

Lifetime Homes Assessment: 90 Shoot Up Hill

CRITERIA 1: COMMUNAL OR SHARED PARKING

Requirement:

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the required specification, should be provided.

Action:

The existing building is set back from the main road and off-street parking is available, although there is no dedicated marked allocated parking. It will be possible to provide a space with a width of 3300mm.

CRITERIA 2: APPROACH TO DWELLING FROM PARKING

Requirement:

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

Action:

The front area available for parking is generally level and close to the main entrance to the building.

CRITERIA 3: APPROACHES TO ALL ENTRANCES

Requirement:

The approach to all entrances should preferably be level or gently sloping, and in accordance with the required specification to achieve Criterion 3.

Action:

The existing entrance approach which leads to the communal entrance door is generally level/gently sloping and is to remain.

CRITERIA 4: ENTRANCES

Requirement:

All entrances should;

- a) Be illuminated*
- b) Have level access over the threshold; and*
- c) Have effective clear opening widths and nibs as specified.*

In addition, main entrances should also:

- d) Have adequate weather protection*
- e) Have a level external landing.*

Action:

There is an existing lobbied entrance hall with double doors providing a clear opening in excess of the *Lifetime Homes Criteria*. The outer entrance has a porch providing weather protection. External lighting will be provided.

There are a number of steps leading up to the main entrance and it is not possible to provide a level access over the door thresholds, but a temporary ramp could be provided to overcome the entrance steps.

CRITERIA 5a: COMMUNAL STAIRS

Requirement:

Principal access stairs should provide easy access in accordance with the specification regardless of whether or not a lift is provided.

Action:

N/A. The flats are on the ground floor.

CRITERIA 5b: COMMUNAL LIFT

Requirement:

Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification contained in Criterion 5b.

Action:

N/A. The flats are on the ground floor.

CRITERIA 6: INTERNAL DOORWAYS and HALLWAYS

Requirement:

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the required specification of the Lifetime Homes Criteria.

Action:

The layout of the existing flat is long and narrow and will restrict the movement through the hallway and doorways and as such the requirements of the *Lifetime Homes Criteria* will not be able to be achieved, but will aim to be as convenient as the physical restraints of the flat will allow.

CRITERIA 7: WHEELCHAIR CIRCULATION SPACE

Requirement:

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

Action:

As with the movement in the hallway, the layout of the existing flat is long and narrow and will restrict the wheelchair circulation space and the full requirements of the *Lifetime Homes Criteria* will not be able to be achieved, however there will be 1500mm diameter space for turning a wheelchair.

CRITERIA 8: ENTRANCE LEVEL LIVING SPACE

Requirement:

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

Action:

The flat is a single storey unit on the ground floor so meets the requirement.

CRITERIA 9: POTENTIAL FOR ENTRANCE LEVEL BED-SPACE

Requirement:

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.

Action:

N/A single storey dwelling.

CRITERIA 10: ENTRANCE LEVEL WC AND SHOWER DRAINAGE

Requirement:

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 – as detailed in the specification contained in Criterion 10 of the revised Lifetime Homes Standard.

Action:

The restrictive layout of the existing flat restricts the space available to provide an accessible bathroom and it will not be possible for the *Lifetime Homes Criteria* to be achieved.

CRITERIA 11: WC AND BATHROOM WALLS

Requirement:

Walls in all bathrooms and WC compartments should be capable of firm fixings and support for adaptations such as grab rails.

Action:

All bathroom and WC compartment walls will meet the requirements and will receive additional strengthening in order to meet these.

CRITERIA 12: STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLINGS

Requirement:

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

A) Potential for stair lift and;

B) A suitable 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.

Action:

N/A single storey dwelling.

CRITERIA 13: POTENTIAL FOR FITTING OF HOISTS AND BEDROOM / BATHROOM RELATIONSHIP

Requirement:

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

Action:

The ceiling structure is capable of adaptation to support a future installation of a hoist. The bedroom directly abuts the bathroom satisfying Criterion 13.

CRITERIA 14: BATHROOMS

Requirement:

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

Action:

The restrictive layout of the existing flat restricts the space available to provide an accessible bathroom and it will not be possible for the *Lifetime Homes Criteria* to be achieved.

CRITERIA 15: GLAZING AND WINDOW HANDLE HEIGHTS

Requirement:

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

Action:

As the scheme is a conversion of two existing flats the window heights and controls are existing. However, the living room window will afford a view when seated, and if possible the existing window handles will be adapted to meet the requirements.

CRITERIA 16: LOCATION OF SERVICE CONTROLS

Requirement:

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.

Action:

The proposed scheme will meet the requirements of Criterion 16 and the current building regulations.

CONCLUSION

The existing configuration of the flats, with its narrow width at the centre and small footplate prevents all the requirements of the *Lifetime Homes Criteria* being implemented, but wherever practically possible the requirements of the *Lifetime Homes Criteria* will be adhered to.



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