

Proposal Description: Conversion of 5 bed maisonette into 2 flats (1 x 2 bed and 1 x 3 bed), erection of rear dormer roof extension, inset rear roof terrace and installation of 2 front roof lights and 2 rear roof lights.

Lifetime Homes standards as follows:

1. Car Parking

Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

There is no parking space adjacent to the home, nor the facility to create one.

2. Access to the 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.

There is resident's parking in Tanza Rd. A designated disabled space on the resident's parking could be located in Compayne Gardens directly outside the property subject to Council approval.

3. Approach

The approach to all entrances should be level or gently sloping.

The approach to the external entrance door of the house has 11 steps.

The steps are an existing condition and also lead to the ground floor flat, as such that cannot be altered.



4. External Entrances

All entrances should be illuminated, have level access over the threshold and have a covered main entrance.

There is an illuminated small canopy at the external entrance level. Internal lighting will be provided up to and at the internal entrance of each flat. There is no level access into the external front door (existing condition). Level access will be provided at the internal entrance of each flat.

5. Communal stairs

Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.

The existing & new stairs are over 1000mm wide and provide easy access. There is no lift nor the facility to add one.

6. Doors and Hallways

The width of internal doorways and hallways should conform to Part M, except when the approach is not head on the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space on the side of the leading edge of the doors on entrance level.

All hallways and doorways are compliant with Part M. There are 300mm nibs to all doors on the entrance level.

7. Wheelchair Accessibility

There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

The dwelling has appropriate circulation spaces for wheelchairs.

8. Living rooms

The living room should be at entrance level.

The proposed flat B has a kitchen/dining/living room on the entrance level.

The proposed flat C has a kitchen/dining/living room a floor above entrance level. This can be accessed by a chair lift

9. Two or more storey requirements

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.

There is space on the entrance level of each flat which could be used as a bed space.

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. In houses with two bedrooms the downstairs toilet should conform at least to Part M.

A wheelchair accessible toilet is located on the entrance level of each flat which has drainage provision for a shower to be fitted in the future.

11. Bathroom and WC walls

Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

All walls in bathrooms would be capable of taking adaptations such as handrails with details of the stud spacing and fixing panels within the walls forming part of the O&M manuals.

12. Lift Capability

The design should incorporate provision for a future stair lift and a suitably identified space or a through the floor lift from the ground floor to the first, for example to a bedroom next to the bathroom.

The internal staircase will be suitable for the addition of a stair lift.

13. Main bedroom

The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

The main bedroom of each flat could have a hoist system fitted on to the adjacent bathroom.

14. Bathroom layout

The bathroom should be designed for ease of access to the bath, WC and wash hand basin.

The proposed bathrooms will comply with Part M.

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.

The existing cills are to remain as existing (many are below 800mm) All new cills will be set out less than 800mm above FFL.

16. Fixtures and fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (ie between 450mm and 1200mm from the floor)

All switches, sockets etc will be located between 450 and 1200mm above FFL.