

Lifetime Homes – applies to all planning applications which include housing, whether new build, mixed use schemes, changes of use or conversions.

A Lifetime Home is an ordinary home incorporating 16 design features for accessible living. This template can be used to address the 16 Lifetime Homes standards.

You should also ensure that plans submitted with the planning application are clearly marked up to show how the Lifetime Homes standards for points 1,3,5,6,7,10,12,14, and 15 have been achieved.

New build housing schemes should incorporate all 16 points to ensure a suitable level of access is provided.

However, it is understood that some of the Lifetime Homes standards may not be achievable in all cases, particularly in some conversions and changes of use (e.g from one dwelling house to three flats). Where conversions or changes of use cannot meet with all of the standards then you should incorporate as many standards as possible to maximise accessibility.

You need to provide a full justification addressing the 16 standards, including a detailed explanation as to why individual standards have not been achieved. You can use these boxes to address each of the Lifetime Homes standards.

For more information on the specific requirements for each standard, please see the information provided by the [Joseph Rowntree Foundation](#) or the Lifetimes Homes section of [Camden Planning Guidance](#).

1. If there is car parking adjacent to the home, is it capable of enlargement to attain 3300mm width? If not, please explain why.
*show on plans

Yes. 3375mm approx. as per attached drawing nos. 11/038-111 and 211.

2. Is the distance from the car parking space to the home kept to a minimum and is it level or gently sloping? If not, please explain why.

The driveway will be gently sloping 'SUDS' paved and 'ambulant' Disabled steps down to the Flat entrance door have been indicated, as per attached drawing nos. 11/038-111, 115, 211 and 219.

3. Are the approaches to all entrances level or gently sloping? If not, please explain why.
*show on plans

Refer to drawing nos. 11/038-115 and 219. Existing front access to the Ground floor flat is stepped-up. The level of the pavement is higher than the finished floor level of the proposed lower ground floor Flat by 1000mm approx., hence the 'ambulant' Disabled steps configuration to the front of the property.

4. Are all entrances illuminated and do they have level access over the threshold and a covered main entrance? If not, please explain why.

Existing entrances are illuminated. The proposed lower ground floor Flat will also have a new PIR entrance light. See dwg. nos. 11/038-115 and 219 regarding level access threshold to front door. The existing side entrance to the upper floor Flats is covered. The existing ground floor is not. A cover to the new Flat entrance would not be in keeping with the current front elevation.

5. a) Do communal stairs provide easy access?
b) Where homes are reached by a lift, is it fully wheelchair accessible?
If not, please explain why.
*show on plans

See dwg. nos. 11/038-110 and 210. a) The communal stair to the upper floors is existing and access to the entrance door is stepped up to ground floor level. b) n/a.

6. Does the width of internal doorways and hallways conform to Part M of the Building Regulations except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm? Is there 300mm to the side of the leading edge of the doors on the entrance level? If not, please explain why.
*show on plans

Yes, all internal doorways will conform to Part M of the Building Regulations and the main corridor will be over 1300mm wide, which is more than adequate. All new lower ground doors, except the master bed due to the structure, have 300mm to the side of the leading door edges. (See dwg. nos. 11/038-111 and 211.

7. Is there space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere? If not, please explain why.
*show on plans

Yes, Sitting, Kitchen/Dining and all Bedrooms will accommodate a 1500mm dia. turning circle for a wheelchair.

8. Is the living room at entrance level? If not, please explain why.

Yes, apart from the required 'ambulant' Disabled steps down to the front, as described in question 2 above.

9. In houses of two or more storeys, is there space on the entrance level that could be used as a convenient bedspace? If not, please explain why.

Yes, 3 Bedrooms are proposed on the entrance level. (See dwg. nos. 11/038-111 and 211.

10. Is there

- a) a wheelchair accessible entrance level WC, with
- b) drainage provision enabling a shower to be fitted in the future?

If not, please explain why.

*show on plans

a) Yes, see dwg. no. 11/038-111 and 211, which has been amended to show a 1000mm doorset to the wc/shower.
b) Shower tray to be installed, which could be converted to a walk-in shower in the future. (See dwg nos. 11/038-111 and 211.

11. Are walls in bathrooms and toilets capable of taking adaptations such as handrails?

If not, please explain why.

As mentioned in the previously issued Design & Access Statement, walls are non-loadbearing and could be strengthened with backing ply, if required, to accommodate future rails and shower seats.

12. Does the design incorporate:

- a) provision for a future stair lift?
- b) a suitably identified space for a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom?

If not, please explain why.

*show on plans

a) Not required, as the proposal is for a one level separate unit Flat on the lower ground floor.
b) Not required, as the proposal is for a one level separate unit Flat on the lower ground floor.

13. Does the design provide for a reasonable route for a potential hoist from a main bedroom to the bathroom? If not, please explain why.

a) Not required, as the proposal is for a one level separate unit Flat on the lower ground floor.

14. Is the bathroom designed to incorporate ease of access to the bath, WC and wash basin? If not, please explain why.

*show on plans

Yes, the doorset is 1000mm wide and adequate means of access has been provided.

15. Does the living room window glazing begin at 800mm or lower and are windows easy to open/operate? If not, please explain why.

*show on plans

Yes. Full height uPvc folding glazed doors are to be provided to the rear Sitting Room, which will be easily openable.

16. Are switches, sockets, ventilation and service controls at a height usable by all (i.e. between 450 and 1200mm from the floor)? If not, please explain why.

Yes.