

Development Name: 69 Highgate High Street		
Dwelling Types: Private Residential Maisonette		
Checklist HEA 4 - Lifetime Homes		
Lifetime Homes Design Criteria	Lifetime Homes Standard	YES / NO
1. Parking (Width or widening Capability).	a. 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.	N/A
	b. 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.	
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.	N/A
3. Approach to all entrances.	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.	YES
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 below. In addition, main entrances should also: d. Have adequate weather protection e. Have a level external landing.	YES
5. Communal stairs and lifts.	1. Communal Stairs. Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.	N/A
	2. Communal Lifts. Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.	

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.	YES
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
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').	YES
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
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 on http://www.lifetimehomes.org.uk/ . (See Appendix 1 for definition of entrance level).	YES
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
12. Stairs and potential through-floor lift in dwelling.	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
13. Potential for fitting of hoists and 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.	YES
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.	YES
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.	YES
16. Location of service controls.	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.	YES

Confirmation

By completing the criteria above, I confirm that all dwellings of this specification type on the development indicated meet the stated criteria.

Signature - This must be an electronic signature or this document must be physically signed in pen:

A handwritten signature in black ink, appearing to read "M. Russum", with a long horizontal flourish underneath.

Date: 10/05/16

Print Name and Role: Michael Russum, Architect

Signoff Type: Design Stage / ~~Post Construction Stage~~