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).

Not applicable.

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.

Not applicable.

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.

Due to the pavement sloping towards Camden Road, there will be a slight step to each entrance to allow for a level landing.

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.*

Each residential unit has an illuminated covered entrance, level access over the threshold, adequate weathering and a level external landing.

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.

Only the ground floor unit entrances are wheelchair accessible, One unit is accessed on the first floor. Due to the tight site constraints no lift can be supplied to the lower floors of the maisonettes on the first floor unit.

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.

Door openings are as per Lifetime Homes standard.

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.

All rooms are sized to allow wheel chair access as required.

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).

All units accessed from the ground floor are configured to have a Living space on the ground floor level.

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.

There is ample room in M1,2 & 3 to allow for the living spaces to be converted to provide bed space at entrance level if required.

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).

Ambulant disabled ground level WC's are provided in M1, 2, and 3. Since M4 is on an upper floor we have not done this but it does have an ambulant disabled WC at its entrance level.

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 all wall specification are to include patresses to allow for the fixing of handrails as required.

12. STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING

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

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.

A stair lift to all units can be provided, however a through-the-floor lift would require significant alterations and reinforcement.

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 route for a potential hoist from a main bedroom to the bathroom is possible.

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.

Bathroom layout generally complies with the standard with required clear space to toilet and bath.

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.

All living spaces will have a reasonable line of site from a seated position. Where possible, all habitable rooms will have at least one openable window or glazed door.

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 to1200mm 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.

The switch positions etc will be set at heights between 450 and 1200mm high from the finished floor.