

Lifetime Homes Standards

Criteria 1 and 2:- Parking

No parking exists for this property therefore criteria 1 and 2 are not applicable to this application

Criteria 3:- Approach to all Entrances

The existing property is accessed via the ground floor which consist of a level access door from the public footpath of Bloomsbury Street therefore the proposal satisfies criterion 3.

Criteria 5:- Communal Stairs and Lifts:-

Stairs:-

The existing staircase consists of a precast concrete structure it is not feasible nor is it sensible to adjust this to suit current regulations nor is it a requirement under the current building regulations for a change of use application. Existing handrails are fitted and the risers are not open.

Lift:-

The provision of a lift is not a lifetime homes requirement however an existing lift is in place. It does not meet the guidance nor is it possible to adjust this to suit the requirements due to the existing physical constraints however it is more than adequate for the existing and proposed purpose of the building with adequate space for a normal wheelchair.

Criteria 6:- Internal Doorways and hallways

The proposed plans demonstrate compliance with this criteria, the minimum hallway width is 1100mm all doors are a minimum of 775mm wide. The main entrance door has a 300mm clear obstruction to the leading edge.

The proposal satisfies Criteria 6.

Criteria 7:- Circulation Space

- 1) WC compartments and bathrooms:-** See section 10 and 14
- 2) Hallways and landings within dwellings: -** This is already addressed on 6 above.
- 3) Living Rooms/ areas and dining rooms/areas: -** It is clear on the plan that the space available will allow for both a clear turning circle of 1500mm and a turning ellipse of 1700x1400mm therefore the proposal satisfies this criteria.
- 4) Kitchens:-**The Kitchen width is greater than 1200mm therefore the proposal satisfies this criteria.
- 5) Bedrooms: -** The main bedroom achieves 750mm clearance to the foot and sides of the bed.

All elements of Criteria 7 are satisfied.

Criteria 10: - Entrance level WC and shower drainage

The proposed bathroom has a part M WC compliant compartment, a shower is not provided however a sealed drain is provided for possible conversion at a later date as set out in section 14. The overall compartment footprint exceeds the recommended 1.45x1.9m size therefore the proposal demonstrates compliance with this criteria.

Criteria 11:-

All walls are suitable for fitting grab rails therefore this criteria is satisfied

Criteria 12

This criteria is not applicable however there is a lift from the ground floor communal entrance up to the proposed flat level.

Criteria 14:- Bathrooms

- 1) The bathroom has a WC with a centre line between 400mm-500mm from an adjacent wall.
- 2) A flush control located between the centre line of the WC and the side of the cistern furthest away from the adjacent wall.
- 3) An approach zone extending 500mm from the WC centre line towards the adjacent wall and 1000mm on the other side. This zone extends forward by 1100mm.
- 4) The basin does not project more than 200mm into this zone
- 5) The wash basin has a clear 700mm wide approach zone extending 1100mm from any obstruction. (approach zones are indicated via the red line on the plan)
- 6) The bath has a clear zone of 1100x700mm.
- 7) A 1500 ϕ manoeuvring zone is possible if the bath is removed
- 8) A floor drain will be installed for a future level shower.

Criteria 15:- Glazing and Window handle heights

The glazing to this building is to match the existing style and type, the cill height will be 800mm. There is adequate viewing space. Window control are to be set no no higher than 1200mm. Therefore this criterion is satisfied.