

LIFETIME HOMES STATEMENT

LONDON BOROUGH OF LEWISHAM PLANNING SERVICE	
DATE REC'D	09 JUN 2015
CASE No	92547
REGD No	

DEVELOPMENT OF Land to the R/O 13 Calmont Road BR1 4BY

The scheme has been designed to achieve inclusive design and essentially refers to the purpose of designing for everybody as part of the Lifetime Homes policy. This includes people in wheelchairs, people with mobility, cognitive and sensory impairment, older people and those with small children.

The assessment below demonstrates how the scheme has been designed to meet the 16 point criteria where possible with a few exceptions due to site and space constraints.

Criterion 1: Parking

1a – 'On plot' parking

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

There will be 1 parking space and this will be facing towards the front of Ambleside.

1b – Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

Required specification to achieve Criterion 1b (communal or shared parking)

Provide at least one parking space (or a greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to) the block's entrance or lift core. Where some dwellings in a development are designated as "wheelchair housing", any specific parking for

such dwellings should be in addition to those provided in respect of this Lifetime Home Criterion.

The access route between the parking and communal entrance (or in the case of basement parking, the lift core) should maintain a minimum clear width of 1200mm.

This standard has been met.

Wheelchair access is provided to the ground floor.

The parking bay is proposed to the front of the house for wheelchair users which is located closer to the main entrance.

Criterion 2: Approach to dwelling from parking (distance, gradients and widths)

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

This standard has been met.

Level access is provided to the ground floor.

Criterion 3 – Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

This standard has been met.

The site is level, entrances have been carefully designed to ensure that all will be level.

Criterion 4 – Entrances

All entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs.
- d) Have adequate weather protection.
- e) Have a level external landing.

This standard will be aimed to be met.

All entrances will be illuminated; thresholds will be level with clear opening widths and nibs.

Criterion 5 – Entrances

5a – Communal Stairs

Principal access stairs should provide easy access

5b – Communal Lifts

Where a dwelling is reached by a lift, it should be fully accessible

This standard is not required, as the proposal is for a construction of a bungalow.

Criterion 6 – Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls.

This standard has been met where possible.

Clear opening widths of entrance doors are minimum 900 mm and there is 300 mm to the leading edge of doors. Head on approach to communal doors is 900 mm.

Criterion 7 – Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

This standard has been met.

Criterion 8 – Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

This standard has been met.

Criterion 9 – Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

This standard is not required as the building will only be ground floor level.

Criterion 10 – Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

This standard has been met.

Criterion 11 – WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

This standard has been met.

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

The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,
- b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

This standard is not required.

Criterion 13 – Potential for future lifting of hoists and bedroom / bathroom relationship. Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

This standard will be met.

Criterion 14 – Bathrooms

An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.

This standard has been met.

Criterion 15 – Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each

habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).

This standard has been met.

Criterion 16 – Location of service controls

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

This standard will be met.