

## Lifetime Homes

### 1 Oakhill Way, London NW3

December 2014

#### Criteria:

##### 1a. Parking (width or widening capability)

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.

##### 1b. Communal or shared parking

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

– The proposal complies with this requirement.

##### 2. Approach to dwelling from parking (distance, gradients and widths)

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 existing approach is retained in this proposal.

##### 3. Approach to all entrances

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

– The proposal maintains the existing entrance approach.

##### 4. Entrances

All entrances should: a) Be illuminated; b) Have level access over the threshold; and c) Have effective clear opening widths and nibs (min. 800mm and 300mm respectively). In addition, main entrances should also: d) Have adequate weather protection\*; e) Have a level external landing.\*

*\*Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.*

– The proposal maintains the existing entrance which has effective clear opening widths and nibs and is

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illuminated.

#### **5a. Communal Stairs**

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

#### **5b. Communal Lifts**

Where a dwelling is reached by a lift, it should be fully accessible.

– Criterion 5 does not apply to developments without communal stairs and communal lifts.

#### **6. Internal doorways and hallways**

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 Lifetime Homes specifications.

– The proposal achieves this.

#### **7. Circulation Space**

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

– The proposal achieves this.

#### **8. Entrance level living space**

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

– The proposal achieves this.

#### **9. Potential for entrance level bed-space**

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.

– The proposal achieves this.

#### **10. Entrance level WC and shower drainage**

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.

– The proposal achieves this.

#### **11. WC and bathroom walls**

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

– The proposal achieves this (studwork walls clad with 22mm WBP ply to provide the required firm fixing).

#### **12. Stairs and potential through-floor lift in dwelling**

The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; 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.

– The proposal has the potential for both of these items (the proposal maintains the existing staircase and the existing timber joist floor structures that a through-the-floor lift would be installed through).

### **13. Potential for future fitting of hoists and bedroom / bathroom relationship**

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.

– The proposal achieves this.

### **14. Bathrooms**

An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.

– The proposal achieves this.

### **15. Glazing and window handle heights**

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.

– The proposal achieves this.

### **16. Location of service controls**

Location of 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.

– The proposal achieves this.

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