

Goldington Buildings: Lifetime Homes Standards

Section 1: Access

	Flat Type 1 / 1A	Flat Type 2	Flat Type 3	Flat Type 4	Flat Type 5	Flat Type 6	Flat Type 7	Flat Type 8	Flat Type 9	Flat Type 10
Criterion 1	There is no private car parking provided for within this scheme, and this reflects the existing situation with the buildings. However, there is available space for vehicles such as mini-buses and taxis to draw into the courtyard and up close to communal entrances, which are served by level or ramped access.									
Criterion 2	The distance from all the communal entrances to the vehicle standing area in the centre of the courtyard is minimised, due partly to the compact nature of courtyard design, and is no more than a few yards at most.									
Criterion 3	The approach to all dwellings is generally level or gently ramped within the gradient recommendations indicated by Lifetime Homes. There is one restricted area (approximately 3m in length) adjacent to the main vehicle entrance archway, where the gradient is unavoidably steeper (1:10). This is necessitated by the need to get access to an existing communal entrance. It is balanced however by having good level hard standings at each end of the ramp section. Steps are provided as an alternative means of access to both ramps as recommended by Lifetime Homes. The external surfaces will be firm, reasonably smooth and slip-resistant. Ramps are sufficiently wide (1500mm plus) and with colour-contrasting side protection.									
Criterion 4	All entrances have hard standings to the exterior of sufficient size (1500mm plus), level access over the threshold, and adequate cover from the weather. All entrances will be illuminated with diffuse lighting of the correct lux level, with particular attention to the access controls. All access controls will be within the recommended height range.									
Criterion 5	The common staircases and lifts within the scheme are existing elements of construction which will be retained for future use. The rise & going of the common stairs is approximately 178mm x 250mm and this is close to the Lifetime Homes recommendations (170mm x 250mm). Existing handrail heights vary, but are close to the guidelines (900mm). Improvements will be made to the staircases wherever practicable, such as colour contrast for stair nosings and handrails. The existing lifts are to be the subject of a specialist report to ensure an adequate 30 year life and will be checked for size against recommendations for wheelchair use. The landings adjacent the lifts and staircases comply with dimensional guidelines.									

Section 2: Inside the Home

	Flat Type 1 / 1A	Flat Type 2	Flat Type 3	Flat Type 4	Flat Type 5	Flat Type 6	Flat Type 7	Flat Type 8	Flat Type 9	Flat Type 10
Criterion 6	All main entrances to flats and maisonettes will have a clear opening width of 800mm. All internal doorways will have a clear opening width of 750mm. All hallways achieve a minimum 900mm width. This minimum width is increased up to a maximum 1200mm width wherever possible in hallways and landings to maximise manoeuvrability for wheelchairs and walking frames. All entrance hallways have a minimum width of 1000mm, and wherever possible this is increased to 1200mm width and beyond. Wherever practicable, a 300mm nib has been included to the pull side of the leading edge of all entrance level doors.									
Criterion 7	All flats comply with the stated requirement for wheelchair turning circles (1500mm). In addition, most flats comply with further recommended good practice, with all but one kitchen and many identified bedrooms capable of providing a full wheelchair turning circle. Listed below are the living, dining and kitchen areas capable of taking a turning circle.									
	Living/Dining Kitchen	Living/Dining	Living Kitchen/Diner	Living Kitchen/Diner	Living Kitchen/Diner	Living Kitchen/Diner	Living/Dining Kitchen	Living/Dining Kitchen	Living / Dining Kitchen	Living Dining Area Kitchen

Section 2: Inside the Home (continued)

	Flat Type 1 / 1A	Flat Type 2	Flat Type 3	Flat Type 4	Flat Type 5	Flat Type 6	Flat Type 7	Flat Type 8	Flat Type 9	Flat Type 10
Criterion 8	The living space is at entrance level throughout the scheme for all flats and maisonettes with the exception of one dwelling (type 10, of which there is only one example). The latter unit deliberately reverses the living and bedroom accommodation to minimise sound transmission between compartments (conversion scheme with timber floors). Because this flat also has its own access staircase, it does not comply with the "entrance level accommodation principle" guidance given in Lifetime Homes. It is considered however that the sound insulation principle should over-ride accessibility in this single instance as this is a 3 bedroom family unit. In accordance with further recommended practice, the kitchens and dining areas of all flats and maisonettes are also at entrance level (other than the single type 10). It should be noted that in the case of flat types 3, 4 and 7, there are 3 no. easy steps (250mm going x 130mm rise) in the hallways, which are a structural constraint imposed by the existing building construction.									
	Yes	Yes	Yes (see also comment above)	Yes (see also comment above)	Yes	Yes	Yes (see also comment above)	Yes	Yes	See comment above on sound transmission
Criterion 9	This requirement can be met in all of the duplex family maisonettes except for the single example of the type 10 (see detailed comment above under criterion 8). In two instances (the single examples each of types 5 and 9), a space can meet the requirement; however these two units are not appropriate for this criterion as they small one bedroom duplexes with a single bathroom, and the WC is consequently located at the same level as the bedroom. The family maisonette designs have allowed for suitable areas within the living accommodation, which could be partially screened or even partitioned off so that the living accommodation can be adapted and continue to be used in line with guidance.									
	Yes	Yes	Not Applicable	Not Applicable	No: 1 Bed Duplex	Yes	Not Applicable	Not Applicable	No: 1 Bed Duplex	See comment above on sound transmission
Criterion 10	Wheelchair accessible WCs are provided at entrance level to all dwellings except the two one bedroom duplexes (types 5 and 9), the single example of the type 10 unit whose entrance is at a lower level than the accommodation, and the type 8 units, which are unavoidably restricted for space in the bathroom. The wheelchair accessible WCs for the type 3 accommodation provide for full side transfer. In all other cases, the wheelchair accessible WCs provide for front transfer, and comply with Building Regulations (New Build) Part M standard, despite the constraints imposed by the tight existing building dimensions. In the case of the type 3 flats, it is possible to include for future service provision for showers in the wheelchair accessible WCs in accordance with Lifetime Homes guidance. The type 1, 2 and 7 maisonette bathrooms are further adaptable for showers. The type 4 and 6 units already include a shower at entrance level. The type 10 unit includes also includes a separate shower at living area level.									
	WC is wheelchair accessible with front transfer	WC is wheelchair accessible with front transfer	WC is wheelchair accessible with side transfer / future shower provision	WC is wheelchair accessible with front transfer / shower to be provided	Small one bedroom duplex unit: no entry level WC	WC is wheelchair accessible with front transfer / shower to be provided	WC in bathroom is wheelchair accessible with front transfer	WC in bathroom is partially wheelchair accessible with front transfer	Small one bedroom duplex unit: no entry level WC	Wheelchair accessible WC is provided at both accommodation levels
Criterion 11	Wall reinforcement will be incorporated to the studwork between 300mm and 1500mm off the floor to all bathrooms, shower rooms and WCs									
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Criterion 12	Provision can be made throughout to all duplex maisonette units (types 1, 2, 5, 6, 9 and 10) for future stair-lifts and floor-lifts. Provision can be made for stair-lifts to flat types 3, 4 and 7, which have 3 no. easy steps (250mm going x 130mm rise) in the hallways. These steps are a structural constraint imposed by the existing building construction. Floor-lifts are not applicable to the flats (types 3, 4, 7 and 8).									
	Stair-lift: yes Floor-lift: yes	Stair-lift: yes Floor-lift: yes	Stair-lift: yes Floor-lift: not applicable	Stair-lift: yes Floor-lift: not applicable	Stair-lift: yes Floor-lift: yes	Stair-lift: yes Floor-lift: yes	Stair-lift: yes Floor-lift: not applicable	Not Applicable (level access throughout)	Stair-lift: yes Floor-lift: yes	Stair-lift: yes Floor-lift: yes

Section 2: Inside the Home (continued)

	Flat Type 1 / 1A	Flat Type 2	Flat Type 3	Flat Type 4	Flat Type 5	Flat Type 6	Flat Type 7	Flat Type 8	Flat Type 9	Flat Type 10
Criterion 13	It is possible to provide for sensible tracking hoist routes in most instances from a principal bedroom to a bathroom or shower room without incurring potential loss of dignity to the user. In some cases, it would also be possible to include track hoist routes from a subsidiary bedroom to a bathroom or shower room. In a limited number of cases (types 5, 8 and 9), the provision of this facility becomes more difficult due to dimensional constraints imposed by the existing building footprint upon the bathroom plan layouts. However, in these instances, removal of the baths and replacement with shower facilities as a part of an overall adaptation process in tandem with hoist installation would provide improved access, to get over this problem. It should also be pointed out that there is only one example of each of the types 5 and 9 in the proposed scheme and four of the type 8.									
	Yes, from a principal bedroom to bathroom	Yes, from a principal bedroom to bathroom	Yes, from a principal bedroom to shower room	Yes, from a principal bedroom to shower room	Constrained by bathroom	Yes, from a principal bedroom to bathroom	Yes, from a principal bedroom to bathroom	Constrained by bathroom	Constrained by bathroom	Yes, from a principal bedroom to bathroom
Criterion 14	Bathrooms that either match, or come close to matching, the dimensional requirements expressed in the Lifetime Homes guidance can be provided in most of the flats and maisonettes. In a limited number of cases (types 5, 8 and 9), provision becomes more difficult due to dimensional constraints imposed by the existing building footprint upon the bathroom plan layouts. However, in these instances, removal of the baths and replacement with shower facilities as a part of an overall adaptation process in tandem with hoist installation would provide improved access, to get over this problem. In the case of type 3, there is an alternative wheelchair adaptable WC and shower. It should also be pointed out that there is only one example of each of the types 5 and 9 in the proposed scheme and four of the type 8.									
	'Ease of Access' bathroom close to being achieved	'Ease of Access' bathroom close to being achieved	'Ease of Access' bathroom close to being achieved. Separate WC adaptable for shower provided	'Ease of Access' bathroom close to being achieved. Separate WC & shower also provided	Dimensional constraints on bathroom	'Ease of Access' bathroom close to being achieved. Separate WC & shower also provided (at living level)	'Ease of Access' bathroom close to being achieved	Dimensional constraints on bathroom	Dimensional constraints on bathroom	'Ease of Access' bathroom achieved. Separate WC & shower also provided (at living level)

Section 3: Fixtures and Fittings

	Flat Type 1 / 1A	Flat Type 2	Flat Type 3	Flat Type 4	Flat Type 5	Flat Type 6	Flat Type 7	Flat Type 8	Flat Type 9	Flat Type 10
Criterion 15	Goldington Buildings is located in the Kings Cross St Pancras Conservation Area. The exterior elevations are subject to Conservation Area controls. The window designs and proportions, detailing, head and cill heights are consequently already pre-determined and may not be altered as this would be to the detriment of the aesthetic integrity of the building. However, the living rooms have been located to take advantage of those windows which have a lower cill height and all will comply with the maximum 800mm cill requirement. In the great majority of cases the middle transom of the timber sliding sash will also be above the 800-1200mm zone as per good practice. The windows, being traditional sliding timber sashes with balanced weights, will be relatively easy to open and close.									
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Criterion 16	All switches, sockets, heating and ventilation, service and electrical controls will be mounted at a height between 450mm and 1200mm off the floor. In addition, task lighting will be provided under the kitchen wall units, and all bathroom and kitchen taps will be quarter turn type.									
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes