

## **LIFETIME HOMES STATEMENT**

TRS044\_ 28 Loveridge Road - London NW6 2DT

6th October 2016

This statement is issued with the planning application for conversion of the single-family house to three self-contained flats, and is based upon Lifetime Home (LTH) Revised Criteria - July 2010 version.

### **Criterion 1**

Parking (width or widening capability)

This does not apply to a conversion of this type. Currently there is kerbside residents parking space outside the property.

### **Criterion 2**

Approach to dwelling from parking (distance, gradients and widths)

This has limited application to a conversion of this type - but there will be level access from pavement through front door and into the ground floor flat. The present situation will largely remain unchanged.

### **Criterion 3**

Approach to all entrances

There will be level access at the main front door throughout opening to ground floor flat and sufficient landing space at each flat entrance.

### **Criterion 4**

Entrances

Door widths for main front door and each individual dwelling entrance throughout will comply including illumination, level access, 800mm opening widths and nibs, and level external approach/landing.

### **Criterion 5**

Communal stairs and lifts

This has limited application to a conversion of this type - the design retains the existing stairs from ground to first as a communal staircase that aims for compliance where possible with uniform rise' that have consistent tread width.

## **Criterion 6**

### Internal doorways and hallways

The ground floor common parts and ground floor flat are generally compliant relative to the limitations imposed by the present condition of the building. As for Criterion 5, the situation is not worsened by the conversion and access to the ground floor flat is unchanged. Entrance thresholds to flats B and C, situated at right angles to the landing, both feature a 900mm clear opening for acceptable access to dwelling. The communal front door will meet a minimum requirement of 800mm clear opening.

## **Criterion 7**

### Circulation Space

The ground floor common parts and flat are generally compliant in relation to limitations imposed by the present building.

## **Criterion 8**

### Entrance level living space

Due to minimum head height requirements, the existing floor level in the ground floor is lowered by approximately two steps in the main hallway. The ground floor is then consistent throughout.

## **Criterion 9**

### Provision for entrance level bed-space

Although the dwelling is only single storey, this is provided for the ground floor flat, with the bedroom at the same level as the flat front door and the bathroom.

## **Criterion 10**

### Entrance level WC and shower drainage

This is provided for ground floor flat, with the bathroom at the same level as the flat entry door and the bathroom adaptable for level-access shower and WC approach zone.

## **Criterion 11**

### WC and bathroom walls

This is provided for within ground floor flat, in relation to fixings and support for future adaptations such as grab rails.

## **Criterion 12**

Stairs and potential through-floor lift in dwellings

This does not apply to single-storey flats on ground or first floor. For the upper floor duplex flat, it is possible to provide compliance internally, with a flexible area for the provision of a internal lift.

## **Criterion 13**

Potential for fitting of hoists and bedroom / bathroom relationship

The ground floor flat bathroom and master bedroom is compliant is adaptable for potential hoist route.

## **Criterion 14**

Bathrooms

The ground floor flat bathroom is compliant, including provision for future adaptation.

## **Criterion 15**

Glazing and window handle heights

The existing low level bay window cills and top-hung sash windows throughout generally comply with this standard - the proposed remains unchanged from the existing in terms of window positioning and dimensions.

## **Criterion 16**

Location of service controls

All flats are compliant throughout with the 450mm to 1200mm height band from the floor and 300mm away from corners.

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