

LIFETIME HOMES STANDARDS

325 Kentish Town Road

London

NW5 2TJ

Criterion 1– Parking (width or widening capability)

Response: There is no parking provided therefore not applicable

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

Response: There is no parking provided therefore not applicable

Criterion 3 – Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

3 – Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

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.

Increase the width of communal paths to 1800mm.

Response: The entrance to the flats is a level threshold, there are no slopes approaching the stairs and the distance from the main entrance to door to the stairs is over 5854mm long and 1000mm wide. The approach to the stairs will be a non-slip surface. At the top of the stairs and at the end of the landing the approach to Flats 2,3 & 4 starts from 1392mm and gradually increases to 1911mm, and are of non-slip surfaces. The curtilage width within the individual flats varies from 900mm to 1000mm. These measurements exceed the above requirements.

Criterion 4 – Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

4 - Entrances

All entrances should:

a) Be illuminated

Response: All entrances will be lit with fully diffused luminaires.

b) Have level access over the threshold

Response: There will be level access over the threshold

c) Have effective clear opening widths and nibs as specified below.

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

Response: It is not possible to have nib at the main entrance due the width of the building at the rear after allowing for 2 sets of bin enclosures, one for the commercial element and one for the residential, and also the fire escape corridor for the commercial element, nevertheless all the flats have a nib exceeding 300mm. The main entrance doors vary between 800mm to 825mm.

In addition, main entrances should also:

d) Have adequate weather protection*

Response: There will be glass canopies of 900mm depth by 1200mm width over both the main entrance and the entrance to Flats 2, 3 & 4 entrance at first floor level.

e) Have a level external landing.*

Response: The external landings will be level at both ground and first floors.

Criterion 5– Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

5a – Communal Stairs

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

5b – Communal Lifts -

Response: there is no lift proposed

Required specification for Criterion 5a - Communal Stairs

Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:

- Uniform rise not exceeding 170mm.

Response: Rise will not exceed 170mm

- Uniform going not less than 250mm.

Response: Tread will be a minimum of 250mm

- Handrails that extend 300mm beyond the top and bottom.

Response: Handrails will overrun the stairs by 300mm

- Handrails height 900mm from each nosing.

Response: The height of the handrails will be 900mm

- Step nosings distinguishable through contrasting brightness.

Response: Step nosings will be contrasted by different brightness to the colour of the concrete at the first staircase in from the main entrance and by different brightness or colour of the carpets within the entrance to Flats 2,3 & 4. Additionally within Flat 1 the brightness or colour of the carpet will be applied to alternative treads.

- Risers which are not open.

Response: The risers will not be open

Criterion 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

Required Specification for Criterion 6

Hallway widths

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.

Response: The hallway width within the dwellings vary between 900mm and 1000mm

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.

Response: The hallway width will be 1700mm, far exceeding the requirement

Doorway widths within dwellings

Head on approach to door within dwelling

The minimum clear opening width of any doorway within a dwelling, when the approach to the door is ‘head on’, is 750mm.

Response: The door clearings will be between 800-825mm for the main entrance to the dwellings and a minimum of 766mm within the dwellings.

Provision of nibs

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.

Response: Except for the main entrance, all the other doors have a nib. The reason for the main door not having a nib has been explained above.

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.

Response: All entrance doors to the flats have nibs exceeding 300mm

Criterion 7 – Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

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.

Response: Flats above shops are not conducive for wheelchair users and this proposal is not an exception.

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.

Response: Flat 1 which is a 3 bed flat is conducive for ambulant persons, in fact there is a spacious wet room shower and wc on the first floor entry level to the flat. The second floor level also has a very large bathroom with wc which would incorporate aids to assist those challenged by mobility or families with young children. There is ease of movement within the flat itself. Flats 2,3 & 4 are single person flats and all have wetrooms/wc, the lounge and kitchens are open plan for ease of movement.

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.

Response: The living rooms all have clear turning circles of 1500mm, excluding Flat 4 which due to the reduced size within a mansard roof would be slightly constrained.

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.

Response: The layout complies with this as the kitchens are laid out in an L-Shape and no walls are obstructing.

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. See plans for details, the wheelchair symbols are there for illustration purposes of the manoeuvrability within the rooms.

Response: Most of the rooms far exceed the 750mm, except for 1 bedroom in Flat 1 which is marginally short by 60mm at the foot of the bed.

Kitchen

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

Response: The kitchen layout is a continuous run in a U shape in Flat 1, and L shape in Flats 2, 3 & 4. There is no break and the oven will be at an accessible height of 600mm beside a minimum of 600mm work surface, the hob will also be beside a minimum work surface of 600mm, and there will be a sink/drain. There is ample space for kitchen white goods within the kitchens.

Provide a clear 1500mm diameter circular, or 1400mm x 1700mm elliptical, manoeuvring space from floor for a minimum height of 900mm.

Response: There is clear 1500mm diameter manoeuvring space of 1500mm, see plans for details.

Criterion 8 – Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').

Also provide the kitchen on the entrance level.

Response: All living spaces and kitchens are at the entrance level for each flat.

Criterion 9 – Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

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.

Required specification to achieve Criterion 9

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.

Response: Flats 2,3 & 4 all have bedrooms at the entrance level. Flat 1 can accommodate a bed temporarily, if required, within one corner in the lounge, coupled with a wetroom facility on the same level it would ease the use of this flat by an occupant unable to climb the stairs.

Criterion 10 – Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities for:

- i) any member of the household using the temporary entrance level bed space of Criterion 9, and:
- ii) visitors unable to use stairs.

Response: The wetroom facility in Flat 1 at the entrance level, far surpasses the sizes required in the standards, see plans for dimensions. The floor drainage will comply with the standards. The basins will be wall hung. The wetrooms in Flats 2,3 & 4 are all on the entrance levels to the flats.

Criterion 11 - WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

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.

Response: There is ample space to fix grab rails in the future if required.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

12 - Stairs and potential through-floor lift in dwellings

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.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

12 - Stairs and potential through-floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,

Response: The stair cannot be widened in Flat 1 from 800mm to 900mm without compromising the corridor on the first floor and also impacting on the wetroom at that level, therefore a lift would be the solution.

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.

Response: A lift could be installed in the lounge area in Flat 1 going straight up into Bedroom 1, the room would either have the ensuite shower removed or it would become a single bedroom.

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.

Response: This would be provided during the build process.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Response: The hoist could be installed in Flat 1 from Bedroom 1 to the bathroom on the second floor with ease as they are next to each other. Flats 2, 3 & 4 also provide these possibilities as they bedrooms are next to the bathrooms

Criterion 14 – Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

Response: The bathroom and wetroom in Flat 1 are both accessible and would require simple adaptation. The wetrooms in Flats 2 & 3 are marginal in their accessibility due to the constraints of the flat conversions. Flat 4 is a much smaller flat within the mansard roof and it would be a challenge to make that accessible.

Criterion 15 – Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Response: All windows will have handles at low levels, and all the flats have good sight lines through the glazing whilst seated, possibly Flat 4 may be a little constrained due to dormer windows within the mansard roof. Flat 1 has a double doors that open inwards to reveal a Juliet balcony. The front windows to Flats 2 & 3 overlooking Kentish Town Road are of nearly full height floor to ceiling and will afford excellent views for occupants. All other glazing will not start above 800mm.

Criterion 16 – Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

16. Location of service controls

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.

Required specification to achieve Criterion 16

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

Response: All service controls will be within the specified height of 450-1200mm and at least 300mm away from room corners.