

April 2010

10 JAMESTOWN ROAD
Lifetime Homes – 16 LTH Criteria

1. Not applicable.
2. Not applicable.
3. All entrances from street level have level thresholds.
4.
 - a. All entrances will be illuminated and in compliance with good practice recommendation point (i) the luminance level will be in the range of 100-200 lux on the access control points.
 - b. All entrances have level thresholds.
 - c. The main residential entrance is covered to a depth of 1275mm and in compliance with good practice recommendation point (ii) the cover is free from any supports so the entrance remains free of any obstacles.

In addition an external landing of 1500mm x 1500mm is provided to the main entrance and a landing of 1200mm x 1200mm is provided to the individual flats.

The Door entry system to the main entrance will be mounted at a height of 1200mm and a distance of no more than 200mm from the door frame.

The entrance matting and its framing will be recessed into the floor to give a level threshold with all neighbouring floor finishes and will have chamfered edges to prevent fraying.

The clear width of the main and communal doors will be 900mm.

5.
 - a. The proposed communal stair has a uniform rise of 170mm and a uniform going of 250mm. The stair risers will have visually contrasting nosings to the main treads.

The handrails extend 300mm beyond the top and bottom step and are at a height of 900mm above each nosing. The handrails are brushed stainless steel which will visually contrast with the white walls and the handrail will return into the wall to prevent clothing from catching.

- b. The lift car has internal dimensions of 1400mm x 1100mm and lift controls will be positioned 1000mm from the floor. The lift landings have clear dimensions of 1500mm x 1500mm at all levels.

In addition, finishes within the stair core and lobbys will be predominantly matt.

6. The standard corridor width is 1050mm and all internal doors provide a minimum clear width of 775mm. The entrance doors to all flats provide a minimum clear width of 800mm.

Every door opening has a nib of a minimum of 300mm on the leading edge of all doors.

In addition communal corridors have a width of 1200mm. Communal entrance and lobby doors have a clear width of 1000mm.

7. All living and dining areas allow for a turning circle of 1500mm diameter or an ellipse of 1700mm x 1400mm.

In addition all kitchens allow for a turning ellipse of 1700mm x 1400mm.

At least one bedroom in all flats allows for a turning circle of 1500mm diameter.

All bathroom layouts comply with criteria 14.

8. All apartments are on a single level so all living rooms are located on the entrance level to the apartment.

In addition all kitchen facilities are provided on the entrance level to the apartments.

9. All apartments are on a single level so all bedrooms are located on the entrance level to the apartment.

10. All apartments are on a single level so all WC's and shower facilities are located on the entrance level to the apartment.

All bathrooms are of sufficient size to allow for the future provision of an accessible shower. Drainage will also be provided that allows for the future provision of an accessible shower.

11. All bathroom and WC walls are lined with plywood and are capable of taking adaptations and handrails where appropriate.

12. All apartments are arranged over a single level so provision for a stair lift is not applicable.

13. Each apartment layout allows for a suitable route for a tracking hoist by means of a full height knock out panel in walls between bathrooms and bedrooms.

The floor structure above the 3rd floor and roof structure above the 4th floor are both capable of taking the additional weight of a tracking hoist.

14. All bathrooms have been designed in line with the recommendations set out in criteria 14 and provide a minimum of 700mm between a WC pan and a bath to allow for easy access to the bath.

15. All living rooms to all apartments incorporate some element of full height glazing and the majority of the remaining windows (excluding the feature slot windows) have a cill height of no more than 800mm.

All windows are free of full width transoms so as not to obstruct views from a seated position.

All windows are tilt and turn operation to allow for ease of use.

16. All lighting, heating and cooling and ventilation controls are at a height of no more than 1200mm. All sockets are positioned at a height of between 450mm and 1200mm. At least one means of natural ventilation in each room (either a window or a door to a terrace) will have a handle positioned at a height of no more than 1200mm.

In addition task lighting under kitchen cupboards will be provided in all apartments.