

# LIFETIME HOMES STATEMENT

*Proposed Redevelopment of Site at*

23A, 23B AND LAND ADJOINING AT  
23 RAVENSHAW STREET LONDON NW6 1NP

Planning Reference: PP-05782933

Applicant:

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## **INTRODUCTION**

The purpose of this document is to assess the design of the proposed development at 23 Ravenshaw Street London NW6 1NP against the current 16 Lifetime Homes Design Criteria.

This application is being proposed is on a tight, triangular infill site which presents it own particular challenges. However, we believe it is still possible to fully meet all criteria, comply with Part M of the Building Regulations and also offer easy adaptation in the future where possible.

### **1. Parking**

The application being put forward is for a completely car free development. There will be no on-site parking and no on-street parking sought. Renewal of the two residents parking permits currently permitted will not be sought, and due to the removal of the existing crossover onto Ravenshaw Street the potential for two additional on street parking spaces will be created.

### **2. Approach to dwelling from Parking**

Same comments above apply, however the principal entrance is accessed directly off the footpath from Ravenshaw Street.

### **3. Approach to principal entrance**

Approach to principal entrance will be via a level walkway bridge which will be in compliance with Part M.

### **4. Entrances**

Main entrance will be illuminated, have level external and internal landings, have level access over threshold and have min clear width of 800mm.

### **5. Communal Stairs & Lifts**

Access to all 8 apartments is via communal stairs. Due to the heavily confined nature of the entrance hallway we have not found it possible to provide a through floor lift. However, a generously proportioned wheelchair platform lift will be installed providing access to the 2 ground floor apartments. Additionally, the core stairway is designed in such a manner as to enable platform lift access to be provided to any one or more of the other six apartments should it be required in future.

## **6. Internal doorways and hallways**

All internal corridors will be min 900mm clear width and all internal doorways will be min 750mm clear width.

## **7. Circulation space**

1500mm diameter turning spaces are available within all habitable rooms and master bathrooms. 750mm wide clear spaces will be available to the sides of all bed spaces.

## **8. Entrance level living space**

The flats provide a living room/living space on the entrance level.

## **9. Entrance level bedspace**

Each flat will have bedrooms at the same level as the entrance to the flat.

## **10. Entrance level WC and shower drainage**

Each flat will have entrance level WC and shower.

## **11. WC and bathroom walls**

Walls will be robust enough to allow firm fixing of supports and grab rails.

## **12. Stairs and potential through floor lift in dwelling**

Comments on stairs and wheelchair platform lift from criterion 5 apply. It will not be possible to fit a through floor platform lift into this development retrospectively.

## **13. Potential for fitting of hoists and bedroom/bathroom**

The flats either are or can be adapted to provide the bathroom layout and access to LTH standards. It is anticipated that all floors will be composite concrete and therefore will be able to support future fixing of hoist. Walls between bedroom and en-suite could have a “knock out” panel to facilitate transfer from bed to bath/shower.

## **14. Bathrooms**

If not complaint already, all the flats bathrooms can be adapted to provide layout and access to LTH standards.

### **15. Glazing and window handle heights**

The contemporary design means that all glazing on ground and first floors offers good visibility when seated. Handles and Controls will also be at conveniently accessible heights.

### **16. Location of service controls**

The flats will have service controls to comply with LTH standards, i.e. a height band between 450mm 1200mm from finished floor level and at least 30mm from any internal corner of a room.