

H349 - LIFETIME HOMES STATEMENT

Site: 16 Chalcot Square – Flat A – 3-bed over ground-to-third floors
Client: Simon & Melissa Lewis
Date: December 2015

CRITERION 1 - PARKING (WIDTH OR WIDENING CAPABILITY)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

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, in accordance with the specification below, should be provided.

The existing property has use of on-street parking only. No change to this situation is possible or proposed.

CRITERION 2 - APPROACH TO DWELLING FROM PARKING (DISTANCE, GRADIENTS AND WIDTHS)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

2 – Approach to dwelling from parking. 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.

On-street parking is provided by bays located against the pavement affronting the property, giving minimum approach distance. Existing access to the property includes a level approach so far as the steps discussed under Criterion 4.

CRITERION 3 – APPROACH TO ALL ENTRANCES

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

3 - The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A ‘gently sloping’ approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres – see Figure 3.1). No slope should have a going greater than 10 metres long.

Existing access to the property includes a level approach so far as the steps discussed under Criterion 4.

CRITERION 4 – ENTRANCES

Principle: Enable ease of use of all entrances for the widest range of people.

4 – Entrances. All entrances should:

- a) Be illuminated*
- b) Have level access over the threshold; and*
- c) Have effective clear opening widths [800mm] and nibs [300mm to leading edge] as specified below.*

In addition, main entrances should also:

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

The existing property is Grade II Listed and the main street frontage entrance includes two steps from the footpath and another into the front door. Due to the listed nature of the property this situation cannot be changed, however a temporary removable ramp can be provided and stored within the property for use as required. The existing main entrance porch is illuminated and will remain so. The porch provides adequate weather protection and a level external landing. The main entrance clear opening width is to be adequate at 940mm with inadequate 240mm clear nibs either side. This will result from works to restore the front entrance to match the original arrangement as demonstrated by the immediate neighbouring property, and therefore cannot be improved.

CRITERION 5– COMMUNAL STAIRS AND LIFTS

Principle: Enable access to dwellings above the entrance level to as many people as possible.

5a – Communal stairs. Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:

- Uniform rise not exceeding 170mm*
- Uniform going not less than 250mm*
- Handrails that extend 300mm beyond the top and bottom*
- Handrails height 900mm from each nosing*
- Step nosings distinguishable through contrasting brightness*
- Risers which are not open*

5b - Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below (where applicable). Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:

- Have minimum internal dimensions of 1100mm x 1400mm*
- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm*
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall*

Good practice recommendations that exceed, or are in addition to, the above requirements:

- Provide lift access to all dwellings above entrance level as far as practicable*
- Provide access to two lifts within blocks of 4 or more storeys*
- Where lift access is not provided, consider potential to enable provision at a later date (by provision of space and/or adaptation)*

As this is a private residence, there are no communal stairs or lifts.

CRITERION 6 – INTERNAL DOORWAYS AND HALLWAYS

Principle: Enable convenient movement in hallways and through doorways.

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 below.

The majority of internal doorways are adequately 800mm or wider and internal corridors are adequately 900mm or wider. Furthermore, the interior spaces are generous, in keeping with the stature of this large Grade II Listed property.

CRITERION 7 – CIRCULATION SPACE

Principle: Enable convenient movement in rooms for as many people as possible.

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.

Generous internal spaces exceed space standards and allow the easy use of a wheelchair at ground entrance level and throughout.

CRITERION 8 – ENTRANCE LEVEL LIVING SPACE

Principle: Provide accessible socialising space for visitors less able to use stairs.

8 - Entrance level living space. A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level'). A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space for the household and visitors.

Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9 or the through floor lift space of Criterion 12).

The dining room and kitchen are provided on the ground entrance level.

CRITERION 9 – POTENTIAL FOR ENTRANCE LEVEL BED-SPACE

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

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 is no permanent bed-space provision on the entrance floor, however either the garden room or dining room can accommodate a temporary bed space.

CRITERION 10 – ENTRANCE LEVEL WC AND SHOWER DRAINAGE

Principle: Provide an accessible WC and potential showering facilities for:

- i) any member of the household using the temporary entrance level bed space of Criterion 9, and*
- ii) visitors unable to use stairs*

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 – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

There are no accessible WC provisions in the proposed private dwelling, according to the existing condition.

CRITERION 11 - WC AND BATHROOM WALLS

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

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.

Required specification to achieve Criterion 11:

Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

All bathroom walls will be capable of firm fixing and supporting adaptations such as grab rails.

CRITERION 12 – STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLINGS

Principle: Enable access to storeys above the entrance level for the widest range of households.

12 - 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.

Required specification to achieve Criterion 12a – Stairs:

In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement. A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

This property is Grade II Listed with very high ceilings and as such it will not be possible to install a lift. However the generous proportions of the existing central stair would allow the installation of a seated stair lift if required.

CRITERION 13 – POTENTIAL FOR FITTING OF HOISTS AND BEDROOM / BATHROOM RELATIONSHIP

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

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.

Required specification to achieve Criterion 13:

Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.

Good practice recommendations that exceed, or are in addition to, the above requirements: Locate this bedroom and bathroom adjacent to each other with a connecting full height 'knock out panel' sufficient to form a direct doorway with a minimum clear opening width of 900mm between the two rooms, or have a direct (en-suite) link with a minimum clear doorway opening of 900mm from the outset. Where locating these two rooms adjacent to each other is not practicable, have their doorways adjacent to each other, or opposite each other.

Significant alterations to the structure are not proposed due to the property's listed status, however the layout of bedrooms and bathrooms is such that, should this be required and structural alterations were possible, the layout criteria described above would be met on the second and third floors.

CRITERION 14 – BATHROOMS

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

14 – Bathrooms. An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

The bathroom to the third floor accommodates the specification of criterion 14, however the second floor bathroom is constrained as a result of maintaining key walls in their original positions for heritage benefits.

CRITERION 15 - GLAZING AND WINDOW HANDLE HEIGHTS

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

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 (see Note 1).

Required specification to achieve Criterion 15:

To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).

There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

All living spaces and habitable rooms have windows which comply with the above dimensional specifications. Furthermore, there is sufficient clear space in all rooms for users with restricted movement to approach the windows. As some windows are double-hung sash windows however it is not possible to locate the hardware anywhere other than the existing locations, which do not always comply.

CRITERION 16 - LOCATION OF SERVICE CONTROLS

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

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.

Required specification to achieve Criterion 16:

Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner. For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

Design at tender stage will ensure the proposal is compliant with criterion 16.