

**LIFETIME HOME STANDARDS**  
**NEW BASEMENT FLAT**  
**67B MARLBOROUGH MANSIONS, LONDON, NW6 1JT**

A Lifetime Home is an ordinary home incorporating 16 design features for accessible living. This template can be used to address the 16 Lifetime Homes standards.

You should also ensure that plans submitted with the planning application are clearly marked up to show how the Lifetime Homes standards for points 1,3,5,6,7,10,12,14, and 15 have been achieved.

New build housing schemes should incorporate all 16 points to ensure a suitable level of access is provided.

However, it is understood that some of the Lifetime Homes standards may not be achievable in all cases, particularly in some conversions and changes of use (e.g from one dwelling house to three flats). Where conversions or changes of use cannot meet with all of the standards then you should incorporate as many standards as possible to maximise accessibility.

**You need to provide a full justification addressing the 16 standards, including a detailed explanation as to why individual standards have not been achieved.** You can use these boxes to address each of the Lifetime Homes standards.

For more information on the specific requirements for each standard, please see the information provided by the [Joseph Rowntree Foundation](#).

1. If there is car parking adjacent to the home, is it capable of enlargement to attain 3300mm width? If not, please explain why.  
\*show on plans

*Not relevant. No parking to be provided as part of proposed scheme.*

2. Is the distance from the car parking space to the home kept to a minimum and is it level or gently sloping? If not, please explain why.

Only relevant if are you providing car parking on site

*Not relevant.*

3. Are the approaches to all entrances level or gently sloping? If not, please explain why.  
\*show on plans

*Yes, the approach to the entrance door is level. However, the flat is only accessible through a shared passage which passes beneath Block 67-75 which is situated at the bottom of a flight of steps. This already provides access to Flat 67(a) Marlborough Mansions.*

4. Are all entrances illuminated and do they have level access over the threshold and a covered main entrance? If not, please explain why.

*Yes, the new front entrance is to be illuminated externally, will have an external canopy over the entrance door. The front door will also have a level access over the threshold.*

5. a) Do communal stairs provide easy access?  
b) Where homes are reached by a lift, is it fully wheelchair accessible? If not, please explain why.  
\*show on plans

*a) Yes, the existing communal stairs will provide easy access to the flat. The stairs are 1250mm wide.  
b) There is no lift.*

6. Does the width of internal doorways and hallways conform to Part M of the Building Regulations except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm? Is there 300mm to the side of the leading edge of the doors on the entrance level? If not, please explain why.  
\*show on plans

*Yes, the width of the internal doorways and hallways will be Building Regulation compliant.*

7. Is there space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere? If not, please explain why.  
\*show on plans

*Yes..*

8. Is the living room at entrance level? If not, please explain why.

*Yes, .*

9. In houses of two or more storeys, is there space on the entrance level that could be used as a convenient bedspace? If not, please explain why.

*Not relevant; single storey flat.*

10. Is there

- a) a wheelchair accessible entrance level WC, with
- b) drainage provision enabling a shower to be fitted in the future? If not, please explain why.

\*show on plans

*Flat will have a wheelchair accessible entrance level w.c. and drainage provision enabling a shower to be fitted in the future.*

11. Are walls in bathrooms and toilets capable of taking adaptations such as handrails? If not, please explain why.

Yes

12. Does the design incorporate:

- a) provision for a future stair lift?
- b) a suitably identified space for a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom?

If not, please explain why.

\*show on plans

*A) And B) not relevant- single storey flat.*

13. Does the design provide for a reasonable route for a potential hoist from a main bedroom to the bathroom? If not, please explain why.

*No, due to lack of space.*

14. Is the bathroom designed to incorporate ease of access to the bath, WC and wash basin? If not, please explain why.

\*show on plans

Yes.

15. Does the living room window glazing begin at 800mm or lower and are windows easy to open/operate? If not, please explain why.

\*show on plans

Yes.

16. Are switches, sockets, ventilation and service controls at a height usable by all (i.e. between 450 and 1200mm from the floor)? If not, please explain why.

Yes