**Client**

Concise Property Management

10 Greenland Street, London, NW1 0ND

**Lifetime home assessment**

The applicant has been advised that is necessary to assess the proposed development against the Lifetime Home (LTH) Revised Criteria, July 2010. Accepting that this is an extension to an existing multi-storey building, the assessment is set out below.

This assessment has been prepared in support of the proposal for the one storey extension over the existing roof terrace to create two additional one bedroom flats and one room extensions for the two existing flats in 10 Greenland Street, London.

**Criterion 1-Parking**

Adopted LPA policy dictates against on site provision in this highly accessible location.

There is no parking available on site. There is a courtyard for delivery which can be used as access to the site as well as vehicles can stop in front of the main entrance in Greenland Street for dropping off occupiers.

**Criterion 2-Approach to dwelling from parking**

See above. The drop off point which is level with the main entrance is located in front of the entrance with the required clear access width of 1200 mm.

**Criterion 3-Approach to all entrances**

The access to the proposed dwellings is provided through the access core in Number 10 entrance. The approach to that entrance is level and accords with the specification as set in the LTH.

**Criterion 4-Entrances**

The entrance of the building is already illuminated by the street lights. Further the entrance lobby is illuminated all the time. The access route from the entrance in the street to the lift is level.

All doors have level thresholds. The proposed new threshold upstands will not exceed 15mm.

The existing entrance is recessed which provides cover for the entrance.

**Criterion 5-Communal stairs and lift**

Access to the existing two and the proposed two flats will be provided by the existing lift which will be extended with one storey. Its internal dimension of 1476x1102 complies with LHS. It has a clear landing of 1500mm x 1500mm.

LTH do not require a lift to be installed.

**Criterion 6-Internal doorways and hallways**

The width of the doorways and hallways conform to the specifications set out in LTH. There is 300mm to the side of the leading edge of doors at entrance level for the proposed new flats.

The layouts of the flats are formed to be user friendly for all mobility classes. They are designed on an open plan basis.

**Criterion 7-Circulation space**

A turning circle of 1500mm diameter or a1700mmx1400mm ellipse is provided in the lobby and in the living area as well. The entrances and the living area is designed on an open plan basis.

The size of the bedroom in each proposed flat is to accommodate a double bed with at least 750mm of clear space on either side of the bed.

**Criterion 8-Entrance level living space**

The living room of each flat has level access which satisfy the LTH requirement.

**Criterion 9-Potential for entrance level bed-space**

There are two existing flats which are proposed to become two storey by the extension on the fifth floor. These flats have spacious bedrooms on their main entrance level as set out in the criteria.

The two proposed new flats are single storey.

**Criterion 10-Entrance level WC and shower drainage**

There are two existing flats where the proposed extension will provide only an additional living area for them.

In the proposed new flats wheelchair accessible entrance level WC is designed and meets Part M standard.

**Criterion 11-Wc and bathroom walls**

The proposed extension for the two existing flats will provide only an additional living area therefore this criteria is not applicable for the existing flats.

The internal walls of the bathrooms in the two proposed new flats will be constructed accordance with the LTH.

**Criterion 12-Stairs and potential through-floor lift in dwellings**

The two proposed new flats are single storey with level access to each room.

The two existing flats with the proposed extensions have already complied with this criteria. The proposed extensions will provide only an additional living area for these flats with stair access to it. The living area and the bedrooms are all located on the main entrance level, on fourth floor.

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

The extension will be designed on a structural steel frame with intermediate rafter capable of supporting ceiling hoists, if required. Most of the bathrooms in the existing flats are all en suite providing easy access from bedrooms. The layout of the proposed new flats are designed to provide unobstructed access to the bathrooms from the bedrooms.

**Criterion 14-Bathrooms**

At least one of the bathrooms in the existing flats are capable to be used by a wheelchair user.

The bathrooms of the proposed new flats meet Part M standard. They both are capable in size to be altered to meet LTH if required.

**Criterion 15-Glazing and window handle heights**

The glazing and the windows in the existing flats are existing and not proposed to be altered.

The glazing in the living area in the proposed new flats are from floor to ceiling glazing so the wheelchair user is able to see out of the glazing. Door and window handles are set to meet LTH.

There is a clear approach route 750mm wide which enables wheelchair user to approach windows and doors.

All opening sections will, however, be fitted with restrictors to comply with the Building Regulations and to ensure the safety of occupants.

**Criterion 16-Location of service controls**

Individual supplies of water, electricity and gas will be laid on for each dwelling. Service controls, such as those relating to air handling and under floor heating will be positioned between 450 mm and 1200 mm above floor level and no less than 300 mm away from any internal corner, as required. In addition, to comply with the requirements of both LTH (revised criteria) and the Building Regulations, all sockets and switches, tv and media controls, and mains water stop cocks will be located to be equally accessible. Good practice recommendations will be followed in respect of all services.

**Conclusions**

Policy requires that all new housing needs to be accessible to all and to be built to Lifetime Home (LTH) standards. Additionally, 10% of all new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. As required, the submitted drawings show that the relevant requirements in respect of the criterion are met in our proposal.

On this basis, it must be concluded that the existing and the new dwellings, indeed, be reasonably suitable for occupation by a wide range of people, including those with mobility problems or other disabilities. Compliance with LTH revised criteria July 2010 is achievable.