

Lifetime Homes

Introduction

Lifetime Homes is a set of design principals created to make life as easy as possible for people to remain within a home for as long as possible, because they have been thoughtfully designed. They provide accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment.

Many planning policies already require the Lifetime Homes standard in new developments

All public sector funded housing in England will be built to the Lifetime Homes standard from 2011 (it is a requirement now in Wales and Northern Ireland), with a target of 2013 for all private sector dwellings.

Under Lifetime Homes, the following areas need to be given consideration when designing a Home:-

- Car Parking Width
- Access From Car Parking
- Approach Gradients
- Entrances
- Communal Stairs & Lifts
- Doorways & Hallways
- Wheelchair Accessibility
- Living Room
- Entrance Level Bed space
- Entrance Level WC & Shower Drainage
- Bathroom & WC Walls
- Stair Lift/Through-Floor Lift
- Tracking Hoist Route
- Bathroom Layout
- Window Specification
- Controls, Fixtures & Fittings

For full details, please go to the Lifetime Homes web site at:-

<http://www.lifetimehomes.org.uk>

Window Specification

Within the standard, the specification for windows states:-

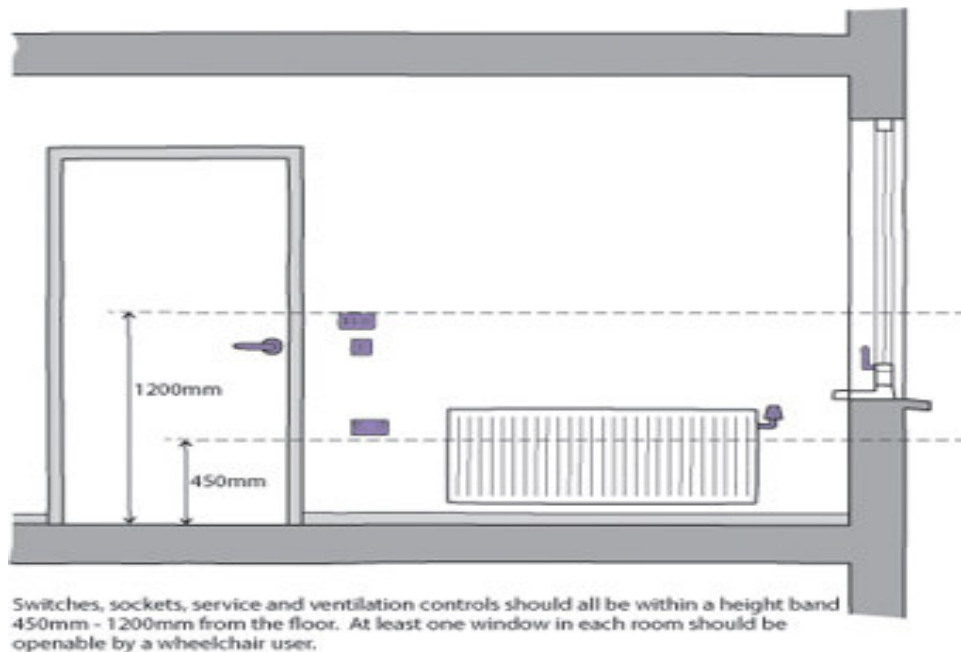
“Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate”

In practice, this means people should be able to see out of the window whilst seated. Wheelchair users should be able to operate at least one window in each room. Typically this will need three items to be considered when designing the window:-

- The cill height, no more than 800mm from the finished floor level.
- The layout of opening sashes, can at least one be reached by a person in a wheel chair
- The handle height, is at least one handle no higher then 1200mm for the finished floor level.

Please see diagram below for details:-

Figure 11 Service control heights



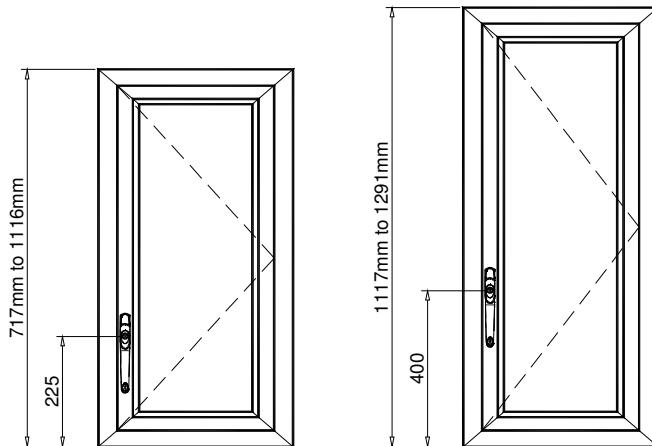
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Additional good practice recommendations

- Maximise views out of the dwelling for people seated by providing maximum glazing heights of 800mm from the floor in all window locations that do not compromise privacy.
- Do not include full width transoms within windows between a zone of 800mm – 1200 from the floor.

To aid in the design “challenges” of meeting Lifetime Homes, we are able to offer side hung casement windows with an offset handle position, this gives greater flexibility in window design, but still conforming to the maximum 1200mm handle height.

There are two alternate handle heights, depending on the window height, these are:-



Frequently asked questions

Q What are the requirements in relation to window handles?

A *In order to operate a window easily its handles / controls should be no higher than 1200mm from the floor. See figure 11. This applies to at least one window in each room subject to the kitchen and bathroom caveat below. In kitchens and bathrooms with only one window located behind fittings and fixtures, it is acceptable for future window operation to be enabled by a future adaptation providing a remote control or mechanical device. In all other rooms, and kitchens and bathrooms with a window not located behind fixtures and fittings, direct access to a window should be possible.*

Q. Does the 800mm maximum glazing height apply to all windows in the living room?

A. *The 800mm maximum glazing height should be achieved within a minimum of one window in the living room / living area. This window should be a principle window within the room.*

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