a 1 Naoroji Street London WC1X 0GB
t +44 (0)20 7704 6060
e office@mae-llp.co.uk
w mae-llp.co.uk

LIFETIME HOMES ASSESSMENT – CPT

28/09/2015

Our Ref: mae server HD:mae projects:1328_Regents Park Infill:00-Architect:03_SpecificationsSchedules:Lifetime Homes Assessment:150925_LifetimeHomesAssessment.docx

Project Name Regents Park Estate – Camden People's Theatre
Project Number: 1328 –

Item	Notes	Y/N
1 – Parking		
1A - Where a dwelling has car parking within its individual plot boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	No parking is provided in scheme	N/A
1B - Where parking is provided by communal or shared bays, spaces with a width of 3300mm should be provided.	No parking is provided in scheme	N/A
2 - Approach to Dwelling *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.*	No parking is provided in scheme	N/A
3 - Approach to all entrances *The approach to all entrances should preferably be level or gently sloping.*	Approach to the communal entrance is flat	Y
4 – Entrances (Communal Entrance Door)		
All entrances should: *4A Be illuminated*	Approach to the communal entrance can be fitted with a light	Y
4B - Have level access over the threshold	Level Access can be achieved across the threshold	Y
4C - Have effective clear opening widths and 300mm nibs	An opening door leaf of 800 is possible, however due to the existing width of the corridor (at c.1060mm width) a full 300mm nib is unlikely to be possible without moving the existing partition wall. A c. 200mm nib is likely to be possible with the existing corridor width.	N
4D - Have adequate weather protection	The existing entrance opening is being retained, and this arrangement is not suitable to have a cover as this would cause	N

	significant over sailing of a public highway.	
4E - Have a level external landing	The existing pavement area provides a flat external area in front of the door	Y
5 – Communal Stairs and Lifts		
5A - Principal access stairs should provide easy access	The existing stair from ground – 1st floor is to be replaced, and the new stair can comply with this specification. The upper floor stairs 1st – 3rd floors are to be retained as existing, and these appear from the building survey to achieve a rise/going of 170/250mm, however further detailed information would be required to fully confirm this.	Y
5B - Where a dwelling is reached by a lift, it should be fully accessible	A lift is not provided	N/A
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*	All doors achieve a minimum effective clear width of at least 750mm, however, due to constraints of the existing building, a few doors (particularly the flat entrance doors) do not achieve the increased widths where the adjacent corridor is less than 1200 width. All corridors are at least 900mm wide.	N
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.*	At 2580mm, the bedroom on the 2nd and 3rd floor is narrower than the standard 2750mm minimum due to the restrictions of the existing building, however it has been made as wide as possible within the site constraints. Elsewhere, layouts have been designed carefully to achieve the required circulation zones, or to come as close as possible to them.	N
8 - Entrance Level Living Space *A living room / living space should be provided on the entrance level of every dwelling*	All units achieve a living space at their entrance level	Y
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.*	There are bedrooms on the entrance level of every dwelling.	Y
10 - Entrance level WC and	All entrance level showers can be fitted with a	Y

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.*	drainable floor	
11 - WC and bathroom walls W*alls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails*	Bathroom walls can be fitted to be capable of providing firm support for grab rails	Y
12 - Stairs and potential for 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.*	There are no stairs within dwellings	Y
13 - Potential for fitting of hoists in bedroom/bathroom *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*	The bedroom and bathroom ceilings can be made capable of supporting a ceiling hoist	Y
14 - Bathrooms *An accessible bathroom, providing ease of access, should be provided in every dwelling on the same storey as a main bedroom.*	Each dwelling has a bathroom on entrance level that is at least 2.1mx2.1m.	Y
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*.	The window sill heights to the 2nd and 3rd floors of the existing building and higher than 800mm from floor level. The proposal can therefore not achieve the requirement for an 800mm high sill.	N

16 - Location of service controls *Service controls should be within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.*	Service controls can be fitted, in line with this criterion.	Y