

2009/4733/INVALID **Assessment of proposals against Lifetimes Homes standards**

This document addresses how the above property is accessible to all and meets lifetimes homes standards. This document should be read in conjunction with the Planning, Design and Access Statement.

Lifetimes homes standards have formulated 16 design criteria for which all new dwellings must incorporate. An assessment of the scheme against this criterion is provided below.

Criteria 1 states that where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width. Parking is as existing with parking provided for on the street therefore this criteria does not apply. Criteria 3 is achieved in this proposal due to the approach to the entrance being level.

Criteria 5 states that communal stairs should provide easy access. The proposal complies with this criteria as the minimum dimensions for the communal stairs are met. The uniform rise of the stairs is not more than 170mm and is not less than 250mm and therefore comply with these criteria. The handrails extend 300mm beyond top and bottom step and have a height of 900mm from each nosing and therefore comply with these criteria.

The width of the doorways and hallways (as can be viewed on drawing number: GA (00)100) meets and in most cases exceeds the minimum specification and dimensions for doorway opening and corridor width. In all cases there is a 900mm width in the dwelling. Criteria 6 is also met as there is a 300mm nib to the side of the leading edge of doors at entrance level. The width of doors and hall allow wheelchair access.

In accordance with Criteria 7 there is sufficient space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere. The dwelling exceeds the requirement for a turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm.

Criteria 10 states that there should be a wheelchair accessible entrance level WC, with drainage provision enabling a shower to be fitted in the future. The proposed ground floor plans show a large WC which is accessible to disabled persons. The drainage provision for a future shower is provided and all the dimensional requirements for a Lifetime Home fully accessible WC are catered for within this proposal. Please see drawing number: GA (00)100.

Criteria 12 states that the design of a dwelling should incorporate the provision of a stair lift and a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. The dwelling meets the minimum standard of 900mm clear distance between the stair wall and the edge of the opposite handrail. Unobstructed 'landings' are also catered for. A through the floor lift area between the dining room/kitchen on the ground floor and bedroom two first floor should this be required in the future.

Criteria 14 states that the bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. Sufficient space is provided so that a wheelchair user can use the bathroom and this therefore accords with this criteria.

Criteria 15 states that the living room window glazing should begin at 800mm or lower and windows are easy to open and operate.