

9.a Lifetime Homes Standards

The following written summary of compliance with the Lifetime Homes Standards should be read in conjunction with the annotated floor plan drawings attached.

1. Parking

Off street parking is not provided as part of the development and therefore standard does not apply.

2. Approach to Dwelling from Parking

Parking for the house is within the local controlled parking zone. Access to the house is via the street pavements and the paved entry path and all are gently sloping.

3 & 4. Approach to all Entrances, Entrances

The standard has been achieved. See annotated plan attached.

5. Communal Stairs and Lifts

The proposed house is a single family residence and this standard does not apply.

6. Internal Doorways and Hallways

The standard is achieved with the exception of the attic and stair to the attic. See note below.

7. Circulation Space

The standard is achieved. See annotated plan attached.

8. Entrance Level Living Space

The standard is achieved. See annotated plan attached.

9. Potential for Entrance Level Bed-Space

The standard is achieved. See annotated plan attached.

10. Entrance Level WC and Shower Drainage

The standard is achieved.

11. WC and Bathroom Walls

WC and bathroom walls are to be capable of firm fixing supports for grab rails, etc.

12. Stairs and Potential Through-Floor Lift in Dwelling

The standard is achieved. See annotated plan attached.

13. Potential for Fitting of Hoists and Bedroom/Bathroom

The ceiling over the relevant double bedspace, bath, and WC on the first floor is to be capable of supporting or being adapted to support a single point hoist. The route to the bathroom does not passes through the common hall.

14. Bathrooms

The standard is achieved. An accessible bathroom in association with the potential for a through floor lift to a double bedroom has been provided on the first floor. See annotated plan attached.

15. Glazing and Window Handle Heights

The main room has windows which start at a height of less than 800 mm above floor level. Windows in all the habitable rooms are to be accessible by a minimum 750 mm wide approach route. One window in each room will have handles / controls to open at a level no higher than 1200 mm above the floor.

16. Location of Service Controls

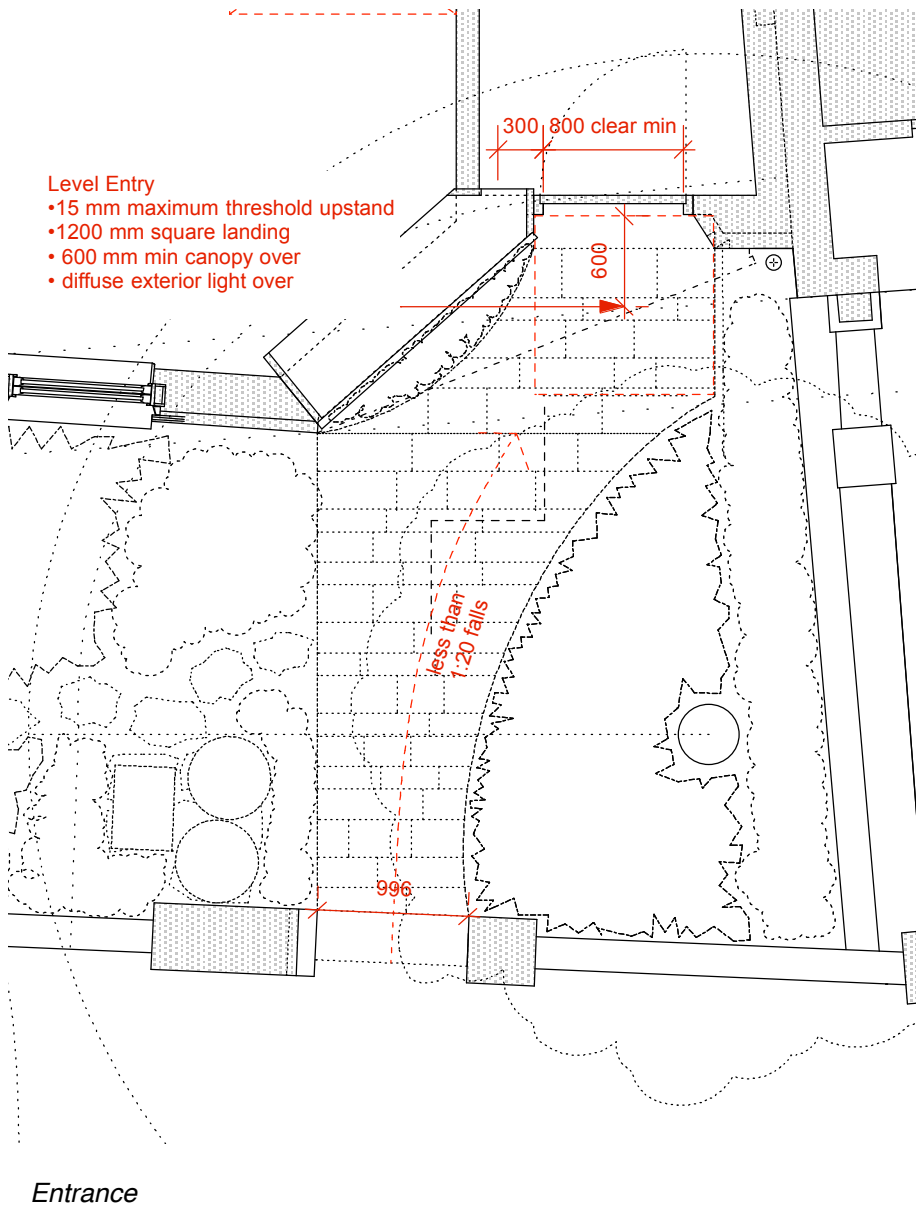
Service controls are to be located within a height band of 450 to 1200 mm above the floor and at least 300 mm away from any internal corner. This is to include electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

Entry Area Stairs

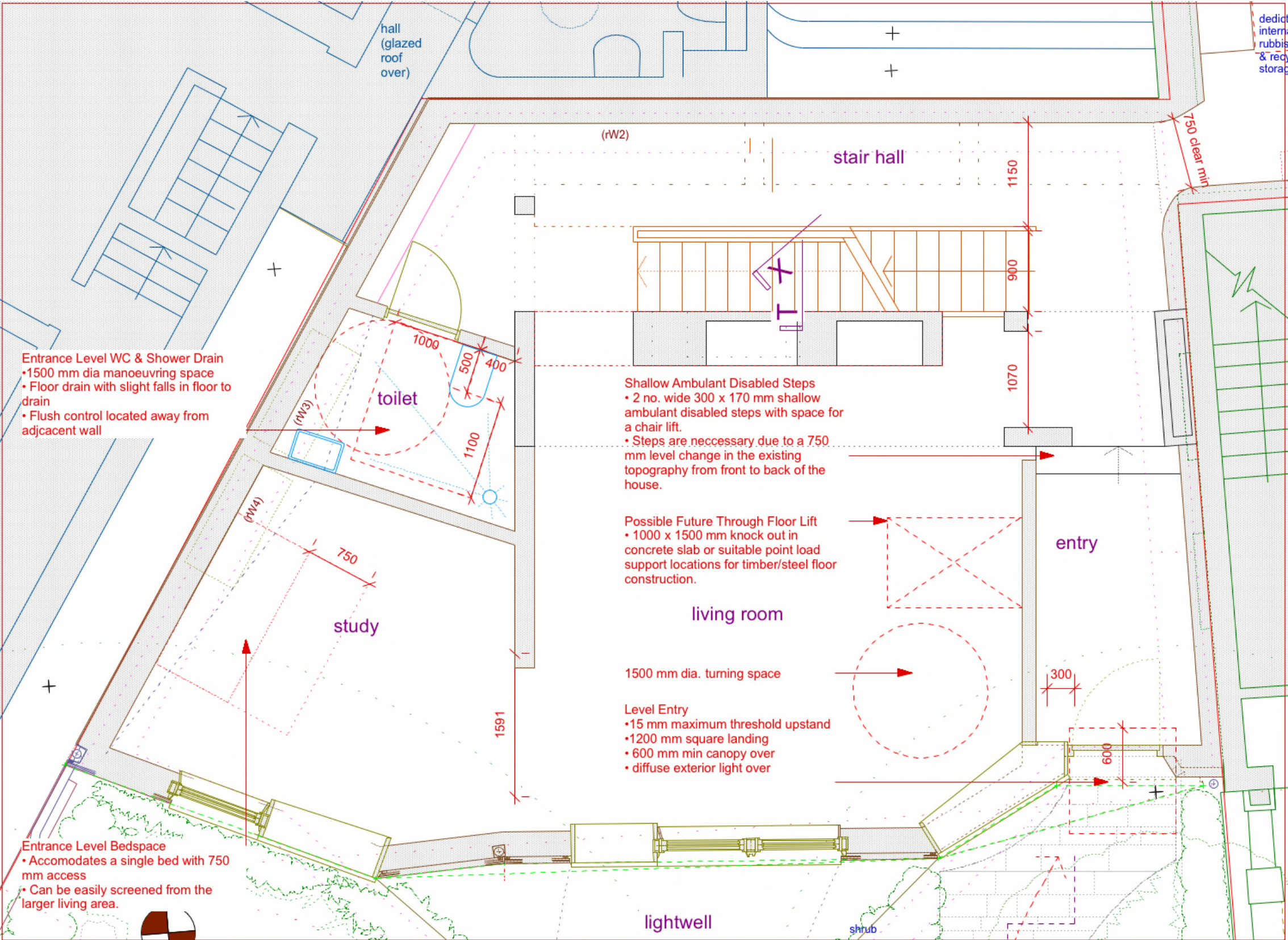
A change of level between the from and back of the house of about 750 mm exists due to the natural topography. The garden is to be lowered by about 350 mm to limit the overall change and three shallow steps are to be introduces internally between the entry and main living areas. The stairs are wide and a stair lift could be installed in future if necessary.

Attic Stair

The final stair to the attic room does not comply with the standard. The hallway/stair width is inadequate and the fitting of a stairlift would therefore be awkward. The volume of both the second and attic floors are narrowly constrained by planning parameters in particular associated with the need to provide light to the existing adjacent windows. The setting out of the stair from first to second and the attic floor is very tightly governed by these planning influenced circumstances. The stair to the proposed house becomes more narrow and steep in the normal way often encountered when ascending through the levels of a house. The stair serves a single room in the eaves of the house and a 900 mm wide stair suitable for a stair lift would have been both anomalous and impractical and would have unnecessarily compromised the configuration and volume of rooms on both the first and second floor.

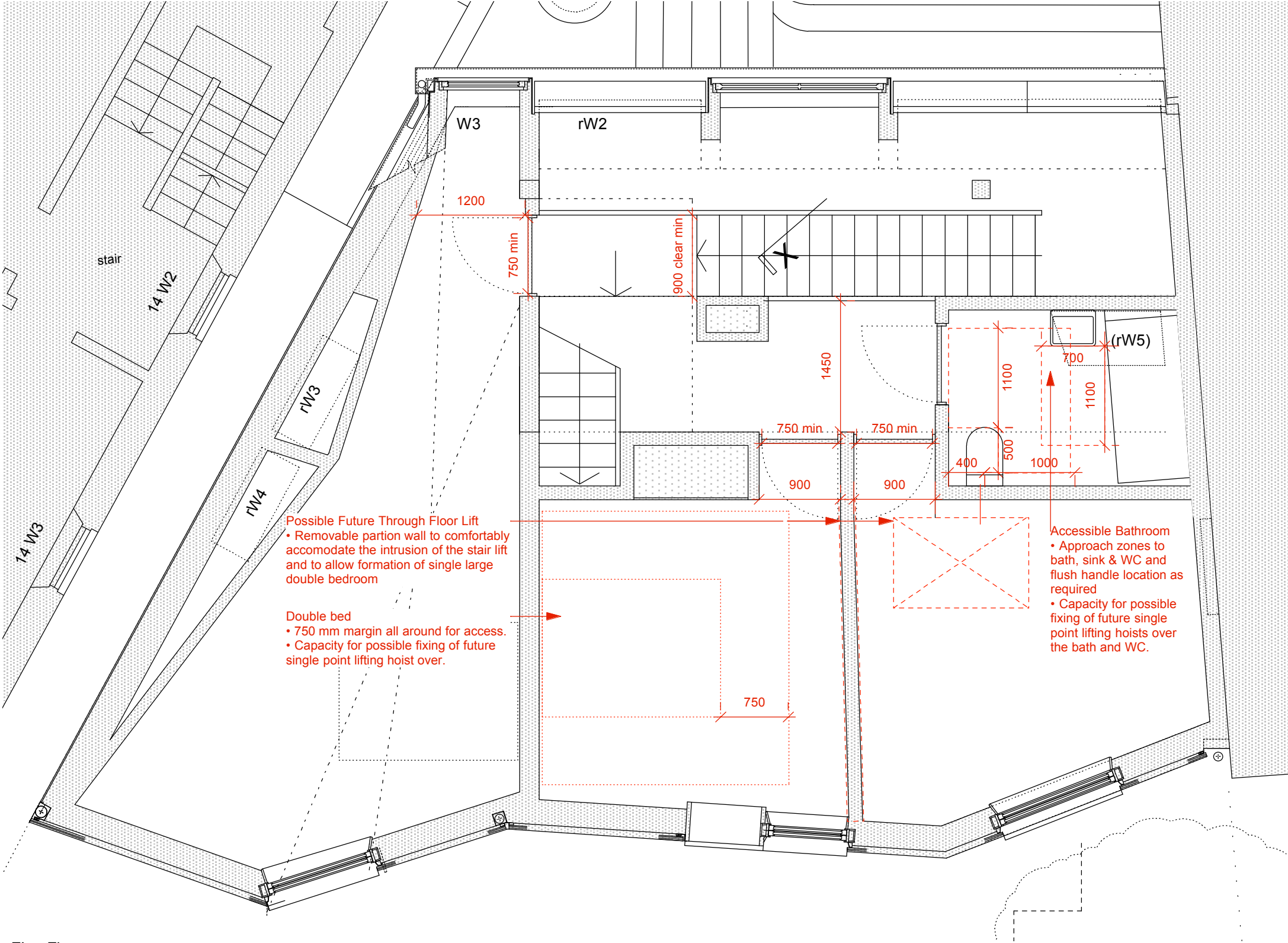




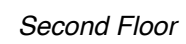


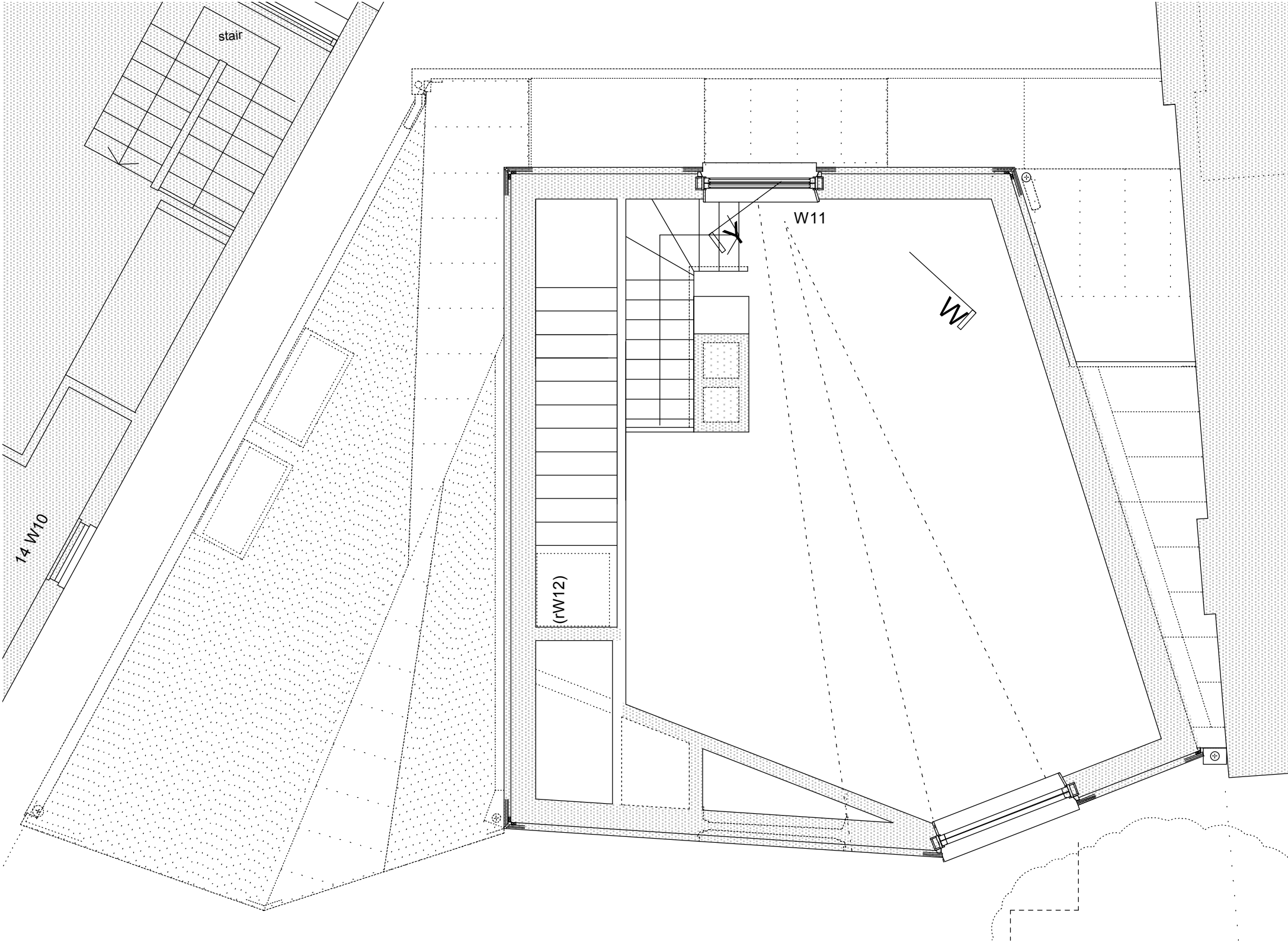
Ground Floor



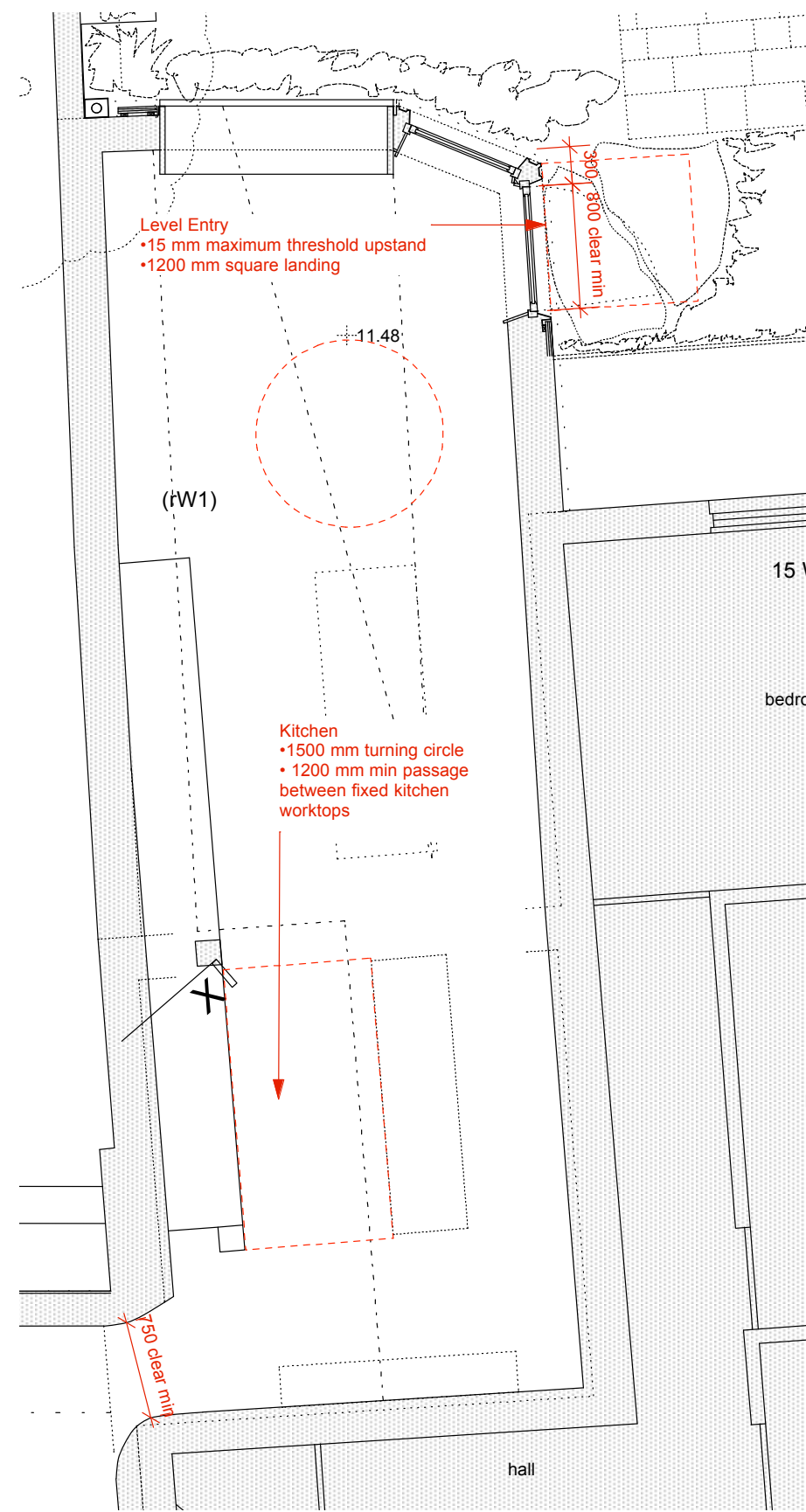


First Floor





Attic Floor



Kitchen



Basement Stair & Plan

