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Lifetime Homes

Lifetime Homes - Dwelling Layout Compliance Assessment	
Current Lifetime Homes (LTH) Criteria (post July 2010)	
Client:	GCM London Ltd
Contact:	Stephen Chapple
Project:	5 Belsize Place
Dwelling:	5 Belsize Place (Formerly known as 3 Belsize Place)
Drawing(s) assessed:	3BP~1301-ID-01-03E, 3BP~1301-ID-00-03B, 3BP~1301-ID-10-03C, 3BP~1301-ID-20-03B, 3BP~1301-ID-30-03B, 3BP~1301-EL-00-01M, 3BP~1301-EL-00-02N, 521-03C1, Memo M005-A, 3BP~1301-ID-01-04N, 3BP~1301-ID-20-04L, 3BP~1301-ID-00-04P, 3BP~1301-ID-10-04M, 3BP~1301-ID-30-04H
Assessor:	Michelle Horn, Inclusive Environments Specialist
Date:	30/1/18
To meet the Lifetime Home (LTH) Standard a dwelling must satisfy all relevant LTH Criteria. There are a total of 16 Criteria. A full detailed description of, and the required specification for, each Criterion is given on the LTH website:	

http://www.lifetimehomes.org.uk/pages/revised-design-criteria.html.

A dwelling will either meet or fail the Standard – there are no intermediate or partial compliance categories. Failure to satisfy the required specification for any relevant Criterion will cause the dwelling to fail the Standard.

This assessment is based solely on the information on the drawing(s) listed above.

Lifetime Homes Criterion	**Requirement**	**Auditors comments and assessment rating:** - Requirement met - Requirement not met - To be confirmed - Not possible to assess - N/A
1. Parking - width or widening capability	1a - 'On plot' (non-communal) parking: - Where a dwelling has car parking within its individual plot boundary at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm. - The entire parking space (whether pre or post widened) should have a firm surface and be level (no gradient exceeding 1:60 and/or no crossfall for drainage exceeding 1:40). - Garages are exempt from the width / widening requirements. However, any hard-standing for a parked car, leading to any garage, should conform to the Criterion's requirements. - Other private covered parking spaces (e.g. car ports) are also exempt from the width widening requirements unless they provide the only parking	- Requirement met

	space available for a dwelling. If they provide the only parking space for the dwelling they should have a minimum clear width of 3300mm. 1b - Communal or shared parking: - Where parking is provided by communal or shared bays, spaces with a width of 3300mm and length of 4800mm should be provided, adjacent to (or close to) each block's entrance or lift core. - Where some dwellings in a development are designated as "wheelchair housing", any specific parking for such dwellings should be in addition to those provided in respect of this Lifetime Home Criterion. - The access route between the parking and communal entrance (or in the case of basement parking, the lift core) should maintain a minimum clear width of 1200mm.	- N/A
2. Approach to dwelling from parking (distance, gradients & widths)	- The principal approach route between the parking and relevant entrance should be level i.e. no gradient exceeding 1:60 and no crossfall exceeding 1:40 (unless topography or regulation prevent). - Where topography or regulation prevents a level principal approach and the approach to a communal entrance is gently sloping (i.e. with maximum gradients as set out in Criterion 3), a secondary stepped approach in accordance with Approved Document M domestic requirements, should also be provided. - On large developments communal parking should be within 50 metres of the relevant communal entrance or (in the case of underground parking) the lift core. If	- Requirement met

	a distance in excess of 50 metres cannot be avoided, level resting areas should be provided along the route. - Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.	
3. Approach to all entrances	- The approach to all entrances should preferably be level 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. No slope should have a going greater than 10 metres long. - All slopes should have top and bottom level landings of not less than 1.2m, excluding the swing of doors and gates. - Paths within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm. - Paths on all approach routes should have a firm, reasonably smooth and non-slip surface.	- Requirement met
4. Entrances	- All entrances should be lit with fully diffused luminaires. - All entrances should have an accessible threshold with a maximum 15mm up-stand., with sloping in-fill connections. - The minimum effective clear opening width at communal entrances (and other communal doors) should be 800mm or 825mm, depending on the direction and width of approach.	- Requirement met - Requirement met, confirmed on ground floor drawing 3BP~130-ID-00-03 rev B - N/A

	- The minimum effective clear opening width at all entrances to a dwelling (including balcony and roof terrace entrances) should be 800mm. - There should be a 300mm nib (or clear space) to the leading edge on the pull side of all entrance doors to dwellings and all communal entrance doors. - All main entrances should be covered to provide weather protection. The cover at an individual dwelling door should have a minimum depth of 600mm (900mm being typical). The cover at a communal door should have a minimum depth of 900mm (1200mm being typical). The width of the cover should exceed the width of the doorset plus any associated controls. - A level external landing (maximum gradient 1:60 and/or maximum crossfall 1:40 for effective drainage) should be provided at all main entrances. The minimum dimensions for this at an entrance to an individual dwelling should be 1200mm x 1200mm. At a communal entrance the minimum dimensions should be 1500mm x 1500mm. These dimensions for level landings should be clear of any door swings.	- Requirement met - Requirement met - Requirement met, see ground floor drawing 3BP~130-ID-00-03 rev B - Requirement met
5. Communal stairs and lifts	5a – Communal stairs: - Communal stairs providing principal access to a dwelling should be easy going with; uniform rise not exceeding 170mm; uniform going of not less than 250mm; handrails that extend 300mm beyond the top and bottom; handrail height 900mm from each nosing; step nosings distinguishable through contrasting brightness; risers which are not open.	- N/A, single family dwelling

	5b – Communal lifts: - Where a lift is provided, it should have: min internal dimensions of 1100mm x 1400mm; clear landings adjacent to the lift entrance of 1500mm x 1500mm; lift controls between 900mm - 1200mm from the floor and 400mm from the lift's internal front wall.	
6. Internal doorways & hallways	Communal doors - The minimum width of any hallway/ corridor/ landing within a communal area is 1200mm. - The minimum clear opening width of any communal doorway when the approach to the door is 'head on' is 800mm. Where the approach is not head-on, the minimum clear opening width relates to the width of approach. - All communal doorways should have a 300mm nib to the leading edge of the door. Dwelling doors - The minimum width of hallways or landings in dwellings is 900mm. - The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on', is 750mm. Where the approach is not head-on, the minimum clear opening width relates to the width of approach. - All doors to rooms on the entrance storey of all dwellings should have a 300mm nib to the leading edge of the door.	- N/A - Requirement met - Requirement met - Requirement met
7. Circulation space	Living and dining rooms/ areas: - Clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm.	- Requirement met

	- Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible. Kitchens: - Clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite, maintained for the entire run of the unit, worktop and/or appliance. Bedrooms: - The main bedroom should have a clear space, 750mm wide to both sides and the foot of a standard sized double bed. - Other bedrooms should have a clear space, 750mm wide, to one side of the bed. - Where it is necessary to pass the foot of the bed (e.g. to approach the window), a clear width of 750mm should also be provided at the foot of the bed.	- Requirement met - Requirement met
8. Entrance level living space	- A living room/ living space should be provided on the entrance level of every dwelling.	- Requirement met
9. Potential for entrance level temp. bed-space	- In dwellings of 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 bedspace.	- Requirement met, a bedroom is provided on the entrance level however lift access is provided from the outset between basement and 2nd floor.
10. Entrance level WC & shower drainage	Provide: - WC centre line 400 – 500mm from an adjacent wall. - WC flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall. - WC approach zone extending min 350mm from WC centre-line to adjacent wall, and at least 1000mm	- Requirement met - Requirement met - Requirement met

	from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm and back min 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line. - Basin located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm. - Basin approach zone extending back for a distance of 1100mm from any obstruction under the basin. - Capped floor drainage for a future level access shower should be provided that allows simple and easy installation of a laid-to-falls floor surface in the future. - An outward opening door to the compartment, if the compartment is the only accessible entrance level WC (Approved Document M).	- Requirement met - Requirement met - Requirement met, as lift provided from outset to upper floor - Requirement met
11. WC & bathroom walls	- 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.	- Requirement met, See M005-A
12. Stairs & potential through – floor lift	12a Stairs: - A clear width of 900mm should be provided on stairs. 12b Through floor lift: - Unless the entrance level of a dwelling contains the living accommodation, kitchen, main bedroom and bathroom, a suitable route for a through floor lift from entrance level should be provided. - The potential aperture size for the route through the floor should be a minimum1000mm x 1500mm - with	- Requirement met - Requirement met, a lift is installed from the outset serving basement to 2nd floor.

	the potential approach to the lift being to one of the shorter sides. This potential aperture area should be clear of services. Provide 'knock out panel' or suitable design to enable the creation of the void if required.	
13. Potential for fitting hoists and bedroom / bathroom relationship	- The main bedroom and bathroom should be close to each other on the same floor and on the entrance level, or storey with potential for access via the through floor lift. - The route between this bedroom and bathroom should not pass through any living / habitable room or area. - 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.	- Requirement met - Requirement met - Requirement met, See 521-03, C1 and M005-A
14. Accessible bathroom	Provide: - WC centre line 400 – 500mm from an adjacent wall. - WC flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall. - WC approach zone extending min 350mm from WC centre-line to adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm and back min 500mm from	For the purpose of this requirement all standards are achievable in the master bathroom or/and the en-suite to bedroom 3. We have reviewed the ensuite to bed 3: - Requirement met - Requirement met - Requirement met

	the front rim of the WC for a width of 1000mm from the WC's centre-line. - Basin located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm. - Basin approach 700mm wide, extending 1100mm from any obstruction under the basin's bowl. - Either a bath or level access shower. Where a bath is provided, there should be a clear zone alongside the bath, at least 1100mm long and 700mm wide. Where an accessible floor level shower is provided instead of a bath, there should be provision of a clear 1500mm diameter circular, or 1700mm x 1400mm elliptical, clear manoeuvring zone. - Unless elsewhere in the dwelling, capped floor drainage for a future level access shower that allows simple and easy installation of a laid-to-falls floor surface in the future. - Potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone if the bath is removed, where the bath is provided with capped drainage for an accessible floor level shower beneath it,. - An outward opening door to the compartment, if the compartment is the only accessible entrance level WC (Approved Document M).	- Requirement met - Requirement met - Requirement met - Requirement met - Requirement met - N/A
15. Glazing and window handle heights	- The principal living space window, or glazed doors should include glazing that starts no higher than 800mm above floor level, with any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least	- Requirement met

	400mm in height away from any other transom or balcony balustrade. - There should be potential for an approach route 750mm wide to approach a window in each habitable room. - Handle heights should be no higher than 1200mm to one opening light in each habitable room, and where supplied, in non-habitable rooms.	- Requirement met - Requirement met. All handles have been specified within the appropriate height band
16. Location of service controls heights.	- 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.	- Requirement met. All service controls have been specified within the appropriate height band

NOTE: Areas where the dwelling has been identified as non-compliant need to be changed and re-assessed.

The above assessment is given on the basis of the information provided on the drawing listed on page 1, and within the limitations of associated scaled measurement.

Please note that for LTH compliance, the any plot specific items not apparent from the drawing, or requirements that could not be assessed should also be met. To meet the Lifetime Home (LTH) Standard a dwelling must satisfy all relevant LTH Criteria.