

Lifetime Homes Assessment (Rev A)
Planning Application for New Flats to third and fourth floors
Site Address: 65-75 Monmouth Street, London, WC2

Criterion 1	Car Parking (width or widening capability)	Guidelines:	Site Answer:
	<p>Principle: Provide, or enable by cost effective adaption, 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).</p>	<p>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>There is no parking provided as part of this planning application.</p>
Criterion 2	Approach to dwelling from parking (distance, gradients and widths)	Guidelines:	Site Answer:
	<p>Principle: 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.</p>	<p>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.</p>	<p>There is no parking provided as part of this planning application</p>
Criterion 3	Approach to all entrances	Guidelines:	Site Answer:
	<p>Principle: 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</p>	<p>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.</p>	<p>There is no parking provided as part of this planning application</p>

Criterion 4	Entrances	Guidelines:	Site Answer:
	<p>Principle: Enable ease of use of all entrance for the widest range of people</p>	<p>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</p>	<p>The existing double doors forming access to the altered staircase and lift shaft serving the upper parts are already provide only a slight ramp access which is suitable for wheelchair users.</p> <p>The existing double doors provide a minimum 1500mm clear opening.</p> <p>Dwelling entrance doors to each flat will be 900mm effective clear width with minimum 300mm space clear of obstructions to the leading edge on the pull side of the entrance door.</p> <p>All dwelling doors will be illuminated through the use of communal lighting in the staircase.</p> <p>The sides of the existing entrance door frame are glazed and the landing within will provide illumination both internally and to the pavement directly outside the doorway.</p>
Criterion 5	Communal stairs and lifts	Guidelines	Site Answer:
	<p>Principle: Enable access to dwellings above the entrance level to as many people as possible</p>	<p>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.</p> <p>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.</p>	<p>A new communal staircase will comply with current regulations as given to the left-hand-side.</p> <p>A new lift will be installed.</p>

Criterion 6	Internal Doorways and Hallways	Guidelines:	Site Answer:
	Principle: 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 each flat are generally greater than 900mm but with occasional pinch points.
Criterion 7	Circulation Space	Guidelines:	Site Answer:
	Principle: 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.	Although possible furniture layout has been indicated the space within the main areas or the flats provide space for alternative layouts that will allow convenient movement for all types of users. A 1700mm turning circle within all living and dining areas has been achieved.
Criterion 8	Entrance level living space	Guidelines:	Site Answer:
	Principle: 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.	There is no ground floor accommodation proposed. However, each dwelling is on one level so living and kitchen spaces are at the entrance level to each flat.
Criterion 9	Potential for entrance level bed space	Guidelines:	Site Answer:
	Principle: 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 no ground floor accommodation proposed. However, each dwelling is on one level so living, kitchen and bedroom spaces are at the entrance level to each flat.

Criterion 10	Entrance level WC and shower drainage	Guidelines:	Site Answer:
	Principle: 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.	There is no ground floor accommodation proposed. However, each dwelling is on one level so living, kitchen, bedroom and bathroom spaces are at the entrance level to each flat.
Criterion 11	WC and bathroom walls	Guidelines:	Site Answer:
	Principle: 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.
Criterion 12	Stairs and potential through-floor lift in dwellings	Guidelines:	Site Answer:
	Principle: 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 dwellings are not of two or more storeys and therefore do not require internal stair or through-the-floor lifts.
Criterion 13	Potential for fitting of hoists and bedroom / bathroom relationship	Guidelines:	Site Answer:
	Principle: 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.	Bathrooms/en-suite shower rooms are mostly directly adjacent to or at least very close to bedrooms. Timber stud partitions are easily removed/opened up and bathrooms adapted in the future. All bathrooms however because of the space available are relatively compact with limited movement / circulation space. Ceiling structure should be able to support a hoist – further exploration would be needed.

Criterion 14	Bathrooms	Guidelines:	Site Answer:
	<p>Principle: 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.</p>	<p>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 into this approach zone by more than 200mm. There are other special requirements set out by Lifetime Homes.</p>	<p>4 flats have shower rooms and are formed with larger usable shower trays for ease of access. The remaining flats' main bathrooms are designed to LTH 'ease of access' criteria as shown in Figure 7.</p>
Criterion 15	Glazing and window handle heights	Guidelines:	Site Answer:
	<p>Principle: 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</p>	<p>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.</p>	<p>Most windows are as existing, which are double hung sashes with secondary glazing at varying heights. They can be opened.</p>
Criterion 16	Location of Service Controls	Guidelines:	Site Answer:
	<p>Principle: 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 450-1200mm from the floor and at least 300mm away from any internal room corner.</p>	<p>Service controls, switches, sockets etc will be compliant with Part M and Lifetime Homes standards.</p>