

3 DOWNSIDE CRESCENT

16 Lifetime Homes Design Criteria (1,3,5,6,7,10,12,14,15 required)

1 Parking (width or widening capability)

The Criteria is not applicable to the proposed development as no **(1)a On plot (non-communal) parking** or **(1)b Communal or shared parking** is proposed.

2 Approach to all entrances

New communal approach to Flats A, B & C is 1600mm wide (a minimum width required 1200mm).

The approach to the Garden Flat is an existing arrangement with no changes proposed (approach width min. 1550mm).

5 Communal stairs and lifts

The proposed communal staircase is an existing staircase with the first 6 risers reconfigured to form a continuous straight flight. The existing staircase has 186mm risers, 222mm goings and a newel post at the top and bottom of staircase.

The Criteria for communal lifts is not applicable to the proposed development as no lift is proposed or exists.

6 Internal doorways and hallways

Hallways corridors and landing conform to the required specifications except the landing at the entrance of the Flat A, which is 860mm wide (minimum 900mm required). The size of the landing is used for access to upper parts only and is same width as the existing staircase. The proposed arrangement meets current Building Regulations (must be at least equal to the width of the narrowest flight at top and bottom of stair).

Communal Stair Hall - 1300mm wide (minimum width of 1200mm required)

Garden Flat entrance hall – 1330mm wide

Flat A staircase landing (second floor) – 1500mm wide

Flat A Bedroom 3 /Study & Shower Room hallway (second floor) - 1540x1280mm

Flat A top floor landing – 1200x990mm

The clear communal entrance door opening is 840mm wide (800mm required).

The required minimum clear opening of all doors within the development is kept except bathroom doors, where the clear opening is 690mm.

The communal door has a nib (or clear space) of 460mm (300mm required).

All doors to rooms on the entrance level of each dwelling have minimum 300mm nib (or clear space) except the Garden Flat entrance door (140mm), which is an existing situation. Flat A has 440mm clear space to the first staircase riser, Flat B – 1135mm clear space, Flat C - 595mm clear space to the staircase.

7 Circulation Space

WC compartments and bathrooms are detailed in Criterion 10&14, hallways and landings are detailed in Criterion 6.

The proposed living and dining rooms within development are capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700x1400mm.

All kitchens in the proposed development have a clear width of 1200mm between unit fronts except Garden Flat, where 900mm clear space is kept, although the location of the island unit is flexible.

All main bedrooms of each dwelling have a clear space of 750mm to both sides except Flat C where 650mm wide space is proposed. Although this obviously depends on the size of bed

10 Entrance level WC and shower drainage

The Criteria is a guide for one or two bedroom house and therefore not applicable for this application. See Criterion 10 for Bathroom (shower room assessment).

12 Stairs and potential through-floor lift in dwelling

The existing communal staircase is 900mm wide and therefore enables the installation of stair lift to upper floor (access to Flats A, B & C). The existing Flat A staircase is 860mm wide.

The proposed development cannot adopt a through floor lift.

14 Bathrooms

The Garden Flat En-suite bathroom and shower room, Guest WC meets the minimum requirements. The main bedroom in Flat A is actually Bedroom 2 and the En-suite Bathroom to this bedroom meets the minimum requirements.

Flat B & C shower rooms do not meet all minimum requirements but neither do the existing bathrooms

15 Glazing and window handle heights

All windows are generally existing and are not being altered by the proposals. The proposed development meets the requirements.