

	<b>LIFETIME HOMES CRITERIA</b>	<b>KEY OBJECTIVES</b>	<b>DETAILED CRITERIA</b>	<b>PROPOSALS TO MEET STANDARD</b>
1.	Parking (width or widening capability)	<p>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).</p> <p>General Note: Criterion 1 is not relevant to developments that do not contain any parking provision (for specific requirements refer to Camden Development Policy – DP18 Parking standards and limiting the availability of car parking – which specifically discourages on-site parking).</p>	<p>a) 'On plot' (non-communal) parking: Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.</p> <p>b) Communal or shared parking: Where parking is provided by communal or shared bays, spaces should be provided with a width of 3300mm and in accordance with the specification give in Appendix 2 on page 65 or <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></p>	This criterion is not relevant as the development does not contain parking provision.
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.	The distance from the car parking space of Criterion 2 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.	This criterion is not relevant as the development does not contain parking provision.
3.	Approach to all entrances	Enable, as far as practicable, convenient movement along other approach routes to dwelling (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification give at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a>	The approach to the development is level along the existing pavements of New Oxford Street Main front entrance and Bainbridge Street to the rear means of escape and servicing only.

4.	Entrances	<p>Enable ease of use of all entrances for the widest range of people.</p> <p>Note: For the purpose of requirement d) and e) of this Criterion, main entrances are deemed to be; the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.</p>	<p>All entrances should:</p> <ul style="list-style-type: none"> <li>a) Be illuminated</li> <li>b) Have level access over the threshold; and</li> <li>c) Have effective clear opening widths and nibs as specified given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></li> <li>d) In addition, main entrances should also:</li> <li>e) Have adequate weather protection*</li> <li>f) Have a level external landing.*</li> </ul>	<ul style="list-style-type: none"> <li>a) The main communal entrance is illuminated by existing street lamps in New Oxford Street this will be enhanced by the provision of new wall mounted lighting. Entrances to all apartments will be illuminated by ceiling or wall mounted lights.</li> <li>b) The main communal entrance and all apartment entrances have level access over the threshold.</li> <li>c) The main entrance door has a minimum width of 800mm and all entrances to apartments have a minimum width of 775mm.</li> <li>e) The main communal entrance is existing and does not have the weather protection that a canopy or porch would provide. As the entrance is off a main street we consider that a canopy would not be appropriate. In any event the entrance is not in an exposed location in terms of weather.</li> <li>f) The main entrance has a level external landing which is the existing pavement.</li> </ul>
5.	Communal stairs and lifts	<p>Enable access to dwellings above the entrance level to as many people as possible.</p>	<ul style="list-style-type: none"> <li>a) Communal Stairs Principal access stairs should provide easy access in accordance with the specification given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a>, regardless of whether or not a lift is provided.</li> <li>b) Communal Lifts Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification give at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a></li> </ul> <p>Note: provision of a lift is not a Lifetime Homes requirement, but is recommended where dwellings are not entered at the same level as the main block entrance.</p>	<ul style="list-style-type: none"> <li>a) The principal access stair to the apartments is existing and is 1040mm wide between the wall and the handrail. The risers are 179mm. Each flight comprises 8 risers which gives a total rise of 1432mm.</li> <li>b) A new communal lift is being installed which is fully accessible as noted in paragraph 2.3 of the access statement.</li> </ul>

6.	Internal doorways and hallways	Enable convenient movement in hallways and through doorways.	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 landing will need wider doorways in their side walls. The width of doorways and hallways should confirm to the specification given at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a>	Hallways are 1100mm wide. Doorways are 775mm wide.
7.	Circulation Space	Enable convenient movement in rooms for as many people as possible.	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	There is ample space for turning a wheelchair in the dining area as demonstrated on the annotated flat plan.
8.	Entrance level living space	Provide accessible socialising space for visitors less able to use stairs.	A living room / living space should be provided on the entrance level of every dwelling (See Appendix 1 on page 65 or <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> for definition of 'entrance level') Note: Entrance level generally means the storey containing the entrance door to the individual dwelling. It may refer to the first storey that contains a room (habitable or non-habitable) if the entrance door leads directly to an 'easy-going' stair.	The living room / living space is on the entrance level as it is a flat.
9.	Potential for entrance level bed-space	Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs.	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space (see Appendix 1 on page 65 or <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> for definition of 'entrance level')	All bedrooms are on the entrance level.
10.	Entrance level toilet and shower drainage	Provide an accessible toilets and potential showering facilities for: a) Any member of the household using the temporary entrance level bed space of Criteria 9, and: b) Visitors unable to use stairs.	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible toilet compartment, with potential for a shower to be installed – as detailed in the specification given at (see Appendix 1 on page 65 or <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> for definition of 'entrance level')	An accessible bathroom is provided. The ensuite is also capable of having a shower installed.

11.	Toilet and bathroom walls	Ensure future provision of grab rails is possible, to assist with independent use of toilet and bathroom facilities.	Walls in all bathrooms and toilet compartments should be capable of firm fixing and support for adaptations such as grab rails.	Walls in toilets and bathrooms will accommodate grab rail fixings.
12.	Stairs and potential through-floor lift in dwelling	Enable access to storeys above the entrance level for the widest range of households.	The design within a dwelling of two or more storeys should incorporate both:  a) Potential for stair lift installation; and  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 satisfying Criterion 14.	Flat 1 is the only two storey dwelling, we confirm that it has potential for a stair lift installation, and through floor lift from the entrance level.
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.	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.	The floors are existing and comprises of concrete encased steel beams with hollow pot infills and are capable of supporting a hoist.
14.	Bathrooms	Provide an accessible bathroom that has ease of access to its facilities from the outset and potential or simple adaptation to provide for different needs in the future.	An accessible bathroom, providing ease of access in accordance with the specification give at <a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a> should be provided in every dwelling on the same storey as a main bedroom.	The bathroom is of sufficient size to be wheelchair accessible and as such has potential for adaption for different needs.
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.	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least on opening light in each habitable room should be approachable and usable by a wide range of people - including those with restricted movement and reach. Note: in kitchens areas or bathrooms with only one	The windows are existing and part of an architecturally sensitive façade and as such will not comply in terms of height. However, the window handle height/controls will be selected to suit those with restricted movement and limited reach.

			<p>window situated behind kitchen units or bathroom fittings, the requirement for a potential clear approach space to that window need to apply. However, the window handle height/control requirement remains applicable. Any other window within the kitchen area or bathroom, not behind fittings, is required to satisfy both the approach and window handle/control height requirements.</p>	
16.	Location of service controls	<p>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.</p>	<p>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.</p>	<p>Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner in accordance with AD part M1 diagram 29.</p>