

LIFE TIME HOME STATEMENT

204, 206, 208, 2010 KILBURN HIGH ROAD

NW6

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***Perceptions***

95 Bridge Lane  
London NW11 0EE, ENGLAND

Telephone +44 (0)20 8201 9818  
Facsimile +44 (0)20 8458 0578

### **Criterion 1– Parking (width or widening capability)**

The scheme is a free car park scheme

### **Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)**

The scheme is a free car park scheme

### **Criterion 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.

#### 3 – Approach to all entrances

The existing approach to the main entrance is more or less level with no gradient exceeding 1:60

### **Criterion 4 – Entrances**

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

#### 4 - Existing Entrance - Straight-on

- a) Will be illuminated/ lit with fully diffused luminaries.
- b) Has a level access over the threshold; have an accessible threshold with a maximum 15mm up-stand.
- c) Has an effective clear opening width of 900mm to assist residents in uninterrupted movement of possessions to and from the dwelling

Will have A 300mm nibs (or clear space) to the leading edge on the pull side of all entrance door will be provided.

- d) Will have adequate weather protection\*
- e) Has a level external landing.\*

The existing main entrance hasn't been designed with a cover to provide weather protection for those unlocking ,or waiting at, the door. the scheme is a conversion and not a new built - therefore it would be difficult to implement this criterion.

The existing door opens to the pavement which works as a level external landing.

### **Criterion 5– Communal stairs and lifts**

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

#### 5a – Communal Stairs

The existng staircase will be remained in the new scheme; where possible it would be dapted to comply with this criterion such as

- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open (existing).

The existing principal access stairs provides an easy access.

#### 5b – Communal Lifts

The existing building didn't provide a lift - the new scheme is a conversion from a office building to flats using the existing staircase and most of the load bearing walls therefore there won't be no space for a lift.

Provision of a lift is not a Lifetime Home requirement.

### **Criterion 6 – Internal doorways and hallways**

Principle: Enable convenient movement in hallways and through doorways.

#### 6. Internal doorways and hallways

##### Hallway widths

Most of the corridors/hallways/landing have been designed with a minimum width of 900mm. This may reduce to 750mm at 'pinch points' (e.g. beside a radiator) and the decrease in width will not be opposite, or adjacent to, a doorway.

The minimum width of the hallway/corridor/landing within a communal area has been designed as 1200mm; it may reduce to 1050mm at 'pinch points' (e.g. due to a structural column) and the decrease in width will not be opposite, or adjacent to, a doorway.

Each door will have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side..

##### Doorway widths within dwellings

All entrance doors to the flats will have a minimum clear opening width of 900.

Each door will have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.

##### Internal dwelling doors

Most of the internal doors to (bedrooms/living areas will have a width of 750mm except the ones that are at right angles to a corridor / landing less than 1050mm wide (minimum width 900mm) - the width is 900mm.

Each door will have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.

##### Communal doors

Not applicable

### **Criterion 7 – Circulation Space**

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

## 7. Circulation Space

### Living rooms/areas and dining rooms/areas

Living rooms/areas and dining rooms/areas have been designed to be capable of having either a clear turning circle of 1500mm diameter.

Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) the flats will have a clear width of 750mm between items should be possible.

### Kitchens

All Kitchens have been designed to have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm will be maintained for the entire run of the unit, worktop and/or appliance.

### Bedrooms

The main bedroom has been designed to be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed.

Other bedrooms have been designed to be capable of having a clear space, to one side of the bed. In addition and with a clear width of 750mm should also be provided at the foot of the bed.

### Kitchen

Kitchen layouts, whenever possible, have been planned so that they can include a continuous run of units, unbroken by doorways, including: a built in oven at an accessible height beside a minimum 600mm of work surface, a hob beside a further minimum 600mm of work surface, and a sink/drainage. This continuous run, uninterrupted by doorways, (c. 3600mm in length measured along the front face) sometimes will be straight, L shaped, or U shaped. In addition, window positions will not impede on the oven or hob positions.

Space for other typical 'white goods' and fittings would be available elsewhere in the kitchen (so that only the oven and hob are contained within this particular length of run).

The areas have been provided with a clear 1500mm diameter circular.

## **Criterion 8 – Entrance level living space**

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

### 8. Entrance level living space

The flats have been designed with the living room/living space/kitchen on the entrance level of every flat.

## **Criterion 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).

Not applicable as the scheme is not a single dwelling but block of flats.

### **Criterion 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:

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

The bathrooms in all flats (where an accessible bathroom in accordance with Criterion 14 is not provided on the entrance level) the compartment's specification have been detailed below - refer to Criterion 14.

### **Criterion 11 - WC and bathroom walls**

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

#### **11 – WC and bathroom walls**

Where possible the walls in all bathrooms and WC compartments would be capable of firm fixing and support for adaptations such as grab rails.

Required specification to achieve Criterion 11

Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

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

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

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

The scheme has been designed within the cartilage of the existing building. The existing staircase will be kept.

a) The existing staircase is not a straight stair, with winders at the top, there won't be adequate going depth remains on the winders if a stair lift is installed.

b) The current scheme is for a conversion (not a new build) of an existing building with an existing staircase to all floors comprising offices into flats, there won't be a suitable identified space for a through-the-floor lift.

### **Criterion 13 – Potential for fitting of 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.

Most bedrooms have been designed adjacent to the bedrooms and although in principle this criterion could be adopted however the existing structure at ceiling level might not be strong enough to carry the extra load - this criterion will have to be assessed by the appointed Structural Engineer.

## Criterion 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.

### 14 – Bathrooms

Every flat has been designed with an accessible bathroom close to bedrooms and at entrance level.

The following facilities, and associated clear approach zones, will be provided within the accessible bathroom.

#### 1. A WC with:

- i) A centre line between 400mm – 500mm from an adjacent wall.
- ii) A flush control located between the centre-line of the WC and the side of cistern furthest away from the adjacent wall.
- iii) An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back on one side of the WC for at least 500mm from the front rim of the WC, for a width of 1000mm, from the WC's centre-line.

A bowl of a basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.

#### 2. A wash basin with:

A clear frontal approach zone, 700mm wide, extending 1100mm from any obstruction under the basin's bowl – whether that be a pedestal, trap, duct or cabinet furniture. T

#### 3. Either a bath

Where the bath is provided, there would be a clear zone alongside the bath, at least 1100mm long and 700mm wide.

The floor drainage for an accessible floor level shower will be provided with:

A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy provision of a laid-to-fall floor surface in the future.

The drainage, when capped for use following adaptation, may be located under a bath.

Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required to effect efficient drainage from the catchment area of the shower. Crossfalls should be minimised.

5. Where a bath is provided with capped drainage for an accessible floor level shower beneath it, potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone if the bath is removed .

– 5). The internal footprint dimension will be nearly to 2100mm x 2100mm which will increase the degree of choice and flexibility in respect of fittings, layout, orientation and future adaptability.

Where possible, the bathroom have been provide for a direct connection with a main bedroom. This will normally take the form of a full height knockout panel, capable of being fitted with a doorset, which achieves a clear opening in accordance with Criterion 6.

Providing floor drainage as described in item 4) above within the bathroom even when it is provided elsewhere in the dwelling, will increase choice and convenience for adaptation and future use.

### **Criterion 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.

#### 15. Glazing and window handle heights

The existing and proposed windows in the principal living space (typically the living room), have been design to allow people to see out when seated easily approachable and usable by a wide range of people.

#### Required specification to achieve Criterion 15

To allow a reasonable view from the principal living space, the principal window in this living space, have been designed with glazing that starts no higher than 800mm above floor level. In addition.

There would be a potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room. Where possible, the new windows will have handles/controls to an opening light no higher than 1200mm from the floor.

### **Criterion 16 – Location of 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.

#### 16. Location of service controls

Service controls will fitted within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

#### Required specification to achieve Criterion 16

Any service control such as Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls needed to be operated or read on a frequent basis, or in an emergency, will be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.

Whenever possible, locate similar controls in consistent locations throughout the dwelling. Specify taps that are operable by people with less hand dexterity. Provide controls that give tonal contrast against their surroundings.

