

Lifetime Homes Statement

(Revision A - 29.02.2016)

Proposed New Ground Floor Studio Apartment within Block D, Boydell Court, St. John's Wood Park, London NW8 6NJ

(Referring to Lifetime Homes (LTH) Revised Criteria July 2010 & to be read in conjunction with drawing nos. 718/01, 04 & 05 and Design and Access Statement)

Criterion 1 & 2– Parking

The proposed apartment is within a large estate where the parking of cars is controlled by the management of the estate. Where required (at any time) a disabled parking space can be provided within the main parking area adjacent to Block D (one of two on the site), immediately outside the new ground floor flat. The size of the parking bay will meet all of the requirements for access for the disabled (Minimum of 3300mm wide by 4800mm long).

Criterion 3

Access to the apartment's entrance will be via steps and/or a ramp to provide level access into the apartment. A disabled car parking space in the parking area immediately outside the apartment would provide only a short distance, up a short ramp, to the entrance door of the apartment. Once inside, the apartment floor will be level throughout.

Criterion 4 – Entrances

The area will be outside will be illuminated, have a level access over the threshold and a level landing from which to gain access to the apartment. The door will provide a clear opening width of 900mm for straight line approach. The level of the existing door threshold is to be lowered to match the internal floor level.

Criterion 5 – Communal Stairs and Lifts

The communal stairs and lifts are as existing and although the lifts have wheelchair access capabilities will not be required to gain access to this ground floor apartment.

Criterion 6 – Internal doorways and hallways

Entrance to the flat is via the main living area and access to the rooms within the dwelling can be approached 'head on' and will have a clear opening width of a minimum of 750mm.

Criterion 7 – Circulation space

This apartment has been designed within the constraints of the existing available area. Within the kitchen and living area there is ample space to manoeuvre a wheelchair. There is a minimum clear 800mm width on all sides of a double bed and a much greater space would be available if a single bed was used in place of a double.

Criterion 10 – Entrance level WC and shower drainage.

As this is a ground floor apartment on one level, access to the wc compartment will comply with Lifetime Homes' requirements. The centre line of the wc pan will be 450mm from the adjacent wall.

With regards to the requirement for a floor drain, we have provided a shower within the bathroom which will have floor level access.

Criterion 12 – Stairs and through-floor lift in dwellings

No provision is required as the apartment is a single storey ground floor apartment.

Criterion 14 – Bathrooms

The bathroom is off of the bedroom has been design to provide an enclosed/separate wc compartment, although this does not comply with Criterion 14 due to the limited space available. The shower and washbasin will comply with Criterion 14.

Criterion 15 – Glazing and window handle heights.

The Planning Application includes new windows at an acceptable level to comply with Criterion 15. The internal window boards will be no higher than 800mm above floor level and there is adequate space for access to one window in each room using a wheelchair. The opening of the window or at least part of the window will be accessible from a wheelchair.