

Lifetime Homes Standards - 16 point criteria checklist

The following checklist shall be completed with reference to the publication 'Revised Lifetime Homes Standard' by Habinteg (published 5 July 2010), which sets out full details of the Lifetime Homes criteria.

Please complete and return as part of your Design and Access Statement. Applicants must be able to provide justification for any non-compliance.

Criterion 1 - Parking (width or widening capability)

1a – 'On plot' (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.

1b – Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

- The site is not suitable for street parking due to locality

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

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.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

- Not applicable due to 'No-Parking' provision (car-capping)

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Criterion 3 - Approach to all entrances

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

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

- Existing shallow step is present. Site is in a Conservation Area; therefore it is difficult to amend

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Criterion 4 - Entrances

All entrances should:

- a) Be illuminated;
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified in the main document.

In addition, main entrances should also:

- d) Have adequate weather protection; and
- e) Have a level external landing.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

- Existing canopy is present at entrance via recess. It will be illuminated with sensor light. No level access however a level threshold will be provided (with weather prevention). Side door nib to be provided.

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Criterion 5 - Communal stairs and lifts

5a – Communal stairs

Principal access stairs should provide easy access regardless of whether or not a lift is provided.

5b – Communal lifts

Where a dwelling is reached by a lift, it should be fully accessible.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

**The staircase will have the required steps (tread and riser) to comply with residential developments under Building Control. Handrails and general width to provide ease of access.
No lift provision can be provided within the existing structure.**

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Criterion 6 - Internal doorways and hallways

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 within the main document.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

The site is currently tight and wheelchair access cannot be provided, which ensures that the existing width is suitable for the proposed usage.

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Criterion 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.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

The site has sufficient space for residence, however the property is not suitable for wheelchair usage, however the turning circles have been used when considering the internal room dimensions.

Criterion 8 - Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

Flat 1 contains an entrance level living space.

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Criterion 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.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

If required Flat 1 can accommodate a bed-space at GF level, however due to the configuration and need to ensure adequate space standards/ stacking etc the site is not suitable for wheelchairs.

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Criterion 10 - Entrance level WC and 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.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

Flat 1 could include a WC shower, or Flat 2 front bedroom could accommodate a WC shower if required. It should be noted that the site is not accessible for wheelchairs due to the existing constraints from the front step – this being said the site configuration has the potential of converting into a layout, which could accommodate a WC if required. This ensures future proofing the development.

Criterion 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.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

Noggins to be provided to ensure compliance.

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Criterion 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.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

Not applicable – Future adaptation of Flat 1 could see a slim stair lift installed from GF to basement amenity space –

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

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

Above each bed at GF additional supports to be installed to ensure hoists can be installed to accommodate a hoist device. Flat 1

Basement room to include provisions for hoists.



Criterion 14 - Bathrooms

An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

The proposal provides for a bathroom/ shower room for flat 1 and 3 for level access with the main bedroom

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Criterion 15 - Glazing and window handle heights

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.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

To comply with space handle height standards (existing window to be maintained within conservation area)

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Criterion 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.

Does scheme comply? If yes, please demonstrate by reference to drawing number or provide other evidence. If no, please provide the reason for non-compliance.

All service controls will be at heights of 450mm to 1200mm from the floor and at least 300mm away from the internal corner. The

proposed development will house sockets and switches at the required height and Fuse-box to be recessed at the required height.
