

LIFETIME HOMES CHECKLIST

**59-61 Leighton Road,
London NW5 2QH**

Checklist: Life Time Homes

August 2016

Lifetime Homes Standard		Proposed Compliance	Yes/No
1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	Proposed development is parking free.	N/A
2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	Proposed development is parking free.	N/A
3	The approach to all entrances should be level or gently sloping	Site is relatively levelled, and contains no steep falls greater than 1:20. Paths will be greater than 900mm in width and all entrances have level thresholds.	YES
4	All entrances should: a). be illuminated b). have level access over the threshold and c). have a covered main entrance	a) All entrances will be illuminated in accordance with requirements; b) All entrances will have level threshold; c) Principal entrances will have sheltered overhang	YES
5	Communal stairs should provide easy access and where homes are reached by a lift, it should be fully accessible	Communal stairs are designed in accordance with requirements.	YES
6	The width of the doorways and hallways should conform to the specifications in the next column	a) All corridors will be at least 1050mm wide at right angles. b) All clear door openings will be over 750mm wide c) The entrance doors will have a clear width exceeding 900mm (over 800mm) d) All doors will have min 300mm nib to the side of the leading edge of the door.	YES
7	There should be a space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere	A turning circle of 1500mm dia. or ellipse of 1400x1700mm is achievable in the Kitchen, Dining Room and Living Rooms	YES
8	The living room should be at entrance level	All living rooms are at entrance levels.	YES
9	In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space	Convenient bed-space is allocated within living rooms.	YES
10	There should be; a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future	a) WCs are located on entrance levels, just off hall. The WCs are adequately sized to provide sufficient room to comply with Part M of proprietary Building Regulations. b) There is drainage provision enabling shower to be fitted in future.	YES
11	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	Walls in bathrooms and toilets have additional layer of wet grade ply fixed within frame internally. This form of construction is suitable to take adaptations for handrails	YES
12	The design should incorporate; a). provision of a stair lift b). a suitably identified space for a through the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	a) All stairs are designed to be suitable for future adaptation of stair lift. b) A passenger lift is proposed, accessed from the living rooms.	YES

13	The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom	The ground floor construction is reinforced concrete slab all other floors construction is timber joisted. Therefore, bedrooms will be capable of future fitting of bedroom to bathroom hoists.	YES
14	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	The Master bathrooms are suitably sized to provide sufficient comfortable space and ease of access for wheelchair users.	YES
15	Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate	All windows have cills at 800mm and will be openable by wheelchair users. All Juliette and balcony glazing is full size.	YES
16	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor)	All switches and sockets throughout will be installed in accordance with the height set out as per guidance (between 450mm and 1200mm from floor level).	YES

By entering a 'YES' against the criteria above, I confirm that all dwellings of this specification type on 59-61 Leighton Road site meet the stated criteria.



Signature:

Date: 31.08.2016

Print name: Violeta Plitnikaite ARB RIBA