

5.0 Access and safety

5.3 Lifetime Homes (addendum)

All residential units are designed to Lifetime Homes standards as per the Revised Lifetime Homes Standards (5 July 2010). Lifetime Homes standards go further than Part M with the idea that, by careful design, homes can be adapted in response to the changing needs of their occupants. Homes that meet all the Lifetimes Homes standards are entitled to be designated 'Lifetime Homes'. They will also meet the Part M Building Regulations, the relevant parts of the Housing Corporation Scheme Development Standards and the requirements of most local authorities for accessible housing. Each of the Lifetime Homes criteria are reviewed below against the proposed design:

Standard 1

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

This standard is not applicable as the car parking is not adjacent the home.

There are however 2 car parks which are Wheelchair compliant.

Standard 2

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core) should be kept to a minimum and should be level or gently sloping.

There is step free access from the car parking at ground level to the residential levels through lift access.

Standard 3

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

All entrances to the building are level.

Standard 4

All entrances should:

- a) be illuminated*
- b) have level access over the threshold; and*
- c) have effective clear opening widths and nibs (...)*

In addition, main entrances should also:

- d) have adequate weather protection*
- c) have a level external landing*

All entrances to the residential units will be illuminated, have level access over the threshold and level external landing and benefit from a generous entry canopy in the pedestrian link or under the building splay.

Standard 5

- a) Principal access stairs should provide easy access (...) regardless of whether or not a lift is provided.*
- b) Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification [for Criterion 5b].*

The communal stairs have been designed to be ambulant disabled complaint.

The residential lifts are wheelchair accessible, with clear landing entrances 1800x1800mm and min. internal dimensions 1100x1400mm

Standard 6

(...) The width of the doorways and hallways should conform to the specifications below.

Hallway widths:

- 900 mm or 750mm at 'pinch points'
- 1200 mm or 1050mm at 'pinch points' in communal area

Doorway widths within dwellings

- Head on approach 750mm
- Turning to pass a door as per table 'Internal dwelling doors'

Communal doors

- Head on approach 750mm
 - Turning to pass a door as per table 'Communal doors'.
- There should be 300mm to the side of the leading edge of doors on the entrance level and all communal doorways.

All door and corridor widths will be designed to meet the requirements above. See Lifetime Homes layouts included in the following pages of this report.

Standard 7

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

A turning circle of 1500mm diameter for private/shared ownership units and 1800mm diameter for affordable units or a 1700x1400mm ellipse has been provided. Refer also to Lifetime Homes layouts included in this report.

Standard 8

A living room / living space should be provided on the entrance level of every dwelling.

All units in the development are designed with living spaces at the entrance level.

Standard 9

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

This standard is not applicable.

Standard 10

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed.

All units accommodate the Part M standard WC. Up to 10% of all units are compliant with Camden Wheelchair guidance or the GLA's Wheelchair Best Practice Guidance *Wheelchair accessible housing*.

Standard 11

Walls in bathrooms and toilets should be capable of firm fixing and support for adaptations such as grab rails. Wall reinforcements will be located between 300 and 1500mm from the floor in all bathrooms and toilets.

Standard 12

The design within a dwelling of two or more storeys should incorporate both:

- a) potential for stair lift installation; and*

b) a suitably identified space for a through- the- floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

This standard is not applicable as all residential units are on a single floor level.

Standard 13

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hosts and the design should provide a reasonable route between this bedroom and the bathroom.

Refer to Lifetime Homes layouts in this report for hoist routes.

Standard 14

An accessible bathroom, providing ease of access in accordance with the specification [provided to achieve Criterion 14] should be provided in every dwelling on the same storey as a main bedroom.

All bathrooms have been designed to allow Part M access to the toilet, 10% units have been designed to be Wheelchair compliant.

Standard 15

Windows in the principal living space (...), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people - including those with restricted movement and reach.

Refer to Lifetimes Homes Layouts within this report, all main bedrooms and living rooms have a minimum of 800mm clear access to windows.

Standard 16

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Refer to Lifetime Homes Layouts following this section.

Examples of Lifetime Homes compliant units are shown in the following pages.