

## Summit House, Highgate

### Lifetime Homes Assessment (August 2023)

Criteria	Comments
1a) Where a dwelling has car parking within its plot boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	Applicant owns all of the application site. There will be surplus car parking and consequently it is possible to achieve an enlargement of car parking spaces.
1b) Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided as required.	Not necessary to provide either communal or shared parking spaces.
2) The distance from the car parking space 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.	The distance from car parking to the entrance of the property is short, with the ground being level.
3) The approach to all entrances should preferably be level or gently sloping	The approach to all entrances is level.
4) All entrances should:	
a) Be illuminated	Yes, subject to detailed design.
b) Have level access over the threshold	The existing doorway has level access.
c) Have effective clear opening width and nib	Yes, clear opening is achievable.
d) Have adequate weather protection	Distance between car parking and property is very short.
e) Have a level external landing.	Not applicable.
5a) Principal access stairs should provide easy access	The existing main stair will be the principal access, which will be generally in accordance with Lifetime Homes specification.
5b) Where a dwelling is reached by a lift, it should be fully accessible	Not applicable, no lift proposed or existing.
6) 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.	All hallways and doorways will be to Lifetime Homes specification, as far as possible.
7) There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	This is achievable.
8) A living room / living space should be provided on the entrance level of every dwelling.	This is achievable.
9) In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should	This is achievable.

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be space on the entrance level that could be used as a convenient temporary bed-space.	
10) Where an accessible bathroom, 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.	The layout of the proposed dwelling can be designed to have a WC on each level.
11) Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails	This is achievable.
12) The design within a dwelling of two or more storeys should incorporate:	
a) Potential for stair lift installation	Unlikely, given the constraints of the configuration of the building;
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	Unlikely, given the constraints of the configuration of the building.
13) 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 is achievable.
14) An accessible bathroom, providing ease of access should be provided in every dwelling on the same storey as a main bedroom.	This is achievable.
15) 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	This is achievable.
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 is achievable.