

Lifetime Homes Compliance Checklist

**28 Tottenham Street
London W1**

Planning Application For
Rear Extension
Ground Floor & First Floor
Rear Extension
& Refurbishments to
Apartments

October 2013

Norton Ellis Architects
14 Baltic Street
London EC1Y 0UJ
www.nortonellis.co.uk

norton ellis architects

nea

	Lifetime Homes Standard	
1.0	Car Parking Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	Existing Parking will remain.
2.0	Access From Car Parking. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	As existing.
3.0	Approach. The approach to all entrances should be level or gently sloping.	A stepped approach exists at the main entrance to the Property. This is an existing entrance on the street façade and so it is not possible to provide a level threshold.
4.0	External Entrances All entrances should: a) be illuminated b) have level access over the threshold and c) have a covered main entrance.	The street entrance will be illuminated with a light above the doorway, if agreed with planners as this is a listed building. The existing threshold has stepped access. This is an existing entrance on the street façade and so it is not possible to provide a covered doorway.
5.0	Communal Stairs a) Communal stairs should provide easy access.	The existing staircase will be used from Basement to Second Floor. A new stairs will be built from First Floor to the new Lower First Floor within a private apartment. The new stairs will comprise of the following: The rise will be 209mm. The going will be 275mm. The handrails will extend 300mm beyond top and bottom steps. The handrail height will be 900mm from each nosing.
6.0	Doorways & Hallways. The width of the doorways and hallways should conform to the specifications to enable wheelchair user access.	The following criteria will be provided to new areas of construction: All doors within the apartment will have a clear opening width of 750mm in a corridor of 900mm (when approach is head-on). All doors have a clear opening width of 750mm in a corridor of 1200mm (when approach is not head-on). All doors have a clear opening width of 775mm in a corridor of 1050mm (when approach is not head-on). All doors have a clear opening width of 900mm in a corridor of 900mm (when approach is not head-on). The clear opening width of the front door is 800mm.

		There will be a 300mm space to the side of the leading edge of door at entrance level.
7.0	Wheelchair Accessibility There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	A turning circle of 1500mm is provided in the new and refurbished Living Rooms. There is adequate space for circulation of wheelchairs. In main bedrooms a clear space of 750mm wide will be provided to both sides and the foot of the double bed. Other bedrooms have a clear space of 750mm to at least one side of the bed, and at access to a window.
8.0	Living Room The living room should be at entrance level.	The Living Rooms will be at the Entrance Level, except for the first floor when the Living room will be in the new lower rear first floor extension.
9.0	Two or More Storey Requirements In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	Main Bedrooms will be located at Entrance Level.
10.0	WC There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future.	The units will have a wheelchair accessible WC and Shower at entrance level. A wheelchair user will be able to close the door from within and achieve side transfer from a wheelchair to one side of the WC. There is always at least 1100mm clear space in front of the WC bowl.
11.0	Bathrooms and WC Walls Walls in bathrooms and WC's should be capable of taking adaptations such as handrails.	All bathroom walls will have full height 18mm WBP plywood backing behind the finishing plasterboard to all walls, to enable fixing of grabrails and seats etc.
12.0	Lift Capability The design should incorporate: a) provision of a 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.	The following criteria will be provided to new areas of construction: There will be a minimum of 900mm clear distance between the stair wall (on which the stair lift would normally be located) and the opposite wall.
13.0	Main Bedroom The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	The unit will enable the installation of a hoist from the main bedroom to the bathroom.
14.0	Bathroom Layout The bathroom should be	All units will provide an Accessible Bathroom, with sufficient space for a wheelchair user to use the bathroom. A clear

	designed to incorporate ease of access to the bath,WC	manoeuvring zone of 1700mm x 1400mm or 1500mm diameter, with an accessible floor level shower will be provided.
15.0	Window Specifications Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	The newly built extension will incorporate a Living Room window to enable a wheelchair user to see out of the window whilst seated. Wheelchair users will be able to operate at least one window in each room. Some of these will be electrically operated.
16.0	Fixtures and Fittings Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	Every room within each Unit will have switches, sockets and ventilation and service controls between 450mm and 1200mm above floor level.