

77 Brookmans Avenue, Brookmans Park  
Lifetime Home Standards

Criterion 1- Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and or those with children).

1a- 'On plot' (non-communal) parking

Provide at least one parking space (or a greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to).

1b- Communal or shared parking

N/A- All parking is within the basement car park.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

All dwellings will be provided with level thresholds from the parking space to the front door. A lift shaft from the basement to the 2<sup>nd</sup> floor to allow easy access.

Criterion 3 – Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

All dwellings will have ramped access to allow for level threshold.

## Criterion 4 – Entrances

All entrances are:

Illuminated:

The front door at ground level will have fully diffuse luminaries incorporated within the overhead canopy.

Have a level access over the threshold:

All external doors are to have a level threshold with a maximum of 15mm upstand.

Have effective clear opening widths- nibs:

All doors both external and internal are a minimum of 838mm wide and comply with the requirements.

Main entrance Doors:

The main entrance at ground floor level incorporates a landing in excess of 2500mm deep by 4000mm wide which is in excess of the 1200mm x 1200mm requirement.

## Criterion 5 Stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible. The lift shaft will have a clear opening of 900mm wide for all users.

### Criterion 5a - Stairs

The stairs will incorporate:

- Uniform rise not exceeding 170mm in height
- Uniform goings no less than 250mm.
- Handrails that extend further than 300mm beyond the top and bottom.
- Handrails at 900mm height from each nosing
- Step nosing's distinguished through contrasting brightness
- Closed risers.

## Criterion 6 – internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways

Hallway widths:

All hallway widths are minimum of 1400mm wide (minimum requirement 1200mm)

Doorway widths within dwellings:

All door openings within the building are a minimum of 838mm wide and comply with direction and width of approach requirements. There are no instances of a right angle approach with a landing or hallway less than 1200mm wide.

Communal doors:

See above.

## Criterion 7 – Circulation space

Principle: Enable convenient movement in rooms for as many people as possible.

All manoeuvring /circulation spaces are indicated on the floor plans.

WC compartments and bathrooms:

In compliance with criteria 10 & 14. Accessible bathrooms are provided to all houses at entry level.

Hallways and landing within dwellings

See criterion 6.

Living rooms / areas and dining room areas:

All of the houses are oversized and therefore clear turning and circulation spaces easily meet the criteria. Please see floor plans which indicate 1700mm x 1400mm turning areas within the living rooms.

Kitchens:

All kitchens have 1200mm clear between kitchen unit fronts / appliance fronts, please see floor plans which indicate space.

Bedrooms:

All main bedrooms have a minimum of 750mm clear space to the sides and the foot of the beds. Please see floor plans which indicate this space. All other bedrooms accommodate 750mm minimum to one side of the bed and at the foot of the bed. Please see floor plans which indicate this space.

#### **Criterion 8 – Entrance level living space:**

Principle: Provide accessible socialising space for visitors less able to use stairs.

All houses have entrance level living space.

#### **Criterion 9 – Potential for entrance level bed – space**

Principle: provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation)

All houses have entry level bedrooms. All ground floors can be used to accommodate a bedroom if need be.

#### **Criterion 10 – Entrance level WC and shower drainage**

Principle: Provide an accessible WC and potential showering facilities for:

All houses have entry level accessible Toilets which have the ability to be made into bathrooms.

#### **Criterion 14 – bathrooms**

Principle: provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

All houses have an accessible bathroom and comply with the space requirements and locations of fixtures and fittings as previously covered.

### Criterion 15 – Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

All houses have full height glazed doors to the living rooms with larger than 750mm approach route to enable a wheelchair user to get to windows in each habitable room. All window handle heights will be 1200mm from finished floor level including kitchens.

### Criterion 16 – Location of service controls

Principles: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members – including those with restricted movement and limited reach.

Any service control needed to be operated or read on a frequent basis, or in an emergency, will be included within the height band of 450mm – 1200mm from finished floor and at least 300mm away from an internal corner. All in accordance with part p of the building regulations.

All taps will be lever controlled to enable people with less hand dexterity to operate them.

### Summary

This report along with the drawings summarize compliance with Life Time Homes criteria (updated July 2010)

The four ground floor flats will all meet these standards and exceed the minimum requirements of which making the development 50% designed towards specifically towards those that will require the above standards for their comfort and ease of living.