

Lifetime Homes Statement

18-20 Frognal

Criterion 1 – Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

There is to be no on-site parking as part of this proposal. The scheme is to be “car-free”.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

As per Criterion 1.

Criterion 3 – Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

Entrances to the existing building are via steps leading to an upper ground level or down to the lower ground floor level. Therefore level thresholds are unachievable as this is an existing building.

Criterion 4 – Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

Sufficient lighting will be installed to ensure that the main entrances will be lit with diffused luminaires.

Criterion 5– Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible

Lift Access to each floor is provided.

Stairs landings will be upgraded were possible to comply with ambulant disabled standards.

New internal elements will fully comply.

Criterion 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

The hallways in communal residential corridors are between 1200 and 1500mm wide (300mm bigger than requirement in places). Corridors in flats are 1200mm

Single door openings – 800mmm wide and double doors 965mm wide.

All doors to meet the following table:

Communal doors	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	800
At right angles to a corridor / landing at least 1500mm wide	800
At right angles to a corridor / landing at least 1200mm wide	825

Criterion 7 – Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

WC and Bathrooms – see answer to criteria 10 and 14.

Halls, landings – see answer to criterion 6 above.

Living/dining rooms – all areas to be compliant with Lifetime Homes Specification.

Kitchens – all layouts will be compliant with Lifetime Homes Specification.

Criterion 8 – Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

All rooms within the proposed flats are on the same level and have level thresholds.

Criterion 9 – Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

All rooms within the proposed flats are on the same level and have level thresholds

Criterion 10 – Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities for:

Part M compliant standard WC with drainage provision is provided in accordance with LTH standards.

Criterion 11 - WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

All rooms within the proposed flats are on the same level. Provision will be made for the fixing of fixtures to allow for the installation of adaptations if required.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

N/A.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Adequate structure will be provided in the ceilings to ensure that future hoists can be installed, if required.

Criterion 14 – Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

All rooms within the proposed flats are on the same level. The layout of the bathroom is in accordance with the Building Regulations and Lifetime Homes Specification.

Criterion 15 – Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

The windows to the principal rooms are existing and are approximately between 700mm to 800mm allowing a reasonable line of sight from a seated position.

Criterion 16 – Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

All service controls needed to be operated on a frequent basis or in an emergency will be within the height band 450mm-1200mm from the floor and at least 300mm away from any internal corner.