LIFETIME HOMES STATEMENT: 14b Messina Avenue, London NW6 4LD

Lifetime Homes Standards

To be read in conjunction with Drawings Numbered P-100B, P-101C, P-102C, P-103B

1 and 2 Car Parking

 Not applicable to this development

3 Approach and Entrance

Existing entrance from the street is approached by an existing entrance steps. Entrance to both flats is at first floor and approached by staircase.

4 Entrances

The main entrance from the street will be retained as existing, the entrance hallway and entrance to the 2 new flats will be lit.

5 Communal Stairs

All communal stairways are to be retained as existing. There is no opportunity for a stair lift to be installed

6 Width of Internal Doorways

All newly created internal flat corridors will be 900mm or wider, all new doorways will have an 800mm clear opening; Wherever the existing fabric allows doors will have 300mm to pull side of the leading edge.

7 Wheelchair Turning

Both flats will have space for turning a wheelchair in the dining areas and living rooms; circulation will be restricted in some other areas due to limitations of the existing fabric. However neither flat is accessible by wheelchair due to the nature of the existing staircase from the building’s existing main entrance and from street level.

8 Living Room at Entrance Level

The first floor flat has its living room at entrance level. The living room of the upper duplex flat is located on the top floor.

9 Entrance Level Bedspace

None of the bedrooms are on the same level as the entrance

10 Entrance Level WCs

The first floor flat will have entrance level WC. The second floor flat entrance opens onto a half landing to the bottom of a stairway so no entrance level WC is possible.

11 Adaptations in Bathrooms and Toilets

 Wall reinforcements could be provided in all bathrooms and toilets to accommodate adaptations such as handrails and grab rails.

12 Provisions for Future Lift

 The existing stairs ways are not feasible for adaptation for a stairlift.