



Life Time Homes

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The Lifetime Homes Design Guide has been referred to throughout the design process, as an important touchstone for creating dwellings of a high standard and flexibility that are accessible and practical for all potential future residents. Some of the most relevant issues have been addressed as follows:

Criterion 3 Approach to all entrances

The most approach to all entrances are level. Some part of approach has a gradient of 1:205 and 1:25 for a distance of 0.5m.

Criterion 4 Entrances

All entrances including the main entrance, the rear entrance and dwelling entrance doors:

- are illuminated with diffused luminaires.
- have level access over the threshold less than 15mm up-stand.
- have 300 mm nibs to the leading edge in the pull side of them.

All dwelling entrances have more than 800mm clear width. The main communal entrance has more than 1900mm clear width. The rear entrance has more than 900mm clear width.

Criterion 5 Communal Stairs

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- The communal lift has internal dimensions of more than 1100mm x 1400mm.
- There are clear landings adjacent to the lift entrance of 1500mm x 1500mm.
- There are controls of the lift at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

Criterion 6 Internal doorways and hallways

The widths of hallways in dwellings are more than 900mm. a hallway within a communal area is more than 1200mm. The clear opening width of door ways within dwellings is more than 750mm. The clear opening width of door ways within communal area is more than 800mm.



Criterion 7 Circulation Space

All living rooms and dining rooms have a clear turning circle of 1500mm diameter. All kitchens have a clear width of 1200mm between kitchen unit fronts and any fixed obstruction opposite.

Criterion 8 Entrance level living space

A living room and a kitchen is provided on the entrance level of every dwelling.

Criterion 9 Potential for entrance level bed-space

A living room and a kitchen is provided on the entrance level of every dwelling.

Criterion 10 Entrance level WC and shower drainage

All bathroom and WC's are located at the entrance level.

Criterion 12 Stairs and potential through-floor lift in dwellings

There is a clear width of 900mm on stairs on the 5th floor dwelling. There is a potential area of 1000mm x 1500mm for a through floor lift.

Criterion 13 Potential for fitting of hoists and bedroom / bathroom

Structure above ceiling finishes over a main bed room, bathroom and WC's is capable of supporting the future installation of single point hoists.

Criterion 15 Glazing and window handle heights

- Windows in living rooms starts from floor levels.
- The top of the windows are 1400mm away from the top of balustrade on the front façade.
- Each habitable room has 750mm wide clear space to enable a wheelchair user to approach a window.
- Each door and window has a handle located less than 1200mm from floor level.

Criterion 16 Location of service controls

All service controls are located within the height band of 450mm - 1200mm from floor and at least 300mm away from any internal corner.