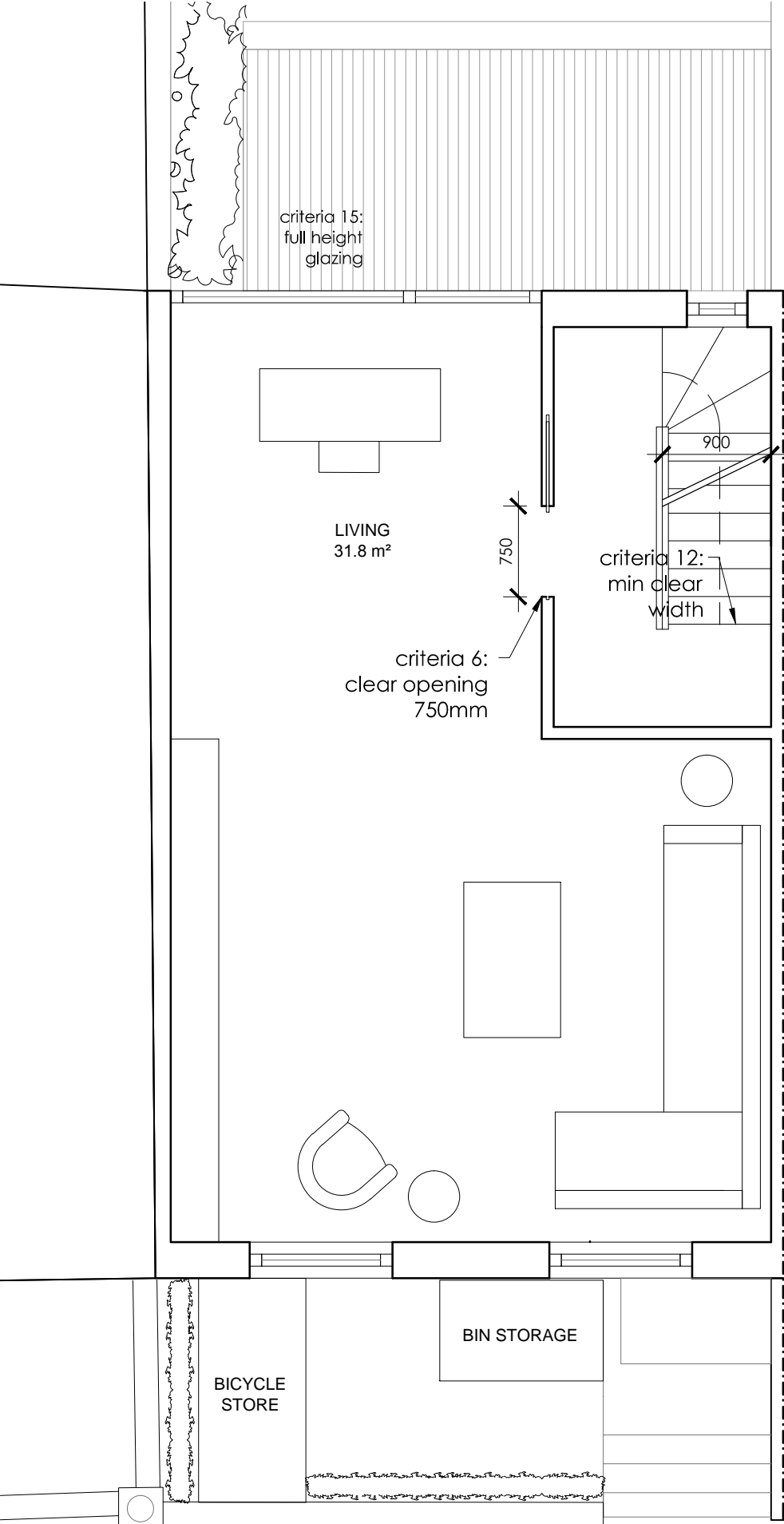
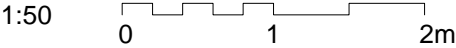


GROUND FLOOR
GIA_ 37.7 m²



FIRST FLOOR
GIA_ 38.3 m²



NOTES

DO NOT SCALE FROM THIS DRAWING

PROPOSED

LIFETIME HOME.
16 Design Criteria from 5 July 2010 (REVISED)

Criterion (1)a On plot (non-communal) parking
Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

Criterion (1)b Communal or shared parking
Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided

Criterion (2) Approach to dwelling from parking.
The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

Criterion (3) Approach to all entrances
The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below

Criterion (4) Entrances
All entrances should:
a) Be illuminated
b) Have level access over the threshold; and
c) Have effective clear opening widths and nbs as specified below.
d) Have adequate weather protection*
e) Have a level external landing

Criterion (5)a Communal Stairs
Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

Criterion (5)b Communal Lifts
Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

Criterion (6) Internal doorways and hallways
Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

Criterion (7) - Circulation Space
There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

Criterion (9) Potential for entrance level bed-space
In dwellings with two 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.

Criterion (10) Entrance level WC and shower drainage
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 – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

Criterion 11 – WC and bathroom walls
Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Criterion 12 - Stairs and potential through-floor lift in dwellings
The design within a dwelling of two or more storeys should incorporate both:
a) Potential for stair lift installation; and,
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

Criterion 13 – Potential for future fitting of hoists and bedroom / bathroom relationship
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.

Criterion (14) – Bathrooms
An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

Criterion (15) Glazing and window handle heights
Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people

Criterion (16) - Location of service controls Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner

Martin Evans Architects	
18 Charlotte Road London EC2A 3PB tel 020 7729 2474	
JOB Land to the rear of The Leighton 101 Brecknock Road London, N7 0DA	
TITLE LIFETIME HOMES DIAGRAM (GROUND AND FIRST FLOOR)	
DATE	08.08.2014
SCALE	1:50 @ A3
DRAWN	A.L.
DRAWING NO. BRE-PL-GA-15	