

Centre Heights – Lifetime Homes Statement

(Addendum to Design and Access Statement)

August 2015

Summary

This design note sets out to summarise the 16 design Criteria for the Lifetime Homes Standard with regard to the design proposals for the dwellings at Centre Heights, comprising both the upward extension to the main building and the new mews development.

Criterion 1 – Parking

The mews development is offered as a car free development.

A single car parking space, at least 3300mm wide x 4800mm deep suitable to meet the accessibility needs is proposed to be retained in the shared courtyard. The position of this is adjacent to the rear residential entrance to the lift core in Centre Heights.

It is proposed that this car parking space is shared by the wheelchair accessible dwelling within the mews.

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

The position of this car parking space is adjacent to the rear residential entrance to the lift core in Centre Heights. This is accessed by a level approach across the shared surface landscaped courtyard.

Criterion 3 – Approach to all entrances

The approach to the mews will be provided as a gently sloping shared surface to the mews courtyard (with a gradient of approximately 1:45). The courtyard itself will be level, although gently graded to suit any drainage requirements.

The approach to the additional dwellings forming the upward extension will be via the current residential approach to Centre Heights, via the existing paved / pedestrianised area forming part of Swiss Terrace. Upon completion of the residential conversion of floors 1-5, it is the applicant's intention that the existing commercial entrance on Finchley Road will be refurbished and converted into a second residential entrance which will provide access to both existing and new residential dwellings.

Criterion 4 – Entrances

The ground floor entrances to the new mews dwellings will incorporate:

- External lighting.
- An accessible threshold.
- A minimum effective clear opening width of 800mm for dwellings and 825mm for the communal entrance.
- A 300mm nib to the leading edge on the pull side of entrance doors.
- A level external landing.

Balconies to mews dwellings will incorporate an accessible threshold.

The upgrades to the existing residential entrance to Centre Heights will incorporate:

- External lighting.
- An accessible threshold.

- A minimum effective clear opening width of 800mm for dwellings and 825mm for the communal entrance.
- A 300mm nib to the leading edge on the pull side of entrance doors.
- A canopy for weather protection.
- A level external landing.

Please note that following the detailed design stage wherever feasible the effective clear widths of communal doors will be increased beyond the minimum Lifetime Homes requirements.

Criterion 5– Communal stairs and lifts

Communal stairs in the mews will incorporate:

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open.

As per the Lifetime Homes good practice recommendations, a lift will be provided in the circulation core to the mews and will:

- Have minimum internal dimensions of 1100mm x 1400mm – if this can be achieved, subject to specification of lift
- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.
- Provide lift access to all dwellings above entrance level as far as practicable.

The existing communal stairs will be retained in Centre Heights for the upward extension, and extended to service the upper levels. The new stairs will incorporate:

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open.

The lifts in Centre Heights are to be refurbished and extended to service the upward extension.

Criterion 6 – Internal doorways and hallways

The following criteria will be applied within the mews:

- Minimum hallway widths will be 900mm.
- Minimum clear opening widths of doorways within dwellings will be 750mm when approached head on. When approached at right angles to a corridor the minimum clear opening width will comply with Lifetime Homes design criteria.
- Minimum clear openings widths of communal doorways will be 800mm when approached head on. When approached at right angles to a corridor the minimum clear opening width will comply with Lifetime Homes design criteria.
- A 300mm nib will be provided to the leading edge of the door on the pull side.

The following criteria will be applied to the new elements of the upward extension :

- Minimum hallway widths will be 900mm.
- Minimum clear opening widths of doorways within dwellings will be 750mm when approached head on. When approached at right angles to a corridor the minimum clear opening width will comply with Lifetime Homes design criteria.
- Minimum clear openings widths of communal doorways will be 800mm when approached head on.
- A 300mm nib will be provided to the leading edge of the door on the pull side.

Criterion 7 – Circulation Space

The furniture layouts are shown indicatively and will be reviewed to ensure that living rooms / areas and dining rooms / areas provided a clear width of 750mm for essential circulation and a clear turning circle of 1500mm diameter or a turning ellipse of 1700x1400mm.

Kitchens have a clear width of 1200mm between unit fronts and fixed obstructions opposite.

The main bedroom in each dwelling is capable of having a clear space 750mm to both sides and the foot of a standard double sized bed. The other bedrooms are capable of having a clear space 750mm to one side of the bed and to the foot of the bed wherever it is necessary to pass the foot of the bed.

Criterion 8 – Entrance level living space

A living room / living space has been provided on the entrance level of every dwelling. Additionally the kitchen is also provided on the entrance level of every dwelling.

Criterion 9 – Potential for entrance level bed-space

With the careful re-arrangement of furniture it should be possible for a temporary bed space to be provided typically in the corner of the living room / dining space at the entrance level of each two or more storey dwelling.

Criterion 10 – Entrance level WC and shower drainage

In two or more storey dwellings a Part MWC compartment has been provided at entrance level, comprising a WC, basin compliant with Lifetime Homes requirements and floor drainage for the future installation of a shower in the event this may be required.

Criterion 11 - WC and bathroom walls

The specification of walls in bathrooms and WCs will allow for the future installation of support and grab rails within a height band of 300-1800mm above floor level.

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

For the units proposed with two storeys there is space for a potential future through-the-floor lift as well as potential for future stair lift installation.

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

The structure above ceiling finishes over a main bedroom and a bathroom in each dwelling will be designed to be capable of supporting / or adaptation to support the future installation of single point hoists above the bed, bath and WC.

Criterion 14 – Bathrooms

One bathroom per dwelling has been designed to suit the design criteria of Lifetime Homes. The layout of sanitaryware has been shown indicatively and will be reviewed to ensure compliance.

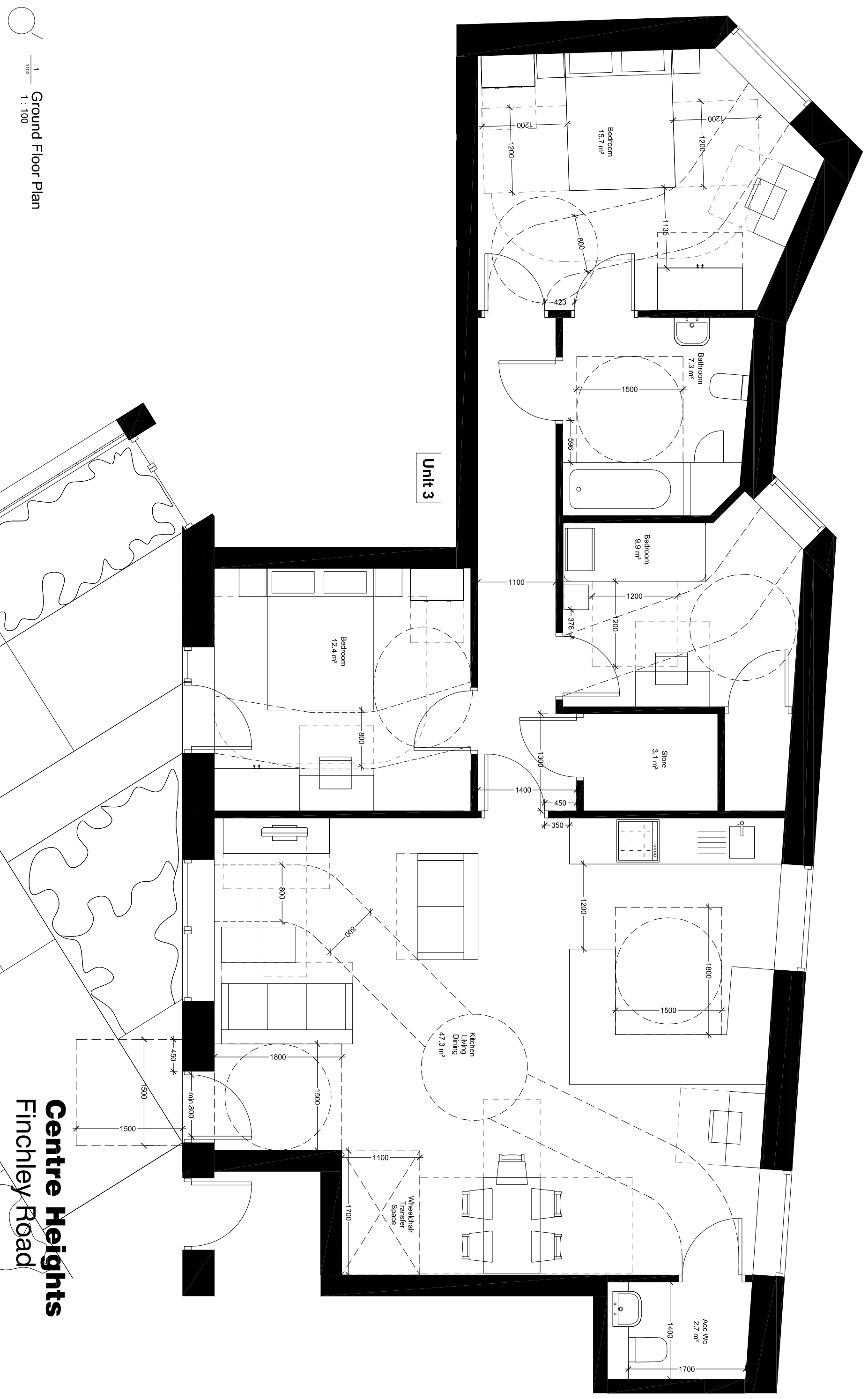
Criterion 15 – Glazing and window handle heights

Glazing within the principal living space to each dwelling extends from floor to ceiling height and where openable incorporates one transom at approximately 800mm above floor level. Each habitable room allows the potential for an approach route 750mm wide to enable a wheelchair user to approach a window. Handles / controls to these windows will be no higher than 1200mm from floor level.

Any opening windows in kitchens will incorporate handles / controls no higher than 1200mm from floor level. Bathrooms do not incorporate windows.

Criterion 16 – Location of service controls

The location and setting out of service controls has not yet been agreed, but wherever possible will meet the design criteria of Lifetime Homes – within the height band of 450-1200mm above floor level and at least 300mm away from internal corners.



1
1100
Ground Floor Plan
1 : 100

standard notes

1. Do not scale the drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

revisions

P1	10/08/2015	ISSUED FOR PLANNING
----	------------	---------------------

Centre Heights
Finchley Road

date 10/08/13
scale 1:50@A3
drawn checked
TM MP 3073 - D - 700

client Anaspel Ltd
drawing Wheelchair Unit

Levitt Bernstein
1 Kingsland Passage
London
E8 2BB

Levitt Bernstein
1 Kingsland Passage
London
E8 2BB
t: 020 7275 7678
f: 020 7275 7679
w: levittbernstein.co.uk
e: post@levittbernstein.co.uk

rev P1