

# Lifetime Homes Statement

148-150 Abbey Road London NW6 4SR

**Proposal: Insertion of roof windows and conversion of attic to form new dwelling.**

**Design criteria:**

**1. Parking (width or widening capability)**

*Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).*

- Not relevant. No car parking facilities present.

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

*Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.*

- Not relevant. No car parking facilities present.

**3. Approach to all entrances**

*Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.*

- No changes in the access route are proposed or possible as access to the building is via an existing flight of steps.

**4. Entrances**

*Principle: Enable ease of use of all entrances for the widest range of people.*

- No changes are proposed or possible to the existing ground floor entrance.

**5. Communal stairs and lifts**

*Principle: Enable access to dwellings above the entrance level to as many people as possible.*

- Not relevant. The communal stairs are to remain as existing and there is no scope for a lift.

**6. Internal doorways and hallways**

*Principle: Enable convenient movement in hallways and through doorways.*

- Not relevant. No means of access for those using mobility aids or wheelchairs as there is no lift.

**7. Circulation space**

*Principle: Enable convenient movement in rooms for as many people as possible.*

- Access will be difficult for wheelchair users due to flat being positioned on third floor, and thus the proposal is not designed with wheelchair circulation in mind.

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

*Principle: Provide accessible socialising space for visitors less able to use stairs.*

- Entrance level is to private stair leading to living level. Kitchen, dining, sleeping, WC and shower on single level with living area on raised platform. However entrance level is on the second floor.

## **9. Potential for entrance level bed-space**

*Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).*

- Entrance level is to private stair leading to living level. Kitchen, dining, sleeping, WC and shower on single level with living area on raised platform. However entrance level is on the second floor.

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

*Principle: Provide an accessible WC and potential showering facilities for:*

*i) any member of the household using the temporary entrance level bed space of Criterion 9, and: ii) visitors unable to use stairs.*

- Entrance level is to private stair leading to living level. Kitchen, dining, sleeping, WC and shower on single level with living area on raised platform. However entrance level is on the second floor.

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

*Principle: Ensure future provision of grab rails if possible, to assist with independent use of WC and bathroom facilities.*

- Not relevant. No means of access for those using mobility aids or wheelchairs as there is no lift.

## **12. Stairs and potential through-floor lift in dwellings**

*Principle: Enable access to storeys above the entrance level for the widest range of households.*

- Not relevant. Proposed dwelling is a flat with a separate dwelling beneath so it is not possible to form through-floor lift.

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

*Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.*

- Not relevant. No means of access for those using mobility aids or wheelchairs as there is no lift.

## **14. Bathrooms**

*Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.*

- Not relevant. No means of access for those using mobility aids or wheelchairs as there is no lift.

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

*Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.*

- Line of sight from a seated position in the living area achieved.
- Opening windows allow for ventilation in all habitable rooms.
- Opening window allows for ventilation in bathroom.

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

*Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.*

- All new service controls to be installed at an appropriate and convenient height (between 450-1200 above floor level and at least 300mm away from any internal corner to conform with AD M.)