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The Showroom Planning Application Lifetime Homes Checklist

(1) Parking (width or widening capability)

The new dwelling will be provided with a parking space that complies with Part M accessibility requirements.

(2) Approach to dwelling from parking (distance, gradients and widths) – N/A

The approach to the front entrance of the new dwelling is at ground level and the distance between parking and entrance is a maximum of 10m.

(3) Approach to all entrances

The approach to the entrance is level and the width of the entrance path is 1700mm wide at the narrowest point

4) Entrances

The new entrance door will have a level threshold and will have at least a 800mm minimum effective clear width and a 300mm nib to the leading edge of the pull side. A canopy hasn't been provided in order to maintain the architectural integrity of the original building. An external light fitting will be fitted above the entrance

5) Communal stairs and lifts

N/A

(6) Internal doorways and hallways

All internal hallways meets the minimum requirement for 900mm clear width and are generally at least 1100mm wide. This enables straight on approach to all internal doors, all which meet the requirement of 800mm clear opening. The positioning of the majority of doors allow for a 300mm nib on the leading edge of the pull side.

(7) Circulation Space

Due to the generosity of the living spaces all habitable rooms are capable are having a clear turning circle of 1500mm diameter or a turning ellipse of 1700 x 1400mm. The Kitchen has a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). In addition all bedrooms have a minimum 750mm to both sides and to the foot of a standard bed

(8) Entrance level living space

Although the main living room is located on the 2nd floor the ground floor has 3 generous sized bedrooms

that could be easily modified into a living space if required for future disability access.

(9) Potential for entrance level bed-space

The dwelling has 3 generous sized bedrooms on the entrance level.

(10) Entrance level WC and shower drainage

There are 2 bathrooms located on entrance level, one ensuite and one guest bathroom.

(11) WC and bathroom walls

All bathroom walls will be sufficiently robust to allow for fixings and support for future adaptations.

Generally all internal partitions will be constructed from 2 layers of plasterboard each side of a 50mm metal stud to ensure strength, resilience and acoustic properties with the incorporation of insulation.

(12) Stairs and potential through-floor lift in dwelling

Due to the straight stair design with clear landings there is potential for a stair lift installation at a later date should it be required. The stairs have a clear width of 1000mm.

(13) Potential for fitting of hoists and bedroom / bathroom

The structure above the ceiling finishes, timber joists, will be capable enough of supporting the future installation of a single point hoist.

(14) Bathrooms

The bathrooms have been designed to provide ease of access with clear approach zones. All toilets are a minimum of 450mm from an adjacent wall (from centreline). Two bathrooms have clear frontal approach zones for wash basins and baths of 700 x 1100mm. The layout of the dwelling ensures that all routes between bedroom and bathroom do not pass through a habitable room. In addition two of the bedrooms have direct access to bathrooms.

(15) Glazing and window handle heights

The existing window openings have an approximate sill height of 800mm, allowing seated occupants to see outside. In addition both the 1st and 2nd floors have generous areas of floor to ceiling glazing allowing people to see out when seated.

(16) Location of service controls

As required by Building Control all service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm from any room corner.