

## Definitions

### Lifetime Homes

Developed by Habinteg Housing Association, the Helen Hamlyn Foundation and the Joseph Rowntree Foundation in the early 1990's. The scheme involves the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting.

The criteria covered are listed in Checklist 1 below.

## Assessment Methodology

### Design Stage

- Confirm that the developer/designer has completed the Lifetime Homes checklist and that all the elements will be met.

### Post Construction Stage

- Confirm that an As Built Lifetime Homes checklist has been completed.
- Verify that the Lifetimes Homes criteria have been met, either by a site inspection or as built drawings showing the features.

## Calculation Procedures

None

## Checklists and Tables

The Lifetime Homes checklist should be used (by the developer/designer) to check whether the Assessment Criteria have been met. Additional useful guidance can be found on [www.lifetimehomes.org.uk/codeassessors](http://www.lifetimehomes.org.uk/codeassessors)

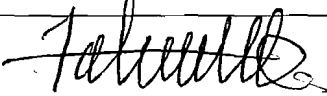
Checklist Hea 4 – Lifetime Homes			YES/ NO
Lifetime Home Standard	Stated Specification and dimensions which meet the Lifetime Home standard	Applicability	
1). Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	The general provision for a car parking space is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e.g. a grass verge) for enlarging the overall width to 3300mm at a later date	<b>Usually only houses</b> – all dwellings that have a parking space within the designated plot boundary for that particular dwelling	N/A
			<i>continued</i>

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2). The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	<p>It is preferable to have a level approach. However, where the topography prevents this, the following table highlights the maximum gradients dependent on the distance*</p> <table><tr><td>&lt;5m</td><td>1:12</td></tr><tr><td>5–10m</td><td>1:15</td></tr><tr><td>&gt;10m</td><td>1:20</td></tr></table> <p>Paths should be a minimum of 900mm width</p>	<5m	1:12	5–10m	1:15	>10m	1:20	<b>All forms of dwelling</b> – all parking spaces, for any type of dwelling, whether that space is within the boundary or not	N/A
<5m	1:12								
5–10m	1:15								
>10m	1:20								
3). The approach to all entrances should be level or gently sloping	See specification and dimensional requirements of standard 2 above for the definition of gently sloping	As standard 2 above.	YES						
4). All entrances should: a). be illuminated b). have level access over the threshold and c). have a covered main entrance	The threshold upstand (any vertical change in level at the threshold) should not exceed 15mm	<b>All forms of dwelling –</b>  4a). All entrances to dwellings and all communal entrances to blocks of dwellings  4b). All entrances to dwellings, all communal entrances to blocks of dwellings and all associated communal doors  4c). Main entrances to dwellings and main entrances to blocks of dwellings	YES						
5). Communal stairs should provide easy access and where homes are reached by a lift, it should be fully accessible	<p><i>Minimum dimensions for communal stairs;</i> Uniform rise not more than 170mm Uniform going not less than 250mm Handrails extend 300mm beyond top and bottom step Handrail height 900mm from each nosing</p> <hr/> <p><i>Minimum dimensions for lifts</i> Clear landing entrances 1500mm x 1500mm Minimum internal dimensions 1100mm x 1400mm Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall</p>	<b>Flats and maisonettes</b> – 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.	YES						
continued									

continued

*continued*

Checklist Hea 4 – Lifetime Homes			YES/ NO
Lifetime Home Standard	Stated Specification and dimensions which meet the Lifetime Home standard	Applicability	
<p>10). There should be;</p> <p>a). a wheelchair accessible entrance level WC, with</p> <p>b). drainage provision enabling a shower to be fitted in the future</p>	<p><i>The drainage provision for a future shower should be provided in all dwellings</i></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>10a). <b>All dwellings except houses/maisonettes, with two or more storeys, that have 2 or less bedrooms</b></p> <p>(i.e. applicable to all flats regardless of number of bedrooms, and houses / maisonettes with 3 or more bedrooms).</p> <p>10b). <b>All forms of dwelling</b></p> <p>Note: these facilities will be required within the bathroom of all flats if not provided elsewhere in the flat</p>	yes
11). Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	Wall reinforcements should be located between 300 and 1500mm from the floor	<b>All forms of dwelling</b>	yes
<p>12). The design should incorporate;</p> <p>a). provision for a future stair lift</p> <p>b). 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>	There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed 'landings' are needed at the top and bottom of the stairs	<p><b>All dwellings with 2 or more storeys –</b></p> <p>12a). this criterion relates to private stairs within individual dwellings only</p>	yes
13). The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom	Most timber trusses today are capable of taking a hoist and tracking. Technological advances in hoist design mean that a straight run is no longer a requirement	<b>All forms of dwelling</b>	yes
14). The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can use the bathroom	<b>All forms of dwelling</b>	yes
			continued

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15). Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate	People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room	All forms of dwelling	Yes
16). Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor)	This applies to all rooms including the kitchen and bathroom	All forms of dwelling	Yes
<b>Developer Confirmation</b>			
By entering a 'YES' against the criteria above, I confirm that all dwellings of this specification type on the <b>ENTER SITE NAME</b> site, meet the stated criteria.			
Signature: 			
Date: 14th September 2010.			
Print Name: Falrick Patel			

\*Providing there are top, bottom and intermediate landings of not less than 1.2m excluding the swing of doors and gates.

## Common Cases of Non-Compliance

None

## Special Cases

None

## Background

The Lifetime Homes concept was developed by Habinteg Housing Association, the Helen Hamlyn Foundation and the Joseph Rowntree Foundation in the early 1990's. The resultant 16 design criteria aim to produce homes that are accessible to a wide range of occupants and able to be easily adapted to meet the changing needs of a household.

