

Development Name: Tetlow Street

Specification ID: 1712

Checklist Hea 4: Lifetime Homes			YES/ NO						
Lifetime Home Standard	Stated Specification and dimensions which meet the Lifetime Home standard	Applicability							
1). Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width	The general provision for a car parking space is 2400mm width. If an additional 900mm width is not provided at the outset, there must be provision (e.g. a grass verge) for enlarging the overall width to 3300mm at a later date	Usually only houses – all dwellings that have a parking space within the designated plot boundary for that particular dwelling	Yes						
2). The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	<p>It is preferable to have a level approach. However, where the topography prevents this, the following table highlights the maximum gradients dependent on the distance*</p> <table><tr><td><5m</td><td>1:12</td></tr><tr><td>5–10m</td><td>1:15</td></tr><tr><td>>10m</td><td>1:20</td></tr></table> <p>Paths should be a minimum of 900mm width</p>	<5m	1:12	5–10m	1:15	>10m	1:20	All forms of dwelling – all parking spaces, for any type of dwelling, whether that space is within the boundary or not	Yes
<5m	1:12								
5–10m	1:15								
>10m	1:20								
3). The approach to all entrances should be level or gently sloping	See specification and dimensional requirements of standard 2 above for the definition of gently sloping	As standard 2 above	Yes						
4). All entrances should: a). be illuminated b). have level access over the threshold and c). have a covered main entrance	The threshold upstand (any vertical change in level at the threshold) should not exceed 15mm	<p>All forms of dwelling –</p> <p>4a). All entrances to dwellings and all communal entrances to blocks of dwellings</p> <p>4b). All entrances to dwellings, all communal entrances to blocks of dwellings and all associated communal doors</p> <p>4c). Main entrances to dwellings and main entrances to blocks of dwellings</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>						
5). Communal stairs should provide easy access and where homes are reached by a lift, it should be fully accessible	<p>Minimum dimensions for communal stairs;</p> <p>Uniform rise not more than 170mm;</p> <p>Uniform going not less than 250mm;</p> <p>Handrails extend 300mm beyond top and bottom step;</p> <p>Handrail height 900mm from each nosing;</p> <p>-----</p> <p>Minimum dimensions for lifts;</p>	Flats and maisonettes – any dwelling approached via a communal stair and/or a passenger lift. If a lift is provided, the communal stairs must still conform to the requirements stated in the Specification column.	N/A						

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	Clear landing entrances 1500mm x 1500mm; Minimum internal dimensions 1100mm 3 1400mm; Lift controls between 900 and 1200mm from the floor and 400mm from the lift's internal front wall;			
Continued				

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Lifetime Home Standard	Stated Specification and dimensions which meet the Lifetime Home standard	Applicability											
6). The width of the doorways and hallways should conform to the specifications in the next column	<table><tr><th>Doorway clear opening width (mm)</th><th>Corridor/ passageway width (mm) (minimum)</th></tr><tr><td>750 or wider</td><td>900 (when approach is head-on)</td></tr><tr><td>750 or wider</td><td>1200 (when approach is not head-on)</td></tr><tr><td>750 or wider</td><td>1050 (when approach is not head-on)</td></tr><tr><td>900 or wider</td><td>900 (when approach is not head-on)</td></tr></table>	Doorway clear opening width (mm)	Corridor/ passageway width (mm) (minimum)	750 or wider	900 (when approach is head-on)	750 or wider	1200 (when approach is not head-on)	750 or wider	1050 (when approach is not head-on)	900 or wider	900 (when approach is not head-on)	All forms of dwelling – all doorways and hallways/passageways/landings on all storeys within all dwellings, whatever form, on whatever storey, and all communal areas within a block of dwellings	Yes
	Doorway clear opening width (mm)	Corridor/ passageway width (mm) (minimum)											
	750 or wider	900 (when approach is head-on)											
750 or wider	1200 (when approach is not head-on)												
750 or wider	1050 (when approach is not head-on)												
900 or wider	900 (when approach is not head-on)												
The clear opening width of the front door should be 800mm	All front doors to all dwellings and communal entrance doors to blocks of dwellings	Yes											
There should be 300mm to the side of the leading edge of doors at entrance level	All communal entrance doors to blocks of dwellings, all communal doors within a block of dwellings (on any storey), and all doors on the entrance level of each dwelling (i.e. all doors on the entrance level of houses/maisonettes and every door within a flat)	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 diameter or a 1700mm x 1400mm ellipse is required	All forms of dwelling	Yes										
8). The living room should be at entrance level	Houses/maisonettes – dwellings with more than one storey	All forms of dwelling – Living room/living area	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		Houses/maisonettes – dwellings with more than one storey	Yes										
Continued													

Checklist Hea 4 (Lifetime Homes) – April 2008 version			YES NO
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10). There should be; a). a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future	The drainage provision for a future shower should be provided in all dwellings <i>Dwellings of three or more bedrooms or on one level;</i> The WC must be fully accessible. A wheelchair user should be able to close the door from within the closet and achieve side transfer from a wheelchair to at least one side of the WC. There must be at least 1100mm clear space from the front of the WC bowl. The shower provision must be within the closet or adjacent to the closet <i>Dwellings of two or fewer bedrooms;</i> In small two-bedroom dwellings where the design has failed to achieve the above fully accessible standard WC, the Part M standard WC will meet this requirement	10a). All dwellings except houses/maisonettes, with two or more storeys, that have 2 or less bedrooms (i.e. applicable to all flats regardless of number of bedrooms, and houses / maisonettes with 3 or more bedrooms). 10b). All forms of dwelling Note: these facilities will be required within the bathroom of all flats if not provided elsewhere in the flat	Yes Yes
11). Walls in bathrooms and toilets should be capable of taking adaptations such as handrails	Wall reinforcements should be located between 300 and 1500mm from the floor	All forms of dwelling	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	There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed 'landings' are needed at the top and bottom of the stairs	All dwellings with 2 or more storeys – 12a). this criterion relates to private stairs within individual dwellings only	Yes Yes
13). The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom	Most timber trusses today are capable of taking a hoist and tracking. Technological advances in hoist design mean that a straight run is no longer a requirement	All forms of dwelling	Yes
14). The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	Although there is not a requirement for a turning circle in bathrooms, sufficient space should be provided so that a wheelchair user can use the bathroom	All forms of dwelling	Yes
15). Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate	People should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room	All forms of dwelling	Yes
16). Switches, sockets, ventilation and service	This applies to all rooms including the kitchen	All forms of dwelling	Yes

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controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor)	and bathroom		
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Developer Confirmation

By entering a 'YES' against the criteria above, I confirm that all dwellings of this specification type on the **Tetlow Street** site meet the stated criteria.

Signature:

Date:

Print Name: