door will be 800mm wide or greater. As shown in the plans there is a clear space to the leading edge on the pull side of the entrance door that is greater than 300mm.

Criterion 5 – Communal stairs and lifts

Enable access to dwellings above the entrance level to as many people as possible

a. Communal Stairs

The communal staircase to access to the new dwelling will be as existing from the ground floor to the second floor. From the second floor to the third floor a new communal staircase will be built as a continuation of the existing.

The new proposed new staircase will comply with all requirements having a uniform (not open) rise of 165mm (not exceeding 170mm) and a uniform going of 250mm. Handrails will also be designed to comply with this criterion having a minimum height of 900mm from each nosing and extending 300mm beyond the top and bottom. Step nosing will be distinguishable through contrasting brightness.

b. Communal Lifts

This criterion is not applicable to this application. The proposal do not include the installation of a new lift. The insertion of a new lift would represent a change on the overall communal space and would affect the existing flats.

Criterion 6 – Internal doorways and hallways

Enable convenient movement in hallways and through doorways.

The new hallway to access to the new dwelling has been designed so it would be 1200mm wide or greater. All doorways would be made to be at least as wide as to comply with the minimum door widths.

Criterion 7 – Circulation space

Enable convenient movement in rooms for as many people as possible.

The circulation space has been designed in a way that it would maximise the ease of use of circulation space for as many users as possible. The living room and dining room would have space for multiple 1500mm diameter turning circles. It would be ensured that the kitchen units have a minimum of 1200mm of space in front of the whole run of units. The main bedroom in the dwelling would have more than 750mm access space on both sides and at the foot of the bed.

Criterion 8 – Entrance level living space

Provide accessible socialising space for visitors less able to use stairs.

The dwellings is single storey and is spread over one level. Therefore all rooms in the dwellings are easily accessible from the entrance level.

Criterion 9 – Potential for entrance level bed-space

Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

As all rooms in the dwellings are on the same level, the bedrooms would be located on the entrance level.

Criterion 10 – Entrance level WC and shower drainage

Provide an accessible WC and potential showering facilities for:

- i) Any member of the household using the temporary entrance level bed space of Criterion 9, and:*
- ii) Visitors unable to use stairs.*

As all rooms are on the entrance level, the dwelling includes a WC and showering facilities on the entrance level.

Criterion 11 – WC and Bathroom walls

Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

All walls in the WC/bathrooms would be constructed in a way that would be suitable for fixing grab rails should they be required in the future.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Enable access to storeys above the entrance level for the widest range of households.

The new dwelling is only one storey and therefore this criterion does not apply.

Criterion 13 – Potential for fitting of hoists and bedroom/bathroom relationship

Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people

New dwellings would be constructed in a way that the ceiling structure would be sufficient to support a ceiling mounted hoist in the master bedrooms. The master bedroom would have an en-suite shower room and therefore the hoist would be able to have direct access.

Criterion 14 – Bathrooms

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.

As the flat is a single level dwelling both bathrooms would all be easily accessible. Both, the bathroom and the master en-suite, have been designed in a way that the size that they have would allow for the bathroom layout to comply with the requirements of this criterion.

Criterion 15 – Glazing and window handle heights

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.

The principal seating area would have new dormer windows with handles at no higher than 1200 from the floor level. Dormer window sill height would be no greater than 800mm from the floor finish level. All other windows in the flat would have a 750mm approach space in front of the window also with handles/controls no higher than 1200mm from the floor. All rooms would have a dormer window and/or a roof light for ventilation.

Criterion 16 – Location of service controls

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.

When works commence on site all regularly used service controls and those used in an emergency would be located within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.