

# lifetime homes



21st Century Living

Quality, flexibility and choice



The Stables, London N1  
Papa Architects

## What is a Lifetime Home?

*“...as it becomes the normal way to build in London, soon people will forget they were building homes that weren’t suitable for a lifetime’s use.”*

Ken Livingstone, Mayor of London

What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blue print for accessible and adaptable housing in any setting. The Lifetime Homes concept increases choice, independence and longevity of tenure, vital to individual and community well being.

**You can download a large print version of this booklet from [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)**



The Stables interior, London N1  
Papa Architects

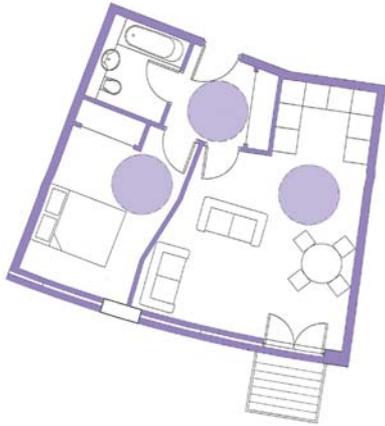
## Design

***“Could I live here? Can I do things to it without huge expense? Can I move things about? The answer in this house is yes I can.”***

Lifetime Home owner

The more people that can benefit from design the better. New homes should be built to be accessible for all people, young and old, single or in families, disabled and non-disabled.

This can be achieved by addressing the Lifetime Homes criteria at the design stage. By ensuring that all spaces are utilised effectively, outstanding innovations in residential design can be achieved.



## Planning

***“It is important that everyone can move freely between homes and environments... it’s a development of 21st century living.”***

Charmaine Young, Director of Regeneration, St Georges

Access statements are now an essential part of planning applications. To ensure Local Authority access needs are met Lifetime Home standards should be considered at the earliest stages of the planning process. Pre-application discussions with Local Authority Access Officers can be really helpful to designers and developers and speed up the planning process.



## Construction

***"...If we are serious about introducing flexibility and really giving people choice, then Lifetime Homes is the way forward."***

David Cowans, Chief Executive, Places for People.

By meeting Lifetime Homes standards, developers and builders can ensure all of Part M of the Building Regulations and the Housing Corporation Scheme Development Standards are met.

Lifetime Homes do not require greater space standards and do not impact on the density of a development. In fact, because of their thoughtful designs, Lifetime Homes often feel more spacious, a feature which is important in high density developments.



## Cost

The Chartered Institute of Housing in Northern Ireland & the Joseph Rowntree Foundation conducted a comparative study into the cost of meeting Building Regulations and Lifetime Home standards. The additional cost of building Lifetime Homes ranged from £165 to a maximum of only £545 per dwelling, depending on the size, layout and specification of the property.

In addition, Lifetime Homes bring about many savings and cost benefits in adaptations and service provision as well as increasing the marketability of the property.

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# The Lifetime Home Standards

## Car Parking

1. Where car parking is adjacent to the home, it should be capable of enlargement to attain 330mm width.

## Access from Car Parking

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

## Approach

3. The approach to all entrances should be level or gently sloping.

## External Entrances

4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.



## Communal Stairs

5. Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

## Doorways & Hallways

6. The width of doorways and hallways should conform with the Access Committee for England standards.

## Wheelchair Accessibility

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

## Living Room

8. The living room should be at entrance level.



## Two or more storey requirements

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.

## WC

10. There should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future.

## Bathroom & WC Walls

11. Walls in the bathroom and WC should be capable for taking adaptations such as handrails.

## Lift Capability

12. The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.



### **Main Bedroom**

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

### **Bathroom Layout**

14. The bathroom should be designed to incorporate ease of access to the bath, WC & wash basin.

### **Window Specification**

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

### **Fixtures & Fittings**

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