

292	No.4 The Hexagon, London	LIFETIME HOMES ASSESSMENT REPORT
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JUNE 2016

The proposed new dwelling at No.4 The Hexagon has been designed to meet the requirement of Lifetime Homes.

Criterion 1: Parking [width or widening capability]:

The proposals include for 2no. 2400mm wide by 4800mm long car parking bays. Parking bay.01 also includes for the required 900mm wide access path to the side with a clear 1250mm wide access path in front.

See SOUP drawing no. 292_110_LH00

Criterion 2: Approach to dwelling from parking [Distance, gradients and widths]:

The overall travel distance from the car parking to the principal entrance is 6.0m.

The existing topography of the site and shared rights of access are very restrictive in relation to creating a gentle 1in60 gradient slope from the parking area to the principal entrance. We have designed this area to create the shallowest gradient we can.

See SOUP drawing no. 292_110_LH00

Criterion 3: Approach to all entrances:

Same as Criteria 2. The ramped approach also includes a top level landing of 1.6 x 1.3m.

Criterion 4: Entrances:

- A: The proposed external entrance approach and covered section will be lit as part of the overall lighting strategy for the proposed dwelling and landscape.
- B: There is a level access [-15mm] across the principal entrance to the dwelling.
- C: The effective clear opening width of the principal entrance door is 950 – 50mm [for frames] = 900mm. There will also be a 500mm nib to the leading edge on the pull side.
- D: The main entrance has a 1300mm deep cover.
- E: The principal approach to the dwelling has a level external landing of 1.6 x 1.3m.

See SOUP drawing no. 292_110_LH00

Criterion 5: Communal stairs and lifts:

This is a private dwelling. There are no communal stairs or lifts.

Criterion 6: Internal doorways and hallways:

- A: The principal entrance door has a clear opening width of 820mm.
- B: The hallway and corridor widths to the proposed lower ground floor level are 1070mm and 1650mm. All doors on this level have clear opening widths of either 800, 837 or 1070mm.
- C: The hallway and corridor width to the proposed 'Entrance' ground floor level is 1600mm. All doors on this level have clear opening widths of either 750 or 865mm.
- D: The hallway and corridor width to the proposed first floor level is 1080mm. All doors on this level have a clear opening width of 825mm.

See SOUP drawing no. 292_100, 110 + 120_LH00

Criterion 7: Circulation space:

In the main living rooms / areas and dining rooms a clear turning circle of 1500mm is achievable without the need for the moving of any furniture. A clear width of 750mm is also achievable for necessary movement to areas such as windows etc.

The kitchen has a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite.

The main bedroom on the first floor has a minimum clear space of 750mm to both sides and the foot of the bed. All other bedrooms have a clear width of at least 750mm to one side and the foot of the bed.

See SOUP drawing no. 292_100, 110 + 120_LH00

Criterion 8: Entrance level living space:

The main living room is provided on the entrance level of the proposed dwelling.

Criterion 9: Potential for entrance level bed space:

There is no dedicated bedroom space on entrance level [ground floor], however the area indicated as 'music' can be temporarily converted into a bedroom. It can accommodate a double bed with a clear space of 750mm to both sides and the foot of the bed.

See SOUP drawing no. 292_110_LH00

Criterion 10: Entrance level WC and shower drainage:

The entrance level [ground floor] WC will be an accessible WC compartment, with potential for a shower to be installed to comply with Part M and Figure 10a + b of the Lifetime Homes Criteria. The overall dimensions for this room are 1.85 x 1.4m. Please see SOUP drawing no. 292_110_LH00 for dimensioned setting out drawing.

Criterion 11: WC and Bathroom walls:

All walls in the bathrooms and WC's are capable of taking firm fixings and support for adaptations such as grab rails.

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

All staircases have a minimum clear width of 900mm. Stair lifts can be adequately installed without significant alteration or reinforcement.

If required a through floor lift can be located within the main stair void adjacent to the entrance level dining area. The through floor lift can then rise from the lower ground floor living and media area and link the main entrance level with the bedroom areas below.

See SOUP drawing no. 292_110_LH00

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

All bedrooms and bathrooms to the lower ground floor level have a ceiling structure comprising of a concrete and steel deck. This construction is sufficient for the supporting of a single point hoist.

The lower ground floor level contains 4 bedrooms and 2 bathrooms and all are accessible from the main entrance level via a through floor lift. This is located within the main stair void as noted in Criterion 12. The indicated bathroom complies with both Criterion 13 + 14.

The routes between these bedrooms and bathrooms do not pass through any living / habitable room or area. The doorways are also located opposite each other.

See SOUP drawing no. 292_100_LH00

Criterion 14: Bathrooms:

The lower ground floor plan incorporates an accessible bathroom, providing ease of access in accordance with the specification as detailed in Criterion 14 of the Lifetime Homes Criteria. The accessible bathroom is also located on the same level as a main bedroom.

See SOUP drawing no. 292_100_LH00

Criterion 15: Glazing and window handle heights:

All windows in the principal living space and all bedrooms are full height floor to ceiling. All windows to these rooms have clear 750mm wide approach routes and all handles will be located no higher than 1200mm from the finished floor level.

Criterion 16: Location of service controls:

All service controls needed to be operated or read on a frequent basis, or in an emergency will be located between 450mm to 1200mm from the finished floor level and at least 300mm away from any internal corner.