2 Creighton Avenue –
Lifetime Homes Assessment Statement

This document assesses and confirms the lifetime homes compliance of the proposed scheme at 2 Creighton Avenue

Criteria 1 – *Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width*

- The design and existing front drive is sufficiently large to accomodate and comply with the requirement

Criteria 2 – *The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping*

- The existing front drive is gently sloped and complies with a maximum gradient of 1 :12 and parking is in front of the main communal entrance

Criteria 3 – *The approach to all entrances should be level or gently sloping*

- As noted on criteria 2 above

Criteria 4 – *All entrances should:*
a) be illuminated relevant parts of 1.3.1.2 E
b) have level access over the threshold and
c) have a covered main entrance

- The front entrance will be illuminated, is provided with a level threshold and a canopy of min. 900mm depth will be provided

Criteria 5 –
a) Communal stairs should provide easy access and
b) where homes are reached by a lift, it should be fully wheelchair accessible

- The communal stair up to 1st floor level is accessed off the main ground floor hallway
- The stairs comply with requirements of rise of not more than 170mm, going not less than 250mm.
  Handrails will be designed to extend 300mm beyond top and bottom step and handrail height will be 900mm from each nosing

Criteria 6 – *The width of the doorways and hallways should conform to the specifications in the next column .*

- The communal stair up to 1st floor level is accessed off the main ground floor hallway.
- All corridor widths and doorway clear openings comply with requirements as set out.

Criteria 7 – *There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere*

- Spaces and rooms have been sized adequately to allow for adequate turning circles (1500mm diameter or a 1700x1400mm ellipse)

Criteria 8 – *The living room should be at entrance level*

- The 2 duplex flats have living areas at entrance level (ground floor).

Criteria 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*

- The entrance level on the 2 duplex flats have space that could be converted into bed-space.

Criteria 10 – *There should be:*
a) a wheelchair accessible entrance level WC, with
b) drainage provision enabling a shower to be fitted in the future

- Flat 1 is designed with a wheelchair accessible entry level wc and all other flats will meet part M requirements and do not require a fully accessible wc.
- All flats will comply with drainage provision as required.

Criteria 11 – *Walls in bathrooms and toilets should be capable of taking adaptations such as handrails*

- The walls will be specified and detailed to comply with this criteria.

Criteria 12 – *The design should incorporate:*
a) provision for a future 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

- The 2 no. duplex flats are designed to comply with this criteria.

Criteria 13 – *The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom*

- The flats are designed to comply with this criteria.

Criteria 14 – *The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin*

- The flats are designed to comply with this criteria.

Criteria 15 – *Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate*

- The flats are designed to comply with this criteria

Criteria 16 – *Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor)*

- The flats are designed to comply with this criteria