LIFETIME HOMES STATEMENT –

Construction of Five-Bedroom Detached House -
adjacent to 1 St John Wood Park, London, NW8 6QS

This design statement has been prepared to demonstrate how the scheme has addressed the Lifetime Homes Standards as defined in the guidance set out on the website www.lifetimehomes.org.uk. It is to be read in conjunction with the proposed drawings 154-P001A, 154-P004, 154-P300A.

1. Car Parking

1.1 Car parking is located within the proposed front garden on a drive area at ground floor level for 2 No cars
1.2 The width of the proposed parking spaces meets the requirements of lifetime homes standards.

2. Approach to dwelling from parking,

2.1 Approach to the drive is via the street, through an entrance gate the drive area and adjacent street is relatively flat.
2.3 A separate exit gate proposed to minimise the need to turn a vehicle on the driveway and to minimise the need to reverse a vehicle onto the street.
2.2 A vehicle can be parked immediately next to the front door of the proposed dwelling.
2.3 Approach to the front door is to be relatively flat with a minimal gradient into the house.
2.4 The external entrance area contains a small porch area which provides shelter and an outside light is located above the front door.
2.5 There is a 1 metre width path either side of the proposed dwelling, access to the rear of the property can be gained via these two routes and into the rear kitchen and living room.

3. Approach to all entrances

3.1 The approach to the main street entrance into the building and into the rooms via the patio doors at the rear will be designed to comply with the approved document Part M and allow level access. The location and entrance door is easily identifiable. There is a clear level 1.2m x 1.2m area in front of the main entrance door.

3.2 The 1100mm wide front access door will have visually contrasting pull handles. The opening force will not be greater than 20N. The front door will be a solid door to the new single dwelling, there will be a window either side of the front door to allow a vision zone on the leading edge of the door.

4. Entrance

4.1 The entrance into the main building will be designed to provide adequate circulation and be well lit, the main entrance hallway has a 2.5M clear width (4m wide in total) which is large enough for a 1.5m wheelchair tuning circle.

4.2 A level entrance mat will be provided to remove rainwater from shoes and wheelchair and will be of a material that does not impede movement. The floor will be slip resistant.

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5. Circulation

Adequate circulation and manoeuvring space has been allowed in respect of the hallways and upper landings.

6. Internal doorways and hallways

6.1 The internal doorways and hallway are designed to achieve the minimum widths.

6.2 All internal doors to the main rooms, bedrooms and bathrooms are 900mm wide giving a clear opening of 820mm (Min 775 required) with a 300mm leading edge. Doors requiring closer have low energy powered systems, so that the opening force is not greater than 20N.

7. Entrance level living space

7.1 The living room/living space areas are located at entrance level will be provided with a level entrance into each of the individual rooms from the hallway.

8. Potential for entrance level bed space

8.1 There is room for the study or dining room on the Ground floor to be converted into a bedroom.

9. Entrance Level WC and Shower Drainage.

9.1 An entrance level WC and future provision for shower drainage is located on the Ground Floor (future shower to be low level tray with frameless doors), there is a 100x750 min clear space in front of the WC for ease of use, space for lateral transfer (as per bregs) and an outward opening door to the hallway. The dividing floors between the different levels will be sufficient construction (concrete beam and block floor or similar) therefore capable of fixing hoist equipment to.

10. WC and Bathroom Walls.

10.1 Walls in all bathrooms will be constructed to be able to accommodate supports such as grab rails.

11. Stairs and Lifts.

11.1 Internal stairs will be in accordance with approve document part M – dwellings. The width of the staircase is greater than 900mm. The treads will be no greater than 200 mm and treads no less than 230mm. Handrails will be at 900mm above the pitch line and extending 300mm past the last stair treads.

11.2 There is space in the main hallway and upper landings for the future provision of a lift.

12. Potential of fitting hoists.

12.1 The structure above a main bedroom and bathroom can be designed to support a ceiling hoist to assist in independent living for a wide range of people.

13. Bathrooms

13.1 All bathroom layouts have ease of access and can be simply adapted to provide for different needs in the future.

14. Glazing and window handle heights.

14.1 The windows are designed to enable people to have a reasonable line of sight from a seated position and also provide ventilation. The living room / reception room, dining room and study at ground floor level have cills below 575mm, the living room / reception room incorporates a full height patio door with level access to the patio.

15. Location of service controls.

15.1 Regularly used service controls can be positioned in locations that are readily accessible to a wide range of household users. Isolating valves and consumer unit controls will be designed and located so they are easy to operate.

Wall mounted sockets and switches will be located between 450mm and 1200mm above the floor.

16. Garden

16.1 The rear garden space is accessed via the ground floor and does not involve the use of stairs or steps.

An enclosed bin store is located within the rear garden and has level access.

17. Wheelchair Housing

17.1 The proposed dwelling meets the basic requirements for wheelchair use and is suitable for being adapted.

17.2 The Ground floor is particularly suitable as wheelchair housing as it has large rooms and circulation space and level access to the exterior. The main bedrooms at first floor level all have bathrooms with adequate space for bath or shower facilities which can be easily adapted to accommodate a hoist transfer system.

17.3 The Kitchen is of sufficient size to to accommodate a wheelchair adapted kitchen, if required, together with wheelchair battery charging points.

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