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Dexter Moren Associates
for
McGregor Homes Ltd.

159-161 Iverson Rd
Lifetime Homes
Compliance Statement

December 2013

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Lifetime Homes Principles

The Lifetime Homes standards are a series of 16 design criteria intended to make homes more easily adaptable for use over their lifetime. Lifetime Homes ensure accessible and adaptable accommodation for everyone; young families, older people, individuals with a temporary or permanent physical impairment, and allow residents to stay in their home despite developing disabilities. The principles of Lifetime Homes enable flexibility and futureproofing i.e. the accommodation will be adaptable and able to respond to changing technological and environmental conditions. This will ensure that the highest standards of accessibility are achieved.

This document has been prepared in addition to the planning application (Ref: PP-02981227) submitted to the LB Camden showing how the proposed scheme for 159-161 Iverson Rd. complies with the 16 criterions of Lifetime Homes guideline.

For further information, please see layout plans, elevations and section included in Design & Access Statement produced in support of the Planning Application submitted.

introduction

• Criterion 1: Parking (width or widening capability)

“Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children)”.

CRITERION 1 ADDRESSED: the proposal is a car-free development.

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

“Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping”.

CRITERION 2 ADDRESSED: the proposal is a car-free development.

• Criterion 3: Approach to all entrances

“Enable, as far as practicable, convenient movement along their approach routes to dwellings for the widest range of people.”.

The residential main entrance is accessed by a gently sloping ramp starting from Iverson Rd. This negotiates 400 mm with a 8000 mm going. Therefore, its gradient of 1:20 complies with the maximum recommended by the criterion

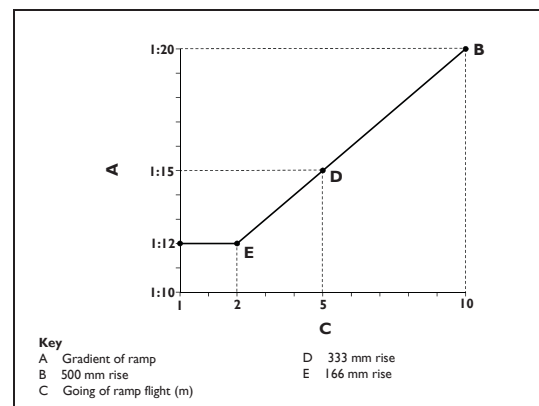


Figure 3.1 – Relationship between the gradient and going of a slope

“Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm”.

CRITERION 3 ADDRESSED: The mentioned ramp and communal paths will be 1800 mm. wide (according to Good practice recommendations) and built according to the specifications above and Building Regulations requirements.

• Criterion 4: Entrances

“Enable ease of use of all entrances for the widest range of people.”.

All entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified below.

In addition, main entrances should also:

- d) Have adequate weather protection*
- e) Have a level external landing.*

Dwelling entrance doors	
Direction and width of approach	Minimum effective clear width (mm)
All	800
Communal entrance doors	
Direction and width of approach	Minimum effective clear width (mm)
Straight-on (without a turn or oblique approach)	800
At right angles to an access route at least 1500mm wide	800
At right angles to an access route at least 1200mm wide	825

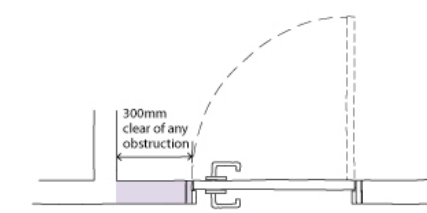


Figure 4a – 300mm door nib (or clear space) to leading edge (pull side only)

CRITERION 4 ADDRESSED:

-All flat entrances are designed to match 800 mm and 300 mm. clearance on pull side as recommended on figure 4.1 of Lifetime Homes guidance.

-All communal corridors are 1500 mm. wide at minimum and clearances are provided to comply with table below, whilst main access doorway would be 2200 mm. wide.

• Criterion 5: Communal stairs and lifts

“Enable access to dwellings above the entrance level to as many people as possible”.

5a – Communal Stairs

Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided:

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open.

5b – Communal Lifts

- Have minimum internal dimensions of 1100mm x 1400mm.
- Have clear landings adjacent to the lift entrance of 1500x 1500 mm.
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift’s internal front wall.

CRITERION 5 ADDRESSED: stairs are designed to be 1250 mm. wide and will provide refuge area in case of fire emergency. The proposed lifts internal dimensions are 1600x1500 and, as all the communal corridors, will have a clear landing of 1500x1500 mm.

• 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. The width of doorways and hallways should conform to the specification below:

Internal dwelling doors	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	750
At right angles to a hallway / landing at least 1200mm wide	750
At right angles to a corridor / landing at least 1050mm wide	775
At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm).	900



Communal doors	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	800
At right angles to a corridor / landing at least 1500mm wide	800
At right angles to a corridor / landing at least 1200mm wide	825



CRITERION 6 ADDRESSED: all clear openings to doors both for internal and communal are at least 900 mm. in the case of internal and 1500 mm. for communal.

• 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”.

Basic circulation space for a wheelchair user is used as a guide for the minimum requirement as this will result in circulation space that will also assist a wide range of occupants and visitors, including those using sticks or other mobility aids, or households with young children.

CRITERION 7 ADDRESSED: all flats are designed according to the Mayor of London Housing Design Guide minimum areas required, that will allow this requirement to be addressed.

• Criteria 8, 9 & 10: Entrance level living space/ Potential for entrance level bed-space/ Entrance level WC and shower drainage

CRITERIONS ADDRESSED These criteria do not apply to the proposed scheme as all the dwellings are single level units.

• 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”.

CRITERION 11 ADDRESSED: all WC and bathrooms will be specified and built to support grab rails to assist with future or eventual independent use in case of need.

01 lifetime homes criteria addressed

• **Criterion 12: Stairs and potential through-floor lift in dwellings**

CRITERION 12 ADDRESSED: These criterions does not apply to the proposed scheme as all the dwellings are single level units.

• **Criterion 13: Potential for fitting of hoists and bedroom / bathroom relationship**

“Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.”

Requirement: 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.

CRITERION 13 ADDRESSED: all floorslabs will be built to be able to install and support hoists and structures between bedroom and bathroom. In addition, the internal layouts of the proposed units will facilitate this by including at least one ensuite for 2 and 3 bedroom units and nearly located bathrooms for 1 bedroom units.

• **Criterion 14: Bathrooms**

“Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.”

Requirements: for a summary of the recommendations, see following figures 14a and 14b from the design guide:

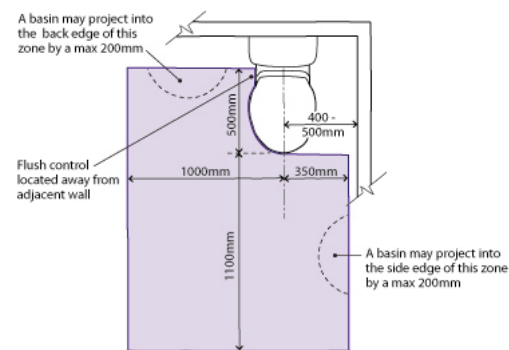


Figure 14a - Approach zone to WC

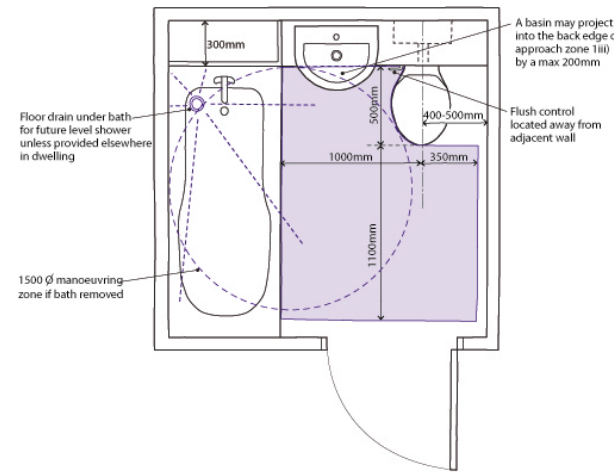
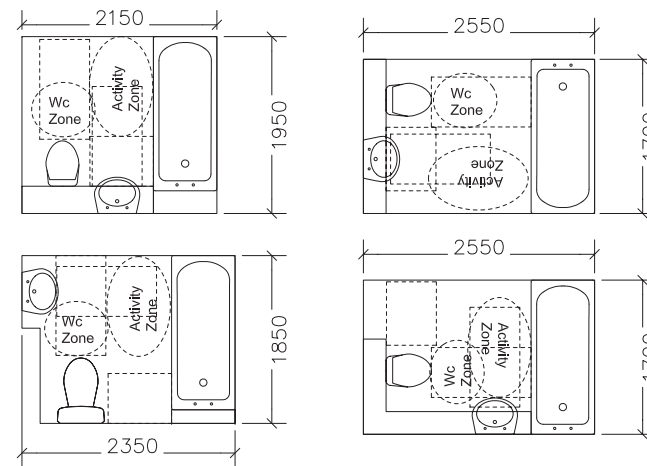


Figure 14b - Example bathroom layout

CRITERION 14 ADDRESSED: all bathroom for the proposed scheme are designed according to the requirements indicated on Lifetime Homes guide. The following standard layouts have been used in order to comply:



• **Criterion 15: Glazing and window handle heights**

“Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room”.

Requirements: 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.

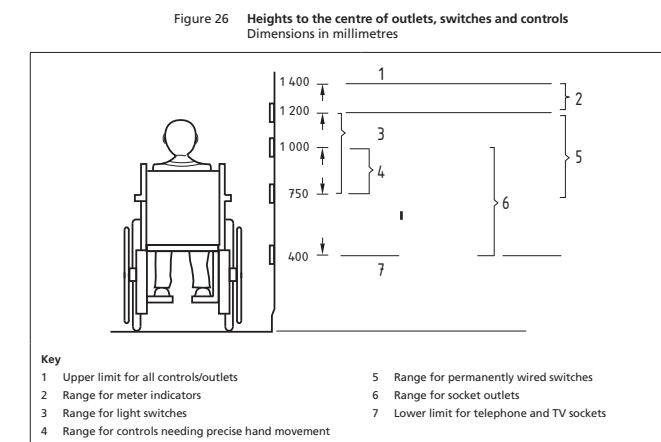
CRITERION 15 ADDRESSED: all proposed living rooms are designed to maximize natural light and ventilation by including as much windows and double aspect views as possible.

• **Criterion 16: Location of service controls**

“Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach”.

Requirements: 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.

CRITERION 16 ADDRESSED: all controls will be located within the more specific height bands as detailed in BS8300:2009 (see figure 26 below):



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