Lifetime Home Statement: 243 Archway Road, N6 5BS London

This Lifetime Homes Statement has been prepared by CANO Architects on behalf of the Applicant in support of a full planning application for the Conversion of a terraced dwelling to 3 flats in the Archway conservation area.

The aim of the document is to demonstrate how the proposed development complies with the 16 Design Criteria as in the Lifetime Homes Standard, as per the Haringey council standards, within reason as the dwelling falls in a conservation area and great care must be taken to keep the original features.

It is in our opinion that the proposed development meets most of these criteria in order to provide homes which support the changing needs of the occupants.

	Lifetime Homes Criteria	Compliance in this proposal
1	**Parking (width or widening capability)**	Criterion 1 is not relevant to developments that do not contain any parking provision. The development is in a street with no parking provision and a Bus line in front of the entrance.
2	**Approach to dwelling from parking (distance, gradients and widths)**	Criterion 2 is not relevant to the development as per Criterion 1.
3	**Approach to all entrances**	The existing approach to the entrance is stepped and then a staircase rises to the upper floors. It is not possible to improve this arrangement within the existing building as great care will be taken to preserve the original house features. A gradient pavement could be added in the future to the main entrance as it is only 1 step from street level. The flats are accessed via the existing corridor which will provide a level threshold into flats on Ground Floor and First Floor. Flat in Loft will have a level entrance through the first floor.
4	**Entrances**	All entrances will be illuminated from recessed lighting to the soffit; have level access over the threshold; and have effective clear opening widths of at least 800mm and a minimum 300mm nib (except for Loft floor where, internally, the width of the existing corridor does not allow it). The main entrance already has two sets of doors, the external one is unlocked and will provide an excellent weather protection including lighting inside.
5	**Communal Stairs and Lifts**	It is not feasible to add any new lifts to the property as the aim on this conservation area is to retain the majority of the original features. The communal stairs will be retained to access the first floor. Existing stairs to Loft will be internal on this proposal and will be partially modified to improve the head height.
6	**Internal doorways and hallways**	The minimum width of any hallway/corridor/landing within a communal area is 1200mm, which may reduce to 1050mm at 'pinch points'. All communal and internal doors will provide a minimum of 775mm clear width. Where possible, all doors have been provided with a 300mm nib.

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7	**Circulation Space**	Only Ground floor flat can achieve a level entrance for wheelchair users in the future. -Bathrooms will allow a wheelchair turning circle when the bathroom is adapted. -Hallways meet Criteria 6. -Living Room and Kitchen is capable of accommodating a wheelchair turning circle at 1500mm dia. -Kitchen will have a minimum of 1200mm clear of obstruction from the worktop when adapted. -Double bedrooms are capable of achieve 750mm clear width around the bed.
8	**Entrance level Living space**	Ground floor and First floor flats will comply with this Criterion, Loft flat will have only the entrance level at first floor but the Living room in the loft floor (only one level up via stairs) as suggested in Appendix 1.
9	**Entrance level bed-space**	Not applicable.
10	**Entrance level WC and shower drainage**	Due to the accessibility issues reaching the new flats on upper floor levels this criterion is not specifically met but the flats are of sufficient size to enable future adaptation should the need arise. Ground floor flat has sufficient space to future adaptation if necessary.
11	**WC and Bathroom walls**	Walls in all bathrooms will be able to accommodate supports such as grab rails.
12	**Stairs and potential through-floor lift in dwelling**	Not applicable to flats.
13	**Potential for fitting of hoists and bedroom/bathroom relationship**	The structure above the main bedroom and bathroom could be capable of supporting a hoist with minor modifications. The original structure will not be modified but we anticipate is a strong timber frame. All bathrooms are located immediately adjacent to or off the Bedroom at the entrance story level. Therefore the route between rooms maybe screened off from habitable rooms such as the Lounge. Accordingly, the user has direct ease of access between rooms without having to pass through a habitable room.
14	**Bathrooms**	The proposal is not to provide such facilities at the outset due to the identified access issues to the upper floor flats. An accessible bathroom, providing ease of access in accordance with the specification required could be provided in every dwelling on the same storey as a main bedroom at a later date as sufficient space is available.
15	**Glazing and window handle heights**	There are no new windows on principal habitable living space or bedrooms. When possible, there will be an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room. In addition, new windows/doors and, when possible, existing window, will have handles/controls to an opening light no higher than 1200mm from the floor
16	**Location of service controls**	Service controls will be within 450 and 1200mm above the floor and 300mm from an internal corner.