

**design solutions**

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**LIFETIME HOMES ASSESSMENT**

**Revision 00**

**Project:**

**Proposed Basement Extension Comprising of 2 no 3 Bed Flats at,  
Ornan Court, 2 Ornan Road, Hampstead, London, NW3 4PT**

**Car Parking**

1. *Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.*

Car parking is not provided adjacent to the home

2. *The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.*

Car parking will be provided via permit spaces on the street.

#### Approach

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

Ramped access to Lower Ground floor provided

#### External Entrances

4. *All entrances should be illuminated, have level access over the threshold and have a covered main entrance.*

Lighting to be provided to all entrances with level thresholds where possible.

5. *Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.*

This proposal comprises a 2 flats based over a single floor and there are therefore no communal stairs

#### Doorways & Hallways

6. *The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.*

The proposal achieves this. Corridor widths are not compromised by radiators as under floor heating is to be used throughout.

#### Wheelchair Accessibility

7. *There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.*

The proposal achieves this

#### Living Room

8. *The living room should be at entrance level.*

The proposal achieves this.

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

The proposal achieves this

10. *In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.*

The proposal achieves this

### **Bathroom & WC Walls**

11. *Walls in the bathroom and WC should be capable of taking adaptations such as handrails.*

The proposal achieves this (walls are to be constructed of solid block work, plastered and tiled)

12. *The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.*

The proposal is on a single level and therefore there is no requirement for a stair lift

### **Main Bedroom**

13. *The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.*

The proposal would achieve this with minor alterations if required

14. *The bathroom should be designed for ease of access to the bath, WC & wash basin.*

The proposal achieves this Bathroom Layout

15. *Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.*

The proposal achieves this

### **Fixtures & Fittings**

16. *Switches, sockets, ventilation and service controls should be at a height usable by all (Le. between 450 and 1200mm from the floor).*

The proposal achieves this as all electrics will be new.