

**99a Frognal  
Lifetime Homes Assessment**

	<b>Lifetime Home Standard</b>	
1	<p><b>Car Parking Width</b></p> <p>Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>The general provision for a car parking space is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e.g. a grass verge) for enlarging the overall width to 3300mm at a later date</p>	<p>The spaces provided are capable of being enlarged as req</p> <p>Parking Spaces meet these standards</p>
2	<p><b>Access From Car Parking</b></p> <p>The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>It is preferable to have a level approach.</p> <p>However, where the topography prevents this, a maximum gradient of 1:12 is permissible on an individual slope of less than 5 metres or 1:15 if it is between 5 and 10m, and 1:20 where it is more than 10m*. Paths should be a minimum of 900mm width.</p> <p><i>* Providing there are top, bottom and intermediate level landings of not less than 1.2m excluding the swing of doors and gates.</i></p>	<p>Car parking is provided within an integral garage</p> <p>Cars can arrive immediately adjacent to the main entrance</p>
3	<p><b>Approach Gradients</b></p> <p>The approach to all entrances should be level or gently sloping.</p>	<p>Will be in compliance with the standards</p>
4	<p><b>Entrances</b></p> <p>All entrances should:</p>	<p>Will be in compliance with the standards</p>

	<p>4a) be illuminated</p> <p>4b) have level access over the threshold and</p> <p>4c) main entrances should be covered.</p> <p><b>Stated specifications and dimensions required to meet the criterion</b></p> <p>The threshold up-stand should not exceed 15mm</p>													
5	<p><b>Communal Stairs &amp; Lifts</b></p> <p>a) Communal stairs should provide easy access and</p> <p>b) where homes are reached by a lift, it should be fully wheelchair chair accessible</p>	<p>No communal stairs provided. Lift is wheelchair accessible</p>												
6	<p><b>Doorways &amp; Hallways</b></p> <p>The width of the doorways and hallways should conform to the specifications below.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <table border="0"> <tr> <td>Doorway clear opening width (mm)</td> <td>Corridor / Passageway width (mm)</td> </tr> <tr> <td><i>minimum</i></td> <td><i>minimum</i></td> </tr> <tr> <td>750 or wider</td> <td>900 (when approach is head-on)</td> </tr> <tr> <td>750 or wider</td> <td>1200 (when approach is not head-on)</td> </tr> <tr> <td>775 or wider</td> <td>1050 (when approach is not head-on)</td> </tr> <tr> <td>900 or wider</td> <td>900 (when approach is not head-on)</td> </tr> </table> <p>The clear opening width of the front door should be a minimum 800mm.</p> <p>There should be a 300mm nib to the side of the leading edge of doors at entrance level.</p>	Doorway clear opening width (mm)	Corridor / Passageway width (mm)	<i>minimum</i>	<i>minimum</i>	750 or wider	900 (when approach is head-on)	750 or wider	1200 (when approach is not head-on)	775 or wider	1050 (when approach is not head-on)	900 or wider	900 (when approach is not head-on)	<p>All doorways will be in compliance with the standards</p>
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7	<p><b>Wheelchair Accessibility</b></p> <p>There should be space for turning a wheelchair in dining areas and living rooms and adequate</p>	<p>There is more than satisfactory circulation space provided within the house to accommodate wheelchair users</p>												

	<p>circulation space for wheelchairs elsewhere.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>A turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm is required in dining areas and living rooms</p>	
8	<p><b>Living Room</b></p> <p>The living room should be at entrance level</p>	The living room is located on ground floor
9	<p><b>Entrance Level Bedspace</b></p> <p>In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.</p>	The library/study could be converted if necessary
10	<p><b>Entrance Level WC &amp; Shower Drainage</b></p> <p>There should be:</p> <p>a) A wheelchair accessible entrance level WC, with</p> <p>b) Drainage provision enabling a shower to be fitted to be fitted in the future</p>	The upper floor WCs can be accessed via the lift
11	<p><b>Bathroom &amp; WC Walls</b></p> <p>Walls in the bathroom and WC should be capable of taking adaptations such as handrails.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>Wall reinforcements (if required) should be located between 300mm and 1500mm from the floor.</p>	Will be in compliance with the standards
12	<p><b>Stair Lift / Through-Floor Lift</b></p> <p>The design should incorporate:</p> <p>12a) provision of a stair lift</p> <p>12b) a suitably identified space for a through-</p>	There is a lift proposed as part of the redevelopment

	<p>the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>There must be a minimum of 900mm clear distance between the stair wall (on which the stair lift would normally be located) and the edge of the opposite handrail/balustrade.</p> <p>Unobstructed 'landings' are needed at top and bottom of the stairs</p>	
13	<p><b>Tracking Hoist Route</b></p> <p>The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>Most timber trusses today are capable of taking a hoist and tracking. Technological advances in hoist design mean that a straight run is no longer a requirement.</p>	There is ample space for this if necessary
14	<p><b>Bathroom Layout</b></p> <p>The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can use the bathroom.</p>	Will be in compliance with the standards
15	<p><b>Window Specification</b></p> <p>Living room window glazing should begin at 800mm or lower and windows should be easy to</p>	Will be in compliance with the standards

	<p>open/operate.</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room.</p>	
16	<p><b>Controls, Fixtures &amp; Fittings</b></p> <p>Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor).</p> <p><b>Stated specifications and dimensions required to meet criterion</b></p> <p>This applies to all rooms, including the kitchen and bathroom</p>	Will be in compliance with the standards