

62 Avenue Road

Lifetime Homes

(4.11.2011)

**MEETING THE POLICIES OF THE LIFETIME HOMES STANDARDS
IN SUPPORT OF APPLICATION**

62 AVENUE ROAD LONDON NW8 6HT

The new house has been designed to meet the needs of "Lifetime Homes" standards.

1. Parking (width or widening capability)

There is ample parking space for several cars. At least two car parking spaces can be provided for full wheelchair accessible spaces. See drawing 08.909.43

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.

The distance from the wheelchair accessible car parking space to the dwelling entrance is kept to a minimum and is level or gently sloping. The distance from visitors parking to main entrance is as short as practicable and be level or gently sloping.

3. Approach to all entrances Criterion (3) Approach to all entrances

The approach to all entrances should preferably be level or gently sloping.

The approach to house is gently sloping. The slope does not exceed 1:20 at any part of the site.

4 Entrances Criterion (4) Entrances

All entrances should:

a) Be illuminated ; There will be a PIR light fitted above each entrance door with low level low energy lights to guide the way.

b) Have level access over the threshold; The rear disabled access doors will have a level threshold.

c) Have effective clear opening widths and nibs. All doors will be a MINIMUM of 900mm opening.

In addition, main entrances should also:

d) Have adequate weather protection* The main entrance will have a protecting portico. See drawings

e) Have a level external landing.* The external area of the terrace will offer a level landing area.

5)b Communal Lifts

Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

Provision of a lift is not a Lifetime Home requirement, but one is being provided in this new home to allow wheelchair access to all floors. The lift will have minimum internal dimensions of 1100mm x 1400mm. Have clear landings adjacent to the lift entrance of 1500mm x 1500mm. Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

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.

The doors to the ALL rooms on ALL floors will be provided with minimum 900mm wide doors to allow wheelchair access to all levels

(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 floors can accommodate a 1500mm turning circle within the width of the hallway.

(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').

The Living Room is at Ground floor level.

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.

The Dining room or the Library can be converted into a Bedroom should this be required.

(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 – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

The main residential unit will have a disabled access W.C. at Ground floor level. The dining room can be converted into a fully equipped disabled shower room should this be required. There is drainage alongside the flank wall with hot and cold water available from the adjoining kitchen. There is a wheelchair accessible lift to allow access to all upper floors

(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.

The walls of the W.C. and all bathrooms/shower rooms will be capable of having future fittings to enable disabled user to more easily use the the W.C. and shower room.

(12) Stairs and potential through-floor lift in dwelling

Criterion 12 - Stairs and potential through-floor lift in dwellings

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.

There is a lift installed from the outset.

13) Potential for fitting of hoists and bedroom / bathroom

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.

The intermediate floors are to be precast concrete planks that are capable of taking the load of any hoist of lifting apparatus

(14) Bathroom

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.

The proposed bedrooms have en-suite bathrooms that could be adapted for wheelchair use should Bedrooms at First floor level be required for disabled use.

(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).

The living room windows go down to the floor level and open to allow full access for wheelchair user to the rear terrace and garden area.

(16) Location of service controls

Location of service controls Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

The height of the switches will be set at 1,000mm above finished floor level. The sockets will be set in discussion with the District Surveyor at Building Control stage.

04 November 2011