

LIFETIME HOMES STANDARDS STATEMENT 47 FALKLAND ROAD

Listed below as the 16 points in the standards with a description of how we intend to comply where possible on the application design.

1. ON PLOT NON COMMUNAL PARKING

There is no on site parking spaces due to the restrictions of the site frontage. Parking will be on the main road

2. APPROACH TO DWELLING FROM PARKING

The existing house is an old Victorian terrace and has 3 steps up to the front door. These will have contrasting nosing for the visually impaired. The access path is wider than 900mm

3. APPROACH TO ALL ENTRANCES

Not applicable as there is only one entrance as noted above

4. ENTRANCES.

The existing door does meet the minimum width sizes and there will be external lighting at the entrance.

There is no room for an external landing in front of the door or a ramp as the original front garden is very narrow

5. COMMUNAL STAIRS AND LIFTS

The communal width entrance is 800mm and front door Internal Doorways and hallways

The stairs are in an existing stairwell and cannot be altered without extensive demolition of the internal layouts. There is no space for a lift due to the constraints of the existing structure /size

6. INTERNAL DOORS AND HALLWAYS

All internal doors will be compliant to part M in width and nibs where possible

7. CIRCULATION SPACE

All doors with side access from the hallway will be 900mm with 300mm clear nibs on leading edge where possible.

8. ENTRANCE LEVEL LIVING SPACE

Each dwelling has living kitchen and wc facilities on the entrance level

9. POTENTIAL FOR ENTRANCE LEVEL BED-SPACE

All flats have entrance level or potential for entrance level bedspace

10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE

All flats have entrance level or potential for entrance level shower

11. WC AND BATHROOM WALLS

All internal walls are solid and able to take the fixing of grab rails

12. STAIRS AND POTENTIAL THROUGH FLOOR LIFT IN DWELLING

All internal hallways are restricted by the current communal stair well

13. POTENTIAL FOR FITTING OF HOISTS AND BEDROOM BATHROOM RELATE

2 of the 3 flats are designed to have a hoist between the bedroom and the shower. This is not possible on the third flat due to the existing space and split level.

14. BATHROOMS

It is not possible to fully satisfy the wheelchair access requirements due to the size of the house

15. GLAZING AND WINDOW HANDLE HEIGHTS

All handles and locks will be at the correct height as required by part M max 1200mm from floor

16. LOCATION OF SERVICE CONTROLS

All services such as valves and sockets will be at the correct band height