

Appendix 2: Checklists for essential and advocated minimum standards

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Checklist – Essential and Advocated Minimum Standards

Advocated minimum standards are additional to **essential** minimum standards, it is therefore always necessary to complete the checklist for **essential** standards.

Where a number of different dwelling types are proposed, a separate checklist headed with the dwelling type (or name), number of floors, number of bedspaces the dwelling is intended to accommodate and number of bedrooms, should be provided for each type of dwelling.

An example heading would be:

'The Mayflower' (or unit type E)

2 storeys

4 bedspaces

3 bedrooms

The **proposed** column should be filled in for each of the criteria in the check list. In some instances the proposed column will need a brief description (such as the location of the refuse store) rather than a figure. Where a dimension or area is required, the figure should be given in metres or square metres.

The proposed figures/descriptions should be checked for compliance against the standards set out in Chapter 3. For ease of reference a summary of the standards is set out in Appendix 3.

The **complies** column should be completed with a **yes or no** answer.

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Checklist - Essential Minimum Standards

	Dwelling type _____	
	_____ storey/s	
	_____ bedspaces	_____ bedroom/s
	Proposed	Complies essential minimum
GIA		
CEL		
Separate living area (homes with 3 or more bedrooms)		
Minimum width of living area 3.2m		
Bedroom 1 area		
Bedroom 2 area		
Bedroom 3 area		
Bedroom 4 area		
General Storage (area)		
Dirty Storage (location)		
Recycling (inside and outside storage)		
Number of bathrooms		
Number of WCs		
Ceiling heights in habitable rooms (includes kitchen)		
Rooms with sloping ceilings % under 2.4m specify rooms separately		
Private (individual) outdoor space		
Communal outdoor space (flats)		
Refuse store (location)		
Privacy distance (between overlooking windows or balconies)		
Aspects (N,S, E, W) i) Sunlight and ii) daylight (to habitable rooms)		
Layout for minimal noise transmission (flats)		

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Checklist - Advocated Minimum Standards

	Dwelling type _____	
	_____storey/s	
	_____bedspaces	_____bedroom/s
	Proposed	Complies advocated minimum
Separate living area (homes with 2 or more bedrooms)		
Bedroom 1 width		
Bedroom 1 length		
Bedroom 2 length		
Bedroom 3 length		
Bedroom 4 length		
Bathroom area		
WC area		
Ceiling heights in habitable rooms (includes kitchen)		
Rooms with sloping ceilings % under 2.6m specify rooms separately		
Lifetime Homes Criteria 1 parking		
Lifetime Homes Criteria 2 approach to dwelling from parking		
Lifetime Homes Criteria 3 approach to all entrances		
Lifetime Homes Criteria 4 entrances		
Lifetime Homes Criteria 5 Communal stairs Communal lifts		
Lifetime Homes Criteria 6 internal doorways and hallways		
Lifetime Homes Criteria 7 circulations space		
Lifetime Homes Criteria 8 entrance level living space		
Lifetime Homes Criteria 9 potential entrance level bedspace		
Lifetime Homes Criteria 10 entrance level WC and shower drainage		
Lifetime Homes Criteria 11 WC and bathroom walls		
Lifetime Homes Criteria 12 stairs and potential lift		

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	Dwelling type _____	
	_____ storey/s	
	_____ bedspaces	_____ bedroom/s
	Proposed	Complies advocated minimum
Lifetime Homes Criteria 13 potential hoist to bathroom		
Lifetime Homes Criteria 14 bathroom		
Lifetime Homes Criteria 15 glazing and window handle height		
Lifetime Homes Criteria 16 location of service controls		