

Lifetimes Homes Statement

First and Second Floor Flat, 90 Torriano Avenue, NW5 2SE

Addition of mansard roof and front extension to facilitate the conversion of the existing 3 bed flat to 2 flats

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Please find below a list of where the development will adhere to the 16 Lifetimes Homes Standards where possible:

1. **Car park width** – on street parking is available directly outside of the property – this part of Torriano Avenue is not considered an area of high demand for parking and the addition of 1 extra flat will not contribute significantly to parking demand in the surrounding area.
2. **Approach to dwelling from parking** – The parking on the street is directly outside the property. However there are iron steps leading up to the main entrance. These steps cannot be altered to provide a wheelchair ramp due to the construction of the existing building.
3. **Approach to entrances** – the conversion of the existing dwelling provides the same access as existing. There are steps to the main entrance and to the entrance to both flats on the upper 1st floor. The 2 flats proposed (1 bed and 2 bed) are more appropriate for young professionals rather than families with young children and disabled residents due to the construction/layout of the property.
4. **Entrances** – The main entrance has a cover for weather protection at the top of the steps – the steps can not be easily removed due to the existing construction and the planning concerns this would raise therefore a level access over the threshold is not possible. The internal entrance to the flats are illuminated but again reconfiguring the internal steps up to the proposed flats wouldn't be possible in this conversion. The opening widths to the main entrance and internal entrance would not meet the Lifetimes Homes Standards due to the construction of the conversion.
5. **Communal stairs and lifts** - The existing building is not suitable to provide a lift due to its configuration and the position of the ground floor flat entrance. It is a Victorian style building roughly built around 1840s.
6. **Doorways and hallways** – the existing layout of the conversion cannot be altered realistically to meet the widths required in the Lifetimes Homes Standards. This is also due to the relation of the proposed flats and the Ground Floor flat.
7. **Circulation space** – due to the two proposed flats being on the 1st and 2nd and 3rd floors and the steps leading up to the main entrance from street level the proposals are not ideal for wheelchair use although the proposed 1 bed flat could be adapted to meet the required circulation within the flat.
8. **Entrance level living space** – The proposal meets this criterion by proposing living spaces on the same level as the entrances to the new 2 flats.
9. **Potential for entrance level bed** – The proposal meets this criterion by proposing bedrooms on the same level as the entrances to the new 2 flats.

10. **Entrance level WC and shower drainage** – The proposal meets this criterion by proposing bathrooms on the same level as the entrances to the new 2 flats.
11. **WC and bathroom walls** – all proposed bathrooms/toilets will be capable of firm fixing and support for adaptations such as grab rails.
12. **Stairs and potential through the floor lift in dwelling** – due to the existing internal entrance to both flats and the relation to the Ground Floor flat, the flats are not realistically suitable for a stair lift or through the floor lift.
13. **Potential for fitting of hoists and bedroom/bathroom** – the 1 bed flat will have a bedroom and bathroom on the same level adjacent to each other and the ceiling structure will be suitable for adaptation to provide hoists. The route between the bedroom and bathroom can be reconfigured so it will not pass through a living/habitable room or area.
14. **Bathrooms** – The proposal meets this criterion by providing easy to access bathrooms.
15. **Glazing and window handle heights** – all windows are as existing apart from the new windows proposed in the mansard roof extension and the front extension. The front extension windows will be same as the front facade of 92 Torriano Avenue to match the existing. All windows are appropriate for all people including wheelchair users to use.
16. **Location of service controls** – these will be designed in accordance with Building Regulations so are within easy reach and easy to use by all.