

## **Lifetime Homes Standards Checklist**

London Borough of Camden requires all new housing to be built to Lifetime Home standards. This checklist sets out how the proposed minor material amendment to the scheme at Chalcot Yard, 8 Fitzroy Road would enable the two dwellings to generally comply with Lifetime Homes standards.

	<b>Lifetime Home Standard – Required Specification</b>	<b>Provision</b>
1	Parking (width or widening capability) – Provide at least one car parking space, at least 3300mm wide x 4800mm deep adjacent to (or close to each blocks entrance)	Scheme provides one standard parking space and one disabled parking space
2	Approach to dwelling from parking (distance, gradients and widths) – The distance from car parking space of Level 1 to the dwelling entrance should be kept to a minimum and be level or gently sloping	Parking is located on basement level, with no level changes between internal and external space. Voids have been left open for future installation of lifts between basement and ground floor level to access dwelling.
3	Approach to all entrances. The approach to all entrances should preferably be level or gently sloping and in accordance with the specification in Criteria 3.	The approach to all entrances will be level.
4	Entrances All entrance should be: (a) Be illuminated (b) Have level access over the threshold (c) Have effective clear opening widths and nibs as identified below In addition, main entrance should also: (d) Have adequate weather protection	All entrances will be sufficiently illuminated, will have a level access over the threshold and will have clear openings and nibs as outlined in the Lifetime Homes Standards. All external landings will be level and all entrances will have adequate weather protection.

	Have a level external landing	
5	Communal stairs and lifts	<p>All communal stairs providing a principal access route to a dwelling will be easy going with, a uniform rise not exceeding 170mm, a uniform going not less than 250mm, handrails that extend 300mm beyond the top and bottom, handrail heights of 900mm above each nosing, step nosings distinguishable through contrasting brightness and risers which are not open.</p> <p>Future provision for a communal lift has been allowed for where indicated on the drawings.</p>
6	Internal doorways and hallways	The width of doors and hallways are to comply with the guidelines in Criterion 6.
7	Circulation space for turning a wheelchair in dining and living rooms and basic circulation space for wheelchair users elsewhere.	There will be space for turning a wheelchair in dining and living rooms and basic circulation space for wheelchair users elsewhere.
8	Entrance level living space – A living room/ living space should be provided on the entrance level of every dwelling.	A living room / space is provided on the ground floor entrance level of this dwelling.
9	Potential for entrance level bed space – In dwellings with two storeys or more, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bedspace.	Potential for an entrance level temporary bed-space will be catered for on the ground floor of Building D.
10	Entrance level WC and shower drainage	An entrance level accessible bathroom [in accordance with Criterion 14] will be provided for on the ground floor of Building D.
11	WC and bathroom walls should be capable of firm fixing and support for adaptations such as grab rails.	Walls in all WC and bathrooms will be finished with a layer of Hardie backer board behind the plasterboard and tiling to allow for firm fixing and support for adaptations such as grabs rails.
12	Stairs and potential through – floor lift in dwelling	The design incorporates the potential for a stair lift installation and a space through the floor lift from the entrance level to the first floor which contains a main bedroom and bathroom satisfying Criterion 14.

13	Potential for fitting of hoists	Structure above the main bedroom and bathroom ceilings will be capable of supporting ceiling hoists with a clear and reasonable route from bedroom to bathroom.
14	Bathrooms	An accessible bathroom in accordance with Criterion 14 will be provided in every dwelling on the same storey as the main bedroom.
15	Glazing and window handle heights	Windows on the principle living space will allow people to see out when seated and at least one opening light in each habitable room should be approachable and useable by a wide range of people.
16	Location of service controls	Service controls will be within a height band of 450mm – 1200mm from the floor and at least 300mm away from any internal room corner.