

Lifetime Homes Compliance for all proposed residential development

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

Date: 20.02.2015
Development details (address, planning application reference): Cressington House, 249 St.Mary's Road, Garston, Liverpool, L19 0NF
Schedule completed by: Michael Cosser, Brock Carmichael Architects

Please:

- Complete the development details above,
- Check your proposals against the published standards at 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.

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	'On plot' (non communal) parking. 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? (State below yes/no/ n.a.)
	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).	The application is for outline planning permission only. This criterion will be addressed along with all detailed matters of siting and design in a future Reserved Matters application.
1b)	Communal or shared parking. Where this type of parking is provided, it should include 3300mm wide spaces.	Scheme complies/ will comply? (State below yes/no/ n.a.)
	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). Maintain access route (1200mm min wide) between parking and entrance/ lift core.	The application is for outline planning permission only. This criterion will be addressed along with all detailed matters of siting and design in a future Reserved Matters application.
2.	Approach to dwelling from parking. 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? The application is for outline planning permission only. This criterion will be addressed along with all detailed matters of siting and design in a future Reserved Matters application.

3.	<p>Approach to all entrances The principle access route to <u>all</u> entrances needs to meet ADM 'level' or 'ramped' approach requirements.</p> <ul style="list-style-type: none"> Distance from the car parking to the home to be kept to a minimum. Paths to be firm reasonably smooth & slip free, 900mm min. width within curtilage/ 1200mm min. for communal use. ADM 'stepped' approach (6.16 – 6.17), only acceptable as a secondary alternative access route in addition to the principle route (to any entrance). 	<p>The application is for outline planning permission only. This criterion will be addressed along with all detailed matters of siting and design in a future Reserved Matters application.</p>
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Entrances, doorways & communal stairs / lifts (Criteria 4 - 6)

4.

Entrances should:

4a) be illuminated – provide diffused luminaries

4b) have level access over the threshold - Level threshold: max 15mm up-stand)

4c) have effective clear opening widths and leading edge to the door handle side

Main entrances

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)

4d) have adequate weather protection at main entrances:

- Individual dwellings = 900mm typical depth (600mm min).
- Communal dwellings = 1200mm typical depth (900mm min).

Width to exceed door set + any controls. Additional cover/

Scheme complies/ will comply?
(State below yes/no/ n.a.)

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	<p>protection may be needed on exposed sites.</p> <p>4e) have a level external landing (dims. clear of any door swings):</p> <ul style="list-style-type: none"> Individual dwellings (LTH/ADM) = 1200x1200 min Communal dwellings = 1500 x 1500 min 	
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5a	<p>Communal stairs</p> <p>Principal stairs should provide easy access (regardless of whether lift is provided)</p>	<p>Scheme complies/ will comply? (State below yes/no/ n.a.)</p>
	<p>LTH / ADM requirements: 170mm max rise & 250mm max going, handrails 900mm above nosings & 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>The application is for outline planning permission only. This criterion will be addressed, if applicable, along with all detailed matters of building design in a future Reserved Matters application.</p>
5b	<p>Communal Lifts</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>The application is for outline planning permission only. This criterion will be addressed, if applicable, along with all detailed matters of building design in a future Reserved Matters application.</p>
6.	<p>Internal doorways, hallways & landings</p> <p>Movement should be as convenient to widest range of people. Generally narrower hallways & 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? (State below yes/no/ n.a.)</p> <p>This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.</p>

	Effective clear opening widths to be as follows:																			
	<table> <tr> <th>Direction/ width of approach (hallway/ landing)</th><th>Internal dwelling doors</th><th>Com'nal doors (appr'ch)</th></tr> <tr> <td>Straight on without turn or oblique approach (LTH/ADM)</td><td>750 mm</td><td>800 mm</td></tr> <tr> <td>At right angles to corridor/landing at least 1500 wide</td><td>N/A</td><td>800 mm</td></tr> <tr> <td>At right angles to hallway/ corridor/ landing at least 1200mm wide</td><td>750</td><td>825</td></tr> <tr> <td>At right angles to hallway/ landing at least 1050 wide</td><td>775</td><td>N/A</td></tr> <tr> <td>At right angles to corridor/ landing less than 1050mm wide (900min width as above).</td><td>900</td><td>N/A</td></tr> </table>	Direction/ width of approach (hallway/ landing)	Internal dwelling doors	Com'nal doors (appr'ch)	Straight on without turn or oblique approach (LTH/ADM)	750 mm	800 mm	At right angles to corridor/landing at least 1500 wide	N/A	800 mm	At right angles to hallway/ corridor/ landing at least 1200mm wide	750	825	At right angles to hallway/ landing at least 1050 wide	775	N/A	At right angles to corridor/ landing less than 1050mm wide (900min width as above).	900	N/A	
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Circulation space in the main rooms (criteria 7-9)

7.	<p>Circulation Space.</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 & dining rooms/ areas capable of either:</p> <ul style="list-style-type: none"> 1500mm diameter clear turning circle, or 1700mm x 1400mm turning ellipse. 750 clear width between items of furniture where needed for essential circulation. <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? (State below yes/no/ n.a.)</p> <p>This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.</p>
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	bedside cabinets within clear spaces beside beds.	
8.	Entrance level living space: Provide a living room/space at entrance level of every dwelling.	This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.
9.	Potential for entrance level bed-space. 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) Temporary bed space specification: <ul style="list-style-type: none"> • (typically) a corner of a room – preferably the living room; • big enough for a single bed + 750mm wide space to one side; • capable of being screened (with a portable screen) from the rest of the room; • electrical socket provided within the space; • remaining living area to remain functional (although furniture layout may be compromised); • avoid providing within a dining area – but if this option is done, ensure the dining use can continue or it's relocated elsewhere; 	Scheme complies/ will comply? (State below yes/no/ n.a.) This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.

WC & shower facilities (criteria 10 – 11)

10.	Entrance level WC & Shower drainage 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. <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. <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; <ol style="list-style-type: none"> 1. A WC with: 	Scheme complies/ will comply? (State below yes/no/ n.a.) This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.
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11.	<p> i) A centre line between 400mm – 500mm from an adjacent wall. ii) A flush control located to the side of the cistern furthers away from the adjacent wall. iii) An approach zone extending at least <ul style="list-style-type: none"> • 350mm from the WC's centre-line towards the adjacent wall, • 1000mm from the WC's centre-line on the other side. • 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. </p> <p>1. A basin on the wall adjacent to the WC or cistern should:</p> <ul style="list-style-type: none"> • not project into the approach zone by more than 200mm, • have a clear approach zone of 1100mm (from any obstruction under it) <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 shallow falls for drainage, or which allows easy installation of future laid to fall surface.</p> <p>Note: 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>WC and bathroom Walls</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>	<p>This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.</p>
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Stairs & lifts (within dwellings), hoists & bathroom (criteria 12- 14)

12.	Stairs and potential through-floor lift.	Scheme complies/ will
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	<p>Design should incorporate:</p> <ul style="list-style-type: none"> a) Potential for stair_lift installation; and 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><u>Stairs</u></p> <p>Stairs & 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"> • the living room/ space • the kitchen • a main (twin or double) bedroom, and • a bathroom meeting Criterion 14. <p>The route identified:</p> <ul style="list-style-type: none"> • should enable potential access to any rooms listed above which are not at entrance level, • may be from a living room/ space directly into a bedroom above, or • may be from (or arrive in) circulation space. <p>It will require:</p> <ul style="list-style-type: none"> • a minimum 1000mm x 1500mm potential aperture, clear of services, • the potential approach to the lift being on one of the aperture's shorter sides, • a 'knock out' panel pre-formed within any concrete floor through which the route passes; • 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. • space to exit and approach a lift within a bedroom (min requirement is to continue to function as a single bedroom), • the dwelling to have at least one bedroom that remains functional as a double bedroom. 	<p>comply? (State below yes/no/ n.a.)</p> <p>This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.</p>
13.	<p>Bedroom/ bathroom relationship and potential for fitting hoists</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>This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.</p>

14.	<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 & bathroom (meeting Criterion 14) should:</p> <ul style="list-style-type: none"> • be on the same storey level • (unless at entrance level) have potential for access via the through floor lift (Criterion 12); <p>be designed / located to provide a reasonable route between them, which should not pass through any living/ habitable room/ area.</p> <p>Bathrooms</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"> • close to a main (double or twin) bedroom, • at entrance level, or on a level with potential for access by a through floor lift (Criterion 12b) • with an outward opening door - if bathroom contains the only accessible entrance level WC (ADM requirement) • with the facilities listed (1-5) below. <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"> i) A centre line between 400mm – 500mm from an adjacent wall. ii) A flush control located to the side of the cistern furthest away from the adjacent wall. iii) An approach zone extending at least <ul style="list-style-type: none"> • 350mm from the WC's centre-line towards the adjacent wall, • 1000mm from the WC's centre-line on the other side. • 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. <p>2. A basin on the wall adjacent to the WC or cistern should:</p> <ul style="list-style-type: none"> • not project into the approach zone by more than 	<p>This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.</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 <u>or</u> accessible floor level shower</p> <ul style="list-style-type: none"> • bath to have a 1100mm x 700mm clear zone alongside (can overlap with approach zone to WC and/ or basin), <u>or</u> • shower to have a clear 1500mm diameter, or 1700mm x 1400mm elliptical, clear manoeuvring zone. <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"> • floor construction providing shallow falls to drainage, or simple laid-to-fall provision in the future; • drainage, which if capped for future use, may be located under a bath; <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>	
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Windows and service controls

15.	<p>Glazing and window handle heights</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? (State below yes/no/ n.a.)</p> <p>This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.</p>
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	<p>All habitable rooms:</p> <table><tr><td>Approach route to a window (i.e. at least one in each room).</td><td>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>Handles/ controls to an opening light to this window</td><td>No higher than 1200mm from floor. <u>Does</u> apply to kitchen & 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.	
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16.	<p>Location of service controls</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 & 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? (State below yes/no/ n.a.)</p> <p><i>This criterion will be addressed along with all detailed matters of building design in a future Reserved Matters application.</i></p>				