

LIFETIME HOMES STANDARDS CHECKLIST

Albany House, 41 Judd Street, London WC1H 9QS

BUILDING: Rear Extension, Albany House, 41 Judd Street, London WC1H 9QS

DWELLING: New Studio Apartments to 2nd, 3rd & 4th Floors.

Note: Albany House is an existing block of flats comprising 102 Studio Apartments & 3 One bedrooms Flats on 5 storeys served by a lift. The proposal is to add three studio apartments in a new three storey rear extension, on the 2nd, 3rd & 4th floors. All three Studio Apartments are the same in plan. This checklist is in order to support the Town Planning application.

LIFETIME HOMES STANDARDS JULY 2010	REQUIREMENTS	ACHIEVED	COMMENTS
1	<p>Criterion 1– Parking (width or widening capability). On plot car parking next to the homes it should be capable of enlargement to 3300mm width. Communal parking spaces with width of 3300mm should be provided as schedule</p>	Not relevant	Development contains no parking provision.
2	<p>Criterion 2 – Approach to dwelling from parking (distance, gradients & widths). Distance from car park space to home should be minimal & be level or gently sloping</p>	Not relevant	Development contains no parking provision.

LIFETIME HOMES STANDARDS JULY 2010	REQUIREMENTS	ACHIEVED	COMMENTS
3	<p>Criterion 3 – Approach to all entrances. The approach to all entrances should be level or gently sloping</p>	<p>Max gradient 1:12 for ramp less than 2m, 1:20 for ramp greater than 10m. On plot paths 900mm wide. Communal path 1200mm wide</p>	<p>No</p> <p>Whilst the pavement is level, the main entrance on Tavistock Place has 4 steps up & the main entrance on Judd Street has five steps up. See photos 1 & 2. In addition no lift is proposed from the fourth floor to the new fifth floor. Therefore the new studio apartments are awkward to reach for people with impaired mobility.</p>
4	<p>Criterion 4 – Entrances. All entrances should</p> <ul style="list-style-type: none"> a) be illuminated b) have level access over threshold c) have effective clear opes & nibs as listed d) have a covered main entrance e) have level external landing 	<p>Threshold should not exceed 15mm. Nibs to be 300mm min. Clear openings – see published table. 800mm if straight on.</p>	<p>No</p> <ul style="list-style-type: none"> a) External entrances are lit. The new front doors to the individual dwellings will be illuminated. b) Individual dwellings have a level threshold & 300mm nibs. c) Individual dwelling has compliant min clear entrance widths of at least 800mm. Communal entrance at Judd Street has 740mm clear for each of the two double door leafs (total 1480 clear. Tavistock Place entrance has clear width of 840mm d) Main entrance on Judd Street has a covered entrance depth 900mm. Main entrance on Tavistock Place has covered entrance of 650mm. e) External landings whilst level are too small to meet the requirement. Tavistock Place is 1200mm deep with an outward opening door. Judd Street is 780x1800mm with outward opening doors.

	LIFETIME HOMES STANDARDS JULY 2010	REQUIREMENTS	ACHIEVED	COMMENTS
5	<p>Criterion 5– Communal stairs & lifts. Communal stairs should provide easy access regardless of whether a lift is proposed.</p> <p>Where homes are reached by a lift it should be fully wheelchair accessible</p>	<p><i>Min dims for stairs:</i> Uniform rise not more than 170mm Uniform going not more than 250mm Handrail extend 300mm beyond top & bottom step Handrail height 900mm from each nosing Contrasting nosings Closed risers.</p> <p><i>Min dims for lifts</i> Clear landing entrances 1500 x 1500 Min internal dims 1100 x 1400 Controls between 900/1200 from floor & 400 from lifts front wall</p>	<p>New construction is compliant. Existing stairs & lift are not fully compliant as noted.</p>	<p>An existing lift serves all 3 new apartments. Existing main accommodation stairs are compliant except handrail height is 820mm & existing stair nosing are not distinguishable. The proposal is to make the stair nosings distinguishable. The existing stair discharging to Tavistock Place is currently a fire escape stair only. It is compliant except handrail height is 850mm & there is no contrasting nosing. The proposal is to make the stair nosings distinguishable. Lift is compliant except lift control top is 1350mm & edge is 100mm from front wall. Fourth floor landing is 1130 deep.</p>
6	<p>Criterion 6 – Internal doorways & hallways. Width of doorways & halls to conform with minimum dimensions</p>	<p>Min dwelling corridor 900mm pinch points min 750mm. Min communal corridor 1200mm. <i>Doorway clear width/Corridor width</i> 750 or wider/900 (approach head on) 750/1200 (approach not head on) 775/1050 (approach not head on) 900/900 (approach not head on) Clear opening width of front door 800mm 300mm to side of leading edge of doors on pull side to entrance level. See published table for communal doors.</p>	<p>New construction is compliant. Existing building communal routes are not compliant as noted.</p>	<p>New build proposed as compliant. Existing is compliant except: corridor widths on the fourth floor have long lengths at 1140mm & 1090mm wide; fourth floor communal doors are 770mm clear width with straight on approach. The route from the Judd Street entrance to the ground floor lift is compliant except on communal door clear width is 770mm straight on approach.</p>
7	<p>Criterion 7 – Circulation Space. Space for turning wheelchair in dining areas & living rooms & adequate circulation space for wheelchair users elsewhere</p>	<p>Turning circle of 1500mm diameter or ellipse of 1700 x 1400mm. Kitchen units/appliances 1200mm clear in front. Single bed 750mm clear one side.</p>	<p>YES</p>	

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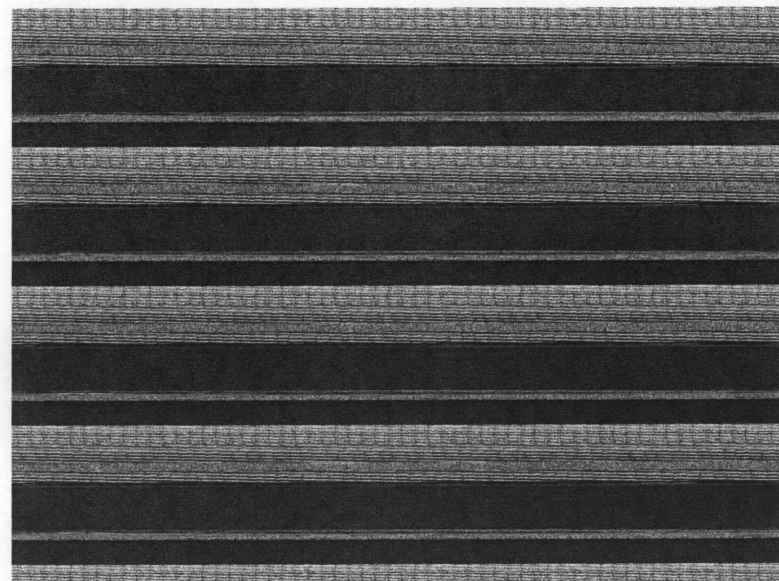
	LIFETIME HOMES STANDARDS JULY 2010	REQUIREMENTS	ACHIEVED	COMMENTS
8	Criterion 8 – Entrance level living space. The living room should be at entrance level		YES	
9	Criterion 9 – Potential for entrance level bed-space. In houses of two or more stories there should be space at the entrance level that could be used as a convenient temporary bed space		Not relevant	
10	Criterion 10 – Entrance level WC & shower drainage. There should be: 1. Wheelchair accessible entrance level WC (with basin) 2. Drainage provision to allow a shower to be fitted in the future	Shower drainage provision for future shower should be provided in all dwellings <i>Dwellings of three or more bedrooms & criterion 14 accessible bathroom is not provided on the entrance level:</i> - WC must be included on entrance level as published details. <i>Dwellings of two or more storeys of two or fewer bedrooms:</i> Part M standard WC with floor drain will suffice	Not relevant	
11	Criterion 11 - WC & bathroom walls. Walls in bathrooms & toilet should be capable of taking adaptations such as grab rails	Wall reinforcements located between 300 & 1800mm above floor	YES	
12	Criterion 12 – Stairs & potential through-floor lift in dwellings. The design should incorporate: a) provision for future stair lift b) a suitably identified space for a through the floor lift from ground to a storey containing main bedroom & bathroom	Strong wall for stair lift 900mm clear width at 450mm height Lift potential aperture 1000x1500	Not relevant	

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13	<p>Criterion 13 – Potential for fitting of hoists & bedroom / bathroom relationship. Suitable Structure ceiling over main bedroom & bathroom. Design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom</p>		YES	
14	<p>Criterion 14 – Bathrooms. Accessible bathroom on close to main bedroom</p>	<p>Refer to published requirement</p>	NO	<p>WC & Shower room does not achieve all the spatial requirements around the WC. There is a conflict to achieving a good main living space layout, hence this restricted WC & Shower layout is proposed.</p>
15	<p>Criterion 15 – Glazing & window handle heights.</p>	<p>Living room window glazing should begin at 800mm or lower Wide range of users should be able to operate at least one window in each habitable room</p>	YES	
16	<p>Criterion 16 – Location of service controls. Switches, sockets, ventilation & service controls should be at a height usable by all (between 450 & 1200 above floor & 300 from corner)</p>	<p>Applies to all rooms including kitchen & bathroom</p>	YES	



1. Judd Street Entrance



2. Tavistock Place Entrance

**AB/OSEL Architecture Ltd
15 Nov 2011**