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**LIFETIME HOMES COMPLIANCE STATEMENT**

dated 04.04.14

to accompany the Planning Application

for

the proposed dwelling to the rear of

22 Hillfield Road, West Hampstead, London NW6 1PZ

for

Mrs. H.M. Boorer & Ms. R. Halpin.

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

1a – ‘On plot’ (non-communal) parking:

- *Within this individual plot boundary, one car parking space of 2400 x 4800mm is proposed, with a 900mm access path to one side, thus achieving the minimum width requirement of 3300mm. Please note the hard paved area is proposed to be full width of the new house, therefore exceeding the required 3300mm width is possible. Indeed a width greater than 3600mm is achievable, in line with the good practice recommendations that exceed the requirements.*
- *The entire parking space is designed with a level, hard paved surface with a gradient of 1:80 from the threshold to the boundary where the proposal meets the pavement.*

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

- *The distance from the car parking space to the dwelling entrance (principal entrance door) has been kept to a minimum – it is directly in front of the house.*
- *As stated in compliance with Criterion 1, the entire hard-paved area is designed with a gradient of 1:80 from the threshold to the boundary where the proposal meets the pavement.*

**Criterion 3 – Approach to all entrances**

- *The approach to the (only) entrance is designed to be hard paved, with a gradient of 1:80 from the boundary with the pavement to the threshold of the proposed house.*
- *The hard paving will be slip resistant.*
- *A level threshold is proposed.*

**Criterion 4 – Entrances**

- The entrance will be illuminated with fully diffused luminaires. Please refer to drawing PL005, which indicates light positions.*
- The access over the threshold is designed to be level. Please refer to drawing PL004, which shows this.*
- The dwelling entrance door is designed to have an 800mm clear opening width, and a 600mm clear space to the leading edge side of the door. This exceeds the requirement of 300mm.*
- The entrance is designed to be covered to provide weather protection. The depth of the cover is designed to be 900mm, and spans the full width of the house. Please refer to drawings PL004 & PL005, which illustrate this.*
- The external landing area is designed to be level, as it forms part of the hard paving to the front of the house.*

**Criterion 5 – Communal stairs and lifts**

- *The proposals are for a single dwelling, therefore this criterion does not apply.*

**Criterion 6 – Internal doorways and hallways**

- *The proposals are for open-plan living / kitchen / dining at ground floor level.*
- *The hallway at first floor level is designed with a width of 1145mm, which exceed the minimum 900mm requirement.*
- *Each of the doors within the dwelling are designed to exceed the minimum clear opening width of 750mm.*
- *Given that the proposals are for a single dwelling, there are no ‘communal’ doorways; as a result, there is no requirement for nibs.*

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### **Criterion 7 – Circulation space**

- *Living rooms and dining rooms: please refer to drawing PL005, which indicates the required turning space of 1700 x 1400mm.*
- *Kitchens: please refer to drawing PL005, which indicates the required clear width of 1200mm, continuous for the entire run of the kitchen.*
- *Bedrooms: please refer to drawing PL005, which indicates the required clear spaces around beds – each of which exceeds the minimum requirements.*
- *In addition, the kitchen has been designed in accordance with the good practice recommendations that exceed the requirements: (Please refer to drawing PL005)*
  - *The units (& worktop) are designed in a single continuous run, unbroken by doorways.*
  - *The built-in oven is at an accessible height, beside 600mm of worksurface, unimpeded by window positions.*
  - *The hob is positioned beside a further 600mm of worksurface, unimpeded by window positions.*
  - *An elliptical manoeuvring space of 1700 x 1400mm has been provided, in an area where the minimum height of 900mm is exceeded.*

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

- *The living space has been designed to be on the entrance level in this house.*
- *In accordance with the good practice recommendations that exceed the requirements, the kitchen is also positioned on the entrance level. (Please refer to drawing PL005)*

### **Criterion 9 – Potential for entrance level bed-space**

- *The entrance level is designed to be open-plan; there are two corners that could accommodate a single bed with a 750mm wide space to one side of the bed as a temporary bed space, which can be screened off from the rest of the space. Within both of these corners, there will be electrical sockets, thus meeting the provision. With rearrangement of the furniture, the living room can remain functional, despite a compromised layout.*
- *In accordance with the good practice recommendations that exceed the requirements, one of the corners contains a window, and the proposed heating is underfloor, thus permitting maximum flexibility. (Please refer to drawing PL005)*

### **Criterion 10 – Entrance level WC and shower drainage**

- *An accessible WC compartment (with the potential for a shower to be installed) has been designed on the entrance level of the house. Please refer to drawing PL005, which indicates the required dimensions*

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

- *The wall buildups to the WC compartment & bathroom will be capable of receiving firm fixing for future adaptations such as grab rails. The walls to these rooms will include a layer of 18mm ply (full height) in order to provide the required support.*

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

- The stair has been designed with a clear width of 1020mm, which exceeds the minimum width requirement of 900mm for potential stair lift installation.*
- A 1500mm x 1000mm aperture for a potential through-floor lift has been identified & is shown on drawing PL005.*

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**Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship**

- *In accordance with the requirements of this criterion, the roof structure above the first floor bathroom & Bedroom 1 will be designed by the Structural Engineer to be capable of supporting the future potential installation of ceiling hoists.*
- *The bathroom is adjacent to Bedroom 1, which is a double bedroom.*

**Criterion 14 – Bathrooms**

*The bathroom at first floor level has been designed to be accessible in accordance with the requirements of Criterion 14. Please refer to drawing PL005, which indicates the required dimensions & manoeuvring zone. This bathroom is on the same level as the main bedroom.*

1. *WC:*
  - i) *The centreline of the WC is 400mm from the adjacent wall.*
  - ii) *The flush control will be located on the side of the cistern furthest away from the adjacent wall.*
  - iii) *The approach zone is designed to be greater than the 1000mm required from the centreline of the WC to the other side, and 1100mm in front of the WC.*
2. *Wash hand basin:*
  - *The WHB is designed to extend into the approach zone by no more than 200mm.*
  - *The minimum clear frontal approach zone of 700mm x 1100mm is exceeded.*
3. *Bath & accessible floor level shower:*
  - i) *The minimum clear zone of 700mm x 1100mm is exceeded.*
  - ii) *A bath has been provided in lieu of a shower, however in accordance with the good practice recommendations that exceed the requirements, provision for future installation of an accessible floor level shower has been allowed under the bath. (Please refer to drawing PL005)*
  - iii) *Only a bath is provided in the first instance.*
4. *In accordance with the good practice recommendations that exceed the requirements, provision for future installation of an accessible floor level shower has been allowed under the bath. (Please refer to drawing PL005)*
5. *In accordance with the good practice recommendations that exceed the requirements, potential for a clear 1500mm diameter manoeuvring zone is allowed should the bath be removed and replaced with an accessible floor level shower at a future date. This is provided in addition to the provision allowed in the WC compartment at ground floor level, and is indicated on drawing PL005.*

**Criterion 15 – Glazing and window handle heights**

- *The principle living space (open-plan kitchen / dining / living at ground floor level) is glazed from floor to ceiling with fold-back doors across the full width of the elevation.*

**Criterion 16 – Location of service controls**

- *In accordance with the requirements of this Criterion, service controls will be designed to be within a height band of 450mm – 1200mm from the floor and at least 300mm away from any internal room corner.*
- *In accordance with the good practice recommendations that exceed the requirements, fused spurs to assist with potential future adaptations (e.g. future provision of stair lift, through floor lift, and shower) will be designed in.*