14062 – Rear of 14 Vincent Road, LONDON N15 3QH

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Criterion 1	**Parking**
	No parking is available so this criterion is non-applicable.
Criterion 2	**Approach to dwelling from parking (distance, gradients and widths)**
	No parking is available so this criterion is non-applicable.
Criterion 3	**Approach to entrance**
	The entrance to the dwelling is accessed by footpaths which are level (gradient less than 1:20) and are 1.0 metre wide.
Criterion 4	**Entrance**
Entrance will:	
a)	Be illuminated (this is also a Building Regulations requirement) This will be achieved by the deployment of fully diffused luminaires at the entrance.
b)	Have a level access over the threshold. There will be a maximum upstand of 15mm at a threshold unit.
c)	Have effective clear opening width as described below. A min. 300mm nib to the leading door edge can be provided.
	The dwelling entrance door opening is 900mm, providing a clear opening width of at least 825mm (900 – (44 + 15) = 841mm), greater than the minimum requirement of 800mm
In addition, the main entrance will:	
d)	Have adequate weather protection via. an open canopy projecting 900mm and 1200mm in width. This will also provide a housing for safety/security lighting.
e)	Have good access via. a level landing.
Criterion 5	**Communal stairs and lifts**
	This criterion is not applicable
Criterion 6	**Internal doorways and hallways**
	Internal doorways and hallways to comply fully with Lifetime Homes standards
	Minimum internal hallway width provided is 1000mm.
	Minimum clear openings to internal doors are 775mm and none are sited at right-angles to a corridor of less than 1050mm width.
	All doors to rooms will have a 300mm min. nib to the leading edge on the pull side.
Criterion 7	**Circulation Space**
	Working drawings will detail fit-out of the proposed residential unit to ensure full compliance with Criterion 7.
	A space for turning a wheelchair will be maintained in living/dining room and basic circulation space for wheelchair users provided elsewhere.
Criterion 8	**Entrance level living space**
	As this is a single level unit, the living room is provided at entrance level.
Criterion 9	**Entrance level bed space**
	As this is a single level unit, the bedroom is provided at entrance level.

Criterion 10	**Entrance level WC and shower drainage**
	As this is a single level unit, the bathroom is provided at entrance level, with accessible WC. Provision will be provided for future wet area conversion (from full bath) in case it is required.
Criterion 11	**WC/Bathroom walls**
	Adequate provision will be provided within the structural design for the fixing of grab rails at any location on bathroom walls within a height band of 300mm – 1800mm from the floor.
Criterion 12	**Stairs/lifts in dwellings**
	As this is a single level unit, Criterion 12 is not applicable to this project.
Criterion 13	**Potential for fitting of hoists and bedroom/bathroom relationship**
	Structure above bedroom and bathroom ceilings are to be capable of supporting the future installation of single point hoists above the bed, bath and WC. The route between the bedroom and bathroom will provide reasonable circulation between them and not pass through any habitable room or area.
Criterion 14	**Bathrooms**
	An accessible bathroom, providing ease of access, will be provided in the dwelling, close to a main bedroom, with the following facilities:
1.	A WC with a centre line between 400mm and 500mm from an adjacent wall; a flush control located between the centre line of the WC and the side of the cistern furthest away from the adjacent wall and an approach zone extending at least 350mm from the WC centre line to the adjacent wall, 1350mm overall width and 1100mm in front of the front rim of the WC.
2.	A wash basin with a clear frontal approach zone 700mm wide, extending 1100mm from any obstruction under the basin's bowl.
3.	A bath, with a clear zone alongside at least 1100mm long and 700mm wide.
4.	Floor drainage for an accessible floor level shower (wet area) with: A floor construction that allows simple and easy provision of a laid-to-fall floor surface in the future; Drainage, capped for use following future adaptation, located under the bath, and Provision for future fall gradients of the minimum required to effect efficient drainage from the catchment area of the shower, minimising crossfalls.
5	Potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone.
Criterion 15	**Glazing and window handle heights**
	The windows in the living area are sited to allow people to see out when seated (bottom of glazing height = 800mm). At least one opening light in each habitable room is to be approachable and usable by a wide range of people, including those with restricted movement and reach.
	Compliance with Criterion 14 will be achieved by providing an approach route at least 750mm wide to the window and handles/controls not more than 1200mm above floor level.
Criterion 16	**Location of service controls**
	Service controls will be sited within a height band of 450mm – 1200mm above floor level and at least 300mm away from any internal corner.