LIFETIME HOMES STATEMENT
FOR
PROPOSED HOUSE
AT THE REAR OF
101 & 103 RALEIGH AVENUE
LONDON
UB4 0EF

The Lifetime Homes Standard is a series of sixteen design criteria intended to make homes more easily adaptable for lifetime use. The Lifetime Homes require all the relevant standards to be incorporated.

CRITERIA 1. Car Parking Width

"Where there is a car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width."

The car parking is capable of enlargement.

CRITERIA 2. Access From Car Parking

"The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping."

This distance between car parking and proposed house is minimum.

CRITERIA 3. Approach Gradiants

"The approach to all entrances should be level or gently sloping."

The approach to all external entrance doors will slope gently where to arrive at the threshold. The area between the entrance and the parking is to be paved in a firm and slip resistant material.

CRITERIA 4. Entrances

"All entrances should be:

a) be illuminated
b) have level access over the threshold and
c) main entrances should be covered."

All entrances will be well lit with fully diffused luminaires.
Thresholds to all external entrance doors will have level access over the threshold.
The main entrance door will have a minimum effective clear width of 800mm and a 300mm clear space (nib) to the leading edge on the pull side of the door.

CRITERIA 5. Communal Stairs and Lifts

a) Communal stairs should provide easy access and
b) Where homes are reached by lift, it should be fully accessible."

This criterion is not applicable to this development.

CRITERIA 6. Doorways and Hallways

"The width of the doorways and hallways should conform to the specifications."

All doors within the proposed development have a clear opening width of 750mm or wider and the halls have a clear width of 900mm.

CRITERIA 7. Wheelchair Accessibility

"There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere."

The living/ dining and kitchen have a clear space of 1500mm turning circle.

CRITERIA 8. Living Room

"The living room should be at entrance level."

A living room is provided on the entrance level.

CRITERIA 9. Entrance Level Bedspace

"In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space."

There is provision on the entrance level, within the living room area, for a temporary single bed.

CRITERIA 10. Entrance Level WC and Shower Drainage

"There should be:

a) A wheelchair accessible entrance level WC, with
b) Drainage provision enabling a shower to be fitted in the future."

The wheelchair accessible entrance level WC is provided in accordance with the criteria outlined, with the door opening outwards.

CRITERIA 11. Bathroom and WC Walls

"Walls in the bathroom and WC should be capable of taking adaptations such as handrails."

All bathroom and WC walls will be suitably strengthened to provide adequate support for grab rails etc.

CRITERIA 12. Stair Lift/Through-Floor Lift

"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."

This criterion is not applicable to this development.

CRITERIA 13. Tracking Hoist Route

"The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom."

There is a bathroom adjacent to the bedroom, whose sanitary ware has been so arranged that a door could be provided between this bedroom and bathroom.

CRITERIA 14. Bathroom Layout

"The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin."

The layout of the bathroom is so designed that would incorporate ease of access to furniture.

CRITERIA 15. Window Specification

"Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate."

Glazing has been provided to the living room that starts no higher than 800mm above floor level and all window latches will be of a standard type.

CRITERIA 16. Controls, Fixtures and Fittings

"Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor)."

All service controls are to be positioned between 450 & 1200mm from the floor and at least 300mm from any internal corner.