

Development Name: 106-109 Saffron Hill, London

4 No. Residential Dwellings located on third and fourth floor levels.

Planning Application. Ref: 10100 (TO5) 005 - Revision A

Checklist Hea 4: Lifetime Homes			YES/ NO
Lifetime Home Standard	Stated Specification and dimensions which meet the Lifetime Home standard	Applicability	
<p>(1) Parking (width or widening capability)</p> <p>Principle: Provide, or enable by cost effective adaptation, parking that makes 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>(1)a On plot (non-communal) parking</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>(1)b Communal or shared parking</p> <p>Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.</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>All dwellings – 1(a) for dwellinghouses; 1(b) for flats.</p>	<p><i>N/A.</i></p> <p><i>There is no parking provided as part of the planning application.</i></p>
<p>(2) Approach to dwelling from parking (distance, gradients and widths)</p> <p>Principle: Enable convenient movement between the vehicle and</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>All dwellings – all parking spaces, for any type of dwelling, whether that space is within the boundary or not</p>	<p><i>N/A.</i></p> <p><i>There is no parking provided as part of the planning application.</i></p>

<p>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>(3) Approach to all entrances</p> <p>Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.</p> <p>The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.</p>	<p>The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping.</p> <p>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, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long.</p> <p>Paths should be a minimum of 900mm width</p>	<p>All dwellings</p>	<p>YES. The development will have level threshold access from Saffron Hill into the communal circulation area providing vertical access to residential accommodation (third / fourth floors) via a passenger lift and ambulant compliant communal staircase.</p>
<p>(4) Entrances</p> <p><i>Principle: Enable ease of use of all entrances for the widest range of people.</i></p> <p>All entrances should:</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>All dwellings –</p> <p>4a). All entrances to dwellings and all communal entrances to blocks of dwellings</p> <p>4b). All entrances to dwellings, all communal entrances to blocks of dwellings and all associated communal</p>	<p>YES. Development will have level threshold access from Saffron Hill into the communal circulation area providing vertical access to residential accommodation (third / fourth</p>

<p>a) Be illuminated</p> <p>b) Have level access over the threshold; and</p> <p>c) Have effective clear opening widths and nibs as specified.</p> <p>In addition, main entrances should also:</p> <p>d) Have adequate weather protection*</p> <p>e) Have a level external landing.*</p> <p><i>*Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.</i></p>		<p>doors</p> <p>4c). Main entrances to dwellings and main entrances to blocks of dwellings</p> <p>4d). All entrances to dwellings, all communal entrances to blocks of dwellings and all associated communal doors</p> <p>4e). All entrances to dwellings, all communal entrances to blocks of dwellings and all associated communal doors</p>	<p>floors) via a passenger lift and ambulant compliant communal staircase. Main entrance at Ground Floor level, all lobby doors plus individual flat entrance doors will be illuminated, have minimum clear openings widths of 800mm plus 300mm leading edge clear of obstruction. Main entrance door at ground floor level will be recessed from Front Façade providing a covered area plus level external landing.</p>
<p>(5) Communal stairs and lifts</p> <p><i>Principle: Enable access to dwellings above the entrance level to as many people as possible.</i></p> <p>(5)a Communal Stairs</p> <p>Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.</p> <p>Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided</p>	<p>Principal access stairs should provide easy access in accordance with the Lifetime Homes standard 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 Lifetime Homes standard.</p>	<p>Flats and maisonettes</p> <p>– any dwelling approached via a communal stair and/or a passenger lift. If a lift is provided, the communal stairs must still conform to the requirements stated in the Specification column.</p>	<p>YES.</p> <p><i>Development will consist of a new communal staircase plus lift that will both comply with the standards of Lifetime Homes.</i></p>

<p>should be easy going, with:</p> <ul style="list-style-type: none"> • 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>(5)b Communal Lifts</p> <p>Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below. Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:</p> <ul style="list-style-type: none"> • Have minimum internal dimensions of 1100mm x 1400mm. • Have clear landings adjacent to the lift entrance of 1500mm x 1500mm. • Have lift controls at a height between 900mm and 			
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<p>1200mm from the floor and 400mm from the lift's internal front wall.</p>													
<p>(6) Internal doorways and hallways</p> <p>Principle: Enable convenient movement in hallways and through doorways.</p> <p>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 stated specification.</p>	<table border="1"> <thead> <tr> <th data-bbox="442 432 691 573">Doorway clear opening width (mm)</th> <th data-bbox="691 432 917 573">Corridor/passageway width (mm) (minimum)</th> </tr> </thead> <tbody> <tr> <td data-bbox="442 573 691 689">750 or wider</td> <td data-bbox="691 573 917 689">900 (when approach is head-on)</td> </tr> <tr> <td data-bbox="442 689 691 804">750 or wider</td> <td data-bbox="691 689 917 804">1200 (when approach is not head-on)</td> </tr> <tr> <td data-bbox="442 804 691 920">750 or wider</td> <td data-bbox="691 804 917 920">1050 (when approach is not head-on)</td> </tr> <tr> <td data-bbox="442 920 691 1034">900 or wider</td> <td data-bbox="691 920 917 1034">900 (when approach is not head-on)</td> </tr> </tbody> </table> <p>Communal Doors: The clear opening width of should be 800mm when approach is head on. 825mm when approach is not head on within a 1200mm corridor (800mm for a 1500mm corridor).</p> <p>There should be 300mm clear space to the leading edge of doors at entrance level (pull side only).</p>	Doorway clear opening width (mm)	Corridor/passageway width (mm) (minimum)	750 or wider	900 (when approach is head-on)	750 or wider	1200 (when approach is not head-on)	750 or wider	1050 (when approach is not head-on)	900 or wider	900 (when approach is not head-on)	<p>All dwellings –</p> <p>All doorways and hallways/passageways/landings on all storeys within all dwellings, whatever form, on whatever storey, and all communal areas within a block of dwellings</p> <p>All front doors to all dwellings and communal entrance doors to blocks of dwellings</p> <p>All communal entrance doors to blocks of dwellings, all communal doors within a block of dwellings (on any storey), and all doors on the entrance level of each dwelling (i.e. all doors on the entrance level of houses/maisonettes and every door within a flat)</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes. All corridors within the flats are 1050mm minimum.</i></p> <p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes.</i></p> <p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes.</i></p>
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<p>(7) Circulation Space</p> <p>Principle: Enable convenient movement in rooms for as many people as possible.</p> <p>There should be space for turning a wheelchair in</p>	<p>A turning circle of 1500mm diameter or a 1700mm x 1400mm ellipse is required in living rooms and dining areas.</p>	<p>All dwellings</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes.</i></p>										

<p>dining areas and living rooms and basic circulation space for wheelchair users elsewhere.</p>			
<p>(8) Entrance level living space</p> <p><i>Principle: Provide accessible socialising space for visitors less able to use stairs.</i></p> <p>A living room / living space should be provided on the entrance level of every dwelling.</p>	<p>Houses/maisonettes – dwellings with more than one storey. Single storey flats will comply.</p>	<p>All Houses/maisonettes with more than one floor level.</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes. There is no ground floor residential accommodation with all upper floor flats providing single storey accommodation; therefore living space is located at entrance level.</i></p>
<p>(9) Potential for entrance level bed-space</p> <p><i>Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).</i></p> <p>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.</p>		<p>All Houses/maisonettes with more than one floor level.</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes. There is no ground floor residential accommodation with all upper floor flats providing single storey accommodation; therefore bedroom is located at entrance level.</i></p>

<p>(10) Entrance level WC and shower drainage</p> <p>Principle: Provide an accessible WC and potential showering facilities for:</p> <p>i) any member of the household using the temporary entrance level bed space of Criterion 9, and:</p> <p>ii) visitors unable to use stairs.</p> <p>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.</p>	<p>The drainage provision for a future shower should be provided in all dwellings</p> <hr/> <p><i>Dwellings of three or more bedrooms or on one level;</i></p> <p>The WC must be fully accessible. A wheelchair user should be able to close the door from within the closet and achieve side transfer from a wheelchair to at least one side of the WC. There must be at least 1100mm clear space from the front of the WC bowl. The shower provision must be within the closet or adjacent to the closet</p> <hr/> <p><i>Dwellings of two or fewer bedrooms;</i></p> <p>In small two-bedroom dwellings where the design has failed to achieve the above fully accessible standard WC, the Part M standard WC will meet this requirement</p>	<p>All dwellings</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes. There is no ground floor residential accommodation with all upper floor flats providing single storey accommodation; therefore bathroom is located at entrance level.</i></p>
<p>(11) WC and bathroom walls</p> <p>Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.</p> <p>Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.</p>	<p>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.</p>	<p>All dwellings</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes.</i></p>
<p>(12) Stairs and potential through-floor lift in dwelling</p> <p>Principle: Enable access to storeys above the entrance level for the widest range of households.</p> <p>The design within a dwelling of two or more storeys should incorporate both:</p> <p>a) Potential for stair lift</p>	<p>In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.</p> <p>A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.</p>	<p>All dwellings with 2 or more storeys</p>	<p>N/A</p> <p><i>The residential accommodation has consists of single storey flats, therefore this criteria is not applicable.</i></p>

<p>installation; and,</p> <p>b) 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.</p>			
<p>(13) Potential for fitting of hoists and bedroom / bathroom</p> <p>Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.</p> <p>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.</p>	<p>Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.</p>	<p>All dwellings</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes. Proposed Floor structure will consist of composite steel deck / concrete slabs and will therefore be able to support future installed hoists from main Bedroom to Bathroom. 2 No. flats have been designed with ensembles.</i></p>
<p>(14) Bathrooms</p> <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 different needs in the future.</p> <p>An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.</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.</p>	<p>All dwellings</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes. All 4 No. flats have 'ease of access' bathrooms as defined by Lifetime Homes Standards.</i></p>
<p>(15) Glazing and window handle heights</p> <p><i>Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at</i></p>	<p>To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width</p>	<p>All dwellings</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes.</i></p>

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<p><i>least one window for ventilation in each room.</i></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>transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).</p> <p>There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.</p>		
<p>(16) Location of service controls</p> <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>Criterion (16) - Location of service controls Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.</p>	<p>This applies to all rooms including the kitchen and bathroom</p>	<p>All dwellings</p>	<p>YES</p> <p><i>Development will comply with the standards of Lifetime Homes.</i></p>