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- Revisions**
- A** Date 13/10/09 Drawn NR Checked MA  
Flat layouts and Lifetime Homes notes added.
  - B** Date 18/11/09 Drawn NR Checked MA  
Bathroom layouts amended to show drainage and future shower locations; floor levels revised, residents' cycle parking amended, visitor cycle spaces added, Green wall to communal garden.
  - C** Date 01/07/10 Drawn NR Checked MA  
Additional fire escape route added to Block A between units S2 and S3; minor amendments to internal layout; lobby added to Flat F1

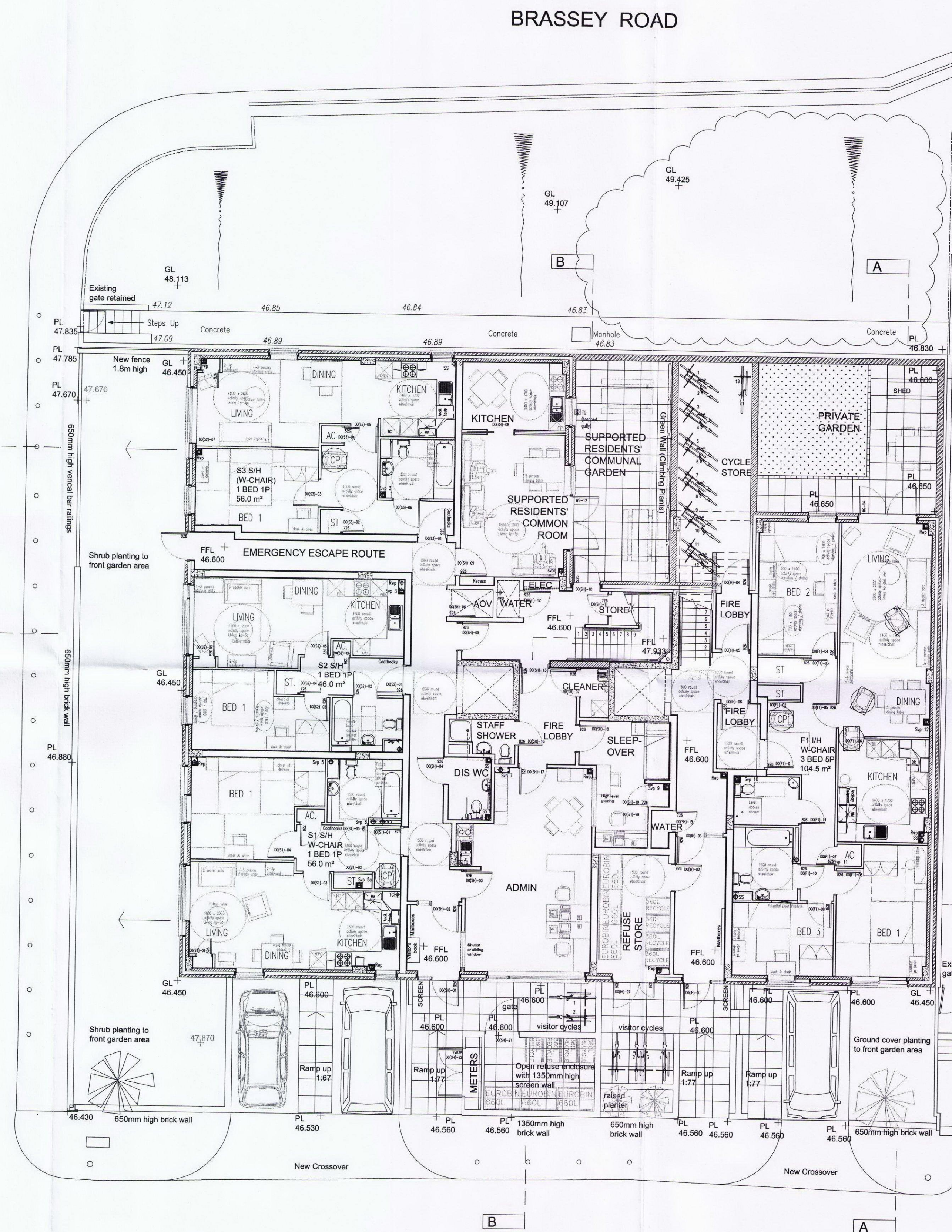
**LIFETIME HOMES**

- 1 Car Parking:**  
Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width. Unit F1 is only unit with own parking space; it already has an effective width of 3.6m to comply with the requirements of the Wheelchair Design Guide.
- 2 Access to Car Parking:**  
The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.  
Unit F1: The parking space is adjacent to the communal front entrance door and is approx. 16m from the entrance door to the flat. Access is level throughout.
- 3 Approach:**  
The approach to all entrances should be level or gently sloping.  
The approach to all external entrances is at a gradient of 1:60 or less, and internal routes are level throughout.
- 4 External Entrances:**  
All entrances should be illuminated, have level access over the threshold and have covered main entrance.  
Both communal external entrances are illuminated with downlights above the doors, have level thresholds to permit wheelchair access and have projecting glazed canopies.
- 5 Communal Stairs:**  
Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.  
Stairs are designed to ambulant disabled standards with risers of no more than 170mm/ goings 250mm, with handrails to both sides. Lifts are designed to Lifetime Homes minimum dimensions of 1100mm x 1400mm and turning circles of 1500mm x 1500mm are provided adjacent to the lift doors.
- 6 Doorways and Hallways:**  
The width of internal doorways and hallways should conform to Part M, except that when the approach is not head-on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be a 300mm nib or wall space to the side of the leading edge of doors on entrance level.  
All hallways have a width in excess of 1000mm at the narrowest point, typically 1200mm adjacent to door openings. 300mm ribs are provided adjacent to all doors.
- 7 Wheelchair Accessibility:**  
There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.  
Turning Circles/Activity Zones are shown on floor plans.
- 8 Living Room:**  
The living room should be at entrance level.  
All units comply.
- 9 Two or more storey requirements**  
Not applicable
- 10 WC**  
In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future.  
Future drainage is provided for level access showers in all units. Wheelchair Unit Flat F1 has level access shower as standard.
- 11 Bathroom and WC Walls**  
Walls in the bathroom and WC should be capable of taking adaptations such as handrails.  
This is achievable on this scheme and all units will comply; all bathrooms are designed to Lifetime Homes recommended layout.
- 12 Lift Capability**  
Not applicable (applies to houses only, not flats)
- 13 Main Bedroom**  
The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.  
Bathrooms are generally located near to main bedroom; where possible, a future door position linking bedroom and bathroom is indicated.
- 14 Bathroom Layout**  
The bathroom should be designed for ease of access to the bath, WC and wash basin.  
All bathrooms have been designed to Lifetime Homes recommended layout.
- 15 Window Specification:**  
Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.  
Living room glazing extends to floor level; window levers are located 800-1000mm above floor level.
- 16 Fixtures and fittings**  
Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).  
Achievable on this scheme, all units will comply.

BARLOW ROAD

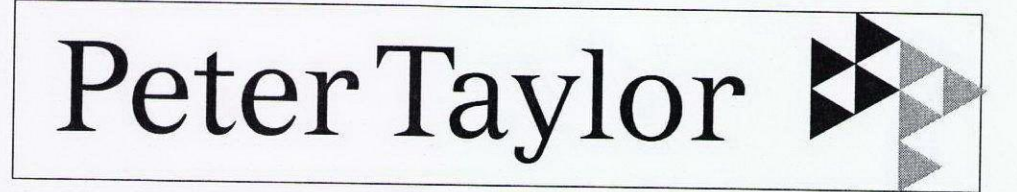
LAURISTON LODGE

No. 65 MAYGROVE ROAD



MAYGROVE ROAD

GROUND FLOOR LAYOUT



Client COMMUNITY HOUSING ASSOCIATION

Project 59 MAYGROVE ROAD  
KILBURN

Title GROUND FLOOR PLAN  
(PROPOSED)

Scale A1@ 1:100 A3@ 1:200

Date SEPTEMBER 2009

Drawn NFR Checked MA

Drg No H08-735/PL 100 Revision C