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| | **LIFETIME HOMES ASSESSMENT** | **40 Arkwright Road. London NW3 6BH** | | |
| | | | **ACHIEVED** | **COMMENTARY** |
| **1** | **Parking** | | **N** | |
| | 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). | *Criterion 1 is not relevant to developments that do not contain any parking provision. However, consultation with the local planning department regarding parking arrangements for Lifetime Homes and wheelchair accessible properties on such developments will be required* | | There is no on site parking |
| **1a** | **On plot (non-communal) parking** | | **N** | |
| | 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. | *If a 2400mm wide parking space has a 900mm access path (as required by Part M) adjacent to, and level with it, then this will automatically satisfy the requirement. Where this does not occur, a parking space should have a strip of soft landscaping (or similar) adjacent to, and approximately level with it, so that this can be re-surfaced and made level with the parking space in the future, to achieve an overall parking width of 3300mm. Whenever possible, the wider space (or potential wider space) should be at least 4800mm in length.*<br><br>*The entire parking space (whether pre or post widened) should have a firm surface and be level (no gradient exceeding 1:60 and/or no crossfall for drainage exceeding 1:40).*<br><br>*Garages are exempt from the width / widening requirements. However, any hard-standing for a parked car, leading to any garage, should conform to the Criterion's requirements.*<br><br>*Other private covered parking spaces (e.g. car ports) are also exempt from the width widening requirements unless they provide the only parking space available for a dwelling. If they provide the only parking space for the dwelling they should have a minimum clear width of 3300mm.* | | There is no on site parking |
| **1b** | **Communal or shared parking** | | **N** | |
| | Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided | *Provide at least one parking space (or a greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to) each block's entrance or lift core. Where some dwellings in a development are designated as "wheelchair housing", any specific parking for such dwellings should be in addition to those provided in respect of this Lifetime Home Criterion.*<br><br>*The access route between the parking and communal entrance (or in the case of basement parking, the lift core) should maintain a minimum clear width of 1200mm* | | There is no on site parking |
| **2** | **Approach to dwelling from parking (distance, gradients and** | | **N** | |

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| | 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 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 | *The principal approach route between parking spaces and relevant entrances should preferably be level (i.e. no gradient exceeding 1:60, and/or no crossfall exceeding 1:40).*<br><br>*Where the topography or Regulation (e.g. in relation to flooding) prevent a level principal route between parking and entrances, the principal route may be gently sloping with maximum gradients as set out in Criterion 3.*<br><br>*Where topography restricts the provision of a level or gently sloping approach from parking to only one entrance of a dwelling, this approach should typically be to the dwelling's main entrance. This approach should only occur to a secondary entrance where it can be demonstrated that topography or Regulation prevents such a route to the main entrance.*<br><br>*If the principal approach to a communal entrance is gently sloping (i.e. with maximum gradients as set out in Criterion 3), a secondary stepped approach in accordance with Approved Document M domestic requirements, should also be provided.*<br><br>*The distance between all parking and entrances should be as short as practicable. Parking adjacent to entrances is the optimum arrangement. On large developments communal parking should be within 50 metres of the relevant communal entrance or (in the case of underground parking) the lift core. If a distance in excess of 50 metres cannot be avoided, level resting areas should be provided along the route.*<br><br>*Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.* | | The access to the property is via steps |
| **3** | **Approach to all entrances** | | **N** | |
| | The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification. | *The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long* | | Access is to an existing building with a raised ground floor which could be fitted with a stair lift if required. |
| **4** | **Entrances** | | | |
| | Should be illuminated | | **Y** | The entrance porch to the ground floor unit is illuminated as is the proposed entrance to the lower ground floor flat. |
| **4.1** | Have level access over the threshold | | **N** | Access is to an existing building with a raised ground floor which could be fitted with a stair lift if required. |
| **4.2** | Have effective clear opening widths and nibs | *Dwellings 800mm minimum effective clear width 300mm nib. Communal straight on 800mm minimum effective clear width, at 90 degrees to 1500mm wide access route 800mm , at 90 degrees to access route 1200mm wide 825mm* | **N** | This is an existing building where doorways and internal layout is retained. |

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| **4.3** | main entrances should Have adequate weather protection | *All main entrances* should be covered to provide weather protection for those unlocking, or waiting at, the door. The size and form of the cover should have regard for local conditions to provide effective weather protection. As a general guide, the cover at an individual dwelling door should have a minimum depth of 600mm (900mm being typical). As a general guide, the cover at a communal door should have a minimum depth of 900mm (1200mm being typical). The width of the cover should exceed the width of the doorset plus any associated controls. At exposed sites additional cover and protection may be necessary.* | **Y** | The entrance has a porch to the ground floor and lower ground floor units |
| **4.4** | main entrances should Have a level external landing | *A level external landing (maximum gradient 1:60 and/or maximum crossfall 1:40 for effective drainage) should be provided at all main entrances*. The minimum dimensions for this at an entrance to an individual dwelling should be 1200mm x 1200mm. At a communal entrance the minimum dimensions should be 1500mm x 1500mm. These dimensions for level landings should be clear of any door swings.* | **Y** | There are landings at the ground and lower ground floor levels |
| **5** | **Communal lifts and stairs** | | **N** | |
| **5(a)** | Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided | *Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:*<br>• *Uniform rise not exceeding 170mm.*<br>• *Uniform going not less than 250mm.*<br>• *Handrails that extend 300mm beyond the top and bottom.*<br>• *Handrails height 900mm from each nosing.*<br>• *Step nosings distinguishable through contrasting brightness.*<br>• *Risers which are not open.* | | This is an existing building where the staircases are retained in the conversion and remain as existing. Contrasting nosings can be provided however the reconfiguration of the entire staircase is not proposed. |
| **5(b)** | Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below | *Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:*<br>• *Have minimum internal dimensions of 1100mm x 1400mm.*<br>• *Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.*<br>• *Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wal* | **N** | No lift exists or is proposed |
| **6** | **Internal doorways and hallways** | | **N** | |

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| | 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 specification below | *Hallway widths*<br><br>*Subject to provision of adequate door opening widths (as detailed in the table below), the minimum width of any hallway/landing in a dwelling is 900mm. This may reduce to 750mm at 'pinch points' (e.g. beside a radiator) as long as the reduced width is not opposite, or adjacent to, a doorway. The minimum width of any hallway/corridor/landing within a communal area is 1200mm, which may reduce to 1050mm at 'pinch points' (e.g. due to a structural column) as long as the reduced width is not opposite, or adjacent to, a doorway.*<br><br>*Doorway widths within dwellings*<br><br>*Head on approach to door within dwelling*<br><br>*The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on', is 750mm.*<br><br>*Turning to pass through a door within dwelling*<br><br>*When the approach to a doorway is not head on, and a turn is required to pass through the doorway, the minimum clear opening for that doorway will relate to the width of the approach (typically a hallway or landing), and should be in accordance with the table below:*<br><br>*Internal dwelling doors*<br><br>*Direction and width of approach*<br>*Minimum clear opening width (mm)*<br>*Straight-on (without a turn or oblique approach)*<br>*750*<br>*At right angles to a hallway / landing*<br><br>*at least 1200mm wide*<br><br>*750*<br>*At right angles to a corridor / landing*<br><br>*at least 1050mm wide*<br><br>*775*<br>*At right angles to a corridor / landing*<br><br>*less than 1050mm wide (min. width 900mm)*<br><br>*900* | | This is an existing building where doorways and internal corridors are retained in their existing form. |
| **7** | **Circulation Space** | | **N/Y** | |
| | There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere | *The minimum basic circulation spaces required, as detailed below, are not intended to match the equivalent space requirements within dwellings to wheelchair housing, or wheelchair adaptable standards. They recognise that a wheelchair user within a Lifetime Home will need to accept a degree of compromise on available manoeuvring & circulation space.* | | This is an existing building where doorways and internal layout is retained. |

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| | | *Basic circulation space for a wheelchair user is used as a guide for the minimum requirement as this will result in circulation space that will also assist a wide range of occupants and visitors, including those using sticks or other mobility aids, or households with young children.* | | The building is not DDA compliant and there is no lift access. All units are accessed by stairs thus the building will provide ambulant DDA access only. |
| | | *WC compartments and bathrooms* | | |
| | | *Hallways and landings within dwellings* | | |
| | | *Living rooms/areas and dining rooms/areas* | | |
| | | *Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.* | | |
| | | *Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.* | | |
| | | *Kitchens* | | |
| | | *Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance. An additional good practice recommendation in respect of kitchen planning and layout is given below.* | | |
| | | *Bedrooms* | | |
| | | *The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed. Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g. to approach the window as required by Criterion 15), a clear width of 750mm should also be provided at the foot of the bed* | | |
| **8** | **Entrance Level living space** | | **Y** | |
| | A living room / living space should be provided on the entrance level of every dwelling | | | Entrance level reception/living rooms are provided |
| **9** | **Potential for entrance level bed-space** | | **Y** | |
| | 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 | | | Bed space is/ can be provided at the entrance level to both units |
| **10** | **Entrance level WC and shower drainage** | | **Y** | |
| | 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 below | | | Accessible wc/shower facilities can be provided |
| **11** | **WC and bathroom walls** | | **Y** | |
| | Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails | | | Bathrooms/WC's are capable of adaptation to accept grab rails |
| **12** | **Stairs and potential through-floor lift in dwelling** | | **Y** | |

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| | The design within a dwelling of two or more storeys should incorporate both:<br><br>a) Potential for stair lift installation; and,<br><br>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 | *Required specification to achieve Criterion 12a - Stairs* | | The existing building can accept a stair lift and/or with trimming of the existing floor joists a through floor lift. |
| **13** | | *In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.* | | |
| | | *A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.* | | |
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| | | *Required specification to achieve Criterion 12b – Potential for through floor lift* | | |
| | | *Unless the entrance level of the dwelling contains the living accommodation, the kitchen, a main (twin or double) bedroom and a bathroom meeting the requirements of Criterion 14, a suitable route for a wheelchair accessible through-the-floor lift from the entrance level should be identified. This route should enable potential access to those rooms listed in the preceding sentence that are not on the dwelling's entrance level.* | | |
| | | *The identified route for the lift may be from a living room/space directly into a bedroom above. Alternatively, the route may be from, or arrive in, circulation space.* | | |
| | | *The potential aperture size for the route through the floor should be a minimum1000mm x 1500mm - with the potential approach to the lift being to one of the shorter sides. This potential aperture area should be clear of services.* | | |
| | | *Where the identified lift route within the dwelling passes through a concrete floor, a 'knock out' panel should be pre-formed within the floor. Traditional wooden joist floors, 'I'beam floors, and metal web floors need not be provided with a 'knock out' panel along the lift route, provided that their design has taken account of associated point loads to enable the creation of the void if required.* | | |
| | | *It is acceptable for the identified route to require some degree of alteration / moving of demountable partition walls (e.g. timber stud walls) if this can provide the most efficient and practical layout arrangement following lift installation. However, where this is the case, the partitions to be moved should be clear of services.* | | |
| | | *When the potential arrival point for the lift arrives directly into a bedroom, there must be space to exit and approach the lift. A compromised room layout would be expected following lift installation, but as a basic minimum the room should still be able to function as a single bedroom. It is also a requirement that if the lift route is to arrive directly into a bedroom, the dwelling must have at least one bedroom that remains functional as a double bedroom* | | |
| **13** | **Potential for fitting of hoists and bedroom / bathroom** | | **Y** | |
| | 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 | | | Existing ceilings can be adapted to accept a bathroom hoist if required. |
| **14** | **Bathrooms** | | **Y** | |

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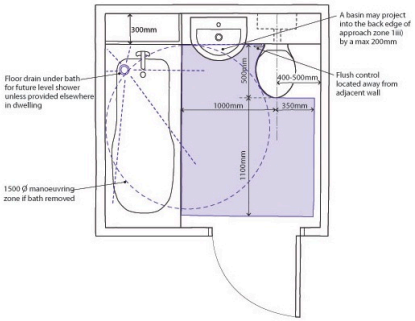
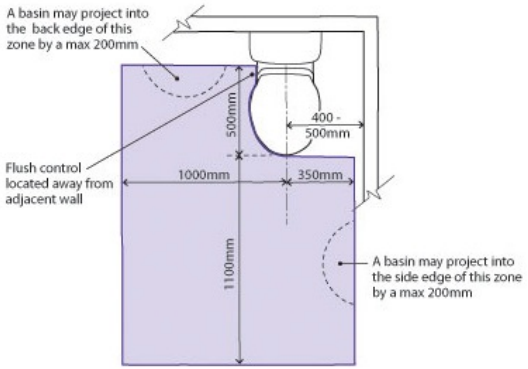
| | An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom | *An accessible bathroom, providing ease of access, should be provided in every dwelling, close to a main (double or twin) bedroom.* | | |
| |  | *In dwellings with more than one storey this bathroom should either be on the entrance level (see Note 1), or on a level with potential for access by a through floor lift (see Criterion 12b).* | | |
| | | *The following facilities, and associated clear approach zones, should be provided within the accessible bathroom.* | | |
| | | *1. A WC with:* | | |
| | | *i) A centre line between 400mm – 500mm from an adjacent wall.* | | |
| | | *ii) A flush control located between the centre-line of the WC and the side of cistern furthest away from the adjacent wall.* | | |
| | | *iii) An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back on one side of the WC for at least 500mm from the front rim of the WC, for a width of 1000mm, from the WC's centre-line.* | | |
| |  | *A bowl of a basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.* | | |
| | | *2. A wash basin with:* | | |
| | | *A clear frontal approach zone, 700mm wide, extending 1100mm from any obstruction under the basin's bowl – whether that be a pedestal, trap, duct or cabinet furniture. This zone will normally overlap with the approach zone to the WC (see item1iii above) and/or bath (see item 3i below).* | | |
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| | | *3. Either a bath or an accessible floor level shower:* | | |
| | | *i) Where a bath is provided, there should be a clear zone alongside the bath, at least 1100mm long and 700mm wide. This zone will normally overlap with the approach zone to the WC (item 1iii above) and/or the approach zone to the basin (item 2i above).* | | |
| | | *ii) Where an accessible floor level shower is provided instead of a bath, there should be provision of a clear 1500mm diameter circular, or 1700mm x 1400mm elliptical, clear manoeuvring zone (see Note 2). This manoeuvring zone should overlap with the showering area. The drainage for the shower should be as detailed in item 4 below.* | | |
| | | *iii) Where both a bath and an accessible floor level shower are provided from the outset, the clear floor space for showering activity should be a minimum 1000mm x 1000mm. The drainage for the shower should be as detailed in item 4 below.* | | |
| | | *4. Unless provided elsewhere in the dwelling (see Note 3), floor drainage for an accessible floor level shower with:* | | |
| | | *A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy provision of a laid-to-fall floor surface in the future.* | | |
| | | *The drainage, when capped for use following adaptation, may be located under a bath.* | | |
| | | *Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required to effect efficient drainage from the catchment area of the shower. Crossfalls should be minimised.* | | |

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| | | *5. Where a bath is provided with capped drainage for an accessible floor level shower beneath it, potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone if the bath is removed (see Notes 2 and 3).* | | |
| | | *The requirements of Criterion 11 (WC and Bathroom walls), & Criterion 13 (Potential for hoists), should also be noted and incorporated.* | | |
| | | *Figure 14b, an example bathroom layout, demonstrates the spatial requirements of items 1) – 5). It is noted that an internal footprint dimension of 2100mm x 2100mm increases the degree of choice and flexibility in respect of fittings, layout, orientation and future adaptability. An outward opening door will be required to satisfy Approved Document M if the bathroom contains the only accessible entrance level WC within the dwelling.* | | |
| **15** | **Glazing and window handle heights** | | **Y** | |
| | 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 usable by a wide range of people – including those with restricted movement and reach | *To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).*<br><br>*There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.* | | The building is existing. The windows will be retained and are compliant with the dimensions. |
| **16** | **Location of service controls** | | **Y** | |
| | Location of service controls Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner | *Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.* | | Controls are to be re wired to comply with requirements. |
| | | *For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls* | | |
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