

Lifetime Homes Statement

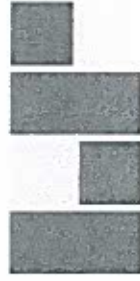
**In Support of
Discharge of Planning Condition No. 8**

**Relating to
Planning Application Ref: 2012/5362/P**

**At
3 – 11 Eyre Street Hill, Clerkenwell**

**Prepared by
Burke Rickhards Ltd**

**On behalf of
Leanglade Ltd**



BURKE RICKHARDS

1.0 Lifetime Homes

This Lifetime Homes report has been written using the 16 point criteria set out by the Lifetime Homes Design Guide. Lifetime Homes are ordinary homes designed to incorporate 16 Design Criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life.

This lifetime homes assessment should be read in conjunction with drawings 2156/360, 2156/361, 2156/362, 2156/363, 2156/364 and 2156/365.

Item	Lifetime Homes Standard	Stated Specification and Dimensions Required	Good practice recommendations	Scheme Design Compliance
(1) Parking (width or widening capability) (1)a Non Communal Parking	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. 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). 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. 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	<ul style="list-style-type: none"> • Increase the width or widening capability of the parking from 3300mm to 3600mm. • Increase the length of the widened space as much as practicable. • Provide all carports with a minimum clear width of 3300mm (3600mm preferred) regardless of whether or not they provide the only parking space for the dwelling. • Where garages are provided, provide them with a minimum clear width of 3300mm (3600mm preferred), particularly if the garage provides the only parking space for the dwelling. 	Yes – The only parking space is dedicated to the penthouse apartment. This is a garage, which is exempt from the width / widening requirements of Lifetime Homes. However, the clear width of the garage is 3305mm.
(1)b Communal or shared parking	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. 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.	<ul style="list-style-type: none"> • Increase the width of these spaces from 3300mm to 3600mm. • Increase the length of these spaces from 4800mm to 6000mm. • Where feasible, design the communal parking layout and adjacent spaces to enable some further additional spaces to be widened in the future. • Where a Local Planning Authority wishes to ensure that adequate parking provision is made for disabled people they may wish to consider a planning condition that requires a Parking Management Plan (see Appendix 2). 	Yes – Not applicable. There will be no communal parking.

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(2) Approach to Dwelling from Parking	<p>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.</p>	<p>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). 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> • Increase the width of the path between the parking and the dwelling within individual dwelling curtilages to 1200mm, particularly if there is a change in direction. • Increase the width of communal paths to 1800mm. • Where the approach route exceeds 50m, provide seating and weather protection at the required level resting places along the route. 	<p>Yes – There is level access from the garage to the principle communal entrance door. There is a gentle ramped approach from the communal entrance door to the lift, which is at 1:15 gradient over 5 metres in accordance with Lifetime Homes criteria.</p>
(3) Approach to all entrances	<p>The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification (right).</p>	<p>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.</p> <p>All slopes should have top and bottom level landings of not less than 1.2 metres, excluding the swing of doors and gates. Equivalent intermediate landings should be provided for each 10 metre length of slope.</p> <p>This requirement applies to all footpath approaches between:</p> <ul style="list-style-type: none"> i) parking and all associated entrances (including secondary entrance doors where a footpath link exists); ii) approaches between any drop off points and associated communal entrances; and; iii) on principle footpath routes between the overall site boundary and entrances. <p>On steeply sloping sites it is accepted that this requirement may not be practicable, or achievable, and should be discussed with the local planning authority to agree a workable solution.</p> <p>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.</p>	<ul style="list-style-type: none"> • Increase the width of the path between the parking and the dwelling within individual dwelling curtilages to 1200mm, particularly if there is a change in direction. • Increase the width of communal paths to 1800mm. 	<p>Yes – Access ways are all level and the ramped pathway to the lift is in accordance with the outlined criteria.</p>

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(4) Entrances	<p>All entrances should be:</p> <ul style="list-style-type: none"> (a) Illuminated; (b) Have level access over the threshold; (c) Have effective clear opening widths and nibs as specified (right); (d) Have adequate weather protection; (e) Have a level external landing 	<p>All entrances should be lit with fully diffused luminaires. All entrances should have an accessible threshold with a maximum 15mm up-stand. The 15mm 'up-stand' relates to the total height of the threshold unit (often a one piece proprietary product). In practice the threshold will consist of a number of lesser up-stands and sloping infill connections. Transition units (with a maximum slope of 15 degrees) may be provided on one or both sides of the threshold. Examples of acceptable thresholds are provided within: 'Accessible thresholds in new housing – Guidance for house builders and developers' The Stationary Office Ltd. ISBN 0 11 702333 3. 1999.</p> <p>The above accessible threshold requirement applies to any entrance where any person may move across the threshold. All entrances of a dwelling, including balcony and roof terrace doors (subject to the two exemptions below) and all communal entrances within blocks of dwellings (to any communal area or facility) should meet this requirement. Only 'Juliet balconies', where no access onto the balcony is intended, and roof terraces/balconies over habitable rooms, which require a step up to increase slab thickness (e.g. for thermal insulation to the accommodation below), are exempt.</p> <p>The minimum effective clear opening width at all entrances to a dwelling (including balcony and roof terrace entrances) should be 800mm. The minimum effective clear opening width at communal entrances (and other communal doors) should be 800mm or 825mm, depending on the direction and width of approach, as detailed in the table below:</p> <p>Dwelling entrance doors = 800 Communal entrance doors: Straight on (without turn or oblique approach) = 800 At right angles to a route at least 1500 wide = 800 At right angles to a route at least 1200 wide = 825</p> <p>There should be a 300mm nib (or clear space) to the leading edge on the pull side of all entrance doors to dwellings and all communal entrance doors.</p> <p>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.</p> <p>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.</p>	<p>Wider effective clear widths at communal doors (greater than the minimum required above) can be beneficial for the movement of furniture and personal effects of residents.</p> <p>Whilst a resident may be able to momentarily leave a number of items at their own personal entrance door prior to moving them into the dwelling, it may be less convenient, or inappropriate, to leave items at communal entrances some distance from the private dwelling.</p> <p>Wider communal entrance doors can therefore assist residents in uninterrupted movement of possessions to and from the dwelling.</p>	<p>Yes - All entrances will have accessible thresholds. All existing lights will be replaced to comply with illumination levels.</p> <p>All entrance doors achieve the required clear opening width and required 300mm nib on the pull side.</p> <p>A level external landing is not possible due to public highway.</p>

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(5) Communal Stairs and lifts	<p>Enable access to dwellings above the entrance level to as many people as possible</p>			<p>Yes – Use of existing lift shaft. Stairs provide easy access.</p>
(5)a Communal Stairs	<p>Principle access stairs should provide easy access in accordance with the specification (right), regardless of whether or not a lift is provided.</p>	<p>Principal access stairs should provide easy access in accordance with the specification (right), regardless of whether or not a lift is provided.</p>	<p>Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:</p> <ul style="list-style-type: none"> • 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. • Risers which are not open. 	<p>Yes – Communal stairs provide easy access and comply with the outlined criteria.</p>
(5)b Communal lifts	<p>Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.</p>	<p>Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:</p> <ul style="list-style-type: none"> • Have minimum internal dimensions of 1100mm x 1400mm. • Have clear landings adjacent to the lift entrance of 1500mm x 1500mm. • Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall. 	<p>Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:</p> <ul style="list-style-type: none"> • Have minimum internal dimensions of 1100mm x 1400mm. • Have clear landings adjacent to the lift entrance of 1500mm x 1500mm. • Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall. 	<p>Yes – Existing lift meets the recommended minimum internal dimensions and lift control heights as specified.</p> <p>Clear landings are 1500mm x 1425mm due to constraints of the existing building.</p>

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(6) Internal door ways and hallways	<p>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.</p>	<p>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.</p> <p>Doorway widths within dwellings</p> <p><i>Head on approach to door within dwelling</i></p> <p>The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on', is 750mm.</p> <p><i>Turning to pass through a door within dwelling</i></p> <p>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:</p> <p>Straight on – 750</p> <p>At right angles to a hallway at least 1200 wide – 750</p> <p>At right angles to a corridor at least 1050 wide – 775</p> <p>At right angles to a corridor less than 1050 wide – 900</p> <p>These clear width requirements apply to any doorway where movement through the doorway is intended. They do not apply to storage/cupboard doors unless the storage/cupboard is 'walk in'.</p> <p>Communal doors</p> <p><i>Head on approach to a communal door</i></p> <p>The minimum clear opening width of any communal doorway when the approach to the door is 'head on' is 800mm.</p> <p><i>Turning to pass through a communal door</i></p> <p>When the approach to a communal 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 corridor or landing), and should be in accordance with the table below:</p> <p>Straight on – 800</p> <p>At right angles to a hallway at least 1500 wide – 800</p> <p>At right angles to a hallway at least 1200 wide – 825</p> <p>All communal doorways should have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.</p> <p>Similarly, all doors to rooms on the entrance level of each dwelling, should have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.</p>		<p>The width of the communal corridors are proposed at 1000mm not the required 1200mm due to constraints of the existing building. Hallways within the dwellings do however meet the specified criteria</p> <p>Doors have the required clear openings but some do not have the required 300mm nib.</p>

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(7) Circulation space	<p>There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.</p>	<p>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.</p> <p>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.</p> <p>WC compartments and bathrooms</p> <p>Functional spaces requirements for WC compartments and bathrooms are detailed in Criteria 10 and 14.</p> <p>Hallways and landings within dwellings</p> <p>Circulation widths and spaces for hallways and landings within dwellings are detailed in Criterion 6.</p> <p>Living rooms/areas and dining rooms/areas</p> <p>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.</p> <p>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.</p> <p>Kitchens</p> <p>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.</p> <p>Bedrooms</p> <p>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.</p>	<p>• Kitchen layouts, whenever possible, should be planned so that they can include (following adaptation) a continuous run of units, unbroken by doorways, including: a built in oven at an accessible height beside a minimum 600mm of work surface, a hob beside a further minimum 600mm of work surface, and a sink/drain. This continuous run, uninterrupted by doorways, (c. 3600mm in length measured along the front face) could be straight, L shaped, or U shaped. In addition, window positions should not impede on the oven or hob positions. Space for other typical 'white goods' and fittings should be available elsewhere in the kitchen (so that only the oven and hob are contained within this particular length of run).</p> <p>• Provide a clear 1500mm diameter circular, or 1400mm x 1700mm elliptical, manoeuvring space from floor for a minimum height of 900mm.</p>	<p>Yes – A turning circle of 1500mm diameter is provided in all dining and living areas and main bedrooms.</p> <p>A minimum clear width of 1200mm is provided between kitchen units.</p> <p>A minimum 750mm clear space is provided around the bed in the main bedroom.</p>

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(8) entrance level and living space	A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').	A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space for the household and visitors. Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9, or the through floor lift space of Criterion 12).	Also provide the kitchen on the entrance level	Yes - All living rooms are on the entrance level. All apartments are single level.
(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 definition of entrance level in the context of this Criterion is as defined in Appendix 1. A corner of a room that can accommodate a single bed with a 750mm wide space to one side of the bed is suitable as a temporary bed space. This area should be capable of being screened (with a portable screen) from the rest of the room. Provision of an electrical socket within the space is required. This space is typically provided in the corner of a living room following rearrangement of the furniture – however, the living room should remain functional (despite a compromised layout). A dining room or dining area can also provide for the temporary bed space as long as the dining function can continue (or be relocated elsewhere). However, providing this facility within a dining space of a kitchen/diner provides the least convenient arrangement and should be avoided whenever possible.	<ul style="list-style-type: none"> • Provision of a window for ventilation and a heat source within the space would be beneficial. • A layout which provides potential for a suitable recess / area that is easier to screen and provides better separation from the remaining room is beneficial. 	Yes – All bedrooms are on the entrance level. All apartments are single level
(10) entrance level WC & 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 – as detailed in the specification below. (See Appendix 1 for definition of entrance level).	In dwellings with two or more storeys, and no more than two habitable rooms in addition to the main living room and any kitchen/diner (typically a one or two bedroom house), a Part M WC compartment will satisfy this Criterion provided that the floor drain for a future accessible shower (not required by Part M) is available in the compartment, or in a suitable location elsewhere. In all other dwellings (where an accessible bathroom in accordance with Criterion 14 is not provided on the entrance level) the compartment's specification should be as detailed below: An accessible WC compartment should contain: 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 the 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 at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line. 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.	<ul style="list-style-type: none"> • Position the WC and a hand rinse basin so that the basin can be reached from the WC position (as shown in Figure 10b). • Provide wall hung fittings to create greater manoeuvrability at floor level and ease of cleaning. 	Yes – An accessible bathroom is provided at entrance level. All apartments are single level

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		<p>2. A basin with: A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin – whether that be a pedestal, trap, duct or housing. This zone will normally overlap with the WC's approach zone as detailed in item 1(iii) above.</p> <p>3. Unless provided elsewhere on the entrance level (see Note 1), 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 installation of a laid-to-fall floor surface in the future.</p> <p>Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required for efficient drainage of the floor area. Crossfalls should be minimised.</p> <p>The floor drain should be located as far away from the doorway as practicable. Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.</p> <p>If the compartment contains the only accessible entrance level WC within the dwelling, an outward opening door to the compartment will be required to satisfy Approved Document M.</p>		
(11) Bathroom & WC Walls	Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.	<ul style="list-style-type: none"> • Provision of a window for ventilation and a heat source within the space would be beneficial. • A layout which provides potential for a suitable recess / area that is easier to screen and provides better separation from the remaining room is beneficial. 	Yes – Demountable metal stud and plasterboard walls are proposed. Walls capable of fixing grab rails retrospectively

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(12) Stairs and potential through floor lift in dwelling	<p>The design within a dwelling of two or more storeys should incorporate both:</p> <p>a) Potential for stair lift installation; and,</p> <p>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.</p>	<p>Required specification to achieve Criterion 12a - Stairs 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.</p> <p>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 minimum 1000mm 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, '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.</p>	<p>Additional good practice recommendations that exceed, or are in addition to, the above requirements:</p> <p>Stairs Although stair lifts are available for installation on most forms of stair, a straight flight with clear landings at the top and bottom, will provide for a more cost effective installation. A straight flight of stairs with goings (treads) of consistent depth (i.e. no winders) is safer to use, particularly for those less agile. A straight stair, without winders, is therefore recommended. Where winders are incorporated onto a stair consideration should be given to ensure that an adequate going depth remains on the winders if a stair lift is installed. Potential through floor lift At the identified route, provide an electrical point to assist in any future adaptation / installation of the lift. This plate should be annotated with 'lift position' (or similar) to assist in future identification of the possible route.</p>	<p>Yes – All apartments are single level served by a communal lift.</p>

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(13) Tracking hoist route	Structure above a main bedroom and bathroom ceiling should be capable of supporting ceiling hoist and the design should provide a reasonable route between this bedroom and the bathroom.	Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.	Locate this bedroom and bathroom adjacent to each other with a connecting full height 'knock out panel' sufficient to form a direct doorway with a minimum clear opening width of 900mm between the two rooms, or have a direct (en-suite) link with a minimum clear doorway opening of 900mm from the outset. Where locating these two rooms adjacent to each other is not practicable, have their doorways adjacent to each other, or opposite each other.	Yes – Clear routes are available between main bedrooms and bathrooms.
(14) Bathroom layout	An accessible bathroom, providing ease of access in accordance with the specification (right), should be provided in every dwelling on the same storey as a main bedroom.	<p>An accessible bathroom, providing ease of access, should be provided in every dwelling, close to a main (double or twin) bedroom.</p> <p>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).</p> <p>The following facilities, and associated clear approach zones, should be provided within the accessible bathroom.</p> <ol style="list-style-type: none"> 1. A WC with: <ol style="list-style-type: none"> 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. <p>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.</p> <ol style="list-style-type: none"> 2. A wash basin with: <ol style="list-style-type: none"> 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 item 1(iii) above) and/or bath (see item 3i below). 	<ul style="list-style-type: none"> • Where possible, the bathroom should also provide for a direct connection with a main bedroom. This will normally take the form of a full height knockout panel, capable of being fitted with a doorset, which achieves a clear opening in accordance with Criterion 6. • It is preferable that other bathrooms within a dwelling, in addition to the required accessible bathroom, have as many facilities as described in items 1 – 5 above, as practicable (item 6 being required in all bathrooms/WC compartments by Criterion 11). • Providing floor drainage as described in item 4) above within the bathroom even when it is provided elsewhere in the dwelling, will increase choice and convenience for adaptation and future use. 	Yes – Accessible bathrooms comply with the outlined criteria.

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		<p>3. Either a bath or an accessible floor level shower:</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>4. Unless provided elsewhere in the dwelling (see Note 3), floor drainage for an accessible floor level shower with:</p> <p>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.</p> <p>The drainage, when capped for use following adaptation, may be located under a bath.</p> <p>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.</p> <p>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).</p> <p>The requirements of Criterion 11 (WC and Bathroom walls), & Criterion 13 (Potential for hoists), should also be noted and incorporated.</p> <p>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.</p>		

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(15) Glazing and window handle height	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 (see Note 1).	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). 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.		Existing windows are approximately 900mm above floor level and as they are to be retained / refurbished therefore not within 800mm above floor level.
(16) Location of service control	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.	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. 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.	<ul style="list-style-type: none"> • Locate the different types of service controls within the more specific height bands as detailed in BS8300:2009 Figure 26. • Whenever possible, locate similar controls in consistent locations throughout the dwelling. • Specify taps that are operable by people with less hand dexterity. • Provide controls that give tonal contrast against their surroundings. Provide fused spurs to assist with potential future adaptations (e.g. future provision of stair lift, through floor lift, and shower). 	Yes – Installation heights of sockets and switches are specified as between 450mm and 1200mm above floor level.