



LIFETIME HOMES COMPLIANCE CHECK LIST AND DRAWINGS

IN SUPPORT OF THE ERECTION OF FOUR NEW DWELLINGS
WITH ASSOCIATED LANDSCAPING

70 CHURCHWAY
LONDON
NW1 1LT

1.00 Introduction

- 1.01 This document sets out to demonstrate that the proposed development is in compliance with the 16 Design Criteria for the Lifetime Homes Standard.
- 1.02 The proposal also meets the relevant parts of requirements in Building Regulations Part M4 (1): Category 1 – visitable dwellings.

2.00 Lifetime Homes Compliance Checklist

To be read in junction with drawings

Lifetime Homes Standards Design Criteria from 5 July 2010 (Revised)	Unit 1	Unit 2	Unit 3	Unit 4
1a. On Plot Parking	N/A (no provision)	N/A (no provision)	N/A (no provision)	N/A (no provision)
1b. Communal or Shared Parking	N/A (no provision)	N/A (no provision)	N/A (no provision)	N/A (no provision)
02. Approach to Dwelling from Parking	N/A (no provision)	N/A (no provision)	N/A (no provision)	N/A (no provision)
03. Approach to all Entrances	✓	✓	✓	✓
04. Entrances	✓	✓	✓	✓
5a. Communal Stairs	✓	✓	✓	✓
5b. Communal Lifts	N/A (no provision)	N/A (no provision)	N/A (no provision)	N/A (no provision)
06. Internal Doorways and Hallways	✓	✓	✓	✓
07. Circulation Space	✓	✓	✓	✓
08. Entrance Level Living Space	✓	✓	✓	✓
09. Potential for Entrance Level Bed-space	✓	✓	✓	✓
10. Entrance Level WC and Shower Drainage	✓	✓	✓	✓
11. WC and Bathroom Walls	✓	✓	✓	✓
12. Stairs and Potential Through-Floor Lift in Dwelling	✓	✓	✓	✓
13. Potential for Fitting of Hoists and Bedroom/ Bathroom	✓	✓	✓	✓
14. Bathrooms	✓	✓	✓	✓
15. Glazing and Window Handle Heights	✓	✓	✓	✓
16. Location of Service Controls	✓	✓	✓	✓

Criterion 1: Parking

Not applicable. No onsite car parking provision has been proposed. The proposed development is a Car-free development.

Criterion 2: Approach from the Car Parking space

Not applicable. No onsite car parking provision has been proposed, though the distance from the nearest roads is 16m and 18m approx.

Criterion 3: Approach to entrances

The approach to the main entrance is at ground floor level. The proposed level difference would be 15mm only which would be easily accessible.

Criterion 4: Entrances

Entrances to residential accommodation would be as follows:

- be illuminated
- have level access over the threshold
- effective clear opening widths which comply with the Lifetime Homes dimensional standards.
- external landing is not applicable
- covered main entrance is provided.

Criterion 5: Communal stairs - Communal stairs should provide easy access.

Communal stairs providing a principal access route to the dwelling would be easy going, with:

- Uniform rise that is 170mm.
- Uniform going that is 250mm.
- Handrails will extend 300mm beyond the top and bottom.
- Handrails height would be 900mm from each nosing.
- Step nosing would be distinguishable through contrasting brightness.

Criterion 6: Doorways & Hallways - The width of internal doorways and hallways should conform to Part M.

Door openings and corridor widths, would meet or exceed the dimensions as given in the Lifetime Homes Standards.

Criterion 7: Circulation Space

The proposed layout will provide good circulation routes and turning circles for wheelchairs within dining areas and living rooms. The kitchen units are fixed in a continuous run along wall and there are no fixed obstructions opposite.

Criterion 8: Living Room - The living room should be level at entrance.

The living room is provided at the entrance level of each unit.

Criterion 9: Potential entrance level bed-space

Ground floor flat at has an entrance level bed-space.

Criterion 10: Entrance level WC and shower drainage

A wheelchair accessible entrance level WC with shower has been provided.

Criterion 11: Bathrooms and WC walls.

Walls in all bathrooms and WC compartments are capable of firm fixing and support for adaptations such as grab rails.

Criterion 12: Stairs and Potential Through-floor lift in dwellings

A through-the floor lift is provided within the wheelchair unit. All other units are on one floor.

Criterion 13: Potential for Fitting of Hoists and Bedroom/Bathroom Relationship

Hoist tracks can be accommodated within the construction of all units.

Criterion 14: The bathroom should be designed for ease of access to the bath, WC and washbasin.

A floor construction is to be provided with drainage capped for use following adaptation located under every bath.

Criterion 15 : Living room glazing – The living room glazing should begin no higher than 800mm from the floor level and windows should be easy to open and close.

The living rooms have access to balconies and have full height patio doors. These will be double glazed windows with toughened glass. Other rooms will have sills at 800mm .

Criterion 16: Fixtures and Fittings - Switches, sockets, ventilation and service controls should be at a height usable by all.

All switches, sockets, ventilation and service controls will be usable by all and will be placed between the heights of 450 - 1200mm from the finished floor level and at least 300mm away from any internal room corner.