

LIFETIME HOME STANDARDS

DEVELOPMENT, 5/7 BUCK STREET, CAMDEN TOWN, LONDON NW1 8NJ

All residential accommodation will meet the requirements of Lifetime Home Standards published by Habinteg Housing Association Limited.

All 16 points have been considered in detail and the designer has, in addition, considered best practice guidance for wheelchair accessible housing. Although only ten percent of housing should be wheelchair accessible or easily adaptable for residents who are wheelchair users the Applicant considers that two of the fourteen residential units be designed for adaptation in response to the changing needs of their occupants. The two units considered more suitable for adaptation are 2a and 6a.

Although the design of the development will meet both approved Document Part M 2004 and Lifetime Home Standards the Applicant has instructed that units 2a and 6a are to be designed to standards detailed in The Wheelchair Housing Design Guide 2006 which are different to Lifetime Homes although they have some features in common.

The criteria against which the design of all residential units may be measured are illustrated on the attached drawings:

COMMUNAL AREAS

1 Car Parking

- No car parking spaces provided other than space designated for people with disabilities.
- Designated space 3500mm x 5000mm.
- Clear demarcation of designated space.

2 Access from Designated Parking Space

- Direct access to residential entrance from yard to Open University.
- Minimum turning space inside entrance 1200mm x 1500mm.
- Internal doorways to give 850mm clear effective opening width.
- Corridors minimum width 900mm.

3 Approach

- Approaches to entrances to be flexible, convenient and accommodating.
- Routes to entrance to be smooth and slip resistant.
- Ramps where unavoidable not steeper than 1 in 15 and not longer than 5000mm.

4 External Entrances

- Well-lit covered entrance 1200mm x 1500mm extending beyond entrance door.
- Entrance landing 1800mm x 1800mm and 1200mm depth clear of door swing.
- Level access across threshold.
- Vision panels to doors.
- Doors with mechanisms to reduce opening weight.
- Doors to give 850mm clear effective opening width with 350mm clear manoeuvring space beyond leading edge.
- Corridors min. 1200mm wide, 1500mm wide where 180-degree turn is necessary.

5 Communal Stairs & Lifts

- Natural lighting to staircase and lift.
- Signage with bold lettering contrasting colours.
- Colour coding of areas to simplify wayfinding and orientation.
- Provision of refuge points for disabled people.
- Lift 1, 1400mm deep x 1100mm wide.
- Lift 2, 1400mm deep x 2000mm wide.
- Both lifts detailed to BS 8300 and serve every level.

INDIVIDUAL DWELLING

6 Doorways and Hallways

- Doors to give 850mm clear effective opening width with 300mm clear manoeuvring space beyond leading edge.
- Doors open beyond 90° where practical.

+ Provisions for units 2a and 6a

- Entrance hall and corridors minimum width 1500mm.

7 Wheelchair Accessibility

- Minimum turning space in dining areas and living rooms 1200mm x 1500mm.

+ Provisions for units 2a and 6a

- Dedicated space within dwelling for manoeuvring and transfer to second wheelchair.
- Dedicated space for charging battery to wheelchair.

8 Living Room and Kitchen

- All living rooms are at entrance level.

+ Provisions for units 2a and 6a

- Layout of furnishings and furniture to accommodate wheelchair movements including access to windows and entrance door.
- Kitchen layout to accommodate 1500mm x 1500mm manoeuvring space.
- Minimal movement between kitchen functions.

9 Two or more storey requirements

- Not applicable to this Project.

10 WC

- WC provision to conform to Approved Document Part M.

+ Provisions for units 2a and 6a

- Space for side, oblique and front transfer to WC.
- A 1500mm manoeuvring space clear of all fittings.

11 Walls to Bathroom and WC

- All bathroom walls to be capable of supporting handrails and accessories in any position.
- All ceilings to be capable of supporting ceiling hoist.

12 Internal Lift Capability

- Not applicable to this Project.

13 Main Bedroom

- Defined direct route for potential hoist from bedroom to bathroom.

+ Provisions for units 2a and 6a

- 1500mm x 1500mm turning circle for manoeuvring between furniture.
- Access from wheelchair to both sides of double bed.
- Bedroom connected by full height knockout panel to bathroom.

14 Bathroom Layout

- All bathrooms designed for ease of access to bath, WC, washbasin and shower where applicable.

+ Provisions for units 2a and 6a

- Bathroom dimensions 2500mm x 2700mm.
- Provision for level access shower area 1000mm x 1000mm without approach ramp which may overlap 1700mm bath area to allow either to be installed.

15 Window Specification

- All living rooms include floor to ceiling window glazing.
- Design of window to include clear sightline from seated position.
- Furniture layout to include provision for unhindered access to window.

16 Fixtures and Fittings

- Electrical switches, ventilation and service controls are located at 1150mm above floor level.
- Electrical sockets are located at 500mm above floor level.

143.lpm/LHS Statement/001

LIFETIME HOME STANDARDS STATEMENT PREPARED BY CALVERT KEMP PROJECT MANAGEMENT



Michael D Calvert, Partner


Date