

Design & Access Statement APPENDIX B	1217
<b>Accessibility Statement</b>	Revision A
<b>Address</b>	42 Caversham Road, London, NW5 2DS
<b>Number of floors</b>	6 (Basement, Ground, 1st, 2nd, 3rd & 4th.)
<b>Number of units</b>	18
<b>Number of bedrooms</b>	Varies from 1 to 3 per apartment
<b>Number of occupants</b>	Varies from 1 to 6 per apartment
<b>Lifetime Homes Design Criteria</b>	<i>Notes relevant to all units unless noted otherwise</i>
<b>1. Parking</b>	No parking provision will be provided as part of the development.
<b>2. Approach to dwelling from parking</b>	see above
<b>3. Approach to all entrances</b>	Since there is wheelchair housing within the proposed scheme, wheelchair housing design guide requirements will be followed where these exceed those of Lifetime Homes. As such please refer to Wheelchair Housing Key Criteria below.
<b>4. Entrances</b>	The communal entrance will; a) be well lit from existing street lights on Caversham Road with lighting to the soffit of the entrance canopy. b) have level access over the threshold. c) have a minimum clear opening to comply with the Wheelchair Housing Design Guide. d) have a canopy. e) have a level external landing.  Dwelling entrance doors to comply with the Wheelchair Housing Design Guide, please refer to Wheelchair Housing Key criteria below.  Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100 and the Wheelchair Housing Key criteria below.
<b>5. Communal stairs and lifts</b>	Communal stairs will provide easy access in accordance with the Lifetime Homes specification. A wheelchair accessible lift is also provided between all floors and in accordance with the Lifetime Homes and Wheelchair Homes specification.  Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100 and the Wheelchair Housing Key criteria below.
<b>6. Internal doorways and hallways</b>	Communal corridors will have a min. width of 1200mm. All internal communal doors will have a minimum clear opening complying with requirements of Lifetime Homes and Wheelchair Homes, depending on corridor widths and approach.  For internal dwelling doors and hallways within wheelchair units, please refer to Wheelchair Housing Key Criteria below. Hallways within all other dwellings will have a minimum width of 900mm and all internal dwelling doors will have a min. clear opening complying with requirements of Lifetime Homes, depending on corridor widths and approach.  Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100
<b>7. Circulation Space</b>	For circulation within wheelchair units, please refer to Wheelchair Housing Key Criteria below.  For all other dwellings there will be a 1500mm dia. turning circle within living/dining areas and 1200mm clear zone in front of kitchen units. A clear space of 750mm to both sides and the foot of beds in the main bedrooms will be provided and 750mm to one side of all other beds. Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100.
<b>8. Entrance level living space</b>	All units have a living space located on entrance level, including duplex units 1 to 5 and unit 15. The kitchens are also located on the entrance level of these units.  Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100.
<b>9. Potential for entrance level bed-space</b>	The units without a bed-space at entrance level are Units 3, 4, 5, 15, 17 and 18 (duplexes). In these units there is sufficient space in the living area to accommodate a temporary bed-space, which could be screened off without interfering with the function of the rest of the room.  Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100.
<b>10. Entrance level WC and shower drainage</b>	Units 1, 2, 3, 4, 5, 15, 17 and 18 (duplexes) have entrance level WCs designed to the Lifetime Homes specification of Criterion 10, including provisions for floor drainage if necessary.  Please refer to drawing 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100.
<b>11. WC and bathroom walls</b>	Walls in bathrooms will be capable of taking such adaptations as grab rails.
<b>12. Stairs and potential through-floor lift in dwelling</b>	Dwellings of two storeys (Units 1, 2, 3, 4, 5, 15, 17 and 18) will: a) accommodate a stair-lift due to stairs having a clear width of 900mm b) include a potential location for a through-floor lift, with an aperture of 1000x1500mm  Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100.
<b>13. Potential for fitting of hoists and bedroom/bathroom</b>	Structure above the main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and the bathroom will be located adjacent to the main bedroom to provide a reasonable route between the two rooms. Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100.
<b>14. Bathrooms</b>	All dwellings have a bathroom designed to the specification of Criterion 14, including provision for floor drainage. These bathrooms are within easy access of a main bedroom in every unit.  Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100.
<b>15. Glazing and window handle heights</b>	All units have windows in the living space with a sill height not above 800mm, as well as full height glazed doors providing access to balconies or gardens.  In every unit the living space layout is designed so that at least one window can be approached by a clear route of 750mm in width.  Please refer to drawings 1217-NMP-XX- <b>B1 to 04</b> -DR-A-00100.
<b>16. Location of service controls</b>	Service controls will be positioned between 450 and 1200mm from the floor, and at least 300mm from any internal room corner.
<b>Habinteg Wheelchair Housing Key Criteria (Figure 11 in CPG2)</b>	<i>Notes relevant to units 9 and 12 only</i>
<b>HABINTEG 1</b>	Wheelchair housing dwellings have been designed on one level storey.
<b>HABINTEG 2</b>	The entrance doors to wheelchair housing dwellings have been designed to provide minimum clear opening widths of 800mm with a minimum of 300mm clear space to the leading edge and minimum of 200mm clear space to push side.
<b>HABINTEG 3</b>	The entrance hallways are designed to provide a manoeuvring space of 1500x1800mm.
<b>HABINTEG 4</b>	A 1100x1700mm space to store and charge an electric wheelchair has been included as an extension to the circulation space, without restricting minimum effective clear width of corridors.
<b>HABINTEG 5</b>	All halls/corridors have been designed to provide unobstructed width of at least 1200mm and internal door clear opening widths of at least 800mm. Furthermore, circulation space has been designed to allow min 1500mm turning circles.
<b>HABINTEG 6</b>	All internal doors have minimum 300mm clear space to leading edge and minimum 200mm clear space on push side.
<b>HABINTEG 7</b>	A 1500x1800 turning circle has been provided in kitchens.
<b>HABINTEG 8</b>	In all bedrooms a minimum 1200 x 1200mm clear space has been provided to one side of the bed with minimum 1000mm circulation space to all other sides and the foot. (In single bedrooms access is provided to one side). All furniture and window controls have been designed to be accessible.
<b>HABINTEG 9</b>	Bathrooms have been designed to facilitate frontal, side and oblique transfer to the toilet. Bathrooms are designed with outward opening doors.
<b>HABINTEG 10</b>	1500x1500mm manoeuvring space provided in all bathrooms.
<b>HABINTEG 11</b>	A drainage gully and services to facilitate the installation of a level entry shower (1000x1000mm) is provided in the bathrooms.
<b>HABINTEG 12</b>	A clear ceiling track hoist route is designed in to the wheelchair flats between the bathroom and main bedroom.
<b>HABINTEG 13</b>	Windows are designed to be opened from a seated position with controls no higher than 1000mm from FFL and suitable for use by people with limited manual dexterity.