

Lifetime Homes Statement

Lifetime Homes Standards - 16 point criteria checklist

Criterion 1 - Parking (width or widening capability)

1a – ‘On plot’ (non-communal) parking

No, proposed dwelling will not have a car parking within its individual plot (or title) boundary, as this is a car free scheme.

1b – Communal or shared parking

No, parking free scheme.

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

The distance to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping.

Proposed unit will have level access from main entrance of Kentish Town Road which is a drop off point for disabled users.

Criterion 3 - Approach to all entrances

Yes, the approach to entrances will be level or gently sloping.

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.

Yes, entrance will be illuminated, level access, clear opening widths. Entrance to flat will be from a corridor which serves a purpose of landing.

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.

Yes, proposed new unit on ground floor level and not accessible by staircase.

Existing unit is accessible by staircases but they provide easy access, although lift is not provided.

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.

Yes, hallways are suitable for people for wheelchairs. Please refer to proposed plan drawings.

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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.

Yes, proposed studio flat is suitable for wheelchair users as it provides a one large space.

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Criterion 8 - Entrance level living space

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

Yes, Proposed flat is on ground level; all living area is on the entrance level.

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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.

Yes, proposed dwelling is single storey and on ground floor.

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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.

Yes, WC is also on ground floor and accessible.

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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.

Yes, proposed studio flat will have capability of firm fixing and support for adaptations.

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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.

Yes, proposed flat is on ground floor; a bedroom to existing flat is added with a bathroom.

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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.

Yes, proposal will have capable supporting ceiling hoists and due to its studio nature bedroom and bathroom route is reasonable.

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Criterion 14 - Bathrooms

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

Yes, bathroom is on the same level with main bedroom / living area.

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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.

Windows in principle living space will at least one opening light and windows will allow people to see rear garden when seated.

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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.

Yes, service controls will be on the corridor and within a height band of 450mm to 1200mm from the floor.

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