

# Lifetime Homes Assessment

7 Fitzroy Square  
London, W1T 5HL  
October 2011

BROOKSMURRAY ARCHITECTS

## **LIFETIME HOMES STANDARDS:**

LTH criteria demonstrated on flats 02 & 03 on Drawing 919 – P003.

### **(1) Car Parking Width**

Not applicable – car free development

### **(2) Access from Car Parking**

Not applicable - car free development

### **(3) Approach Gradients**

In the new build mews component, all the approaches to all entrances are level or gently sloping.

Not applicable to the listed building

### **(4) External Entrances**

The new build main entrance will be illuminated and have a level access over the threshold. The threshold up-stand does not exceed 15mm.

Not applicable to the listed building

### **(5) Communal Stairs & Lifts**

Communal stairs are easy going and the lift is fully wheelchair accessible and conforms to Part M.

Not applicable to the listed building

### **(6) Doorways & Hallways**

The width of internal doorways and hallways conform to Part M,

#### Front door:

The front door has a clear opening width of 800mm, with a 300 nib to the side of the leading edge.

#### Internal doors:

The internal doors have clear opening widths of 750mm / corridor or passageway width 900mm if the approach is head-on or 1200mm when the approach is not head-on, clear opening width 775mm / corridor 1050mm when the approach is not head on, 900mm / 900mm corridor when the approach is not head on.

Doors on the entrance level have a 300mm nib to the leading edge.

Not applicable to the listed building

### **(7) Wheelchair Accessibility**

There is space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

Not applicable to the listed building

### **(8) Living Room**

Living rooms are at entrance levels.

### **(9) Entrance Level Bedspace**

All flats have bedrooms at entrance level.

### **(10) Entrance Level WC & Shower Drainage**

Entrance level WC & Shower Drainage provided.

### **(11) Bathroom & WC Walls**

The walls in the bathroom and WC are capable of taking adaptations such as handrails.

### **(12) Stair Lift**

In maisonette flats No. 6 & 7, stairs widths are 900mm clear and clear unobstructed landings are provided at the bottom and the top of the stair.

### **(13) Tracking Hoist Route**

“Technological advances in hoist design mean that a straight run is no longer a requirement.” (Extract from LTH website)

### **(14) Bathroom Layout**

The bathroom is designed for ease of access.

### **(15) Window Specification**

Living room window glazing begins no higher than 800mm from the floor level and windows are easy to open/operate.

Not applicable to the listed building

### **(16) Controls, Fixtures & Fittings**

Switches, sockets, ventilation and service controls are at a height usable by all (i.e. between 450mm and 1200mm from the floor).