

## LIFETIME HOMES ASSESSMENT

## PROPOSED RESIDENTIAL DEVELOPMENT

13 Shorts Gardens, London WC2

Criterion 1	Car Parking (width or widening capability)	Guidelines:	Site Answer:
	<b>Principle:</b> Provide, or enable by cost effective adaptation, parking that make 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).	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.	No parking spaces are provided for these units
Criterion 2	Approach to dwelling from parking (distance, gradients and widths)	Guidelines:	Site Answer:
	<b>Principle:</b> 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 1 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.	No parking spaces are provided for these units
Criterion 3	Approach to all entrances	Guidelines:	Site Answer:
	<b>Principle:</b> Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle by Criterion 2) for the widest range of people	The approach to all entrance should preferable be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres. Good practice recommendations that exceed, or are in addition to, the requirements are to increase the width of the path between parking and the dwelling to 1200mm and to increase the width of communal paths to 1800mm.	There is no change to the existing arrangement. The walkway leading up to the entrance is level and wider than 1800mm.

<b>Criterion 4</b>	<b>Entrances</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> Enable ease of use of all entrance for the widest range of people	All entrances should be illuminated, have level access over the threshold; and have effective clear opening widths and nibs as specified. In addition, main entrances should also have adequate weather protection and have a level external landing	The stairwell and walkway is to be illuminated as per the existing arrangement. The entrance into the flats complex are as existing. Entrance door to the flat will be 800mm.
<b>Criterion 5</b>	<b>Communal stairs and lifts</b>	<b>Guidelines</b>	<b>Site Answer:</b>
	<b>Principle:</b> Enable access to dwellings above the entrance level to as many people as possible	Principal access stairs should provide easy access in accordance with the specification set by Lifetime Homes regardless of whether or not a lift is provided. Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification laid out by Lifetime Homes. Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going with 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.	No stairs or lift required to access the new studios.
<b>Criterion 6</b>	<b>Internal Doorways and Hallways</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> 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 landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specifications set out by Lifetime Homes. Subject to provision of adequate door opening widths the minimum width of any hallway / landing in a dwelling is 900mm. This may reduce to 750mm at pinch points as long as the reduced width is not opposite, or adjacent to, a doorway.	The hallways in the flat are greater than 900mm in width. At pinch point these are not less than 750mm.  The communal stairwell is greater than 1100mm in width.

<b>Criterion 7</b>	<b>Circulation Space</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> 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.	1700mm turning circles are possible within the open plan living/dining rooms.
<b>Criterion 8</b>	<b>Entrance level living space</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> 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.	The living room is provided in the entrance level of both studios.
<b>Criterion 9</b>	<b>Potential for entrance level bed space</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use the stairs (e/g. after a hip operation).	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.	There is a habitable room is at entrance level.
<b>Criterion 10</b>	<b>Entrance level WC and shower drainage</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> Provide an accessible WC and potential showering facilities for: any member of the household using temporary entrance level bed space or Criterion 9, and 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 WC compartment, with potential for a shower to be installed – as detailed in the specification I Lifetime Homes.	The WC/shower facilities are provided in the same level as the entrance.
<b>Criterion 11</b>	<b>WC and bathroom walls</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.	Walls in bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails. Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm-1800mm from the floor.	Additional struts and ply linings will be built into the partition walls to allow future fixing wherever required.

<b>Criterion 12</b>	<b>Stairs and potential through-floor lift in dwellings</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> 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 potential for stair lift installation; and 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.	The studios are only on one level.
<b>Criterion 13</b>	<b>Potential for fitting of hoists and bedroom / bathroom relationship</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> 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 bathroom is on the same floor as the bedroom. Timber stud or other de-mountable partitions are easily removed/opened up and bathrooms adapted in the future. The bathroom is of reasonable size. Primary structure is as existing. It is expected to have concrete slabs capable of supporting ceiling hoists.
<b>Criterion 14</b>	<b>Bathrooms</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for difference needs in the future.	An accessible bathroom, provide ease of access in accordance with the specification should be provided in every dwelling on the same storey as the main bedroom. A WC should have a centre line between 400-500mm from an adjacent wall; a flush control located between the centre line of the WC and the side of cistern furthest away from the adjacent wall; an approach one extending at least 350mm from the WCs centre line towards the adjacent wall, and at least 1000mm from the WCs centre line on the other side. This zone should also extend back on one side of the WC for at least 500mm from the front rim of the WC, for a width of 1000mm, from the WCs centre line. A bowl of a basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project	The bathroom designs are to be completed to LTH 'ease of access' criteria as shown in Figure 7.

		into this approach zone by more than 200mm. There are other special requirements set out by Lifetime Homes.	
<b>Criterion 15</b>	<b>Glazing and window handle heights</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> Enable people to have a reasonable line of sight from a seated position in the living room and to 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 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.	Windows will be openable and are as per the existing arrangement.
<b>Criterion 16</b>	<b>Location of Service Controls</b>	<b>Guidelines:</b>	<b>Site Answer:</b>
	<b>Principle:</b> 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	Service controls should be within a height band of 450-1200mm from the floor and at least 300mm away from any internal room corner.	Service controls, switches, sockets etc will be compliant with Part M and Lifetime Homes standards.