

LIFETIME HOMES ASSESSMENT

for

Proposed new dwelling on land at Lidlington Place NW1

20 August 2020

This paper has been prepared with reference to the Supplementary Planning Document
“Access Design Guide”

ACCESSIBLE HOUSING

Lifetime Homes
Standard achieved?

This house has been designed with reference to the Lifetime Homes Standards and meets them where possible. There are some instances where, due to the constraints of the design and site, all facilities are not available from "day one", however modifications can be made to increase the accessibility of the house in future, should it be necessary.

As a five-bed house with a floor area of 165sqm the house meets the Lifetime Homes area of 70sqm and also exceeds the Wheelchair Accessible area of 82sqm.

DESIGN CRITERIA:

Parking

Allocated car parking has not been permitted by the Borough.

Approach

Should visitors require car parking there are parking and pay-and-display available close to the house entrance on the street. Nearby public transport is excellent. Mornington Crescent tube is 3mins walk away and the station has a lift to street level and numerous London buses are nearby to the house.

✓

The approach to the house from the front gate to the front door of the house is initially separated by a side entrance patio at street level and is accessible to the bin storage area. Then three, wide low decline concrete steps to the entrance front door. A custom ramp will later need to be fitted to allow wheelchair access, when needed. The width of the entrance side ramp would be 900mm and would be 1in12, and therefore meet Lifetime Homes requirements.

✓

Entrance

The entrance is illuminated.

✓

A covered entrance has not been provided but a canopy can be easily installed to the head of the door frame.

✓

It is intended that the front door is an electrically operated sliding door.

✓

The internal stair is designed to ambulant disabled and Lifetime Homes Standards.

✓

Internal Spaces

The internal corridors have a clear width of at least 1050mm

✓

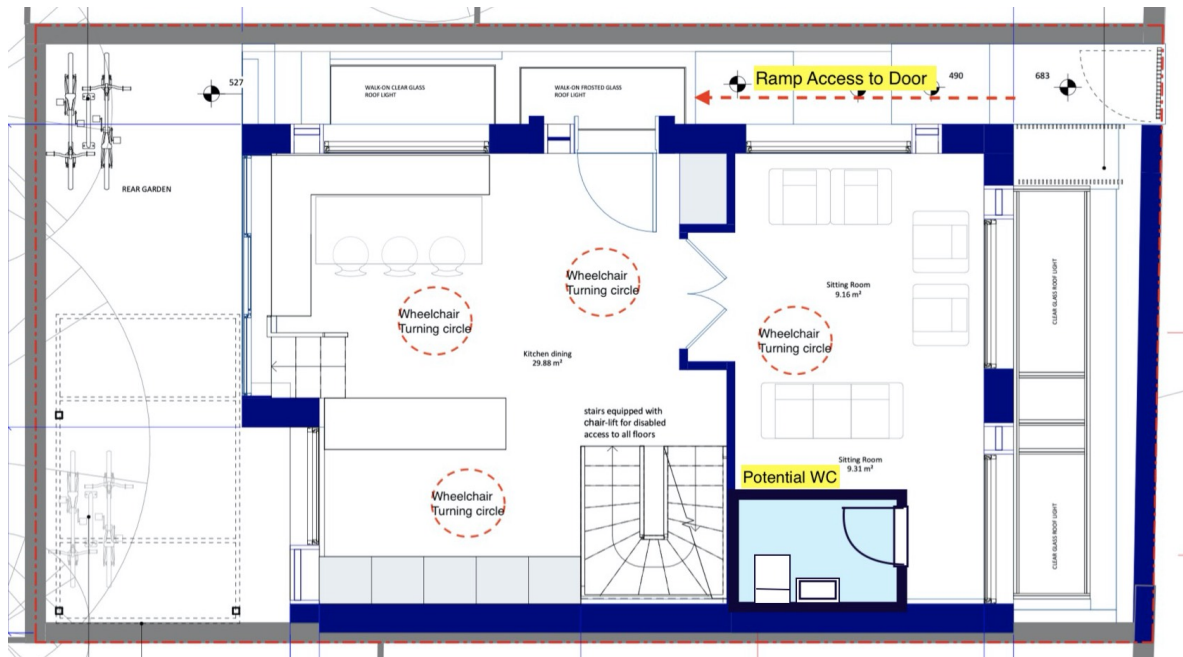
There is a 300mm space between the wall and the latch side of doors on the entrance level.

✓

It has not been possible to supply a wheelchair accessible entrance level WC in this house due to the current configuration layout. However this could be constructed at a later date and we include a suggested plan as illustration:

✓

Ground Floor



The living room is at entrance level. This space may be used as a bed space in future.

There is room for a 1.5m diameter wheelchair turning circle in the living and dining room.

The kitchen is open plan as recommended. In order to achieve a 1.2m width across units. The free-standing kitchen island is on wheels and is moveable to suite the individual needs. There is no wall constraining the kitchen.

There is living space at entrance level including the kitchen, dining area and living room as recommended.

Walls in bathrooms and WCs will be designed to be capable of accommodating and supporting grab rails.

The Lifetime Homes standards recommend a minimum 900mm stair to accommodate a stairlift- however stairlift technology is constantly evolving and extremely good quality stairlifts are available that only require 610mm stair widths:

http://www.dolphinlifts.co.uk/Flow_2_Curved_Stairlifts.html

so we contend that access would be available to the lower bedroom level.

There is no through-floor wheelchair lift from GF to bedrooms levels as it's too costly.

A stairlifts and spare wheelchairs at basement and 1st floor allows for sufficient mobility

The living room glazing begins at or below 800mm as required and the windows are easy to operate. We are considering electrically powered windows.

Switches, sockets and other controls are situated at an accessible height between 450mm and 1.2m from finished floor level.

Illustrations & product description of the Dolphin Stairlift system are conveyed (next page)



THYSSEN FLOW 2 CURVED STAIRLIFTS

Categories: Curved Stair Lifts, Stair Lifts Tag: Thyssen Stairlifts

Description

PRODUCT DESCRIPTION

The Flow 2 Curved Stairlift

Flow 2 Stairlifts have been designed to fit on very narrow staircases. Designed by Thyssenkrupp for stairs with one or more bends. Thanks to their ASL technology they can fit on a narrower curved stair than any other stairlift. If you have a straight staircase try their [Homeglide stairlift](#).

Thyssenkrupp engineers developed their patented ASL technology to enable all components to operate in one fluid motion. The Flow 2 footrest swivels with the seat, even in the tightest of staircases. As you reach a tight area on the stairs the seat will swivel to avoid clash points.

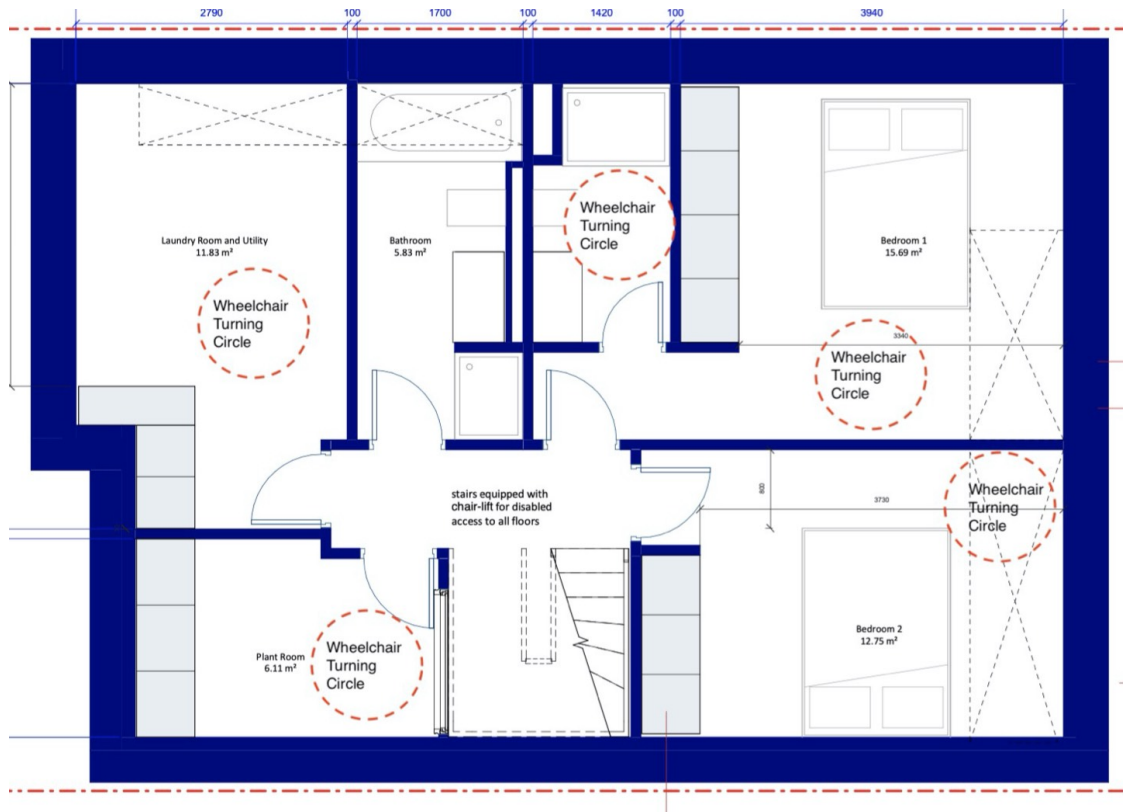
The unique "auto-powered" system used on Flow Stairlifts, allow the lift to fit onto the narrowest of staircases. In theory it is possible to install the Flow onto a set of stairs as narrow as 61cm. The Flow stairlift is often used when a conventional curved stairlift is unable to fit and because of the variable speeds which the lift can achieve, it is also one of the smoothest and most comfortable rides that you can get on a stairlift.

Features And Benefits Of The Flow 2 Include:

- Clean and hassle free installation
- 2 remote controls
- Choice of joystick controls
- Choice of manual and powered swivel seats
- Different rail colours available
- Weight capacity of 125 kg (20 stone)
- Automatic seat rotation whilst travelling
- Can fit on very narrow staircases



Basement Level



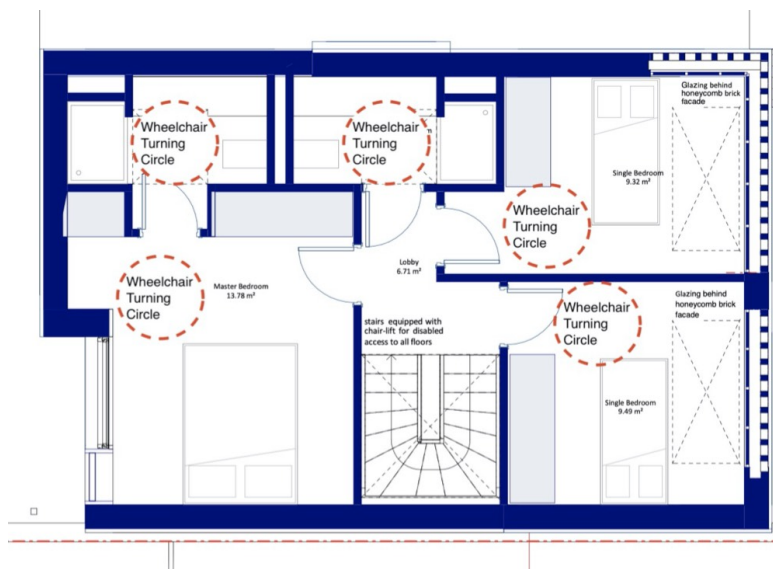
The design has ensuite bathroom which enable a reasonable route for a hoist between the main bedroom and the bathroom.

✓

The ensuite bathroom provides the required space as recommended in Lifetime Homes. The door can be rehung to provide an outward opening if required.

✓

First Floor Level



Similarly there is a further ensuite bathroom, master bedroom on the 1st floor which enable a reasonable route for a hoist between the main bedroom and the bathroom.

The ensuite bathroom provides the required space as recommended in Lifetime Homes. The door can be rehung to provide an outward opening if required or left open with a pullover curtain of greater accessibility.