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**LIFETIME HOMES ASSESSMENT**

**Project:**

Proposed construction of residential development in a three storey block with lower ground floor level comprising four 2 bedroom maisonettes at,

Part Former BR Staff Club, College Lane, London NW5 1BJ

**October 2015**

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**This statement is prepared with reference to:**

- **Camden Development Policies, Policy DP6**
- **The Lifetime Homes Design Criter4ia**
- **Building Regulations**
- **Building Regulations Park M.**

**This statement aims to demonstrate that the proposal is compliant with Camden Core Strategy Policy CS6 and Policy DP6.**

**Compliance and/or adaptability with the sixteen key elements of The Lifetime Homes Standards is explained below.**

#### **Car Parking**

- 1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.**

Car parking is not provided in accordance with LBC Car-free policy.

- 2. The distance from the car parking to the home should be kept to a minimum and should be level or gently sloping.**

N/A refer to point 1.

#### **Approach**

- 3. The approach to all entrances should be level or gently sloping.**

Level access to principle entrance storey provided

#### **External Entrances**

- 4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.**

Lighting to be provided to all entrances with level thresholds and the main entrance has a canopy over offering protection.

- 5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.**

The communal stairs have been designed with width, rise and going in accordance with Part M of Building regulations to provide easy access. A lift is not being provided.

### **Doorways & Hallways**

- 6. The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.**

The width of internal doorways and hallways comply with this requirement and entrance doors are to be 900mm wide with minimum 300mm wall space to the side of the leading edge of the doors.

### **Wheelchair Accessibility**

- 7. There should be space for turning a wheelchair in dining areas and living areas and adequate circulation space for wheelchairs elsewhere.**

The proposals have adequate space for turning a wheelchair in dining and living areas along with adequate circulation space elsewhere.

### **Living Room**

- 8. The living room should be at entrance level.**

Each maisonette has a living room at its entrance level.

- 9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.**

The generous floor area and size of the living space in each maisonette would allow space for a bed space on the entrance level.

- 10. In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.**

These 2 bedroom dwellings have entrance level WCs which conform with Part M

### **Bathroom & WC Walls**

- 11. Walls in the bathroom and WC should be capable of taking adaptations such as handrails.**

The walls in the proposal will be constructed to achieve this.

- 12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.**

The staircases have been designed to accommodate a future stair lift.

### **Main Bedroom**

- 13. The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.**

All dwellings have en-suites to main bedrooms that could be served via a hoists with minimal adaptation.

- 14. The bathroom should be designed for ease of access to the bath, WC & wash basin.**

At least one bathroom per dwelling achieves this.

- 15. Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.**

The proposed scheme achieves this.

### **Fixtures & Fittings**

- 16. Switches, sockets ventilation and service controls should be at a height usable by all (Le. Between 450 and 1200mm from the floor).**

The proposed scheme will achieve this.

Geoff Cole RIBA

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