

Lifetime Homes Statement – 63 Shelton Street

This statement considers the Lifetime Homes criteria and explains how these criteria have been incorporated into the proposed development.

Lifetime Homes Criteria

Where practical, every effort has been made to ensure that the new residential units have been designed in accordance with the Lifetime Homes Criteria. The following issues regarding Lifetime Homes have been considered:

Criterion 1: Parking

Not applicable. No onsite car parking provision.

Criterion 2: Approach from the Car Parking space

Not applicable. No onsite car parking provision.

Criterion 3: Approach to entrances

The existing approach is the common entrance of 63 Shelton Street. This access is level.

Criterion 4: Entrances

Entrances to residential accommodation from the building core, main communal entrance door shall:

- be illuminated
- have level access over the threshold
- have a level external landing
- have a covered main entrance.
- effective clear opening widths

which comply with the Lifetime Homes dimensional standards.

Criterion 5: Communal stairs - Communal stairs should provide easy access.

The new staircase meets The Lifetime Homes dimensional standards for communal stairs. The stair core is easily accessed from the ground floor entrance lobby and landings at each floor level. The existing lift is being removed.

Criterion 6: Doorways & Hallways - The width of internal doorways and hallways should conform to Part M.

Door openings and corridor widths, meet or exceed the dimensions as given in the Lifetime Homes Standards.

Criterion 7: Circulation Space

Access to the residential units will be level with good circulation routes and turning circles for wheelchairs within dining areas and living rooms. The kitchen units are fixed in a continuous run along one wall and there are no fixed obstructions opposite.

Criterion 8 : Living Room - The living room should be level at entrance.

Access to living rooms to the residential units are at entrance level.

Criterion 9: Two or more storey requirements

Not applicable.

Units 1, 2 and 3 are on one level.

Criterion 10: Entrance level WC and shower drainage

WC, bathrooms and ensuites are located at entrance level to each unit.

Criterion 11: Bathrooms and WC walls. Walls in the bathrooms should be capable of taking adaptions such as handrails.

Walls in bathrooms and WCs will be reinforced to allow for the fitting of handrails and grab rails located between 300mm and 1800mm from the floor.

Criterion 12: Lift capability – The design should incorporate provision for a future stair lift.

All the units are level access hence a stair lift would be not applicable. The new staircase can accommodate a stair lift in the future.

Standard 13: Main Bedroom – The design and specification should provide reasonable route for a potential hoist from a main bedroom to bathroom.

The design and specification will provide a reasonable route for a hoist from a main bedroom to the bathroom with ceilings capable of supporting ceiling hoists.

Criterion 14: The bathroom should be designed for ease of access to the bath, WC and washbasin.

Bathrooms are designed to give ease of access to the bath, WC and washbasin. Sufficient space has been provided so that a wheelchair user can use the bathrooms.

Criterion 15 : Living room glazing – The living room glazing should begin no higher than 800mm from the floor level and windows should be easy to open and close.

Not applicable. Existing windows to the principle living areas of the units shall remain as existing.

Criterion 16 : Fixtures and Fittings - Switches, sockets, ventilation and service controls should be at a height usable by all.

All switches, sockets, ventilation and service controls will be usable by all and will be placed between the height of 450 - 1200mm from the finished floor level.