

LIFETIME HOMES STANDARDS

16 standards

4 Healey Road, NW1 8 SR

Conversion of a three storey house into three self contained living units.

(1) CAR PARKING WIDTH

Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.

Stated specifications and dimensions required to meet criterion

The general provision for a car parking space is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e.g. a grass verge) for enlarging the overall width to 3300mm at a later date.

* A designated bay could be created

(2) ACCESS FROM CAR PARKING

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.

Stated specifications and dimensions required to meet criterion

It is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1:12 is permissible on an individual slope of less than 5 metres or 1:15 if it is between 5 and 10m, and 1:20 where it is more than 10m*. Paths should be a minimum of 900mm width.

* The front access is level with the pavement which has a 150mm kerb

(3) APPROACH GRADIENTS

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

Stated specifications and dimensions required to meet criterion

It is preferable to have a level approach. However, where the topography prevents this, a maximum gradient of 1:12 is permissible on an individual slope of less than 5 metres or 1:15 if it is between 5 and 10m, and 1:20 where it is more than 10m*. Paths should be a minimum of 900mm width.

* The ground floor entrance is level through from the pavement.

(4) ENTRANCES

All entrances should:

4a) be illuminated

4b) have level access over the threshold and

4c) main entrances should be covered.

Stated specifications and dimensions required to meet the criterion

The threshold up-stand should not exceed 15mm.

- * The front entrance is level across the threshold. The ground floor is illuminated by a switched light from inside as it bears directly onto the pavement on an illuminated street.

(5) COMMUNAL STAIRS & LIFTS

5 a) Communal stairs should provide easy access and

5 b) Where homes are reached by a lift, it should be fully accessible.

Stated specifications and dimensions required to meet criterion

Minimum dimensions for communal stairs

Uniform rise not more than 170mm

Uniform going not less than 250mm

Handrails extend 300mm beyond top and bottom step

Handrail height 900mm from each nosing

Minimum dimensions for lifts

Clear landing entrances 1500mm x 1500mm

Min. internal dimensions 1100mm x 1400mm

Lift controls between 900 and 1200 mm from the floor and 400mm from the lift's internal front wall.

- * There are no communal stairs in the proposal

(6) DOORWAYS & HALLWAYS

The width of the doorways and hallways should conform to the specifications below.

Stated specifications and dimensions required to meet criterion

Doorway clear opening width (mm)

minimum

Corridor / Passageway width (mm)

minimum

750 or wider 900 (when approach is head-on)

750 or wider 1200 (when approach is not head-on)

775 or wider 1050 (when approach is not head-on)

900 or wider 900 (when approach is not head-on)

The clear opening width of the front door should be a minimum 800mm.

There should be a 300mm nib to the side of the leading edge of doors at entrance level.

- * The Entrance doors to the Ground floor Flat are 900mm and there is a 300mm nib and they therefore conform. The Entrance to the upper flats is by 900mm doorways off the staircase. All internal doors are 760mm and therefore conform

(7) WHEELCHAIR ACCESSIBILITY

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

Stated specifications and dimensions required to meet criterion

A turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm is required in dining areas and living rooms.

- * All living and dining rooms are large enough to accommodate the proscribed turning circle

(8) LIVING ROOM

The living room should be at entrance level.

Stated specifications and dimensions required to meet the criterion

None

- * The proposal is for three flats on five levels. The Living Room for the Ground Floor unit is at entrance level.

(9) ENTRANCE LEVEL BEDSPACE

(9) Entrance Level Bedspace

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

Stated specifications and dimensions required to meet criterion

None

- * As above, the bedspaces of the Ground Floor unit is at entrance level

(10) ENTRANCE LEVEL WC & SHOWER DRAINAGE

There should be:

- a) A wheelchair accessible entrance level WC, with
- b) Drainage provision enabling a shower to be fitted to be fitted in the future.

Stated specifications and dimensions required to meet criterion

The drainage provision for a future shower should be provided in all dwellings.

Dwellings of three or more bedrooms

For dwellings with three or more bedrooms, or on one level, the WC must be fully accessible. A wheelchair user should be able to close the door from within the closet and achieve side transfer from a wheelchair to at least one side of the WC. There must be at

least 1100mm clear space from the front of the WC bowl. The shower provision must be within the closet or adjacent to the closet.

Houses of two or fewer bedrooms

In small two-bedroom houses where the design has failed to achieve the above fully accessible standard WC, the Part M standard WC will meet this standard.

*Each unit has been given as large a toilet facility as is reasonable. All units have showers installed. Policy H7 of the UDP states that only 10% of new developments and conversions should meet the requirements of Lifetime homes.

(11) BATHROOM & WC WALLS

Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

Stated specifications and dimensions required to meet criterion

Wall reinforcements (if required) should be located between 300mm and 1500mm from the floor.

* Reinforcements will be in position to take handrails

(12) STAIR LIFT / THROUGH-FLOOR LIFT

The design should incorporate:

12a) provision of a stair lift

12b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.

Stated specifications and dimensions required to meet criterion

There must be a minimum of 900mm clear distance between the stair wall (on which the stair lift would normally be located) and the edge of the opposite handrail/balustrade.

Unobstructed 'landings' are needed at top and bottom of the stairs.

* The stair from the ground floor to the bathroom is 900mm wide

(13) TRACKING HOIST ROUTE

The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

Stated specifications and dimensions required to meet criterion

Most timber trusses today are capable of taking a hoist and tracking. Technological advances in hoist design mean that a straight run is no longer a requirement.

* There is a simple route for a tracking hoist

(14) BATHROOM LAYOUT

The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.

Stated specifications and dimensions required to meet criterion

Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can use the bathroom.

*Each unit has been given as large a toilet facility as is reasonable. All units have showers installed. The Ground floor unit wc facilities are at entrance level. Policy H7 of the UDP states that only 10% of new developments and conversions should meet the requirements of Lifetime homes.

(15) WINDOW SPECIFICATION

Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.

Stated specifications and dimensions required to meet criterion

People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room.

* The living room window in all units will conform to this standard

(16) CONTROLS, FIXTURES & FITTINGS

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor).

Stated specifications and dimensions required to meet criterion

This applies to all rooms, including the kitchen and bathroom.

* All controls and fixtures and fittings will conform to this requirement.

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