

2 beds (Units 1, 2 & 3)

| | LHS Standards | Comments | Osel Response |
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| 4 | Have adequate weather protection over the entrance door. | This has not been provided. | Please refer to Sustainable Homes Statement 4. d. " not currently provided but could be added by owners at a future date, subject to Planning and Conservation Area consent" |
| 6 | Enable convenient movement in hallways and through doorways | The drawings suggest that the corridors are narrower than the minimum 900mm wide. The doors access at 90° off of the corridors need to provide a minimum clear opening of 900mm. A 300mm clear space next to the leading edge is missing from the WC/bathroom door and this door should also open outwards. | All corridors are minimum 900mm. Please refer to the attached drawings. All doors where the corridors are less than 1050mm are 900mm clear width. Please refer to the attached drawings. |
| 7 | 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 | Layouts indicating the required turning circles need to be submitted | Please refer to the attached drawings. |
| 8 | Provide accessible socialising space for visitors less able to use stairs. A living room/living space should be provided on the entrance level of every dwelling. | This has not been provided to units 2 & 3 - justification for this should be provided. | Bedroom 1 in units 2&3 can be converted to provide Kitchen/Living accommodation at entrance level |
| 9 | In dwellings with 2 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 | This needs to be indicated on the plans | The living space in Unit1 can be divided to provide a bedroom at entrance level. Please refer to the attached drawings. |
| 10 | Provide an accessible WC and potential showering facilities for: • any member of the household using the temporary entrance level bed space of Criterion 9, and: • 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 | See also criteria 14 – WC provision/layout does not appear to have been achieved | Entrance level bathrooms in Units 1, 2 & 3 are can be easily converted to the accessible WC with a shower. Please refer to the attached drawings. |
| 12 | Enable access to storeys above the entrance level for the widest range of households. The design within a dwelling of 2 or more storeys should incorporate both: a) Potential for stair lift installation; and, b) A suitable identified space for a through-the-floor lift. | a) The design of the stair in unit 1 needs to be able to accommodate a stairlift. b) the potential for a lift is required for all 3 units – details to be provided on the plans. | The stair in units 1, 2 & 3 have 900mm clear width required for stair lift installation. Please refer to the attached drawings. |
| 13 | 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. | Unit 1 does not have a bathroom on the same level as the bedrooms – see requirement 14 | Please refer to point 9 & 10 Please refer to Sustainable Homes Statement 13. b. "Ceiling will be concrete soffit." |
| 14 | 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 should be provided in every dwelling on the same storey as a main bedroom. | Unit 1 does not currently have a bathroom facility on the same level as the bedrooms as required. Full details of all the bathrooms indicating the required dimensions should be submitted for review. in the dwelling (see Note 3), floor drainage for an accessible floor level shower with: | Unit 1 can be easily converted to provide ground floor living including an accessible bathroom, bedroom and kitchen/living area. Please refer to the attached drawings. Please refer to the attached drawings. |

3 Bed Houses (Units 4, 5 & 6)

| | New LHS Standards | Comments | |
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| 4 | Have adequate weather protection over the entrance door. | This has not been provided. | Please refer to Sustainable Homes Statement 4. d. " not currently provided but could be added by owners at a future date, subject to Planning and Conservation Area consent" |
| 6 | Enable convenient movement in hallways and through doorways | The drawings suggest that the corridors are narrower than the minimum 900mm wide. The doors access at 90° off of the corridors need to provide a minimum clear opening of 900mm. WC door needs to open outwards | All corridors are minimum 900mm. Please refer to the attached drawings. All doors where the corridors are less than 10500mm are 900mm clear width. Please refer to the attached drawings. |
| 7 | 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 | Layouts indicating the required turning circles need to be submitted | Please refer to the attached drawings |
| 9 | In dwellings with 2 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 | This needs to be indicated on the plans | The living space in units 4, 5 & 6 can be divided to provide 1 temporary bedspace at entrance level. Please refer to the attached drawings. |
| 10 | Provide an accessible WC and potential showering facilities for: • any member of the household using the temporary entrance level bed space of Criterion 9, and: • visitors unable to use stairs. | The proposed WC layout does not meet the required standard. This needs to be reviewed to ensure adequate space is provided. | Entrance level bathrooms in Units 4, 5 & 6 are can be easily converted to the accessible WC with a shower. Please refer to the attached drawings. |
| 12 | Enable access to storeys above the entrance level for the widest range of households. 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 aperture should be indicated on the drawings | The stair in units 1, 2 & 3 have 900mm clear width required for stair lift installation. Please refer to the attached drawings. |
| 14 | 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. | A dimensioned bathroom layout should be provided indicating compliance. | Please refer to the attached drawings. |

Apartments (Units 7&8)

| | New LHS Standards | Comments | |
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| 4 | Have adequate weather protection over the entrance door. | This has not been provided. | Please refer to Sustainable Homes Statement 4. d. " not currently provided but could be added by owners at a future date, subject to Planning and Conservation Area consent" |
| 14 | 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. | The bathroom appears potentially large enough however dimensioned drawings should be provided to confirm their suitability. | Please refer to the attached drawings. |

2 bed (Unit 9)

| | LHS Standards | Comments | |
|----|--|---|--|
| 4 | Have adequate weather protection over the entrance door. | This has not been provided. | Please refer to Sustainable Homes Statement 4. d. " not currently provided but could be added by owners at a future date, subject to Planning and Conservation Area consent" |
| 14 | 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. | The bathrooms appear potentially large enough however dimensioned drawings should be provided to confirm their suitability. | Please refer to the attached drawings. |