

# Lifetime Homes Statement

173 West End Lane London NW6 2LH

**Proposal: Internal alterations to second and third floor flats to form single 2-bed duplex flat.**

## Design criteria:

### 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).*

Not relevant. No car parking facilities present.

### 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.*

Not relevant. No car parking facilities present.

### 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.*

Not relevant. No changes in the access route are proposed or possible as access to the flat is via an existing passage which incorporates steps.

### 4. Entrances

*Principle: Enable ease of use of all entrances for the widest range of people.*

Not relevant. No changes are proposed or possible to the existing ground floor entrance.

### 5. Communal stairs and lifts

*Principle: Enable access to dwellings above the entrance level to as many people as possible.*

Not relevant. The communal stairs are to remain as existing and there is no scope for a lift.

### 6. Internal doorways and hallways

*Principle: Enable convenient movement in hallways and through doorways.*

Not relevant. No means of access for those using mobility aids or wheelchairs.

### 7. Circulation space

*Principle: Enable convenient movement in rooms for as many people as possible.*

Access will be difficult for wheelchair users due to flat being positioned on the second and third floors, and thus the proposal is not designed to be wheelchair friendly.

## **8. Entrance level living space**

*Principle: Provide accessible socialising space for visitors less able to use stairs.*

Living room, kitchen and shower/WC are positioned on flat entrance level. However entrance level is on the second floor.

## **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).*

Entrance level Living room has space to accommodate a single bed if necessary. However entrance level is on the second floor.

## **10. Entrance level WC and shower drainage 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.*

WC and shower drainage positioned on flat entrance level. However entrance level is on the second floor.

## **11. WC and bathroom walls**

*Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.*

Not relevant. No means of access for those using mobility aids or wheelchairs.

## **12. Stairs and potential through-floor lift in dwellings**

*Principle: Enable access to storeys above the entrance level for the widest range of households.*

Not relevant. No changes are proposed or possible to form through-floor lift. Stair layout to remain as existing.

## **13. Potential for fitting hoists and bedroom / bathroom relationship**

*Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.*

Not relevant. Bedrooms and bathroom located on different floors.

## **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.*

Not relevant. WC to remain as existing.

## **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.*

Not relevant. Conservation Area; windows in living room to remain as existing.

## **16. Location 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.*

Existing switches to remain. All new service controls to be installed at an appropriate and convenient height (between 450-1200 above floor level and at least 300mm away from any internal corner).