Consultation on proposed revisions to the Lifetime Homes Criteria

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1. Background to consultation

In 2008, the Government published ‘Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society’. This set out the need to build more flexible and inclusive housing in order to meet the future requirements of our ageing population. It established the Government’s clear objective of making Lifetime Homes the norm for all newly built housing by 2013. The strategy gave a commitment to ensure that all new publicly funded housing is built to the Lifetime Homes Standard by 2011.

To encourage increased take-up in new build projects, the strategy committed to making Lifetime Homes a mandatory part of the Code for Sustainable Homes (‘the Code’). The strategy further proposed that Lifetime Homes would be mandatory at level four of the Code. The recent consultation paper on the Code for Sustainable Homes (Dec 2009) proposes that the Government will not now proceed with this commitment and intends to make Lifetime Homes mandatory only at level six of the Code.

To encourage take-up and establish the most economical way to deliver the Lifetime Homes Standard, the Government also made a commitment to work with professionals and key stakeholders. The revisions to the Lifetime Homes criteria contained in this consultation have been derived from evidence gathered through a variety of processes and mechanisms, including: A government funded technical forum hosted by Habinteg; and ongoing research carried out by Habinteg on behalf of Communities and Local Government. In addition, Habinteg operates a Lifetime Homes helpline and consultancy service which has provided valuable information about the interpretation and application of the standard. These activities have engaged a cross-section of professionals and stakeholders, including developers, architects, access consultants, occupational therapists and local authority planners.
2. Purpose of proposed revisions

The proposed revisions to the Lifetime Homes criteria have been introduced to achieve a higher level of practicability for volume developers in meeting the requirements of the Code for Sustainable Homes. The revisions will also facilitate the adoption of Lifetime Homes design as a requirement for all future publicly funded housing developments.

The revisions are the result of work by the Lifetime Homes Technical Advisory Group, which comprised a range of practitioners involved in housing design, housing development, access consultancy and provision of adaptations.

This consultation closes on 15th March 2010. All comments and feedback should be submitted to: consultation@lifetimehomes.org.uk by this date.
3. Summary of proposed revisions

This summary briefly describes the significant proposed changes. To appreciate the detailed revised requirements, it is necessary to consider the full specification for each criterion (see Section 5 below). Comments are welcome on any part of the proposed revisions. The two broad questions for the consultation are:

- Do you agree with the proposed revisions to the Lifetime Homes criteria?
- Do you agree that the proposed revisions are practicable? If not, how can they be improved? Please provide technical evidence to support your response, as appropriate.

Criterion 1 – Parking (width or widening capability)

Proposal: This criterion is split into 1a - ‘on plot (non-communal) parking; and 1b - communal or shared parking. Where parking is communal, the revised criterion requires one parking space, located close to a block’s communal entrance or lift core, to have a 3300mm width.

Criterion 2 – Approach to dwelling from parking

Proposal: The level or gently sloping approach to a dwelling from parking can be either to the front entrance or to a secondary entrance (previously required to both).

Criterion 3 – Approaches to all entrances

Proposal: Where it is not practicable or achievable to have a level or gently sloping approach to all entrances due to site topography, the only accessible approach to a dwelling may be that from the car parking to any entrance.

Criterion 4 – Entrances

Proposals: The introduction of an exemption to accessible threshold requirements to a balcony/roof terrace, where a ‘step up’ is
necessary because of an increase in slab thickness over accommodation below due to thermal insulation requirements.

The clear opening width for communal doors should be 875mm.

Level landings at entrances required.

Criterion 5 – Communal Stairs and lifts

Proposal: Easy going stairs required only on principal stair access routes.

Criterion 6 – Internal doorways and hallways

Proposal: The clear opening width for communal doors should be 875mm.

Criterion 7 – Circulation space

Proposals: The circulation width needed to pass furniture should be 750mm.

In kitchens, a minimum 1200mm required between unit/appliance fronts and opposite obstructions.

In main bedroom, a clear 750mm circulation space required to both sides and foot of bed.

Other bedrooms required to have 750mm to one side of bed.

Criterion 10 – Entrance level WC and shower drainage

Proposal: Full side transfer space for fully accessible WC (in dwellings with 3 or more bedrooms or on one level) is replaced with a requirement for the space beside the WC to extend back only 250mm from front edge of WC bowl, provided there is adaptation potential to increase the depth of this space to 700mm if and when needed.

Criterion 11 – WC and bathroom walls

Proposal: The height band for potential fixing of grab rails is extended from 300mm – 1500mm to 300mm – 1800mm.
Criterion 12 – Domestic stairs and potential through floor lift

Proposals: The stair width measurement is clarified to allow for a slightly narrower stair. As long as the stair can take a stair lift, it should now meet requirements.

The potential through-floor lift route can be to any bedroom or circulation space and the bedroom can drop to single occupancy if lift installed, as long as a double bedroom is available elsewhere.

No trimming for lift knock-out panel required in floor, unless floor is concrete.

Criterion 13 – Potential for future hoists & bedroom/bathroom relationship

Proposal: No tracking route required between bedroom and bathroom – but bedroom and bathroom ceilings should still be capable of supporting single point hoists, or capable of simple adaptation to enable installation of single point hoists.

Criteria 14 – Bathroom

Proposals: The various ‘ease of access’ and ‘fully accessible’ requirements are replaced by one set of requirements.

The full side transfer space/ease of access side space to WC is replaced with a requirement for the space beside the WC to extend back only 250mm from front edge of the WC bowl, provided there is adaptation potential to increase the depth of this space to 700mm if and when needed.

The requirements for drainage for future accessible shower (unless provided elsewhere) are clarified and detailed.

Criterion 15 – Glazing and window handle heights

Proposal: A 50mm tolerance is added to 800mm sill height requirement in living room.
4. The Lifetime Homes principles

Introduction

The Lifetime Homes Standard was established in the mid-1990s to incorporate a set of principles that should be implicit in good housing design. Good design, in this context, is considered to be design that maximizes utility, independence and quality of life, while not compromising other design issues such as aesthetics or cost effectiveness.

The Lifetime Homes Standard seeks to enable ‘general needs’ housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households. This offers the occupants more choice over where they live and which visitors they can accommodate for any given time scale. It is therefore an expression of Inclusive Design.

Housing that is designed to the Lifetime Homes Standard will be convenient for most occupants, including some (but not all) wheelchair users and disabled visitors, without the necessity for substantial alterations.

A Lifetime Home will meet the space requirements of a wide range of households, including families with push chairs as well as some wheelchair users. The extra space is also helpful to everyone in ordinary daily life, for example when carrying large and bulky items. Lifetime Homes are not, however, a substitute for purpose-designed wheelchair standard housing. Some people require purpose-designed wheelchair housing and planners and providers should ensure that good provision is made to meet this need.

The Lifetime Homes concept is based on five overarching principles. These inform the statements of principle that underpin each of the sixteen Lifetime Homes criteria.

- Principle One: Inclusivity

An inclusive environment aims to assist use by everyone, regardless of age, gender or disability. It does not attempt to meet every need, but by considering people’s diversity it aims to break down unnecessary barriers and exclusion.

The design of a Lifetime Home removes the barriers to accessibility often present in other dwellings. The flexibility and adaptability within the design and structure
enables a Lifetime Home to meet a diverse range of needs over time. A development of Lifetime Homes therefore has the potential to provide for the widest cross-section of individuals within the general population. The high level of accessibility offers greater ‘visitability’, so that an individual is not prevented from visiting a household due to the design of the home.

- **Principle Two: Accessibility**

Inclusive design aims to give the widest range of people, including those with physical and/or sensory impairments, older people and children, convenient and independent access into and around the built environment (externally and internally) and also equal access to services.

A Lifetime Home will be designed with particular attention to circulation within the home and external routes to transport infrastructure. Pathways, hallways, stairways and access to floors above, doorways and spaces to approach and reach essential facilities and controls in the home will be taken into consideration.

- **Principle Three: Adaptability**

Adaptability means that a building or product can be simply adapted to meet people’s changing needs over time or to suit the needs of different users. Any subsequent adaptations should be more cost-effective because the original design accommodates their future provision from the outset.

In a Lifetime Home, non-apparent integral design features are ready to assist adaptation for a household that has a family member with a temporary or permanent disability or a progressive condition that is making movement around the home or between floors difficult. A member of the household, or a visitor, will be able to live, sleep and bath solely on the entrance level for a short period, or can benefit from step-free access to upper floor facilities.

- **Principle Four: Sustainability**

Sustainability, in this context, refers to sustainable communities underpinned by essential accessible elements aimed at meeting current and future needs, including homes, facilities, goods and services – the design of which will contribute to the long
term viability of the community.

The accessibility, flexibility and adaptability of a Lifetime Home all help to ensure long term demand for, and desirability of, the dwelling. While sustainability is dependent on a range of factors, dwellings that offer this degree of accessibility and flexibility are likely to remain popular over time, for both existing and new households, and can therefore contribute to the creation of stable and popular neighbourhoods and communities.

• **Principle Five: Good Value**

Lifetime Homes are not intended to be complicated or expensive for house-builders or for the people who live in them. The design criteria have been carefully considered so that they can be incorporated into a dwelling’s design and construction from the outset, with only a marginal cost effect. Once occupied, the adaptability of the dwelling should actually save a household money if needs change and the dwelling is quickly and simply adapted to suit the new set of circumstances. Without Lifetime Homes features, the household may be faced with expensive, complicated and disruptive major adaptation works to a dwelling less suited to change; or possibly (in the case of an existing household) face a forced move to a more suitable home. Enabling simple adaptation from the outset has potential for considerable cost savings in the future.
5. The revised Lifetime Homes criteria - description and specification

**Criterion 1 – Parking (width or widening capability)**

**Principle:** Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

**1a – ‘On plot’ (non-communal) parking**

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

**Required specification to achieve Criterion 1a (‘on plot’ parking)**

If a 2400mm wide parking space has a 900mm access path (as required by Part M) adjacent to, and level with it, then this will automatically satisfy the requirement. Where this does not occur, a parking space of at least 4800mm in length should have a strip of soft landscaping (or similar) adjacent to, and approximately level with it, so that this can be re-surfaced and made level with the parking space in the future, so it can achieve an overall parking width of 3300mm.

The entire parking space (whether pre or post widened) should have a firm surface and be level (no gradient exceeding 1:60 and/or no crossfall for drainage exceeding 1:40).

Garages are exempt from the width / widening requirements. However, any hard-standing for a parked car, leading to any garage, should conform to the Criterion requirements for at least one vehicle parking bay length i.e. a minimum 4800mm.

Other private covered parking spaces (e.g. car ports) are also exempt from the width widening requirements unless they provide the only parking space available for a dwelling. If they provide the only parking space for the dwelling they should have a minimum clear width of 3300mm.

**Good practice recommendations that exceed the above requirements**

- Increase the width or widening capability of the parking from 3300mm to 3600mm.
- Increase the minimum length of parking spaces from 4800mm to 6000mm.
• Provide all carports with a minimum clear width of 3300mm (3600mm preferred) regardless of whether or not they provide the only parking space for the dwelling.
• Where garages are provided, provide them with a minimum clear width of 3300mm (3600mm preferred), particularly where the garage provides the only parking space for the dwelling.

1b – Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

**Required specification to achieve Criterion 1b (communal or shared parking)**

Provide at least one parking space (or a greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to) each block’s entrance or lift core. These spaces should be in addition to any designated wheelchair accessible (Blue Badge) spaces within the development.

The access route between the parking and communal entrance (or in the case of basement parking lift core) should maintain a minimum clear width of 1200mm.

**Good practice recommendations that exceed, or in addition to, the above requirements**

• Increase the width of these spaces from 3300mm to 3600mm.
• Increase the length of these spaces from 4800mm to 6000mm.
• Where feasible, design the communal parking layout and adjacent spaces to enable some further additional spaces to be widened in the future.

**Note:**
Criterion 1 is not relevant to developments that do not contain any parking provision. However, consultation with the local planning department regarding parking arrangements for Lifetime Homes and wheelchair accessible properties on such developments will be required.
**Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)**

**Principle:** Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

2 – Approach to dwelling from parking

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or 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.

**Required specification to achieve Criterion 2**

*Note: Relevant entrances in respect of this Criterion are either the principal or secondary entrance doors to an individual dwelling, the main communal entrance door to a block of dwellings, or (in the case of basement parking) the entrance door to the lift core.***

The principal approach route between parking spaces and relevant entrances should preferably be level (i.e. no gradient exceeding 1:60, and/or no crossfall exceeding 1:40).

Where the topography or regulation (e.g. in relation to flooding) prevent a level principal route between parking and entrances, the principal route may be gently sloping with maximum gradients as set out in Criterion 3.

If the principal approach is gently sloping (i.e. with maximum gradients as set out in Criterion 3), a secondary stepped approach in accordance with Approved Document M domestic requirements, should also be provided.

The distance between all parking and entrances should be as short as practicable. Parking adjacent to entrances is the optimum arrangement. On large developments, communal parking should be within 50 metres of the relevant communal entrance or (in the case of underground parking) the lift core. If a distance in excess of 50 metres cannot be avoided, level resting areas should be provided along the route.

Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.
Good practice **recommendations** that exceed, or in addition to, the above requirements

- Increase the width of the path between the parking and the dwelling within individual dwelling curtilages to 1200mm, particularly if there is a change in direction.
- Increase the width of communal paths to 1800mm.
- Where the approach route exceeds 50m, provide seating and weather protection at the required level resting places along the route.
**Criterion 3 – Approach to all entrances**

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

### 3 – Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

**Required specification to achieve Criterion 3**

The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A ‘gently sloping’ approach may have the following maximum gradients.

- 1:12 on an individual slope up to 2 metres;
- 1:13 on an individual slope up to 3 metres;
- 1:14 on an individual slope up to 4 metres;
- 1:15 on an individual slope up to 5 metres;
- 1:16 on an individual slope up to 6 metres;
- 1:17 on an individual slope up to 7 metres;
- 1:18 on an individual slope up to 8 metres;
- 1:19 on an individual slope up to 9 metres;
- 1:20 on an individual slope of 10 metres, or more than 10m. *

*Providing there are top, bottom and intermediate landings of not less than 1.2m excluding the swing of doors and gates for each 10 metre length of slope.

This requirement applies to all footpath approaches:

- i) between parking and all associated entrances (including secondary entrance doors where a footpath link exists);
- ii) on approaches between any drop off points and associated communal entrances, and;
- iii) on principal footpath routes between the overall site boundary and entrances.

On steeply sloping sites it is accepted that this requirement may not be practicable, or achievable, and should be discussed with the local planning authority to agree a workable solution.

Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.
Good practice recommendations that exceed, or in addition to, the above requirements

- Increase the width of the path between the parking and the dwelling within individual dwelling curtilages to 1200mm, particularly if there is a change in direction.
- Increase the width of communal paths to 1800mm.
**Criterion 4 – Entrances**

*Principle:*  Enable ease of use of all entrances for the widest range of people.

### 4 - Entrances

All entrances should:

a) Be illuminated

b) Have level access over the threshold; and

c) Have clear opening widths and nibs as specified below.

In addition, main entrances should also:

d) Have adequate weather protection

e) Have a level external landing.

*Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.*

**Required specification to achieve Criterion 4**

All entrances should be lit with fully diffused luminaires.

All entrances should have an accessible threshold with a maximum 15mm up-stand. The 15mm 'up-stand' relates to the total height of the threshold unit (often a one piece proprietary product). In practice the threshold will consist of a number of lesser up-stands and sloping infill connections. Transition units (with a maximum slope of 15 degrees) may be provided on one or both sides of the threshold. Examples of acceptable thresholds are provided within: ‘Accessible thresholds in new housing – Guidance for house builders and developers’ The Stationary Office Ltd. ISBN 0 11 702333 3. 1999.

The above accessible threshold requirement applies to any entrance where any person may move across the threshold. All entrances of a dwelling, including balcony and roof terrace doors (subject to the two exemptions below) and all communal entrances within blocks of dwellings (to any communal area or facility) should meet this requirement. Only ‘Juliet balconies’, where no access onto the balcony is intended, and roof terraces/balconies over habitable rooms, which require a step up to increase slab thickness (e.g. for thermal insulation to the accommodation below), are exempt.
The minimum clear opening width at all entrances to a dwelling (including balcony and roof terrace entrances) should be 800mm. The minimum clear opening width at communal entrances (and other communal doors) should be a minimum 875mm.

There should be a 300mm nib (or clear space) to the leading edge on the pull side of all entrance doors to dwellings and all communal entrance doors.

All main entrances* should be covered to provide weather protection for those unlocking, or waiting at, the door. The size and form of the cover should have regard for local conditions to provide effective weather protection. As a general guide, the cover at an individual dwelling door should have a minimum depth of 600mm (900mm being typical). As a general guide, the cover at a communal door should have a minimum depth of 900mm (1200mm being typical). The width of the cover should exceed the width of the doorset plus any associated controls. At exposed sites additional cover and protection may be necessary.

A level external landing (maximum gradient 1:60 and/or maximum crossfall 1:40 for effective drainage) should be provided at all main entrances*. The minimum dimensions for this at an entrance to an individual dwelling should be 1200mm x 1200mm. At a communal entrance the minimum dimensions should be 1500mm x 1500mm. These dimensions for level landings should be clear of any door swings.

**Good practice recommendations that exceed, or in addition to, the above requirements**

- Illuminance levels at entrances are not specific to the Lifetime Home Standard. Designers should note the existing good practice guidance.
**Criterion 5 – Communal stairs and lifts**

*Principle:* Enable access to dwellings above the entrance level to as many people as possible.

**5a – Communal Stairs**

Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

**5b – Communal Lifts**

Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

**Required specification for Criterion 5a - Communal Stairs**

Communal stairs providing a principal access route (see Note 1) to a dwelling regardless of whether or not a lift is provided should be easy going, with:

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.

Note 1: Where a lift is provided, communal stairs offering an alternative access route to the dwelling should be considered a principal access route.

**Required specification for Criterion 5b – Communal lifts (where applicable)**

Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:

- Have minimum internal dimensions of 1100mm x 1400mm.
- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift’s internal front wall.

**Good practice recommendations that exceed, or in addition to, the above requirements**

Provide lift access to all dwellings above entrance level as far as practicable.

Provide access to two lifts within blocks of 4 or more storeys.
Where lift access is not provided, consider potential to enable provision at a later date (by provision of space and/or adaptation).
Criterion 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

6. Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

As a general principle, narrower hallways and landings will need wider doorways in their side walls.

The width of doorways and hallways should conform to the specification below.

Required Specification for Criterion 6

Hallway widths

Subject to provision of adequate door opening widths (as detailed in the table below), the minimum width of any hallway/landing in a dwelling is 900mm. This may reduce to 750mm at ‘pinch points’ (e.g. beside a radiator) as long as the reduced width is not opposite, or adjacent to, a doorway.

The minimum width of any hallway/corridor/landing within a communal area is 1200mm, which may reduce to 1050mm at ‘pinch points’ (e.g. due to a structural column) as long as the reduced width is not opposite, or adjacent to, a doorway.

Doorway widths within dwellings

Head on approach to door

The minimum clear opening width of any doorway within a dwelling, when the approach to the door is ‘head on’, is 750mm.

Turning to pass through a door

When the approach to a doorway is not head on, and a turn is required to pass through the doorway, the minimum clear opening for that doorway will relate to the width of the approach (typically a hallway or landing), and should be in accordance with the table below:

<table>
<thead>
<tr>
<th>Minimum clear opening width of doorway (mm)</th>
<th>Minimum approach width (when approach is not head on) (mm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>750</td>
<td>1200</td>
</tr>
<tr>
<td>775</td>
<td>1050</td>
</tr>
<tr>
<td>900</td>
<td>900</td>
</tr>
</tbody>
</table>
Note: These clear width requirements apply to any doorway where movement through the doorway is intended. They do not apply to storage/cupboard doors unless the storage/cupboard is ‘walk in’.

Communal doors

All internal communal doors should have a minimum clear opening width of 875mm.

Provision of nibs

All communal doorways should have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.

Similarly, all doors to rooms on the entrance level of each dwelling, should have a 300mm nib (or clear space in the same plane as the wall in which the door is situated) to the leading edge of the door, on the pull side.

Note:
For clear opening widths for dwelling entrance / communal entrance doors, and nib requirements at entrance doors, please refer to Criterion 4 - Entrances.
**Criterion 7 – Circulation Space**

**Principle:** Enable convenient movement in rooms for as many people as possible.

**7. Circulation Space**

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

**Required specification for Criterion 7**

The minimum basic circulation spaces required, as detailed below, are not intended to match the equivalent space requirements within dwellings to wheelchair housing, or wheelchair adaptable standards. They recognise that a wheelchair user within a Lifetime Home will need to accept a degree of compromise on available manoeuvring and circulation space.

Basic circulation space for a wheelchair user is used as a guide for the minimum requirement as this will result in circulation space that will also assist a wide range of occupants and visitors, including those using sticks or other mobility aids, or households with young children.

**WC compartments and bathrooms**

Functional spaces requirements for WC compartments and bathrooms are detailed in Criteria 10 and 14.

**Hallways and landings within dwellings**

Circulation widths and spaces for hallways and landings within dwellings are detailed in Criterion 6.

**Living rooms/areas and dining rooms/areas**

Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.

Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.
**Kitchens**

Kitchens should have a clear width of 1200mm between kitchen unit fronts/appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance.

An additional good practice recommendation in respect of kitchen planning and layout is given below.

**Bedrooms**

The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed.

Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g. to approach the window), a clear width of 750mm should also be provided at the foot of the bed.

**Good practice recommendation exceeding the above requirements**

**Kitchen**

Kitchen layouts, whenever possible, should be planed so that they can include (following adaptation) a continuous run of units (unbroken by doorways) consisting of: 1) built in oven at an accessible height, 2) a minimum 600mm of work surface, 3) a hob, 4) a minimum 600mm of work surface and 5) a sink/drainer. This continuous run, uninterrupted by doorways, (c. 3600mm in length measured along the front face) could be straight, L shaped, or U shaped. In addition, window positions should not impede on the oven or hob positions within this length of run. Space for other typical 'white goods' and fittings should be available elsewhere in the kitchen (so that only the oven and hob are contained within this particular length of run).
**Criterion 8 – Entrance level living space**

*Principle:* Provide accessible socialising space for visitors less able to use stairs.

8. **Entrance level living space**

A living room/living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of ‘entrance level’).

**Required specification to achieve Criterion 8**

A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area, or other reception area that provides seating / socialising space for the household and visitors.

Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9 or the through floor lift space of Criterion 12).

**Good practice recommendations that exceed, or in addition to, the above requirements**

Also provide the kitchen on the entrance level.
**Criterion 9 – Potential for entrance level bed-space**

**Principle:** Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

**9. Potential for entrance level bed-space**

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

**Required specification to achieve Criterion 9**

The definition of entrance level in the context of this Criterion is as defined in Appendix 1.

A corner of a room that can accommodate a single bed with a 750mm wide space to one side of the bed is suitable as a temporary bed space. This area should be capable of being screened (with a portable screen) from the rest of the room. Provision of an electrical socket within the space is required.

This space is typically provided in the corner of a living room following rearrangement of the furniture – however, the living room should remain functional (despite a compromised layout). A dining room or dining area can also provide for the temporary bed space as long as the dining function can continue (or be relocated elsewhere). However, providing this facility within a dining space of a kitchen/diner provides the least convenient arrangement and should be avoided whenever possible.

Note: This temporary bed-space, and the identified through floor lift space of Criterion 12, may overlap - as the temporary bed space will not be required if a through floor lift is available.

**Good practice recommendations that exceed, or in addition to, the above requirements**

Provision of a window for ventilation and a heat source within the space would be beneficial.

A layout which provides potential for a suitable recess / area that is easier to screen and provides better separation from the remaining room is beneficial.
**Criterion 10 – Entrance level WC and shower drainage**

*Principle:* Provide an accessible WC and potential showering facilities for:

- i) any member of the household using the temporary entrance level bed space of Criterion 9, and:
- ii) visitors who are unable to use stairs.

### 10. Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment / cloakroom – as detailed in the specification below. There should also be potential for a shower to be installed. (See Appendix 1 for definition of entrance level).

**Required specification to achieve Criterion 10**

In dwellings with two or more storeys, and no more than two habitable rooms in addition to the main living room and any kitchen/diner (typically a one or two bedroom house), a Part M WC compartment will satisfy this requirement provided that the floor drain for a future accessible shower (not required by Part M) is available in the compartment (or in a suitable location elsewhere).

In all other dwellings (where an accessible bathroom in accordance with Criterion 14 is not provided on the entrance level) the compartment’s specification should be as detailed below:

An accessible WC compartment / cloakroom should contain from the outset:

1. **A WC with:**
   - i) A centre line between 400mm – 500mm from a side wall.
   - ii) A cistern operated by an accessible handle located to the side of the WC away from the wall, or by large push buttons that are easy to reach and operate.
   - iii) A clear frontal approach/transfer zone extending for a distance of 1100mm from the front rim of the WC bowl. The clear width of this zone should be 700mm, with a centre line aligning with the WC bowl’s centre line.
   - iv) A clear oblique transfer zone 1100mm deep x 700mm wide to one side of the WC bowl. The back edge of this clear zone must extend back to one side of the WC bowl by at least 250mm (from a line perpendicular to the WC’s centre line, from the front edge of the bowl). Walls beside this zone should be free of fittings (e.g. radiators) for a height of 500mm from the floor.

   Note: Zones 1 iii) and 1 iv) will overlap to some extent.
2. A wash basin with:
   i) A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin’s bowl – whether that be a pedestal, trap, duct or housing.

3. Unless provided elsewhere on the entrance level (see Note 1 below*), floor drainage for an accessible floor level shower with:
   i) A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy installation of a laid-to-fall floor surface in the future.

   Note: Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required to effect efficient drainage from the catchment area of the shower. Crossfalls within the drainage area should be minimised.

4. A clear showering area at floor level of 1000mm x 1000mm.

*Note 1: Where drainage for the future shower is provided elsewhere on the entrance level away from the WC compartment, it should be possible to provide by simple adaptation, a self contained showering area. This self contained showering area may incorporate a conventional stepped shower tray. Where drainage for the future shower is provided adjacent to the WC compartment (e.g. in an adjacent storage cupboard) with the intention of incorporating this area into the WC compartment if the shower is provided at a later date, the requirements of item 3 above would apply.

Requirements 1 – 4 above are demonstrated within example Diagrams 10A and 10B.

In addition to requirements 1 – 4 above, the compartment should also (unless provided from the outset) be capable of simple adaptation to enable:

5. Improved side access to the WC that achieves:
   i) Items 1.i) – 1.iii) as above, plus
   ii) A clear side transfer space, to one side of the WC, at least 700mm wide, extending back for the full depth of WC bowl and cistern (or equivalent if cistern is concealed – c. 700mm). The bowl of a wash basin may impede into the back edge of this side transfer space by a maximum depth of 250mm.
The adapted compartment should also provide for items 2 – 4 above.

Examples of post adaptation layouts, including the requirements of item 5 above, are demonstrated within Diagrams 10C and 10D.

Whilst a variety of solutions (and footprint sizes) can be created to satisfy all the above requirements, it is noted that an overall compartment footprint of 1400mm x 1900mm (as demonstrated by example Diagrams 10B, 10D) should enable a number of layout options and door positions that can achieve all the requirements of items 1 – 5 above.

Note: If the compartment contains the only accessible entrance level WC within the dwelling, an outward opening door to the compartment will be required to satisfy Approved Document M.
Diagram 10A

Accessible wc cloakroom - Minimum dimensions and clear zones needed from the outset

1400mm x 1800mm (2.5m²)

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Diagram 10B

Accessible wc cloakroom -
Minimum dimensions and clear zones needed from the outset

Diagram 10B
Wc with concealed cistern and semi countertop wash basin

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**Diagram 10C**

Accessible wc cloakroom -
Adapted layout to provide improved access to wc

- Improved access to wc from 700 x 1100mm clear zone beside wc, min. 700mm deep from front edge of wc bowl. The bowl of a whb may overhang the back edge of this zone by max. 250mm
- Washbasin relocated (to suit individual's needs)
- Washbasin moved from back wall and relocated to suit individual's needs
- Shallow falls in floor to gulley for future shower
- 700 x 1100mm clear space in front of wc and washbasin

1400mm x 1800mm (2.5m²)

**Diagram 10C**
Modified version of diagram 10A showing improved access wc

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Diagram 10D

Accessible wc cloakroom -
Adapted layout to provide improved access to wc

**A room depth of 1900mm is preferred to provide for greater flexibility. The additional space would allow the wc to be pulled forward sufficiently to enable a small wall hung hand-rinse basin to remain on the back wall alongside the wc**

Improved access to wc from 700 x 1100mm clear zone beside wc, This zone should extend back by min. 700mm from front edge of wc bowl. The bowl of a whb may overhang the back edge of this zone by max. 250mm

Alternate location for washbasin (located according to individual's needs)

Shallow falls in floor to gulley for future shower

1400mm x 1900mm (2.7m²)

*for improved wc access including side transfer: min. 700mm deep space required alongside the wc of which not more than 250mm may be beneath the whb

Diagram 10D
Modified version of diagram 10B showing improved access to wc
Criterion 11 - WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

II - WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Required specification to achieve Criterion 11

Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.
Criterion 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

**12 - Stairs and potential though-floor lift in dwellings**

The design within a dwelling of two or more storeys should incorporate both:

a) Potential for stair lift installation; and,

b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

**Required specification to achieve Criterion 12a - Stairs**

In dwellings with two or more storeys, the structure adjacent to its stairs should be adequate to enable installation of a stair lift without significant alteration or reinforcement.

In addition, a clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

**Required specification to achieve Criterion 12b – Potential for through floor lift**

In addition to provision for a potential stair lift, a suitable route for a wheelchair accessible through-the-floor lift from the entrance level to a storey above should be identified. A storey with potential access from the lift should contain a main bedroom and a bathroom meeting the requirements of Criterion 14.

The identified route for the lift may be from a living room/space directly into a bedroom above. Alternatively, the route may be from, or arrive in, circulation space.

The potential aperture size for the route through the floor should be a minimum 1000mm x 1500mm - with the potential approach to the lift being to one of the shorter sides. This potential aperture area should be clear of services.

Where the identified lift route within the dwelling passes through a concrete floor, a ‘knock out’ panel should be pre-formed within the floor. Traditional wooden joist floors, ‘I’beam floors, and metal web floors need not be provided with a ‘knock out’ panel along the lift route, provided that their design has taken account of associated point loads to enable the creation of the void if required.

It is acceptable for the identified route to require some degree of alteration / moving of demountable partition walls (e.g. timber stud walls) if this can provide the most efficient and
practical layout arrangement following lift installation. However, where this is the case, the partitions to be moved should be clear of services.

When the potential arrival point for the lift arrives directly into a bedroom, there must be space to exit and approach the lift. A compromised room layout would be expected following lift installation, but as a basic minimum the room should still be able to function as a single bedroom. It is also a requirement that if the lift route is to arrive directly into a bedroom, the dwelling must have at least one bedroom that remains functional as a double bedroom.

Additional good practice recommendations that exceed, or in addition to, the above requirements:

Stairs

Although stair lifts are available for installation on most forms of stair, a straight flight with clear landings at the top and bottom, will provide for a more cost effective installation.

A straight flight of stairs with goings (treads) of consistent depth (i.e. no winders) is safer to use, particularly for those less agile.

A straight stair, without winders, is therefore recommended.

Where winders are incorporated onto a stair consideration should be given to ensure that an adequate going depth remains on the winders if a stair lift is installed.

Potential through floor lift

At the identified route, provide an electrical point to assist in any future adaptation / installation of the lift. This plate should be annotated with ‘lift position’ (or similar) to assist in future identification of the possible route.
Criterion 13 – Potential for fitting of hoists and bedroom/bathroom relationship

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Required specification to achieve Criterion 13

Structure above ceiling finishes over a main bedroom (see Note 1*) and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.

*Note 1: For the purpose of this Criterion, a main bedroom is defined as either a double or twin bedroom.

Good practice recommendations that exceed, or in addition to, the above requirements

Locate this bedroom and bathroom adjacent to each other with a connecting 'knock out panel' sufficient to form a direct doorway with a minimum clear opening width of 900mm between the two rooms, or have a direct (en-suite) link with a minimum clear doorway opening of 900mm from the outset.

Where locating these two rooms adjacent to each other is not practicable, have their doorways adjacent to each other, or opposite each other.
**Criterion 14 – Bathrooms**

Principle: *Provide an accessible bathroom that has ease of access to facilities from the outset and potential for this access to be improved further, to suit individual needs, by simple adaptation.*

<table>
<thead>
<tr>
<th>Required specification to achieve Criterion 14</th>
</tr>
</thead>
<tbody>
<tr>
<td>An accessible bathroom, in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.</td>
</tr>
</tbody>
</table>

In dwellings with more than one storey, an accessible bathroom should either be on the entrance level, or on a level with potential access from the entrance level via a future through floor lift. (See Appendix 1 for definition of ‘entrance level’).

This bathroom should also be on the same storey as, and close to, a main bedroom (see Note 1*).

The accessible bathroom should not be an en-suite solely accessed via a bedroom unless another accessible bathroom (with access off general circulation space) is provided elsewhere.

All requirements relation to clear zones within this specification apply for the full height of the room.

The following facilities, and associated clear approach/transfer zones, as detailed in items 1 – 6 below, should be provided within the accessible bathroom from the outset.

1. A WC with:
   i) A centre line between 400mm – 500mm from a side wall.
   ii) A cistern operated by an accessible handle located to the side of the WC away from the wall, or by large push buttons that are easy to reach and operate.
   iii) A clear frontal approach/transfer zone extending for a distance of 1100mm from the front rim of the WC bowl. The clear width of this zone should be 700mm, with a centre line aligning with the WC bowl’s centre line.
   iv) A clear zone 1100mm deep x 700mm wide to one side of the WC bowl. The back edge of this clear zone must extend back to one side of the WC bowl by at least 250mm (from a line perpendicular to the WC’s centre line, from the front edge of the bowl), OR
   A clear space, at least 450mm wide, beside the bowl of the WC and an adjacent wash basin.
Note: Zones 1 iii) and 1 iv) may overlap to some extent.

2. A wash basin with:
   i) A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin’s bowl – whether that be a pedestal, trap, duct or housing.

3. Unless provided elsewhere in the dwelling, floor drainage for an accessible floor level shower with:
   i) A floor construction that provides either (where the shower is to be available from the outset) shallow falls in the floor to the drainage, or (where the drainage is initially capped for use later following adaptation) that allows simple and easy provision of a laid-to-fall floor surface in the future.

   Note: The drainage, when capped for use following adaptation, may be located under a bath.

   Note: Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required to effect efficient drainage from the catchment area of the shower. Crossfalls within the drainage area should be minimised.

4. Either a bath or an accessible shower:
   i) Where a bath is provided, there should be a clear zone beside one side at least 1100m long, extending for at least 700mm away from the bath. Note: this zone may overlap with Zones 1 iii), 1 iv) or 2 i).
   ii) Where an accessible shower is provided from the outset in addition to a bath, the clear floor level space for showering activity should be a minimum 1000mm x 1000mm. Floor drainage should be flush with the floor finish, with shallow falls to the floor finish to enable efficient drainage.
   iii) Where an accessible shower is provided from the outset with no bath, there should also be provision of a clear 1500mm diameter circular, or 1700mm x 1400mm elliptical, clear manoeuvring zone at floor level. This manoeuvring zone may overlap with the showering area.

5. If there is an inward opening door, a clear floor space at least 1100mm long and 700mm wide within the bathroom, clear of any door swing or obstruction, to enable a wheelchair user to enter the room and close the door behind them. Note: An
outward opening door will be required to satisfy Approved Document M if the bathroom contains the only accessible entrance level WC within the dwelling.

6. Walls and boxing with sufficient fixing and load bearing capacity to support grab rails at any location within a height band of 350mm - 1500mm from the floor.

Requirements 1 – 6 above are demonstrated within example Diagrams 14A, 14B, and 14C. Note that these illustrative layouts allow for all services to be on one wall and contain spatial implications of including service ducting.

In addition to items 1 – 6 above, (unless provided from the outset) the bathroom should also be capable of simple adaptation to enable:

7. Improved side access to the WC so that the following are available:
   i) Items 1.i) – 1.iii) as above, plus
   ii) A clear side transfer space, to one side of the WC, at least 700mm wide, extending back for the full depth of WC bowl and cistern (or equivalent if cistern is concealed – c. 700mm). The bowl of a wash basin may impede into the back edge of this side transfer space by a maximum depth of 250mm.
   Note: Where a bath is provided, this adaptability to provide improved side access to the WC is required with the potential for the bath to remain in place.

8. (Unless provided from the outset) an accessible shower in accordance with items 3.i) and 4.ii) above. This can be enabled by removal of a bath.

9. Provision of a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone at floor level if a bath is removed and replaced with a floor level shower.

Examples of possible post adaptation layouts, that achieve requirements 7 – 9 above, are demonstrated within example Diagrams 14D, 14E, 14F and 14G.

Whilst a variety of solutions (and footprint sizes) can be created to satisfy all the above requirements, it is noted that an overall bathroom footprint of 2100mm x 2100mm (as demonstrated by example diagrams 14A and 14B) should enable a number of adapted layout options and room orientations that can achieve all the requirements of items 1 – 9 above (demonstrated by diagrams 14D and 14E). A footprint of 2000mm x 2400mm (as demonstrated by example diagram 14C) should also enable adapted layout solutions to achieve all the above requirements (demonstrated by example diagrams 14F and 14G). It should be noted that these footprint examples enable all services to be located on one wall.
and contain some spatial implications associated with ducting for concealed services. Other layout options, locating some fixtures to other walls are possible, but in no circumstance should the required transfer zones, manoeuvring zones, and adaptability as detailed above, be compromised.

*Note 1: For the purpose of this Criterion, a main bedroom is defined as either a double or twin bedroom.

**Good practice recommendations that exceed, or in addition to, the above requirements**

Where possible, the bathroom should also provide for a direct connection with a main bedroom. This will normally take the form of a knockout panel capable of being fitted with a doorset which achieves a clear opening in accordance with Criterion 6.

It is preferable that other bathroom facilities within the dwelling, in addition to the required accessible bathroom, have as many accessible facilities as described in items 1 – 9 above, as practicable.
Diagram 14A

Example layout for accessible bathroom - providing requirements from outset and future potential for adaption to improve access to wc

2100mm x 2100mm (4.4m²)

Diagram 14A
Close coupled wc and wall hung or pedestal basin

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Diagram 14B

Example layout for accessible bathroom - providing requirements from outset and future potential for adaption to improve access to wc.

2100mm x 2100mm (4.4m$^2$)

Diagram 14B
Wc with concealed cistern and semi counter top basin
Diagram 14C

Example layout for accessible bathroom - providing requirement from outset and future potential for adaptation to improve access to WC

Diagram 14C
WC with concealed cistern and wall hung or pedestal whb

* Where 250mm depth is not achieved between the front of the WC and the front of the whb, the WC must be at least 450mm from the whb and it must be possible to increase this space to be 700mm wide x 1100mm deep by a simple modification in the future.
A room of 2000 x 2400mm will usually be capable of satisfying this principle. Note that the design of the future adapted layout will be determined by the initial door position.
Diagram 14D

Example layout for accessible bathroom - adapted to provide improved access to wc

2100mm x 2100mm (4.4m²)

Diagram 14D
Adapted layout - showing bathroom re-fitted to improve access to wc and bath replaced by shower

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**Diagram 14E**

Example layout for accessible bathroom - adapted to provide improved access to wc

2100mm x 2100mm (4.4m²)

**Diagram 14E**

Adapted layout - showing bathroom re-fitted to improve access to wc and bath replaced by shower

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Diagram 14F

Example layout for accessible bathroom - adapted to provide improved access to wc

Min. 700 x 1100mm clear space beside wc, extending back min. 700mm from front edge of bowl.
NB a whb may overhang the back edge of this space by max. 250mm

Diagram 14F (layout 14C adapted)
For door position 1 - same fittings; whb re-positioned to suit individual's needs

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Diagram 14G

Example layout for accessible bathroom - adapted to provide improved access to wc

Min. 700 x 1100mm clear space beside wc, extending back min. 700mm from front edge of bowl.
NB a whb may overhang the back edge of this space by max. 250mm

Diagram 14G (layout 14C adapted)
For door position 2 - same fittings; wc and whb re-positioned to suit individual's needs
**Criterion 15 – Glazing and window handle heights**

*Principle:* Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

**15. Glazing and window handle heights**

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).

**Required specification to achieve Criterion 15**

To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or sill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).

There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

**Note 1:** In kitchens areas or bathrooms with only one window situated behind kitchen units or bathroom fittings, the requirement for a potential clear approach space to that window need not apply. However, the window handle height/control requirement remains applicable. Any other window within the kitchen area or bathroom, not behind fittings, is required to satisfy both the approach and window handle/control height requirements.
**Criterion 16 – Location of service controls**

*Principle:* Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

**16. Location of service controls**

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

**Required specification to achieve Criterion 16**

Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.

For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

**Good practice recommendations that exceed, or in addition to, the above requirements**

Locate the different types of service controls within the more specific height bands as detailed in BS8300:2009 Figure 26.

Whenever possible, locate similar controls in consistent locations throughout the dwelling.

Specify taps that are operable by people with less hand dexterity.

Provide controls that give tonal contrast against their surroundings.

Provide fused spurs to assist with potential future adaptations (e.g. future provision of stair lift, through floor lift, and shower).
Appendix 1 – Definition of ‘entrance level’ for the purpose of the Criteria

**Dwellings with any (habitable or non-habitable) room on the same storey level as the dwelling’s entrance door***

The entrance level is deemed to be the storey level containing the dwelling’s entrance door*.

(Most houses and flats fall into this category)

**Dwellings with no (habitable or non-habitable) room on the same storey level as the dwelling’s entrance door** *AND where accommodation is accessed via an easy going stair**

The entrance level is deemed to be the first storey level reached by the easy going stair with any habitable or non-habitable room.

(Some flats over garages, some flats over shops, some duplexes and some townhouses may fall into this category).

**Dwellings with no (habitable or non-habitable) room on the same storey level as the dwelling’s entrance door** *where accommodation is not accessed via an easy-going stair**

The entrance level is deemed to be the storey level containing the dwelling’s entrance door.

Dwellings matching this description cannot be categorised as Lifetime Homes due to the lack of accommodation on the entrance level and lack of an easy going stair.

*Unless approached via a communal hallway, the entrance door for the purpose of this definition is deemed to be the entrance door accessed via the level or gently sloping approach to the dwelling required by Criterion 2.

**An easy going stair for the purpose of this definition should have: Maximum uniform risers 170mm, minimum uniform goings 250mm, and a minimum width on the stairs of 900mm (measured 450mm above the pitch line).