

LIFETIME HOMES STATEMENT

October 2015

For the proposed development at
163 Iverson Road, London NW6 2RB

The table below sets out the full Lifetime Homes standards and the way the proposed development will comply. They will also meet the Part M Building Regulations.

<http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html> from July 2010

Lifetime Homes standards	How it is achieved
1 Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	There is no car parking for the proposed flats.
2 The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	There is no car parking for the proposed flats.
3 The approach to all entrances should be level or gently sloping	The proposed flats use the existing entrance path which is level, with crossfall for drainage not exceeding 1:40
4 All entrances should: a) Be illuminated b) Have level access threshold; c) Have effective clear opening widths and nibs as specified below. d) Have adequate weather protection e) Have a level external landing.	The existing entrance meets these requirements, as do the individual entrances to each flat accessed via a balcony.
5 Communal stairs & Lifts	Existing lift and stair comply with these requirements and are to be extended one story further with the same details.
6 The width of the doorways and hallways should conform to the specifications in the table. There should be 300mm to the side of the leading edge of doors on the entrance level	Doors all conform, hallways are generally wider than 1.2m
7 There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	The open plan living rooms are spacious. A turning circle of 1500mm diameter is easily accommodated.
8 The living room should be at entrance level	These are single-level flats.
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	Not applicable to flats.

<p>10 There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future</p>	<p>Provided</p>
<p>11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails</p>	<p>Wall reinforcements will be located between 300 and 1500mm from the floor</p>
<p>12 The design should incorporate: a) provision for a future stair lift b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom</p>	<p>Not applicable to flats.</p>
<p>13 The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom</p>	<p>Each master bedroom has the accessible bathroom either adjacent or opposite.</p>
<p>14 The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin</p>	<p>Bathroom designs comply with all the diagrammatic measurements shown in the regulations.</p>
<p>15 Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate</p>	<p>Full height glazing offers maximum visibility and sliding mechanism allows them to be grasped at any height to roll open.</p>
<p>16 Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor)</p>	<p>All rooms to comply.</p>