



### 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).*

**This is a loft conversion within an existing building parking will remain as existing.**

### 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.*

*Criterion (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.*

**No works are being proposed for the lower floors of 73 Canfield gardens, all approaches from parking will remain as existing.**

### 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.*

*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 a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long.*

**No works are being proposed for the lower floors of 73 Canfield gardens, all approaches to the entrance will remain as existing.**

### 4. Entrances

*All entrances should:*

- a) Be illuminated*
- b) Have level access over the threshold; and*
- c) Have effective 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.\**

**The main entrance into the building is as existing the proposed entrance to the new unit is internal via the existing stair core.**

## **5. Communal stairs and lifts**

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

*Required specification for Criterion 5a - Communal Stairs*

*Communal stairs providing a principal access route 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.*
- *Step nosing's distinguishable through contrasting brightness.*
- *Risers which are not open.*

*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 are 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).*

**The communal stair is to remain as existing; an additional flight following the same restraints will be added in order to provide access to the new dwelling.**

## **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.*

**All internal doorways are 800mm or wider and the internal corridor is 1700mm wide.**

## **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.*

**There is adequate room for turning circles in the living space and basic circulation space.**

## **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').*

*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 (e.g. within a kitchen/diner), 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).*

**This is a loft conversion within an existing building; the new unit occupies the new fourth floor as a two bedroom flat. No works are to be carried out on the lower levels of the building.**

## **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).*

*Criterion (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.*

**As criteria 8 No works are to be carried out on the lower levels of the building.**

## **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 unable to use stairs.*

*Criterion (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, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).*

**Due to the constraints of the existing building and the fact that the new dwelling is located on the fourth floor**

## **11. WC and bathroom walls**

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

*Criterion 11 – 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.*

**The proposal will be fully compliant**

## **12. Stairs and potential through-floor lift in dwelling**

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

*Criterion 12 - Stairs and potential through-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 stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.*

*A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.*

**The proposed dwelling is all on a single storey. The existing stair has a width of 1000mm which will remain and continue to serve the new dwelling.**

## **13. Potential for fitting of hoists and bedroom / bathroom**

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

*13 – Potential for future fitting of hoists and bedroom / bathroom relationship*

*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 (twin or double) bedroom 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.*

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

*Locate this bedroom and bathroom adjacent to each other with a connecting full height '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.*

**The main bedroom has an en-suite bathroom with an 800mm wide doorway, there is potential for this en-suite bathroom to take be enlarged and the family bathroom reduced.**

## **14. Bathrooms**

*Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.*

*Criterion (14) – Bathrooms*

*An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.*

**The proposed dwelling is all on a single storey, there are two bathrooms one linked directly to the main bedroom. Due to the constraints of the existing building neither bathroom is fully compliant with the specification need to meet criteria 14.**

## **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.*

### *Criterion (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 cill 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.*

**Due to the nature of the development, large dormer windows are proposed to the rear and side of the building which enclose the living spaces all set at 690mm, an inset terrace is also proposed to the rear of the property. Furthermore, there is sufficient clear space in all rooms for wheelchairs to approach the windows.**

## **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.*

*Criterion (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.*

**Design at tender stage will ensure proposal is compliant with criterion 16.**