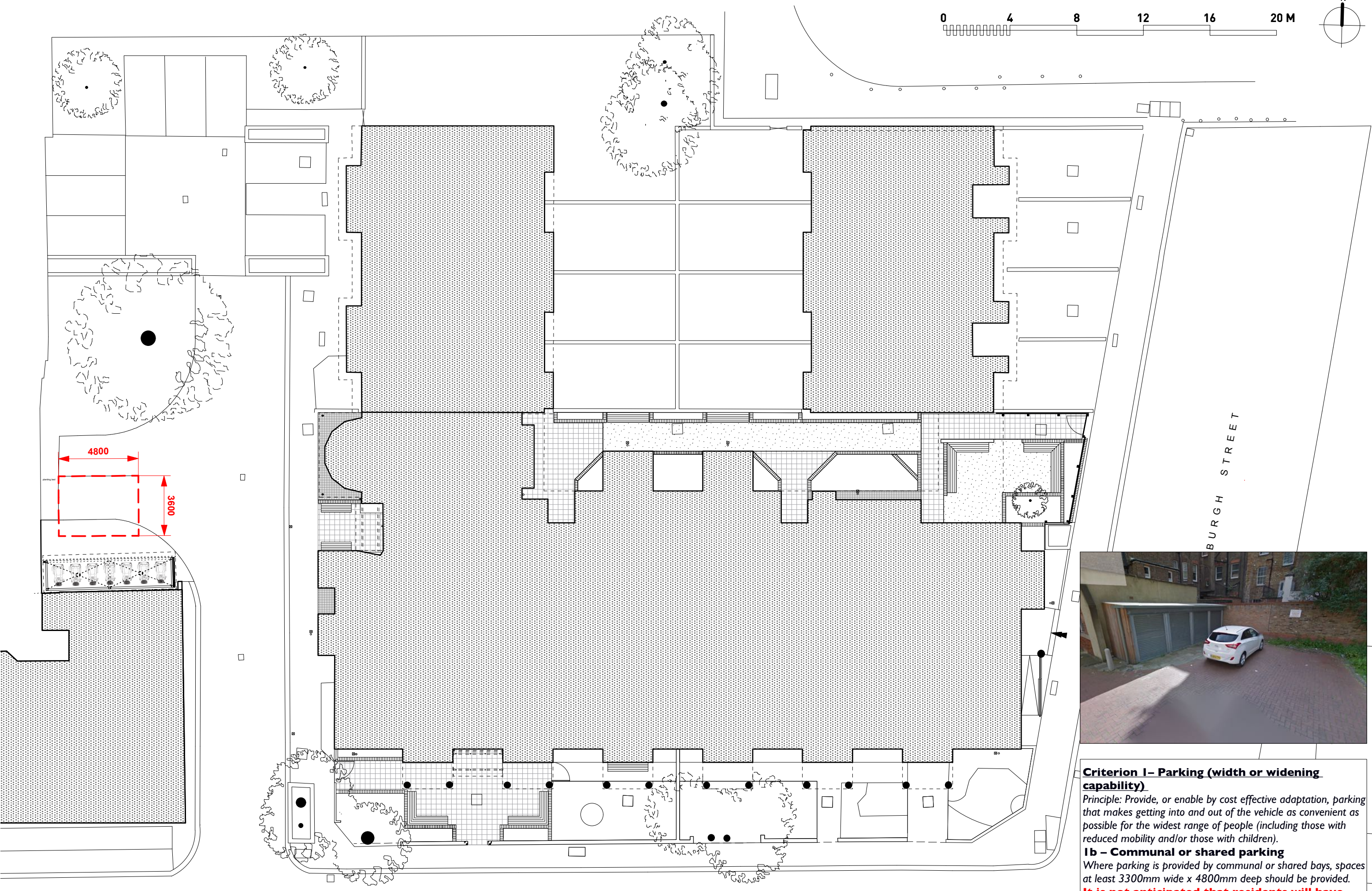
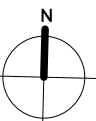
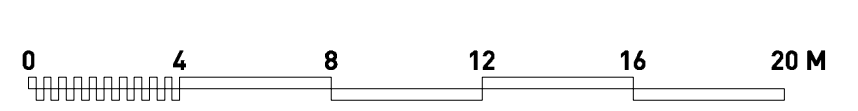


ESTHER RANDALL COURT

Conversion of a self-contained flat into 2 self-contained 1-bed flats at ground floor level,
including replacement of external door on south elevation with casement window.

Lifetime Homes Analysis

December 2014

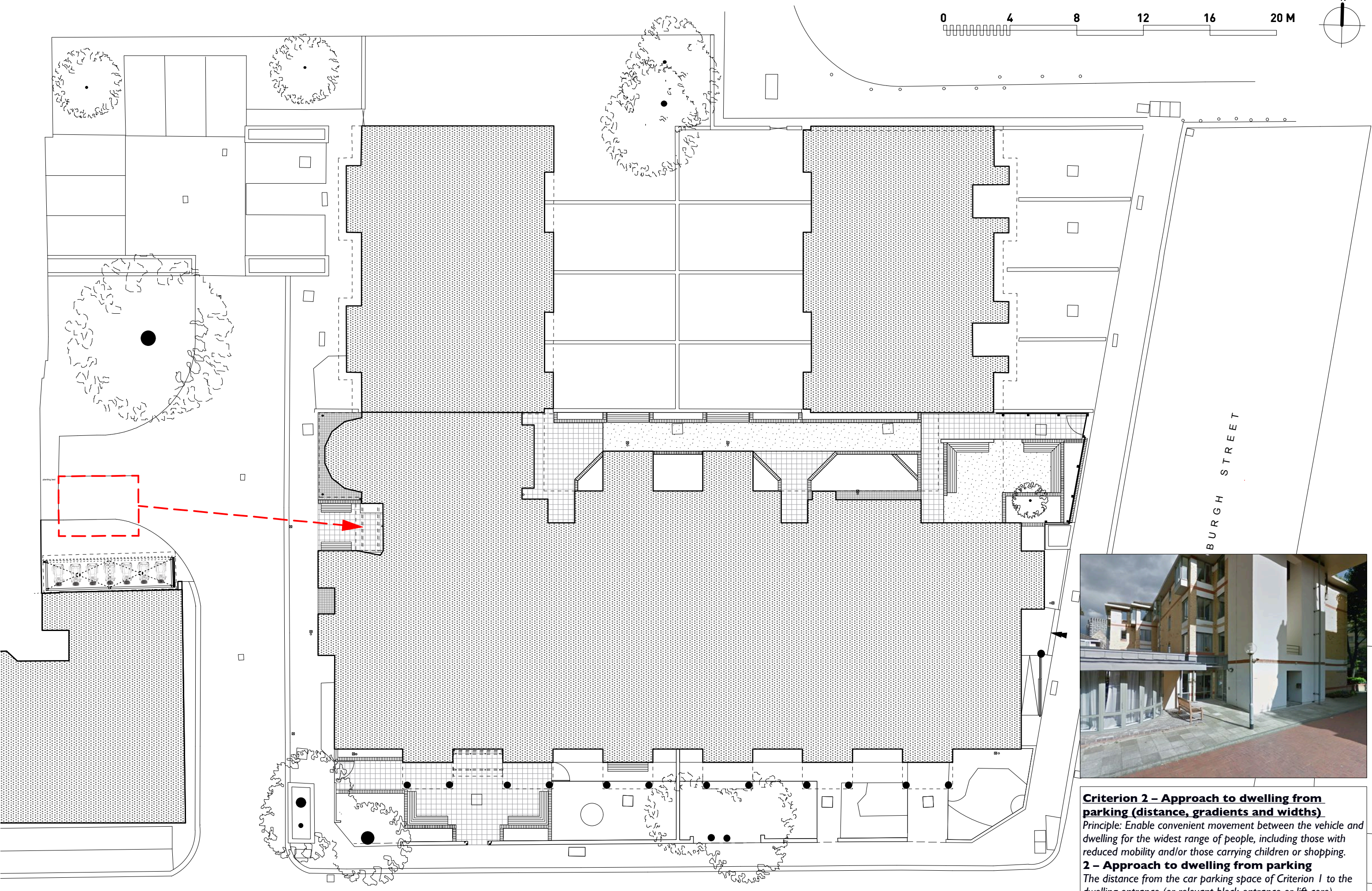
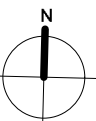
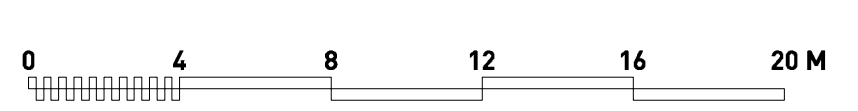


LONGFORD STREET

BURGH STREET

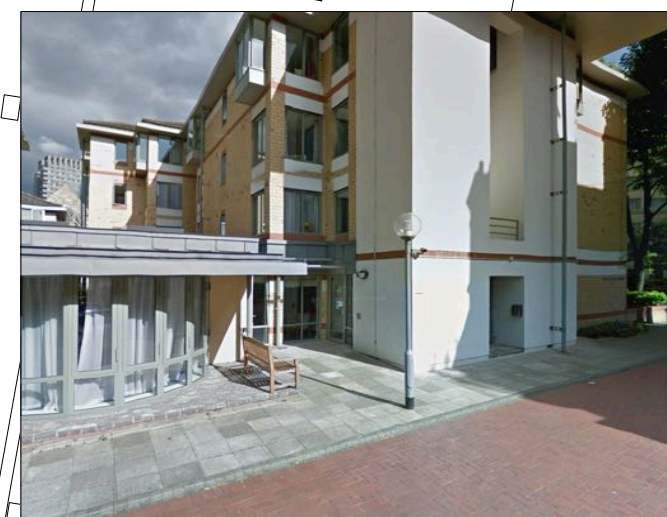


Criterion 1 – Parking (width or widening capability)
Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).
1b – Communal or shared parking
Where parking is provided by communal or shared bays, spaces at least 3300mm wide x 4800mm deep should be provided.
It is not anticipated that residents will have cars, but there is a parking space adjacent to the rear entrance that has the required dimensions.

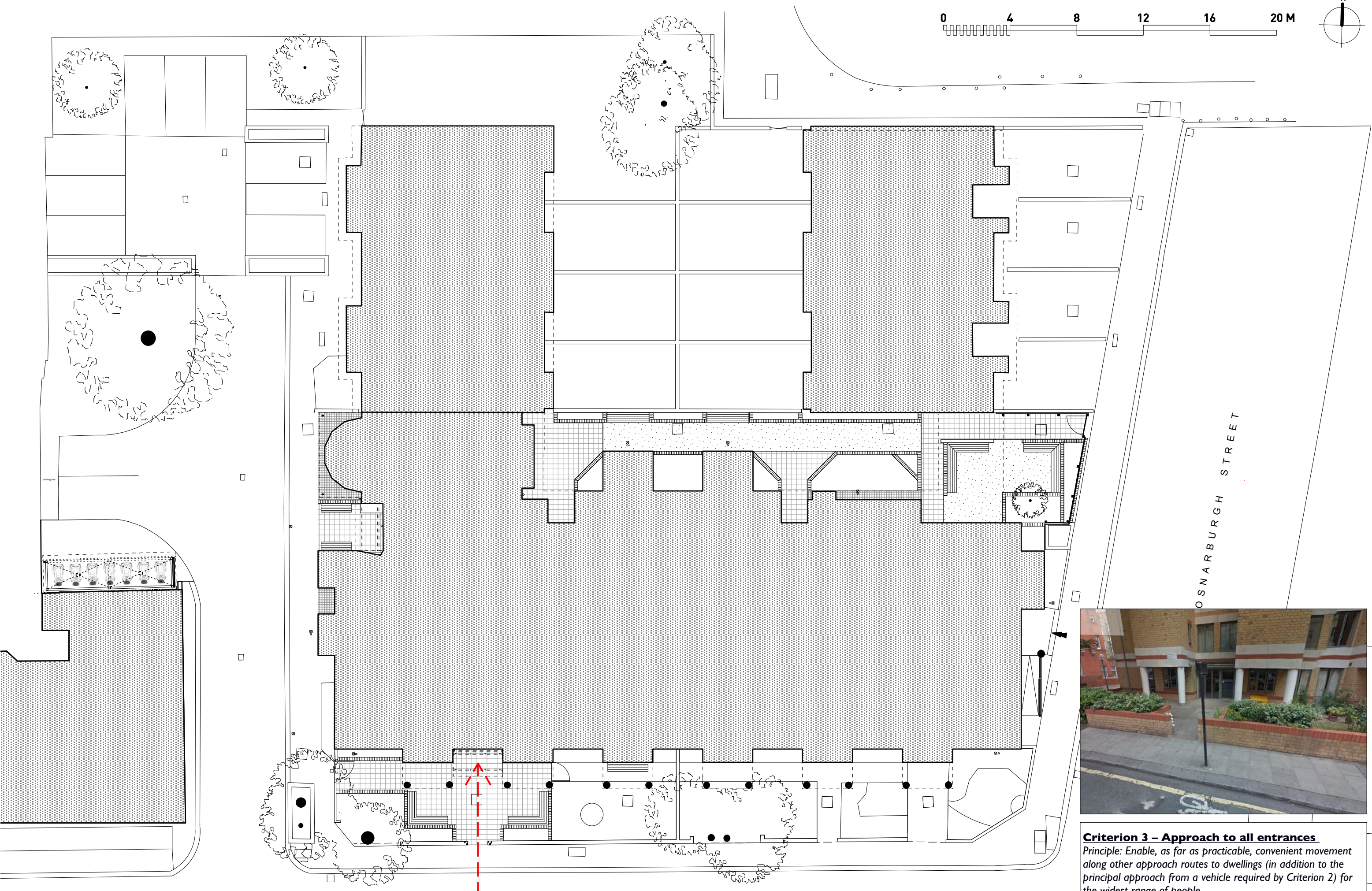
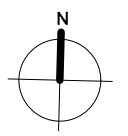
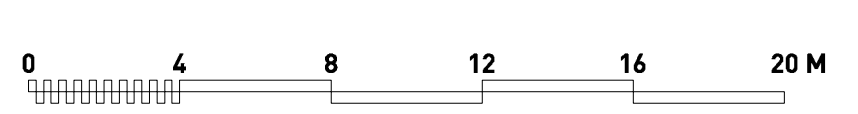


BURGH STREET

LONGFORD STREET



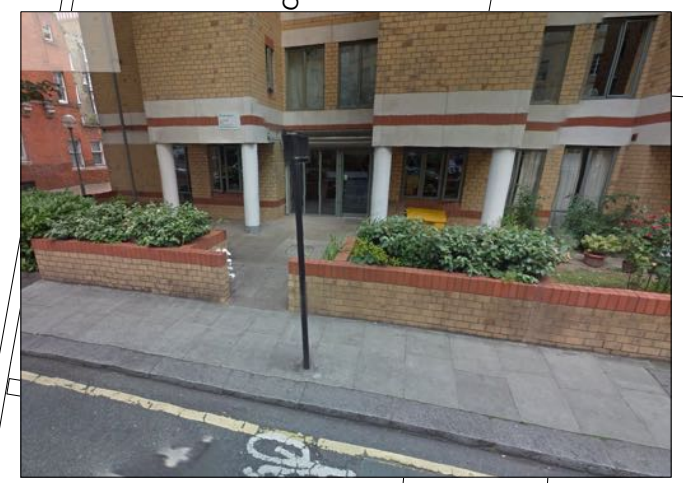
Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)
 Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.
2 – Approach to dwelling from parking
 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.



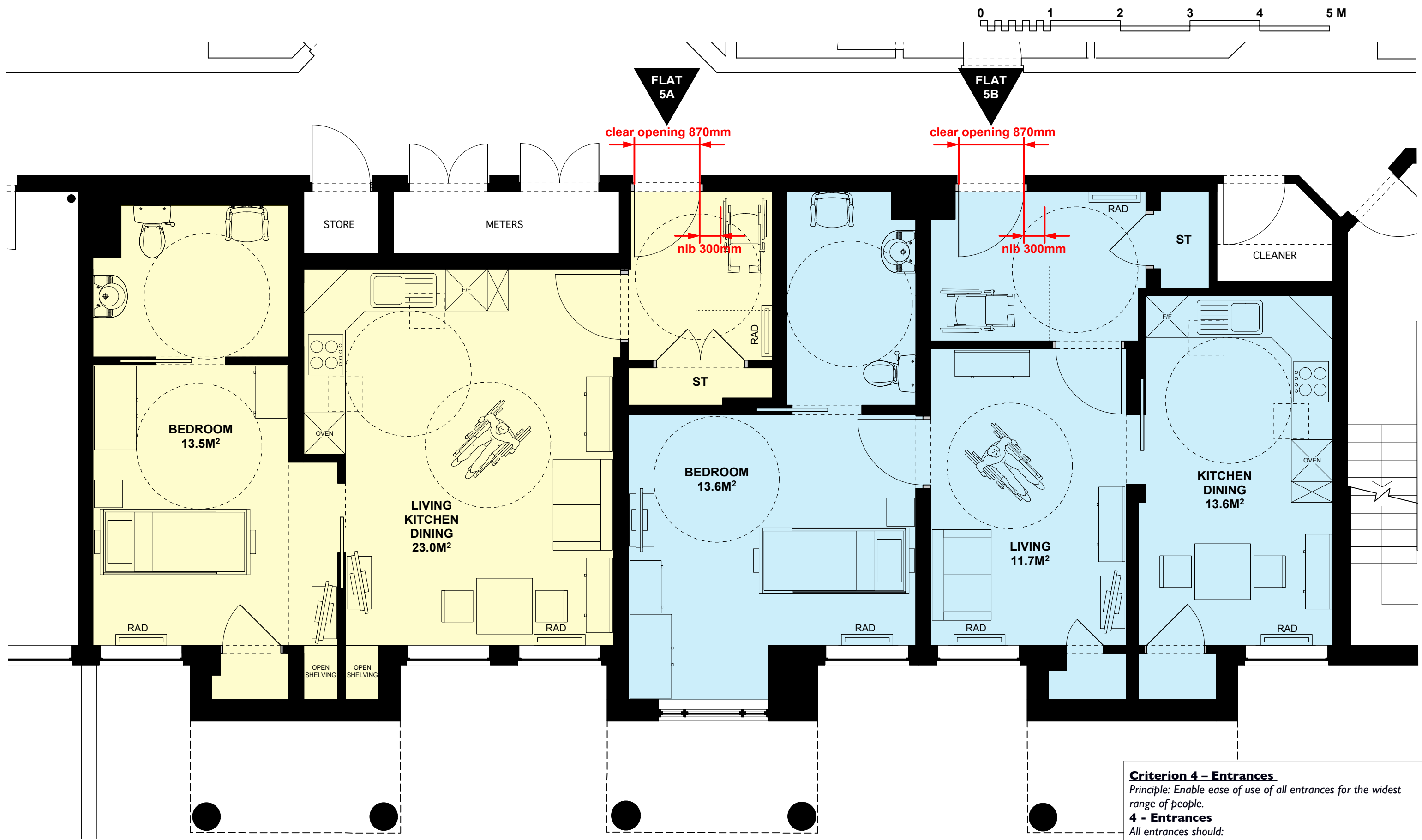
**MAIN
ENTRANCE**

LONGFORD STREET

OSNARBURGH STREET



Criterion 3 – Approach to all entrances
 Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.
3 – Approach to all entrances
 The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification.



Criterion 4 – Entrances
 Principle: Enable ease of use of all entrances for the widest range of people.

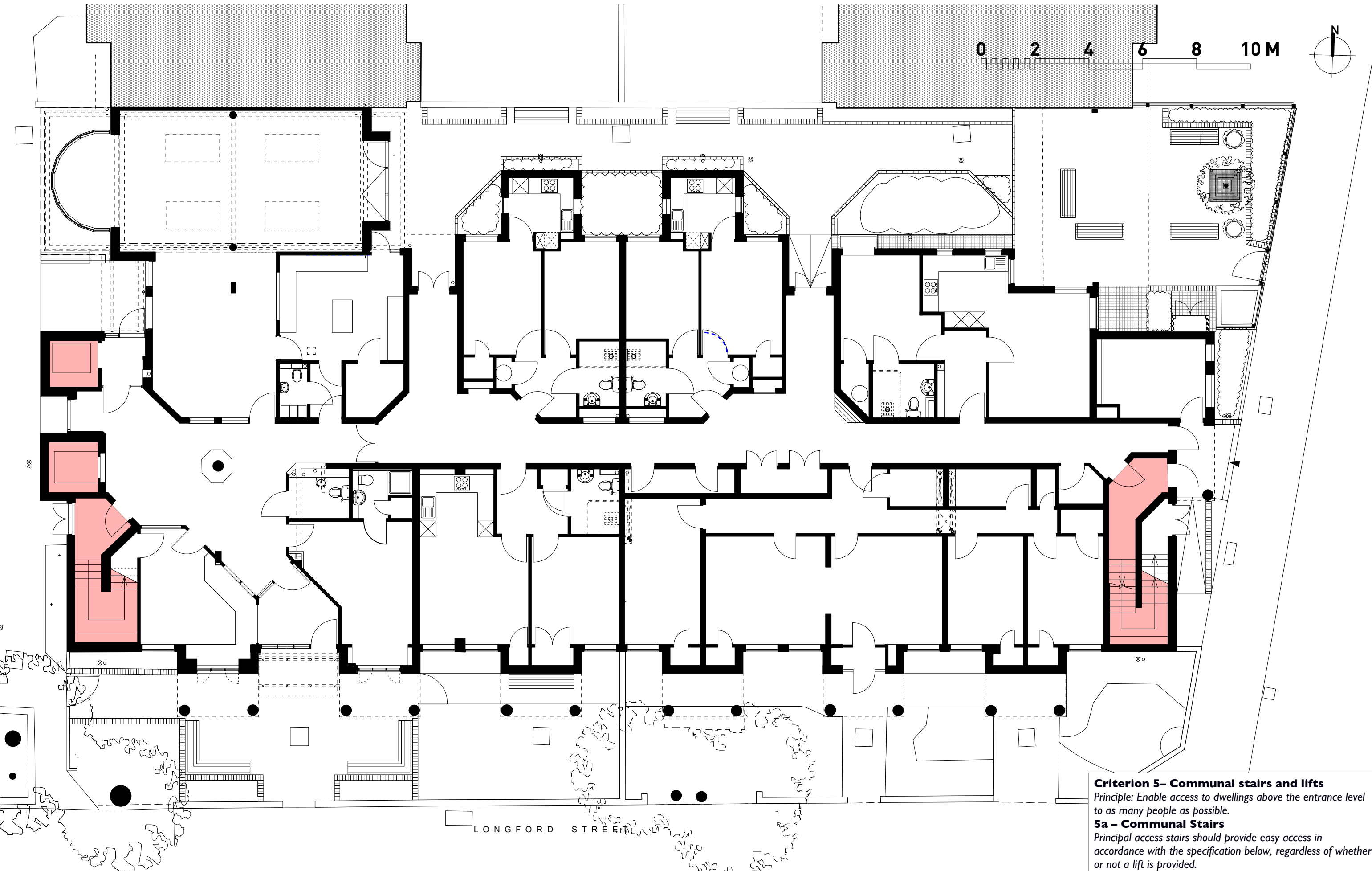
4 - Entrances
 All entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified below.

In addition, main entrances should also:

- d) Have adequate weather protection
- e) Have a level external landing

The existing main front and rear entrances are shown in Criterion 2 and 3. They already comply with these criteria.

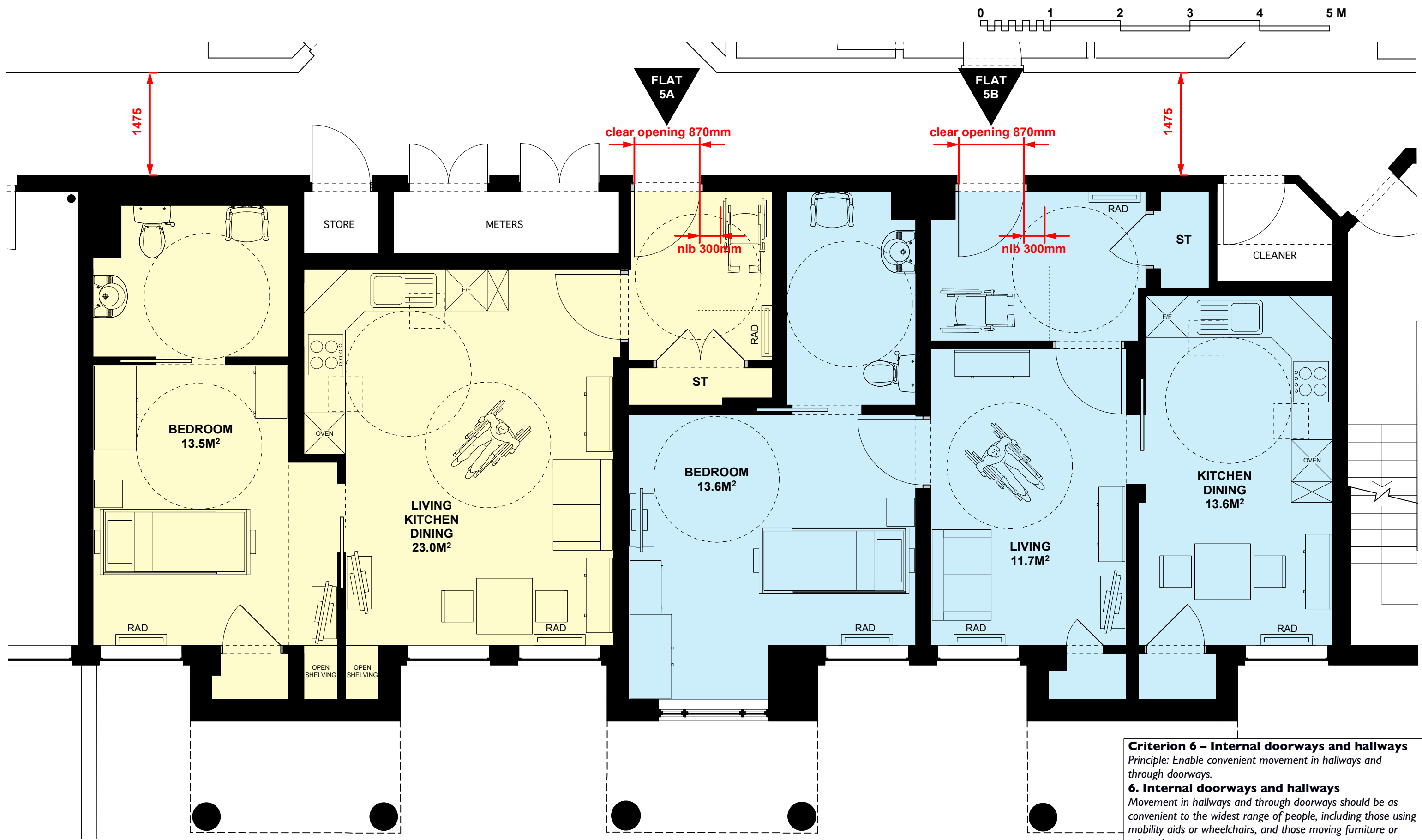


Criterion 5– Communal stairs and lifts
 Principle: Enable access to dwellings above the entrance level to as many people as possible.

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

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

The two new units are at ground floor but there are accessible stairs and lifts to visit dwellings and communal facilities on upper floors.



Criterion 6 – Internal doorways and hallways
 Principle: Enable convenient movement in hallways and through doorways.

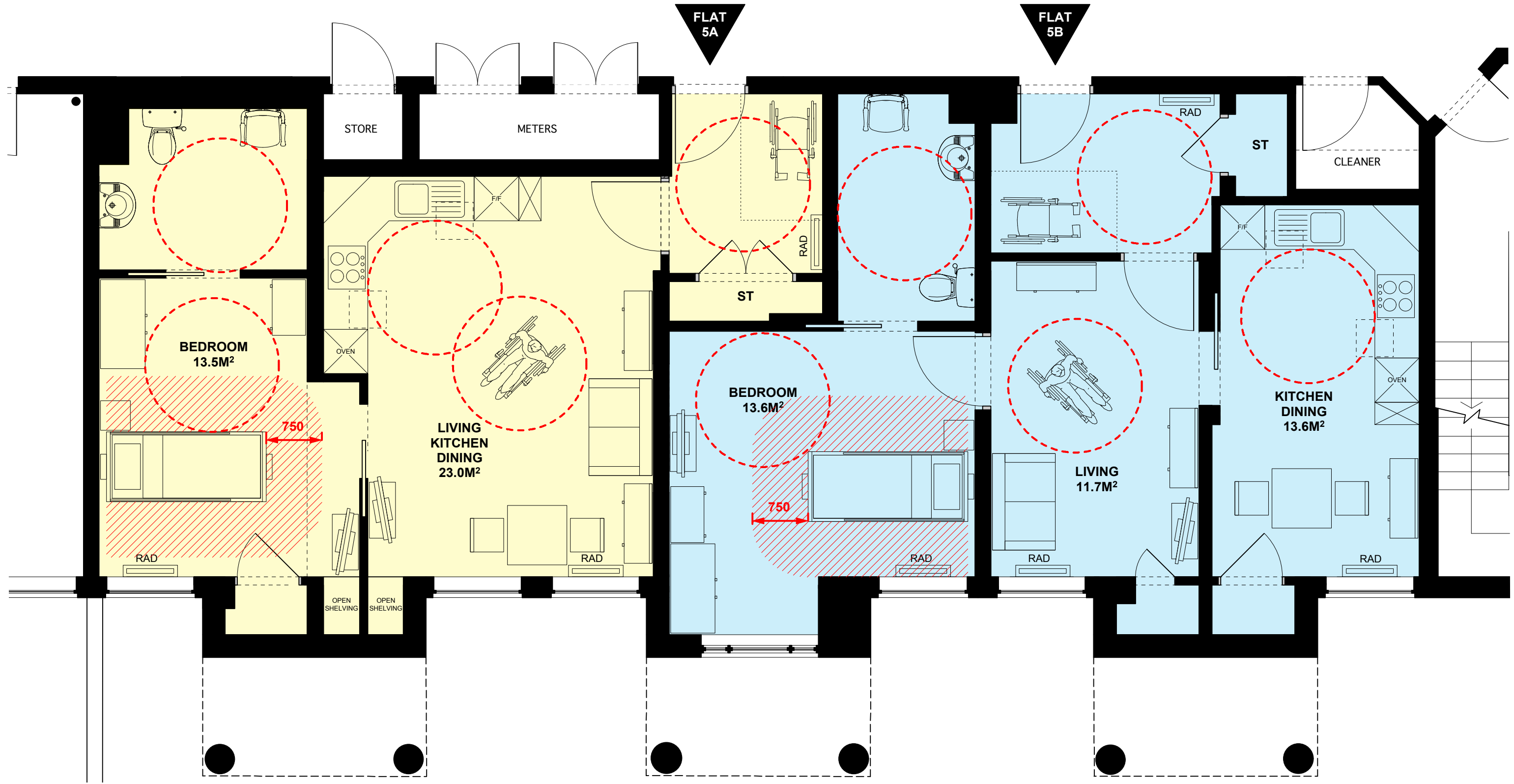
6. Internal doorways and hallways
 Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

As a general principle, narrower hallways and landings will need wider doorways in their side walls.

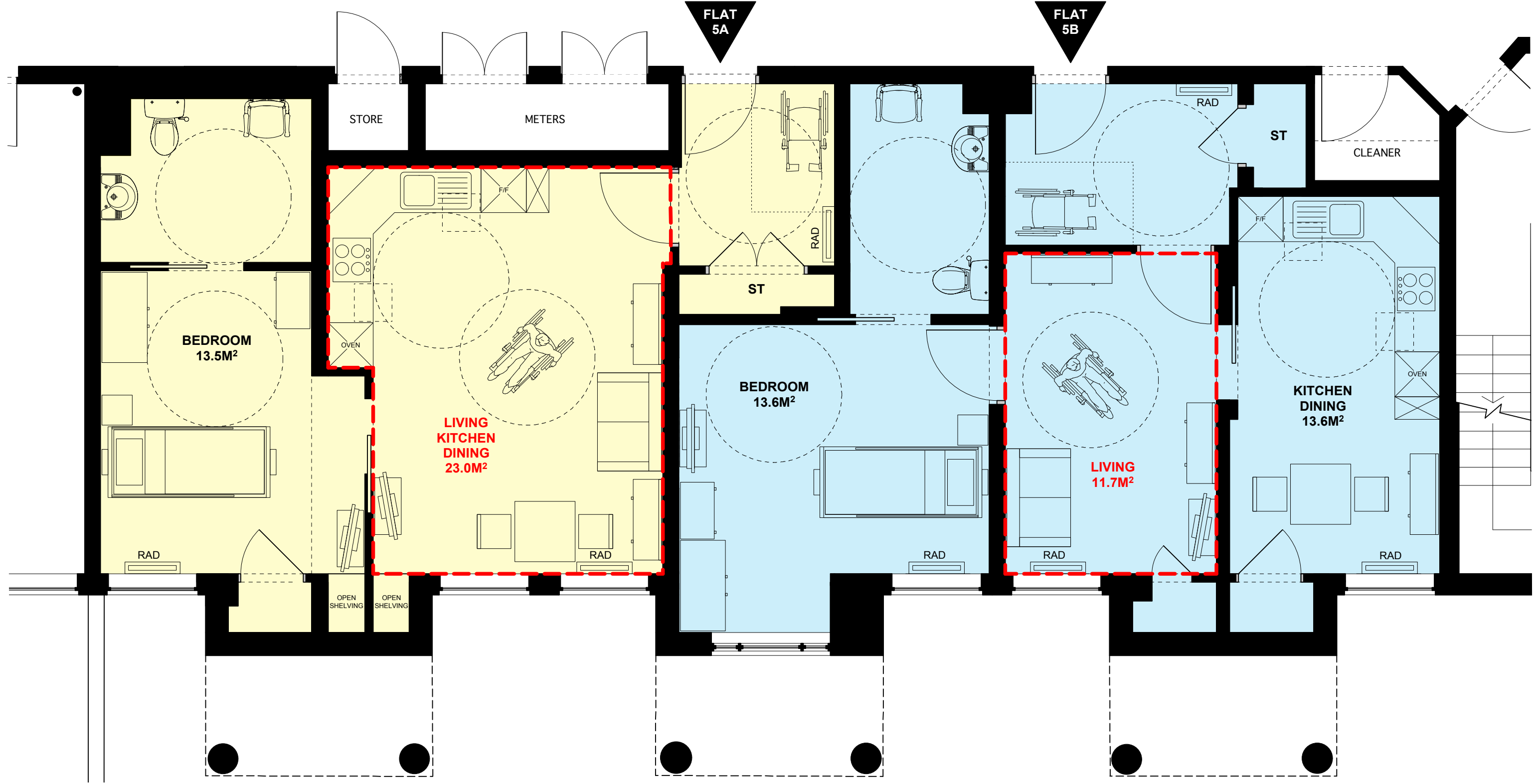
The width of doorways and hallways should conform to the specification.

All communal corridors and doors have a clear opening of 800mm.

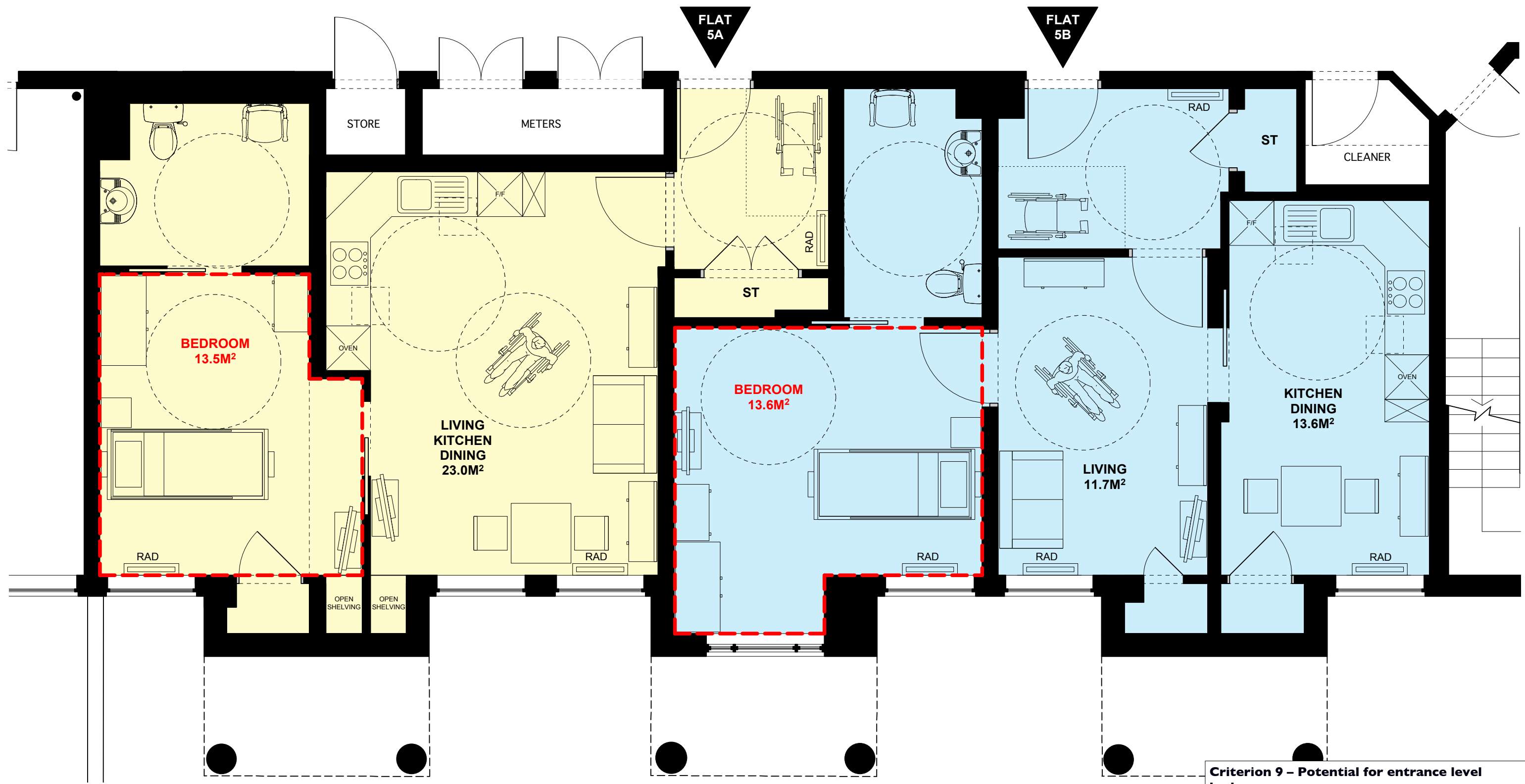
All doors within the flats have clear opening widths of 850mm and 300 nibs on the handle side.



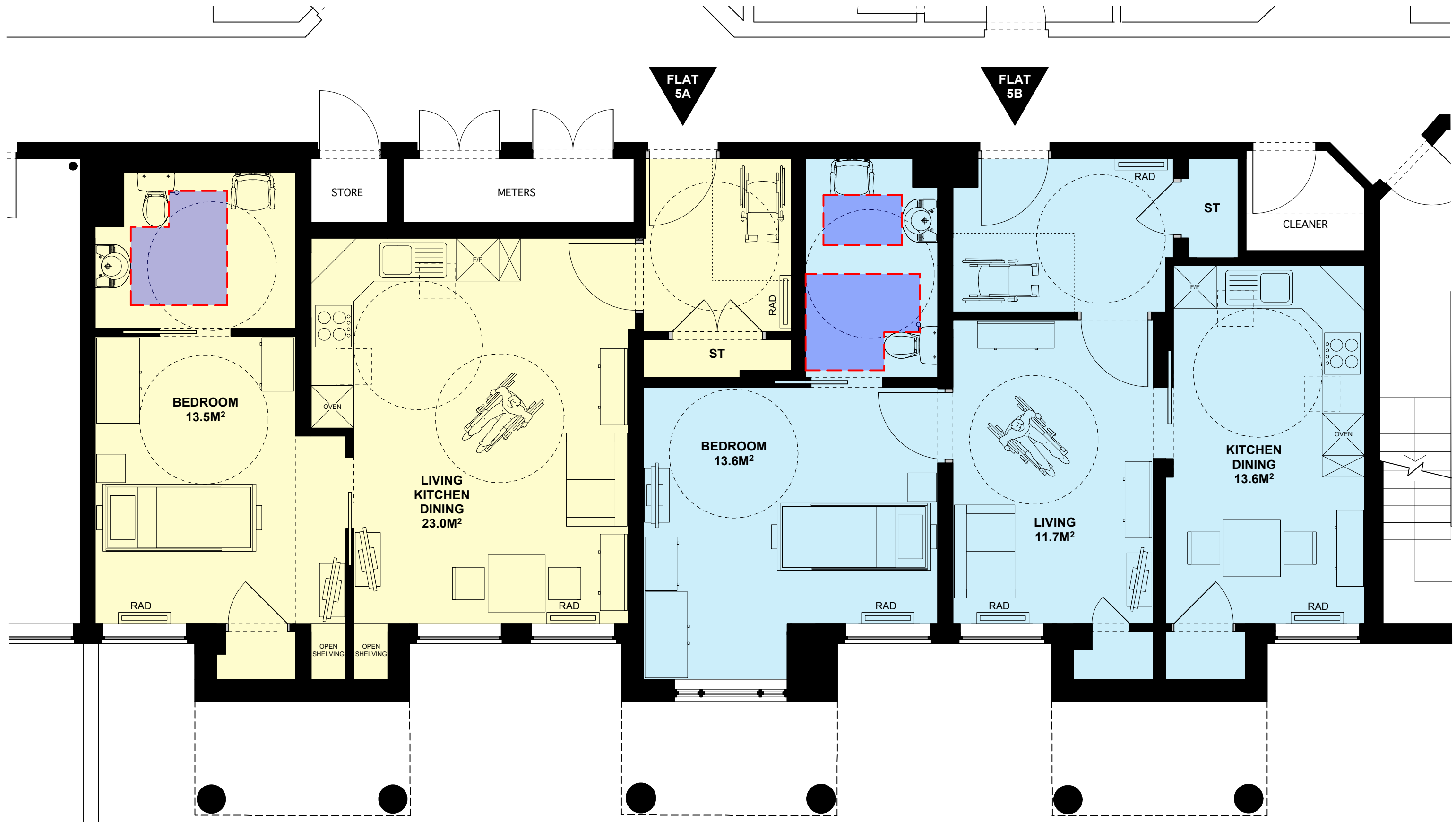
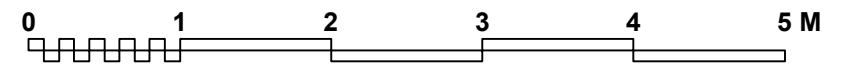
Criterion 7 – Circulation Space
 Principle: Enable convenient movement in rooms for as many people as possible.
7. Circulation Space
 There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.



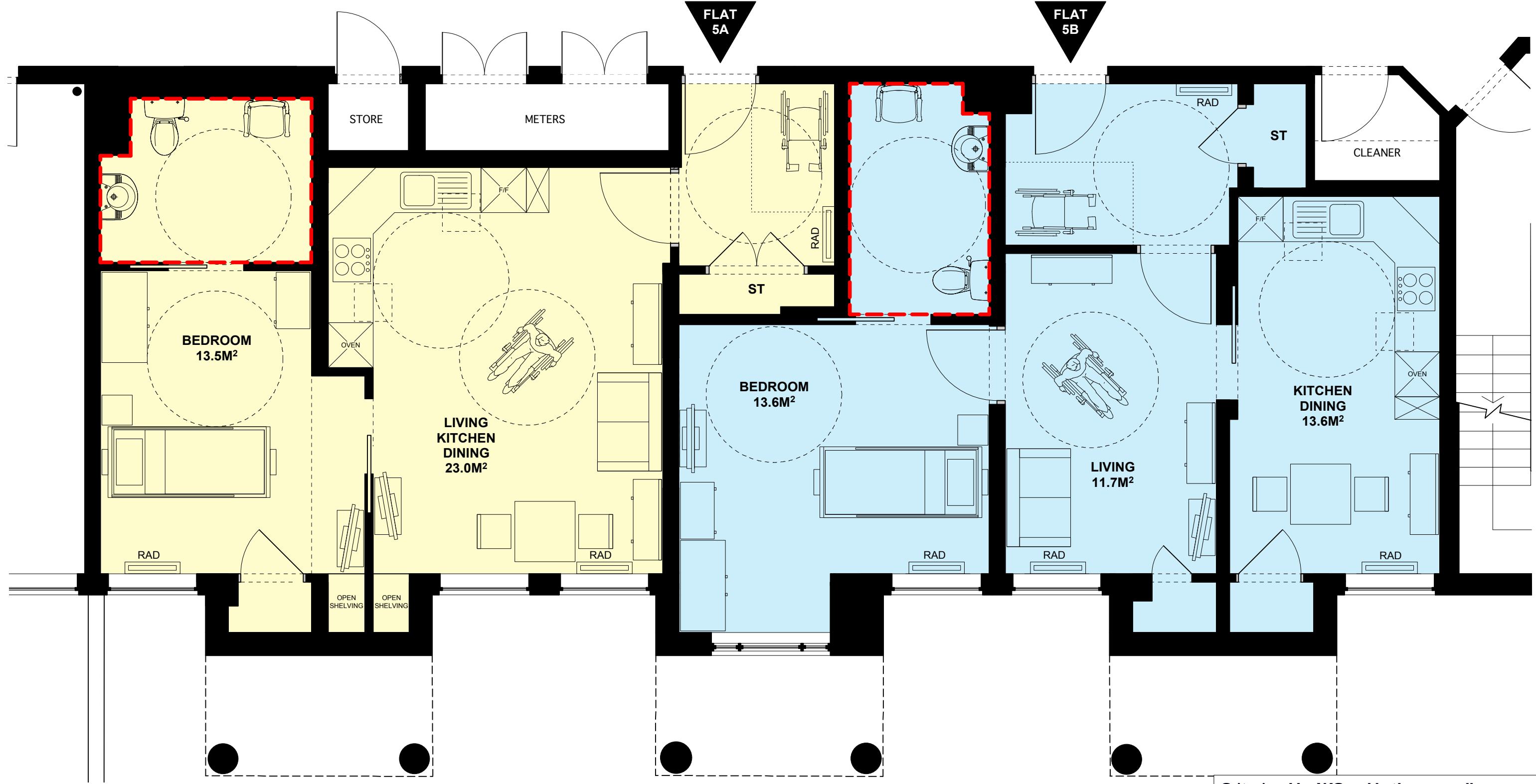
Criterion 8 – Entrance level living space
 Principle: Provide accessible socialising space for visitors less able to use stairs.
 8. Entrance level living space
 A living room / living space should be provided on the entrance level of every dwelling



Criterion 9 – Potential for entrance level bed-space
 Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).
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.
Not applicable.



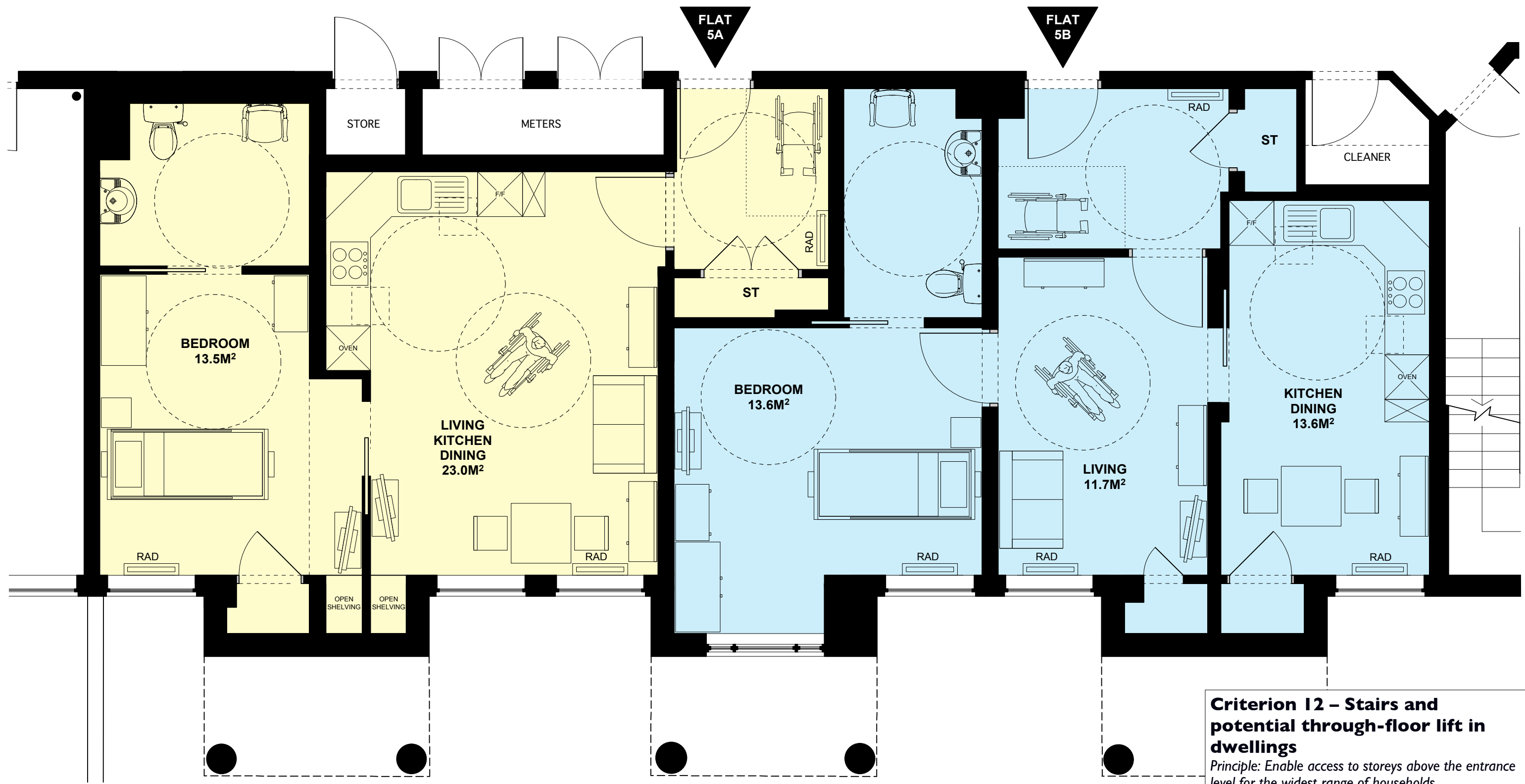
Criterion 10 – Entrance level WC and shower drainage
 Principle: Provide an accessible WC and potential showering facilities for:
 any member of the household using the temporary entrance level bed space of Criterion 9, and visitors unable to use stairs.



Criterion 11 - WC and bathroom walls
 Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

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.

Shower rooms will be fitted with grabrails as recommended by the Habinteg wheelchair Housing Design Guide.

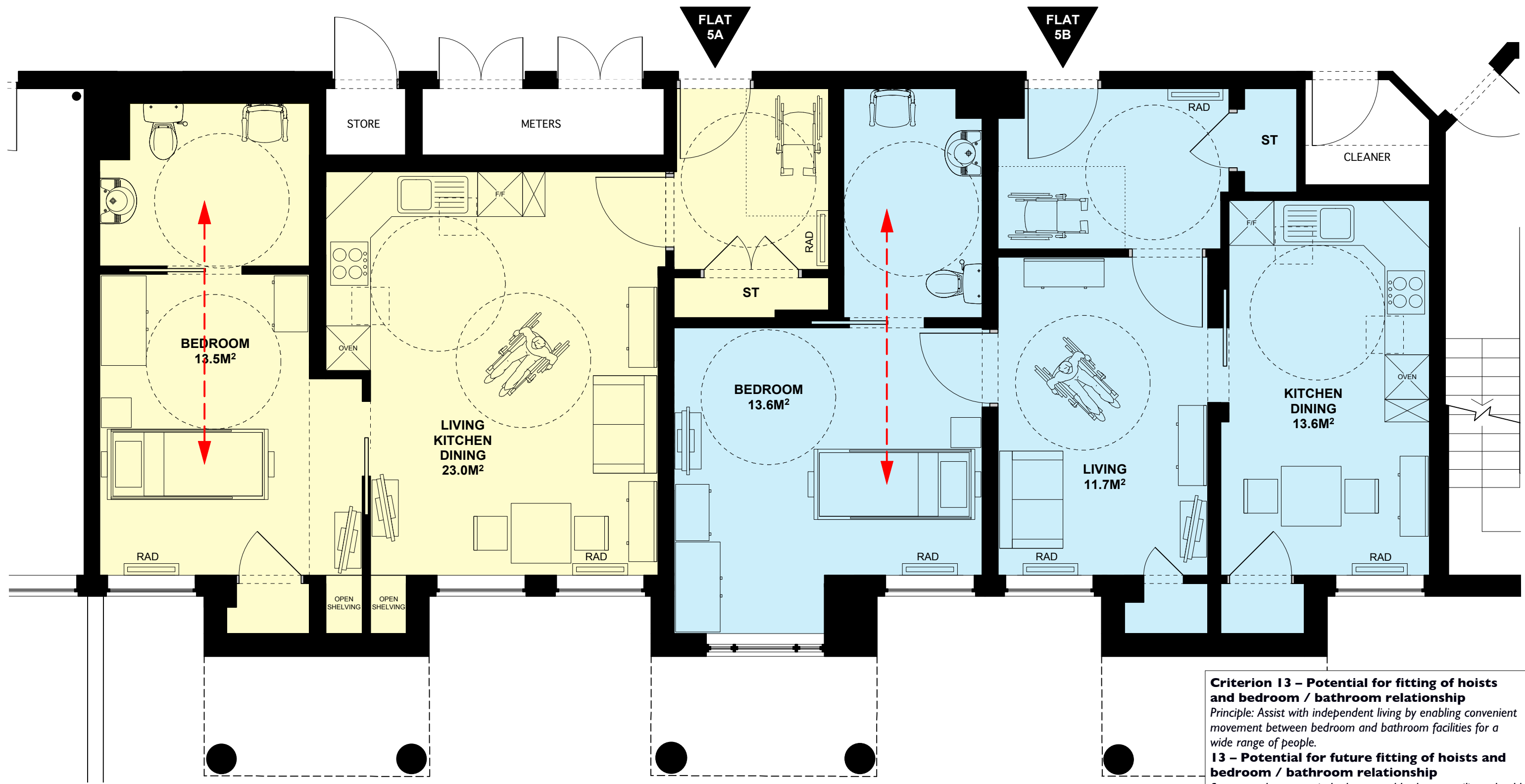


Criterion I2 – Stairs and potential through-floor lift in dwellings
 Principle: Enable access to storeys above the entrance level for the widest range of households.

I2 - Stairs and potential though-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 I4.

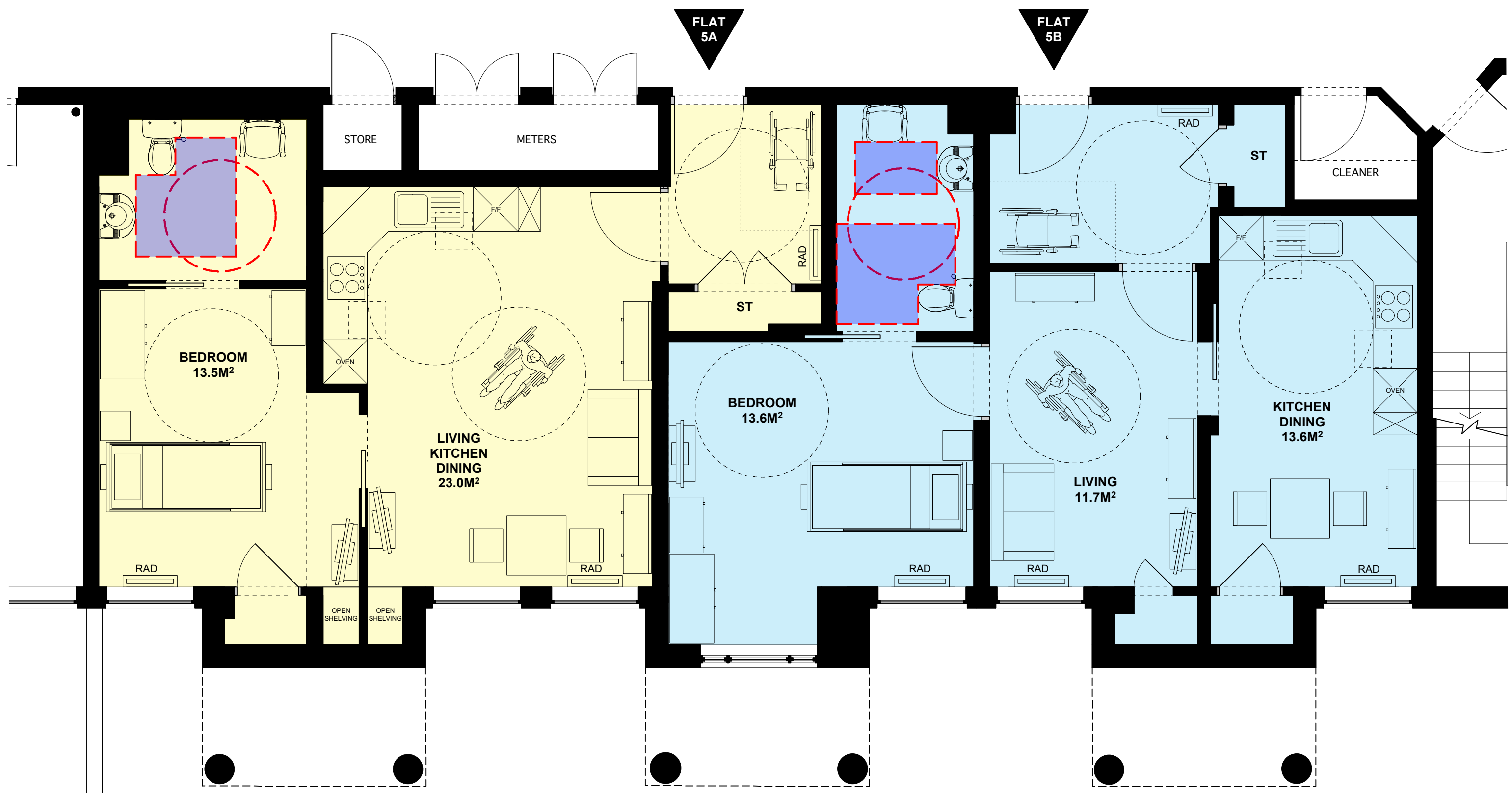
Not applicable.



Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship
Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

I3 – 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 route between this bedroom and the bathroom.

In both flats there is a direct route from bedroom to shower room, however the existing ceilings cannot support ceiling hoists without structural alterations within the flats above. These alterations will not be carried out unless an urgent need arises. Mobile wheeled hoists will be preferred.



Criterion I4 – Bathrooms
Principle: 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.

I4 – 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.



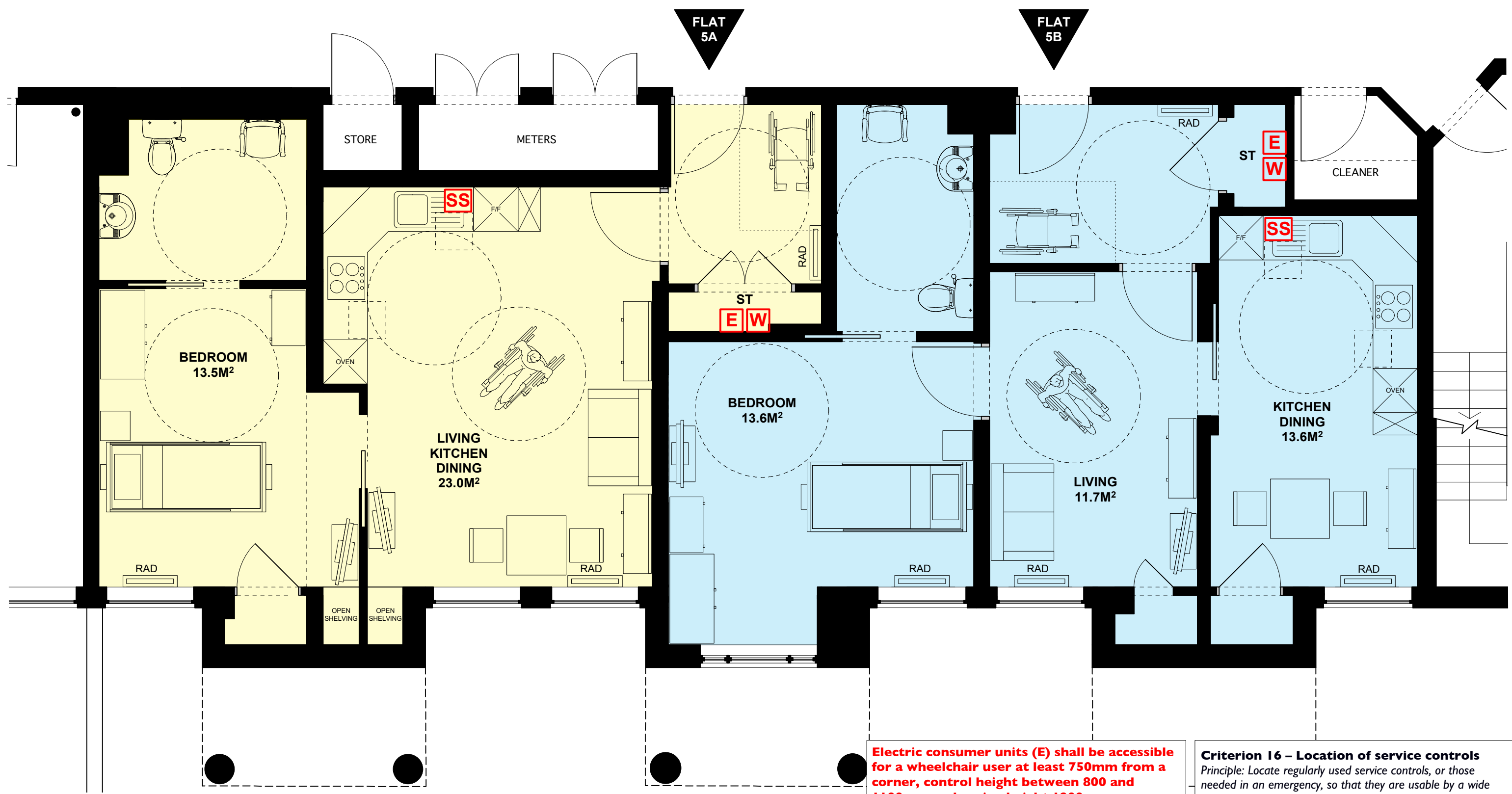
Criterion 15 – Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

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 – including those with restricted movement and reach.

All window cills are below 800mm above floor level and all windows will be fitted with low level espagnolette operators as shown.



Electric consumer units (E) shall be accessible for a wheelchair user at least 750mm from a corner, control height between 800 and 1100mm and seeing height 1200mm. Mains water stopcock (W) shall be accessible for a wheelchair user, at least 750mm from a corner, control height 800mm. Additionally 'Sure Stop' water switches (SS), or similar, will be located in the kitchens to enable residents to isolate the mains water supply on a simple manual switch without the need to access the stopcock. There are no gas services to the flats.

Criterion 16 – Location of service controls
Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

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. Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.