PPLX Architects
58 Pine Grove
Brookmans Park
Herts
AL9 7BW

Lifetime Homes Statement

29 Perth Road, London N22 5PX

The proposed development will address Lifetime Homes by implementation of the following measures:

1. Car Parking Width
This standard is not applicable as parking is not being proposed.

2. Access from Car Parking
This standard is not applicable as parking is not being proposed.

3. Approach Gradients
This standard does not apply due to existing site constraints.

4. External Entrances
The external entrance will be well illuminated by provision of low energy external lighting.

5. Communal Stairs and Lifts
This standard is not applicable as a lift is not being proposed due to existing site constraints.

6. Doorways and Hallways
The width of internal doorways and hallways will conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm as opposed to 800mm. There will be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level. Front doors will have a clear opening width of 800mm, with a 300 nib to the side of the leading edge. Internal doors will have a clear opening width of 750mm with a corridor width of 900mm if the approach is head-on or 1200mm when the approach is not head-on, clear opening width 775mm with a corridor 1050mm when the approach is not head on.

7. Wheelchair Accessibility
The upper levels of this development are not accessible to wheelchair users due to existing site constraints.

8. Entrance Level Living Space
All flats are set over a single level.

9. Entrance Level Bedspace
All living rooms can accommodate a bedspace.

10. Entrance Level WC
All apartments have a wc at entry level.

11. Bathroom and WC Walls
Walls in the bathroom to ground floor will be capable of taking adaptations such as handrails by provision of wall reinforcements located between 300 and 1500mm from the floor.

12. Stair Lift/Through Floor Lift
This standard is not applicable as a lift is not being proposed due to existing site constraints.

13. Tracking Hoist Lift
This standard is not applicable to upper level apartments.

14. Bathroom Layout
This standard is not applicable as the scheme does not incorporate Disabled Standard apartments.

15. Window Specification
Living room window glazing will begin no higher than 800mm from the floor level and windows will be easy to open/operate. This will ensure that people will be able to see out of the window whilst seated.

16. Controls, Fixtures and Fittings
Switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 450mm and 1200mm from the floor) and this will apply to all rooms, including the kitchen and bathroom.

NP Jan 2015