


Project No. <b>633</b>	Project: <b>The Water House, London</b>	Author: <b>jsm</b>	Chkd: <b>jm</b>	
	Title: <b>LIFETIME HOMES ASSESSMENT REPORT</b>	Date: <b>12.08.2011</b>		

In line with achieving a "Code for Sustainable Homes" Level 4, the proposed dwelling at The Water House has been design to meet the requirement of Lifetime homes.

Stated below is how the proposed development meets the 16 design criteria.

**Criteria 1. Car Parking Width**

In addition to car garage, the 'on-plot' driveway leading to the garage measures approximately 6000 x 6000mm.

**Criteria 2. Access From Car Parking**

The distance from the car park to the front door is 2600mm with a gentle slope of less than 1:12 leading up to the front door. The proposed garage is attached to the dwelling.

**Criteria 3. Approach gradients**

Same as criteria 2

**Criteria 4. Entrances**

- a. The proposed entrance hall will be lit as part of the overall lighting strategy for the proposed dwelling and landscape.
- b. There is a 150mm threshold up-stand from the approach to the entrance hall and 150mm threshold up-stand from the garage into the entrance hall.  
There is a level access over all other thresholds, including the terraces and balconies, on the Living Level, apart from the single 180mm step into the Gym area to the rear of the property.
- c. The proposed over hang of the Bedroom Level over the main entrance door extends by 2.5metres providing adequate cover to the entrance.

**Criteria 5. Communal Stairs & Lifts**


It is a private dwelling. There are no communal stairs or lifts

**Criteria 6. Doorways and Hall ways**

The entrance door has a clear doorway of 1200mm and a 450mm long nib to the side of the door.

All doors on the Lower Level, the Living Level and the Bedroom Level have a minimum clear opening width of 775mm.

All hallways and corridors are a minimum of 1200mm wide.

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#### **Criteria 7. Wheelchair Accessibility**

In the formal dining room and family dining room, a clear turning circle of 1500mm can be achieved if the furniture within both rooms is rearranged.

All doorways and corridors are wheelchair accessible.

With minor rearranging of furniture layout in all bedrooms, a clear turning circle of 1500mm can be achieved however the bedroom level is not accessible from the entrance level and must be accessed via the staircase.

#### **Criteria 8. Living room**

The Living room is on the Living Level.

#### **Criteria 9. Entrance Level Bed space**

There is no bed space on the entry level however; the proposed Gym room can be temporarily converted into a bedroom. It can accommodate a double bed, wardrobe, chest of drawers and have switches and sockets in place.

#### **Criteria 10. Entrance Level WC & Shower Drainage**

The entrance level Cloaks room is wheel chair accessible. The room is 1.65 x 1.1 m and there is a clear space of 1100mm from the front of the WC bowl.

Access can be made available to the Pool shower and changing facilities.

#### **Criteria 11. Bathroom & WC Walls**

All walls in the bathrooms and WCs are capable of taking adaptations.


#### **Criteria 12. Stair Lift / Through-Floor Lift**

- Provision of a stair lift. The proposed stair is capable of having a stair lift attached to it. There is also a minimum of 900mm clear distance between the stair wall and the edge of the handrail.
- Through-the-floor lift. A through the floor lift can be located in the Entrance level hallway, rising through the light well to the circulation space above. There would be no need to make any structural alterations to allow the future installation.

#### **Criteria 13. Tracking Hoist Route**

The route from Isabella's bedroom to the en suite bathroom on the Bedroom Level has been designed in such that a straight run hoist can deliver a passenger from the bedroom to the bathroom.

The roof joists are formed of Glulam beams which are capable of supporting a hoist and tracking.

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#### **Criteria 14. Bathroom Layout**

Isabella's bathroom has been designed to incorporate ease of access to the WC, bath and wash hand basin. There is a clear space of 2200 x 2200mm for circulation.

#### **Criteria 15. Window Specification**

All windows in the main living spaces and all the bedrooms are full height. The controls are to be located between 450 and 1200mm from floor level so it can be operated by a person in a wheelchair.

On the first floor where the windows are at high level, they will be mechanically controlled.

#### **Criteria 16. Controls, fittings and fixtures**

All switches and ventilation controls are to be located between a height of 450 and 1200mm above floor level.

Service controls are to be located between a height of 450 and 1200mm above floor level within cupboards.

At least one switch in each room will be located between a height of 450 and 1200mm above floor level. In some rooms, capped off electrical outlets or fused spurs will be located at the relevant locations to assist simple, cost effective provision for future adaptations