Lifetime Homes Statement

13 West Hampstead Mews
16th July 2015.

1. Parking (Width or widening capability)

Principle: 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).

Vehicle access to building is excellent for drop off and collection. There is no dedicated parking as the site does not allow for it. As an extended existing residential unit it has entitlement to residents parking nearby.

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

Principle: 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.
Criterion (2) Approach to dwelling from parking.
The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

As (1) but generally not applicable.

3. Approach to all entrances

Principle: 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 approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long.

Access is as per the constraints of the existing mews, and generally level.

4. Entrances

All entrances should:
a) Be illuminated
b) Have level access over the threshold; and
c) Have effective clear opening widths and nibs

In addition, main entrances should also:

*d) Have adequate weather protection**
*e) Have a level external landing.**

The existing first floor flat is accessed via the main entrance door and narrow corridor. The proposed conversion and refurbishment will retain the existing structural opening that forms the entrance door and to will widen the corridor immediately within the dwelling to allow adequate turning space before entering the Living Room. The large full height glazed doors facing the Mews will in addition allow further access if required, although the external levels are dictated by the finish of the existing Mews the transition from the mews to the internal finished floor level can be taken up with the addition of a temporary ramp if the need arises.

5. Communal stairs and lifts

Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

There is no communal stair as this is a house.

6. Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

All internal doors will provide a clear opening width of 775mm with adjacent corridor widths of 1050mm or more. Side nibs of 300mm have been provided at all door openings.

7. Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

All rooms are sized to allow wheel chair access as required.

8. Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').
A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space for the household and visitors. Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9.

The Ground Floor level Living Room meets the requirements of Criterion 8.
It should also be noted that at present, the Living Room is located on 1st floor, so an improvement on the existing arrangement has been achieved.

9. Potential for entrance level bed-space

Principle: 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).
Criterion (9) Potential for entrance level bed-space
In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

A temporary residential bedspace can be provided at ground floor level within the large open plan Living/Dining Room. Currently this is not the case therefore an improvement to the existing arrangement has been achieved.

10. Entrance level WC and shower drainage

Principle: 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.

Criterion (10) Entrance level WC and shower drainage
Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

The 2 Bed dwelling will be provided with a Part M compliant WC at Ground Floor Level.

11. WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.
Criterion 11 – WC and bathroom walls
Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.
Required specification to achieve Criterion 11
Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

New timber stud partitions will be fitted with ply sheathing to allow the secure fixing of future adaptations.

12. Stairs and potential through-floor lift in dwelling

Principle: Enable access to storeys above the entrance level for the widest range of households.
The design within a dwelling of two or more storeys should incorporate both:
a) Potential for stair lift installation; and,
b) A suitable identified space for a through-the–floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.
Required specification to achieve Criterion 12a - Stairs
In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.
A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

To suit the constraints of the existing building a clear wall to wall stair width of 830mm will be provided. The existing first floor construction is of a reinforced concrete slab, to provide a through the floor lift will require extensive and impractical structural alterations

that will undoubtedly require additional supports at ground floor level, thus compromising the proposed floor layout.

13. Potential for fitting of hoists and bedroom / bathroom

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.
13 – Potential for future fitting of hoists and bedroom / bathroom relationship
Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.
Required specification to achieve Criterion 13

Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.
Good practice recommendations that exceed, or are in addition to, the above requirements
Locate this bedroom and bathroom adjacent to each other with a connecting full height 'knock out panel' sufficient to form a direct doorway with a minimum clear opening width of 900mm between the two rooms, or have a direct (en-suite) link with a minimum clear doorway opening of 900mm from the outset.
Where locating these two rooms adjacent to each other is not practicable, have their doorways adjacent to each other, or opposite each other.

The route for a potential hoist from a main bedroom to the en-suite bathroom is to be provided.

14. Bathrooms

Principle: 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.
Criterion (14) – Bathrooms
An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

Bathroom layout generally complies with the standard with required clear space to toilet and bath.

15. Glazing and window handle heights

Principle: 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.
Criterion (15) Glazing and window handle heights
Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).
Required specification to achieve Criterion 15
To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height

away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).

There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

Full height glazed doors are provided to the Living Room

16. Location of service controls

Principle: 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.
Criterion (16) - Location of service controls Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.
Required specification to achieve Criterion 16
Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.
For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

The switch positions etc will be set at heights between 450 and 1200mm high from the finished floor.