Project: 94 West Green Road, London
Project Ref: 1658
Date: May 2016

1.0 Introduction/Proposal

Replacement of an existing garage with a new two-bedroom dwelling to the land at the rear of 94 West Green Road

2.0 Lifetime Homes Standard

2.1 The standards taken into consideration are drawn from document entitled 'Lifetime Home (LTH) Revised Criteria' published on 5th July 2010.

2.2 The dwelling proposed on the application site will, at a detailed design stage, incorporate measures in line with the published Lifetime Homes guidelines. To this extent the following criteria have been considered:

Criteria	Relevance/Design Approach
1a Parking (width or widening capability) 1b Communal/Shared Parking	Not Applicable
2 Approach to dwelling from parking (distance, gradients and widths)	Not Applicable
3. Approach to all entrances	Approach to the dwelling entrance is from a level, private road.
4. Entrances	The dwelling entrance will be designed to allow for the required clear opening widths and nibs. There will be a level threshold. The entrance will be illuminated by porch soffit lighting.
5 Communal Stairs and Lifts	Not Applicable
6. Internal doorways and hallways	The internal doorways and hallway are designed to achieve the minimum widths required by the lifetime homes standards and by Part M.
7. Circulation space	Circulation space has been designed so that a maximum number of people, including wheelchair users, can easily use the building.
8. Entrance level living space	The main living space and kitchen accommodation is provided at entrance level
9. Potential for entrance level bed-space	There is potential for a temporary bed to be erected in the entrance level living accommodation.
10. Entrance level WC and shower drainage	A WC compartment compliant with Part M is provided at entrance level. The WC will be detailed to include for the potential to install a shower.
11. WC and bathroom walls	Walls in all Bathrooms and WC's will be detailed as to be able to provide adequate

	fixings for adaptations such as grab rails.
12 Stairs and lifts	The staircase achieves the minimum width of 900mm. The stair will be designed to allow for the installation of a seated stair lift without the need for significant alteration or reinforcement. Provision for the future installation of a through-floor lift has been considered and the location of such provisions is highlighted on the proposed plans.
13. Potential for fitting of hoists	Provision for adaptations will be designed into the structure surrounding the first floor bedrooms and bathrooms, as to provide the potential for the installation of hoists. Access to this by means of a potential through-floor lift is considered under criterion 12.
14. Bathrooms	Bathrooms have been designed to allow for ease of access and conform the required dimensions provided in the lifetime homes standards, criterion 14.
15. Glazing and window handle heights	The principle window in the main living accommodation allows for an adequate line of sight for seated occupants. At least one window within each habitable room has the potential for a 750mm wide approach for a wheelchair use as well as suitably positioned handles and controls to any opening lights.
16. Location of service controls	Regularly used service controls will be positioned in locations that will allow ease of use for a wide range of potential users and to conform to the requirement for criterion 16 of the lifetime homes standards.