

LIFETIME HOMES STATEMENT

16 Design Criteria from 5 July 2010 (Revised)

The Design Works

(1) Parking (width or widening capability)

The development being the conversion of an existing residential maisonette and basement above and below a retail unit which is located on a secondary shopping parade does not have any space or potential to provide off street parking in any description therefore this criterion will not be provided

(2) Approach to dwelling from parking (distance, gradients and widths)

This criterion will not apply as there can be no parking provision as indicated in (1) above

(3) Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

The requirements of this criterion are met by the property as it currently exists as level access to both entrances exist

(4) Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

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.*

**Note: For the purpose of requirements d) and e) of this Criterion, main entrances are deemed to be: the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.*

Although it is considered that the existing entrance doors meet this criterion for entering the building this is not the case on exiting the building due to the existing building configuration and in addition the existing space to pass the staircase rising to the upper floors is not sufficient to allow a wheelchair to pass. This criterion is therefore only met in part

(5) Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

(5)a Communal Stairs

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

(5)b Communal Lifts

Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

These criteria are not practical to comply with given the building is existing with restricted internal space and access to the upper floors being provided by the existing internal staircase as is normal for a flat conversion scheme.

(6) Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

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.

Due to the access to the individual dwellings not meeting the requirements for wheelchair access by virtue of restrictions within the existing building that are unable to be changed provisions to meet this criterion are not proposed as they would be ineffective

(7) Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

Due to the access to the individual dwellings not meeting the requirements for wheelchair access by virtue of restrictions within the existing building that are unable to be changed provisions to meet this criterion are not proposed as they would be ineffective

(8) Entrance level living space

Principle: Provide accessible socializing space for visitors less able to use stairs.

A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').

Due to the access to the individual dwellings not meeting the requirements for wheelchair access by virtue of restrictions within the existing building that are unable to be changed provisions to meet this criterion are not proposed as they would be ineffective

(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).

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.

Due to the access to the individual dwellings not meeting the requirements for wheelchair access by virtue of restrictions within the existing building that are unable to be changed provisions to meet this criterion are not proposed as they would be ineffective

(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.

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 access to the individual dwellings not meeting the requirements for wheelchair access by virtue of restrictions within the existing building that are unable to be changed provisions to meet this criterion are not proposed as they would be ineffective

(11) WC and bathroom walls

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

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Adequate fixing and support for grab rails will be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

(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.

This criterion can be met by virtue of two of the dwellings which are on more than one floor have bedrooms directly above or below living rooms in some part which would enable a through floor lift to be provided at a later date and stair lifts within dwellings could also be provided which could be applicable to the first floor flat

(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.

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.

Structure above ceiling finishes over bedrooms adjacent to bathrooms and the bathroom is to be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. All flats have bathrooms that are suitably sized to allow adaptation or could be enlarged should the need arise

(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.

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.

Suitably sized bedrooms are located on the same floor as bathrooms that could be enlarged should the need arise

(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.

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).

All principal living space and bedrooms have windows or glazed doors with 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) will be at least 400mm in height away from any other transom. There will be approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room. In addition, these windows/doors will have handles/controls to an opening light no higher than 1200mm from the floor

(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.

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.

Any service control needed to be operated or read on a frequent basis, or in an emergency, will 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.