

IU

Inter Urban Studios

Unit 101 Netil House
1-7 Westgate Street
London E8 3RL

Tel: 020 3095 9748

info@interurbanstudios.com
www.interurbanstudios.com

11 November 2016

Lifetime Homes Statement

338 Kilburn High Road and 2A Iverson Road
London
NW6 2QN

LIFETIME HOMES DESIGN CRITERIA

1a ON PLOT NON COMMUNAL PARKING

1b COMMUNAL OR SHARED PARKING

2 APPROACH TO DWELLING FROM PARKING

3 APPROACH TO ALL ENTRANCES

4 ENTRANCES

5 COMMUNAL STAIRS AND LIFTS

6 INTERNAL DOORWAYS AND HALLWAYS

7 CIRCULATION SPACE

8 ENTRANCE LEVEL LIVING SPACE

9 POTENTIAL FOR ENTRANCE LEVEL BED SPACE

10 ENTRANCE LEVEL WC AND SHOWER DRAINAGE

11 WC AND BATHROOM WALLS

12 STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLINGS

13 POTENTIAL OF FITTING OF HOISTS AND BEDROOM/BATHROOM RELATIONSHIP

14 BATHROOMS

15 GLAZING AND WINDOW HANDLE HEIGHTS

16 LOCATION OF SERVICE CONTROLS

1a ON PLOT NON COMMUNAL PARKING

Does not apply

1b COMMUNAL OR SHARED PARKING

Does not apply

2 APPROACH TO DWELLING FROM PARKING

Does not apply

3 APPROACH TO ALL ENTRANCES

The access is directly from the pavement.

4 ENTRANCES

The existing entrance is Victorian in age with a small existing stone threshold that prevents the water egress to the hallway. Level access cannot be provided.

The existing door effective clear opening is close to the minimum 825 mm required.

The existing entrance door is tightly fitted between to original columns with cornice decoration, what makes impossible to upgrade without losing these original elements.

Access controls will be not higher than 1200 mm from the ground level.

Weather protection (canopy) could not be provided, as the boundary line is aligned with the entrance door.

5 COMMUNAL STAIRS AND LIFTS

Any new hallway is a minimum width of 1200 mm.

All proposed door will have a minimum 825 mm clear opening and a minimum 300mm clear space leading edge/pulling side.

Any new communal stair will have maximum risers of 170 mm and minimum goings of 250 mm, handrails will be 900 mm above each nosing and will extend 300 mm beyond the top and bottom step.

6 INTERNAL DOORWAYS AND HALLWAYS

Any internal hallway will be a minimum of 900 mm width, any door width will comply with table 4 (Width of internal dwelling doors), and a minimum 300mm clear space leading edge/pulling side.

7 CIRCULATION SPACE

All living and dining rooms will have a clear circle of 1500 mm diameter and a minimum width of 750 mm width between furniture items.

A clear width of 1200 mm is provided between the fronts of kitchen units and appliances and any fixed obstruction opposite.

A clear circulation space of a minimum 750 mm wide is provided to both sides and the foot of any bed.

8 ENTRANCE LEVEL LIVING SPACE

All the flats have an entrance level living space.

9 POTENTIAL FOR ENTRANCE LEVEL BED SPACE

All the flats have an entrance level bedroom.

10 ENTRANCE LEVEL WC AND SHOWER DRAINAGE

All the flats have an entrance level bathroom with potential to be converted to an accessible shower room as per figures 23 and 24, a floor drain under bath will be provided for a future level entry shower.

11 WC AND BATHROOM WALLS

The wall construction will be capable of immediate firm fixing and support for adaptations as grab rails within a height band of 300 to 1800 mm from the floor, without the need for any strengthening or wall adaptation.

12 STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLINGS

Does not apply, all flats are on one storey.

13 POTENTIAL OF FITTING OF HOISTS AND BEDROOM/BATHROOM RELATIONSHIP

Three of the four flats have potential to provide a direct connection between the bathroom and main bedroom (additional good practice recommendation)

14 BATHROOMS

All bathrooms and shower rooms have an accessible WC, a wash basin, a bath or accessible floor-level shower that comply with paragraph 7.6.2 requirements

A potential for a clear 1500mm-diameter manoeuvring circle is provided in any proposed bathroom.

15 GLAZING AND WINDOW HANDLE HEIGHTS

Any window in a living space has glazing that starts no higher than 800 mm above the finish flooring and any full transom within 1700 mm from the floor will be at least 400 mm in height away from any other transom or non transparent balustrade.

16 LOCATION OF SERVICE CONTROLS

Window handles will be no higher than 1200 mm from the floor.

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Any socket, light switches, isolating switches, TV, telephone, computer points, central heating controls, and water stop taps will be located in a height band of 450 mm to 1200 mm from the floor and a minimum of 300 mm from any internal corner.