

**Lifetime Homes Compliance for all proposed residential development**



**Developer's checklist (to help in the assessment of an application)**

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| <b>Date:</b> 23/10/2015  |
| <b>Development details (address, planning application reference):</b><br>23 Russell Road<br>Ardwick<br>Liverpool L15 1DY |
| <b>Schedule completed by:</b> C. Alexander   |

Please:

- Complete the development details above,
- Check your proposals against the published standards at [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk) and the July 2010 edition and Lifetime Homes Design Guide (2011).
- Clearly verify compliance / non-compliance in the yes/no/ na column of the schedule against each specification. Provide valid justification if answered no.
- Note; completed schedule will form part of the assessment of the application, and will be referred to in a relevant planning condition.

ISF/2696

27/10/15

## Schedule summarising Lifetime Home Criteria & specifications

**NB.** LTH specifications exceeding Approved Document M (ADM) Building regulation requirements and for clarity included within the requirements below. See also LTH/ADM comparison at: <http://www.lifetimehomes.org.uk/pages/lifetime-homes-and-part-m.html>

### Parking, Approaches and Main Entrances (criteria 1-6)

| Std no. | LTH criteria   | Compliance (to be completed by applicant/ agent)   |
|---------|--|--|
| 1a      | <b>'On plot' (non communal) parking.</b> Where there is car parking within a dwelling's individual plot (or title), at least one space should be capable of enlargement to 3300mm minimum width.   | Scheme complies/ will comply?<br>(State below yes/no/ n.a.)<br><i>No parking available</i> |
|         | LTH/ ADM requirement: 2400mm wide parking space + a further 900mm access path adjacent to it (and level with it) – or provision to enlarge at later date (e.g. adjacent grass verge).  |  |
| 1b)     | <b>Communal or shared parking.</b> Where this type of parking is provided, it should include 3300mm wide spaces.   | Scheme complies/ will comply?<br>(State below yes/no/ n.a.)<br><i>No parking available</i> |
|         | One space, min 3300mm wide x 4800mm deep adjacent (or close) to each block's entrance/lift core, (in addition to any parking provided for wheelchair standard housing).<br>Maintain access route (1200mm min wide) between parking and entrance/ lift core.  |  |
| 2.      | <b>Approach to dwelling from parking.</b> The distance from the car parking space to the dwelling entrance (or relevant block entrance/ lift core) should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable, and be level or gently sloping. | Scheme complies/ will comply?<br>(State below yes/no/ n.a.)<br><i>N/A</i>                  |

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| 3. | <p><b>Approach to all entrances</b><br/>The principle access route to all entrances needs to meet ADM 'level' or 'ramped' approach requirements.</p> <ul style="list-style-type: none"> <li>Distance from the car parking to the home to be kept to a minimum.</li> <li>Paths to be firm reasonably smooth &amp; slip free, 900mm min. width within curtilage/ 1200mm min. for communal use.</li> <li>ADM 'stepped' approach (6.16 – 6.17), only acceptable as a secondary alternative access route in addition to the principle route (to any entrance).</li> </ul> | <p>Yes<br/>ramped access<br/>can be provided at<br/>rear.<br/>Steps up to front<br/>are too steep</p> |
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**Entrances, doorways & communal stairs / lifts (Criteria 4 - 6)**

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| <p>4.</p>   | <p><b>Entrances should:</b></p> <p>4a) be illuminated – provide diffused luminaries</p> <p>4b) have level access over the threshold - Level threshold: max 15mm up-stand)</p> <p>4c) have effective clear opening widths and leading edge to the door handle side</p> <p>Main entrances</p> <table border="1"> <tr> <td data-bbox="308 1382 770 1545">Communal entrance doors at right angles to an access route less than 1500mm wide (1200mm min) (LTH/ADM)</td> <td data-bbox="770 1382 1031 1545">825 mm min effective clear width</td> </tr> <tr> <td data-bbox="308 1545 770 1688">All other dwelling and communal entrance doors, either straight on from access route or at right angles to one at least 1500mm wide</td> <td data-bbox="770 1545 1031 1688">800 mm min effective clear width* (more than ADM)</td> </tr> </table> <p>4d) have adequate weather protection at main entrances:</p> <ul style="list-style-type: none"> <li>Individual dwellings = 900mm typical depth (600mm min).</li> <li>Communal dwellings = 1200mm typical depth (900mm min).</li> </ul> <p>Width to exceed door set + any controls. Additional cover/</p> | Communal entrance doors at right angles to an access route less than 1500mm wide (1200mm min) (LTH/ADM) | 825 mm min effective clear width | All other dwelling and communal entrance doors, either straight on from access route or at right angles to one at least 1500mm wide | 800 mm min effective clear width* (more than ADM) | <p>Scheme complies/ will comply?<br/>(State below yes/no/ n.a.)</p> <p>a) yes</p> <p>b) yes</p> <p>c) yes</p> <p>d) yes</p> |
| Communal entrance doors at right angles to an access route less than 1500mm wide (1200mm min) (LTH/ADM)                             | 825 mm min effective clear width  |   |                                  |   |   |   |
| All other dwelling and communal entrance doors, either straight on from access route or at right angles to one at least 1500mm wide | 800 mm min effective clear width* (more than ADM)   |   |                                  |   |   |   |

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|           | <p>protection may be needed on exposed sites.</p> <p>4e) have a level external landing (dlms. clear of any door swings):</p> <ul style="list-style-type: none"> <li>Individual dwellings (LTH/ADM) = 1200x1200 min</li> <li>Communal dwellings = 1500 x 1500 min</li> </ul>  |  |
| <b>5a</b> | <p><b>Communal stairs</b></p> <p>Principal stairs should provide easy access (regardless of whether lift is provided)</p>  | <p>Scheme complies/ will comply?<br/>(State below yes/no/ n.a.)</p>  |
|           | <p>LTH / ADM requirements: 170mm max rise &amp; 250mm max going, handrails 900mm above nosings &amp; extend (level) 300mm beyond top and bottom step, visual contrast on nosings, no open risers).</p> <p>LTH additional requirements to ADM: <u>All</u> communal stairs within a block to achieve this specification - and regardless of whether or not a lift is provided.</p>   | <p>Yes.</p>  |
| <b>5b</b> | <p><b>Communal Lifts</b></p> <p>Where homes are reached by a lift, it should be fully accessible.</p> <p>Lifts also to meet other LTH/ ADM (including clear landings 1500mm x 1500mm)</p> <p>Minimum internal lift car size to be 1100mm x 1400mm</p>  | <p>Scheme complies/ will comply?<br/>(State below yes/no/ n.a.)</p> <p>n/a.<br/>(No lift needed or required)</p> |
| <b>6.</b> | <p><b>Internal doorways, hallways &amp; landings</b></p> <p>Movement should be as convenient to widest range of people. Generally narrower hallways &amp; landings will need wider doorways in their side walls.</p> <p>Minimum widths below apply to every storey within a dwelling (ADM only relate to the entrance level).</p> <p>Hallway/ corridor min widths</p> <p>900mm within dwelling /1200mm in communal area (may reduce to 750mm/1050mm at pinch point/s, but <u>not</u> opposite/ adjacent to doorways.</p> | <p>Scheme complies/ will comply?<br/>(State below yes/no/ n.a.)</p> <p>Yes.</p>                                  |

| Effective clear opening widths to be as follows:  |                               |                               | Yes for all |
|---|-------------------------------|-------------------------------|-------------|
| Direction/ width of approach<br>(hallway/ landing)  | Internal<br>dwelling<br>doors | Com'nal<br>doors<br>(appr'ch) |             |
| Straight on without turn or<br>oblique approach (LTH/ADM)                                 | 750 mm                        | 800 mm                        |             |
| At right angles to<br>corridor/landing at least 1500<br>wide                              | N/A                           | 800 mm                        |             |
| At right angles to hallway/<br>corridor/ landing at least<br>1200mm wide                  | 750                           | 825                           |             |
| At right angles to hallway/<br>landing at least 1050 wide                                 | 775                           | N/A                           |             |
| At right angles to corridor/<br>landing less than 1050mm wide<br>(900min width as above). | 900                           | N/A                           |             |

**Circulation space in the main rooms (criteria 7-9)**

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| <b>7.</b> | <p><b>Circulation Space.</b></p> <p>There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.</p> <p>Living &amp; dining rooms/ areas capable of either:</p> <ul style="list-style-type: none"> <li>• 1500mm diameter clear turning circle, or 1700mm x 1400mm turning ellipse.</li> <li>• 750 clear width between items of furniture where needed for essential circulation.</li> </ul> <p>Occasional items of furniture (e.g coffee/ side tables) can be shown on layout plans as being within or overlapping the turning zones.</p> <p>Kitchens (preferably at entrance level): clear width of 1200mm between unit fronts/ appliances (for entire length) and fixed obstruction opposite (e.g. fittings or walls).</p> <p>Main bedroom needs clear space around bed: 750mm wide to both sides and foot of a standard sized double bed.</p> <p>Other bedrooms: 750mm clear space to one side of the bed + 750mm at its foot, if access is needed e.g. to approach window (see Criterion 15). Layouts can show</p> | <p>Scheme complies/ will comply?<br/>(State below yes/no/ n.a.)</p> <p>Yes.</p> |
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|    | bedside cabinets within clear spaces beside beds.  |   |
| 8. | <b>Entrance level living space:</b><br><br>Provide a living room/space at entrance level of every dwelling.  | Scheme complies/ will comply? <i>Yes</i><br>(State below yes/no/ n.a.)        |
| 9. | <b>Potential for entrance level bed-space.</b><br><br>In dwellings (2 or more storeys) with no permanent bedrooms on the entrance level, there should be space on the entrance level that could be used as a convenient bed-space (for someone temporarily unable to use the stairs – e.g. after a hip replacement)<br><br>Temporary bed space specification: <ul style="list-style-type: none"> <li>• (typically) a corner of a room – preferably the living room;</li> <li>• big enough for a single bed + 750mm wide space to one side;</li> <li>• capable of being screened (with a portable screen) from the rest of the room;</li> <li>• electrical socket provided within the space;</li> <li>• remaining living area to remain functional (although furniture layout may be compromised);</li> <li>• avoid providing within a dining area – but if this option is done, ensure the dining use can continue or it's relocated elsewhere;</li> </ul> | Scheme complies/ will comply?<br>(State below yes/no/ n.a.)<br><br><i>Yes</i> |

**WC & shower facilities (criteria 10 – 11)**

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| 10. | <b>Entrance level WC &amp; Shower drainage</b><br><br>Where an accessible, entrance level bathroom (Criterion 14) is not provided a wheelchair accessible WC at that level is needed and potential for a shower to be installed.<br><br><u>Small houses/ maisonettes</u> (at least two storeys, but less than 3 bedrooms - or habitable rooms in addition to main living room and kitchen/ diner): a WC compartment to ADM will meet this criterion, but in addition should have a floor drain for a future accessible shower within the compartment.<br><br><u>All other dwellings</u> (if no accessible bathroom at entrance level): a WC compartment (see figures 10a & 10b of the standards), should contain the following:<br><br>1. A WC with: | Scheme complies/ will comply?<br>(State below yes/no/ n.a.)<br><br><i>Yes</i><br><i>(beds 1 &amp; 2 are en-suite)</i> |
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|     | <ul style="list-style-type: none"> <li>i) A centre line between 400mm – 500mm from an adjacent wall.</li> <li>ii) A flush control located to the side of the cistern further away from the adjacent wall.</li> <li>iii) An approach zone extending at least <ul style="list-style-type: none"> <li>• 350mm from the WC's centre-line towards the adjacent wall,</li> <li>• 1000mm from the WC's centre-line on the other side.</li> <li>• 1100mm forward from the front rim of the WC</li> <li>• 500mm back from the front rim of the WC for a width of 1000mm from the WC's centre-line.</li> </ul> </li> </ul> <p>1. A basin on the wall adjacent to the WC or cistern should:</p> <ul style="list-style-type: none"> <li>• not project into the approach zone by more than 200mm,</li> <li>• have a clear approach zone of 1100mm (from any obstruction under it)</li> </ul> <p>2. Floor drainage (unless provided elsewhere at entrance level) for an accessible floor level shower, located as far from the doorway as practicable and floor construction with a shallow fall for drainage, or which allows easy installation of future laid to fall surface.</p> <p>Note:<br/>These layout requirements can be achieved in a variety of ways. 1450mm x 1900mm over-all compartment size will enable increased choice of fittings.</p> <p>3. Outward opening door needed to meet Approved Document M (if it's the only accessible entrance level WC in the dwelling).</p> | <p>Yes - for all</p> |
| 11. | <p><b>WC and bathroom Walls</b></p> <p>Walls in all bathrooms and WCs should be capable of firm fixing and support of adaptations such as handrails.</p> <p>Provide for adequate fixing and support for (future) grab rails onto walls at any point within 300mm and 1800mm from the floor.</p>  |                      |

**Stairs & lifts (within dwellings), hoists & bathroom (criteria 12- 14)**

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| 12. | <b>Stairs and potential through-floor lift.</b> | Scheme complies/ will |
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|     | <p>Design should incorporate:</p> <p>a) Potential for stair lift installation; and<br/>b) A suitable identified space for a through-the-floor lift from entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.</p> <p><u>Stairs</u></p> <p>Stairs &amp; associated areas should be adequate to enable installation of a seated stair lift without significant alteration or reinforcement. 900mm clear width across stairs needed (measured 450mm above pitch height).</p> <p><u>Potential route for through floor lift</u></p> <p>This is needed if the entrance level does <u>not</u> contain all of the following:</p> <ul style="list-style-type: none"> <li>the living room/ space</li> <li>the kitchen</li> <li>a main (twin or double) bedroom, and</li> <li>a bathroom meeting Criterion 14.</li> </ul> <p>The route identified:</p> <ul style="list-style-type: none"> <li>should enable potential access to any rooms listed above which are not at entrance level,</li> <li>may be from a living room/ space directly into a bedroom above, or</li> <li>may be from (or arrive in) circulation space.<br/>It will require: <ul style="list-style-type: none"> <li>a minimum 1000mm x 1500mm potential aperture, clear of services,</li> <li>the potential approach to the lift being on one of the aperture's shorter sides,</li> <li>a 'knock out' panel pre-formed within any concrete floor through which the route passes;</li> <li>the design of other types of floors (wooden joists, 'I' beam or metal web floors) should take account of associated point loads to enable the creation of a void if required.</li> </ul> </li> <li>space to exit and approach a lift within a bedroom (min requirement is to continue to function as a single bedroom),</li> <li>the dwelling to have at least one bedroom that remains functional as a double bedroom.</li> </ul> | <p>comply?<br/>(State below<br/>yes/no/ n.a.)</p> <p>a) Yes<br/>b) no<br/>(no space available).</p> <p>Yes to<br/>Stair lift<br/>if required<br/>(bed spaces<br/>are provided<br/>on ground<br/>floor, so no<br/>need need)</p> |
| 13. | <p><b>Bedroom/ bathroom relationship and potential for fitting hoists</b></p> <p>Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists. Design should provide a reasonable route between this bedroom</p>   | <p>Yes</p>  |



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|     | <p>and bathroom.</p> <p>The structure above ceilings of a main (twin or double) bedroom, and bathroom, should be capable of supporting (or adaptation to support) future installation of single point hoists above the bed, bath and WC.</p> <p>The bedroom &amp; bathroom (meeting Criterion 14) should:</p> <ul style="list-style-type: none"> <li>• be on the same storey level</li> <li>• (unless at entrance level) have potential for access via the through floor lift (Criterion 12);</li> </ul> <p>be designed / located to provide a reasonable route between them, which should not pass through any living/ habitable room/ area.</p>   | <p>Yes</p>                       |
| 14. | <p><b>Bathrooms</b></p> <p>An accessible bathroom, providing ease of access should be provided on the same storey as a main bedroom.</p> <p>An accessible bathroom, giving ease of access, should be provided</p> <ul style="list-style-type: none"> <li>• close to a main (double or twin) bedroom,</li> <li>• at entrance level, or on a level with potential for access by a through floor lift (Criterion 12b)</li> <li>• with an outward opening door - if bathroom contains the only accessible entrance level WC (ADM requirement)</li> <li>• with the facilities listed (1-5) below.</li> </ul> <p>Note: an Internal footprint of 2100mm x 2100mm increases flexibility and choice of layout, fittings etc.</p> <p>1. A WC with:</p> <ol style="list-style-type: none"> <li>i) A centre line between 400mm – 500mm from an adjacent wall.</li> <li>ii) A flush control located to the side of the cistern furthest away from the adjacent wall.</li> <li>iii) An approach zone extending at least <ul style="list-style-type: none"> <li>• 350mm from the WC's centre-line towards the adjacent wall,</li> <li>• 1000mm from the WC's centre-line on the other side.</li> <li>• 1100mm forward from the front rim of the WC 500mm back from the front rim of the WC for a width of 1000mm from the WC's centre-line.</li> </ul> </li> </ol> <p>2. A basin on the wall adjacent to the WC or cistern should:</p> <ul style="list-style-type: none"> <li>• not project into the approach zone by more than</li> </ul> | <p>Yes</p> <p>Yes</p> <p>Yes</p> |

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|  | <p>200mm and have a clear approach zone of 1100mm (from any obstruction under it).</p> <p>3. A bath or accessible floor level shower</p> <ul style="list-style-type: none"> <li>• bath to have a 1100mm x 700mm clear zone alongside (can overlap with approach zone to WC and/ or basin), or</li> <li>• shower to have a clear 1500mm diameter, or 1700mm x 1400mm elliptical, clear manoeuvring zone.</li> </ul> <p>NB. Where both a bath and accessible shower are provided from the outset, 1000mm x 1000mm min clear floor space is needed for showering.</p> <p>4. Floor drainage for an accessible floor level shower (unless provided elsewhere in the dwelling), with:</p> <ul style="list-style-type: none"> <li>• floor construction providing shallow falls to drainage, or simple laid-to-fall provision in the future;</li> <li>• drainage, which if capped for future use, may be located under a bath;</li> </ul> <p>5. If future bath removal for an accessible shower is provided for, ensure potential for a clear 1500mm diameter/1700mm x 1400mm elliptical manoeuvring zone.</p> | <p>Yes</p> |
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#### Windows and service controls

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| 15.  | <p><b>Glazing and window handle heights</b></p> <p>Windows in principle living space should allow people to see out when seated. At least 1 opening light in each habitable room should be approachable and useable by a wide range of people – including those with restricted movement and reach.</p> <p>Principle window in main living room/ space:</p> <table><tr><td>Principle window (or glazed door if in lieu):</td><td>Glazing to begin 800mm from floor or lower. Must be easy to open/ operate</td></tr><tr><td>Any full width transom/ cill within field of vision (normally 1700mm of floor)</td><td>At least 400mm in height away from any other transom/ balcony balustrade.</td></tr></table> | Principle window (or glazed door if in lieu): | Glazing to begin 800mm from floor or lower. Must be easy to open/ operate | Any full width transom/ cill within field of vision (normally 1700mm of floor) | At least 400mm in height away from any other transom/ balcony balustrade. | <p>Scheme complies/ will comply?<br/>(State below yes/no/ n.a.)</p> <p>Yes</p> |
| Principle window (or glazed door if in lieu):                                  | Glazing to begin 800mm from floor or lower. Must be easy to open/ operate  |   |   |  |   |  |
| Any full width transom/ cill within field of vision (normally 1700mm of floor) | At least 400mm in height away from any other transom/ balcony balustrade.  |   |   |  |   |  |

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|  | <p>All habitable rooms:</p> <table border="1"> <tr> <td data-bbox="309 416 616 609">Approach route to a window (i.e. at least one in each room).</td> <td data-bbox="616 416 1019 609">Potential for 750mm wide route for wheelchair user. Does <u>not</u> apply to kitchen/ bathrooms with a single window beyond fittings/ units.</td> </tr> <tr> <td data-bbox="309 609 616 766">Handles/ controls to an opening light to this window</td> <td data-bbox="616 609 1019 766">No higher than 1200mm from floor. <u>Does</u> apply to kitchen &amp; bathrooms with a single window beyond fittings/ units.</td> </tr> </table> | Approach route to a window (i.e. at least one in each room).                        | Potential for 750mm wide route for wheelchair user. Does <u>not</u> apply to kitchen/ bathrooms with a single window beyond fittings/ units. | Handles/ controls to an opening light to this window | No higher than 1200mm from floor. <u>Does</u> apply to kitchen & bathrooms with a single window beyond fittings/ units. | <p>✓<br/>es</p> |
| Approach route to a window (i.e. at least one in each room). | Potential for 750mm wide route for wheelchair user. Does <u>not</u> apply to kitchen/ bathrooms with a single window beyond fittings/ units.   |   |  |  |   |                 |
| Handles/ controls to an opening light to this window         | No higher than 1200mm from floor. <u>Does</u> apply to kitchen & bathrooms with a single window beyond fittings/ units.  |   |  |  |   |                 |
| 16.  | <p><b>Location of service controls</b></p> <p>Should be within a band of 450 to 1200mm from the floor, and at least 300mm from any internal room corner.</p> <p>All service &amp; ventilation controls: within a band of 450 to 1200mm from the floor, and at least 300mm from any internal room corner (if needed to be operated or read on a frequent basis, or in an emergency; see examples listed in the standard).</p>   | <p>Scheme complies/ will comply?<br/>(State below yes/no/ n.a.)</p> <p>✓<br/>es</p> |  |  |   |                 |

