

## **LIFETIME HOMES CRITERIA – COMPLIANCE SCHEDULE**

### **12/13 Kings Mews WC1 Townscape Design and Access Statement**

**Note: No 5 (being communal issues) deleted**

<b>No</b>	<b>Criteria</b>	<b>Comment</b>
<b>1</b>	<b>Car Parking Width</b> Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.	There is no car parking adjacent to the house. Car free Zone.
<b>2</b>	<b>Access From Car Parking</b> The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	As above
<b>3</b>	<b>Approach Gradients</b> The approach to all entrances should be level or gently sloping.	The approach to the existing entrance has a low step as the existing front door gives directly on to the street. There is no proposal to change the existing entrance.

4	Entrances must be illuminated and main entrances should be covered.	The entrance is illuminated by a street lamp. There is an existing front door and it is not felt that covering the entrance would be appropriate
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6	<p><b>Doorways &amp; Hallways</b> The width of the doorways and hallways should conform to the specifications as follows:</p> <table><tr><td>Doorway clear opening width (mm) <i>minimum</i></td><td>Corridor / Passageway width (mm) <i>minimum</i></td></tr><tr><td>750 or wider</td><td>900 (when approach is head-on)</td></tr><tr><td>750 or wider</td><td>1200 (when approach is not head-on)</td></tr><tr><td>775 or wider</td><td>1050 (when approach is not head-on)</td></tr><tr><td>900 or wider</td><td>900 (when approach is not head-on)</td></tr></table> <p>The clear opening width of the front door should be a minimum 800mm.</p> <p>There should be a 300mm nib to the side of the leading edge of doors at entrance level.</p>	Doorway clear opening width (mm) <i>minimum</i>	Corridor / Passageway width (mm) <i>minimum</i>	750 or wider	900 (when approach is head-on)	750 or wider	1200 (when approach is not head-on)	775 or wider	1050 (when approach is not head-on)	900 or wider	900 (when approach is not head-on)	<p>This is the conversion of a Mews house constructed around 1900 and it is not the proposal to demolish and alter the width of existing doorways, passages and hallways.</p>
Doorway clear opening width (mm) <i>minimum</i>	Corridor / Passageway width (mm) <i>minimum</i>											
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7	<p><b>Wheelchair Accessibility</b> There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.</p>	<p>The design will accommodate wheelchair accessibility for the ground floor subject always to the width of the existing entrance.</p>										
8	<p><b>Living Room</b> The living room should be at entrance level.</p>	<p>The drawings conform with this criteria</p>										

9	<p><b>Entrance Level Bed space</b>  In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space</p>	The design provides for space on the ground floor that could be used as a convenient bed space.
10	<p><b>Entrance Level WC &amp; Shower Drainage</b>  There should be:  a) A wheelchair accessible entrance level WC, with  b) Drainage provision enabling a shower to be fitted to be fitted in the future</p>	The design allows for a Part M WC on the ground floor with drainage provision for a shower to be fitted in the future.
11	<p><b>Bathroom &amp; WC Walls</b>  Walls in the bathroom and WC should be capable of taking adaptations such as handrails.</p>	The drawings conform with the criteria
12	<p><b>Stair Lift / Through-Floor Lift</b>  The design should incorporate:  provision of a stair lift and 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</p>	The exiting staircase is narrow and does not lend itself to the provision of a stair lift. However, the design identifies a space for a through-the-floor lift from ground to first and second floors.
13	<p><b>Tracking Hoist Route</b>  The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.</p>	The drawings provide a route on the ground floor for a potential hoist from the bed space area to the WC/shower room.

<b>14</b>	<b>Bathroom Layout</b> The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	<b>The drawings conform with the criteria</b>
<b>15</b>	<b>Window Specification</b> Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.	<b>The drawings conform with the criteria</b>
<b>16</b>	<b>Controls, Fixtures &amp; Fittings</b> Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor)	<b>The drawings conform with the criteria</b>
	<b>END</b>	