

LIFETIME HOMES STANDARDS

RE: 168 ROYAL COLLEGE STREET LONDON NW1 0SP

1. The width of the approach, excluding space for a parked car, should take account of the needs of a wheelchair, stick or crutch user. Excluding the car parking space, the path should not be less than 900mm wide. In-curtilage car parking spaces must be capable of enlargement to 3300mm width (generally by having a 900mm path or garden strip adjacent to the 2400mm space for a car).

N/A

2. Parking should be adjacent or kept to a minimum distance from the dwelling and convenient for disabled people.

N/A

3. The approach to all entrances should be level or gently sloping.

Non-Compliant

4. All entrances should be illuminated and have accessible level access over the threshold level and the main entrance should be covered. Where the approach to an entrance is ramped, there should be a level landing minimum 1200x1200mm in front of the entrance door.

Non-Compliant

5. Communal stairs should provide easy access and where homes are reached by a lift, it should be fully wheelchair accessible (including minimum internal dimensions of 1100x1400mm and fittings to Part M standard).

Compliant

6. Internal doorways and hallways should be wide enough to allow wheelchair users to manoeuvre into and out of rooms (including one that contains a toilet). Front doors should have a clear opening width of 800mm and internal doors a clear opening width of 750mm. When the approach is not head-on and the corridor width is only 900mm, the doorway clear opening width should be 900mm. There should be 300mm space allowance between any corner and the opening edge of any doors at entrance level.

Part-Compliant

7. There should be space for turning a wheelchair in dining areas and sitting rooms and adequate circulation space for wheelchair users elsewhere. Where furniture layout is shown, a 1500mm diameter or 1800x1400mm elliptical turning space should be shown. In kitchens a minimum 1200mm space between units and the opposite wall will suffice.

Compliant

8. The living room should be at entrance/ground level.

N/A

9. In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

N/A

10. There should be an accessible entrance level toilet incorporating drainage provision for a future shower.

a. In smaller units (2 bedrooms or smaller) it is sufficient for this toilet to comply with Approved Document M, i.e.:

- There should be clear space to enable a wheelchair user to access the WC, unimpeded by the washbasin.
- The clear useable space between the front of the WC bowl and the opposite door or wall should be at least 750mm, and the distance from the central line of the cistern to the adjacent wall should be at least 450mm.
- Where oblique access is needed, there should be a minimum of 250mm to the side of the door.

b. In larger units (3 bedrooms or more) on more than one floor, the WC should be fully wheelchair accessible, such that:

- A wheelchair user can close the door when inside the toilet. An outward opening door will normally be required.
- Drainage and space for a future shower should ideally be incorporated in the WC compartment or, if this is not possible, located nearby.
- There should be a minimum 1100mm between the WC pan front rim and the opposite wall.
- There should be at least 700mm clear space beside the WC to enable side-transfer from a wheelchair.

N/A

11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails, i.e. should be reinforced between 300 and 1500mm above floor level.

Compliant

12. The design should incorporate:

- Provision for a future stair-lift. There should be a minimum of 900mm clear distance between the stair wall and the edge of the opposite stair-rail or balustrade. Unobstructed landing space is needed at the top and bottom of the stairs.
- Suitably identified space for a potential through-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. This is usually accomplished by trimming the joists.

N/A

13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. This is best provided by incorporating a knock-out panel between the main bedroom and an area of the bathroom unobstructed by fixtures and fittings, although a route via the landing is acceptable.

Compliant

14. The bathroom should be designed to incorporate ease of access to the bath, toilet and wash basin. This will normally require an outward opening door, and 1100mm between the front rim of the WC pan and the opposite wall.

Compliant

15. Living room window glazing should begin at 800mm or lower and windows should be easy to open and operate.

Compliant

16. Switches, sockets, ventilations and service controls should be at a height usable by all - between 450mm and 1200mm from the floor.

Compliant

If you require any further information or have any queries, please do not hesitate to contact us.

Yours faithfully,

Andreas Charalambous RIBA
P. Buxton & Co.