

This statement addresses the 16 Design Criteria for the Lifetime Homes Standard for the new build property at 65a Quickswood and demonstrates how these have been addressed in the design. This statement should be read in conjunction with drawings GA 101, GA 102 and GA 103, submitted with this statement.

1. The dwelling has parking within its plot and is on a firm and level surface. The dimensions of the parking provision are 3400mm width and 4800mm depth.
- 2, 3. The approach from the parking to the dwelling is gently sloping at a gradient of 1:15.
4. The main entrance is illuminated and has a level threshold. The approach is straight on and the doorway has a clear opening of 1050mm. The entrance is set into the building and is therefore protected by a roof from adverse weather conditions.
5. N/A
6. All have a structural opening of 910 and clear opening of 850mm.
7. Turning spaces are allowed for as shown on drawings GA 101.
- 8, 9. An entrance level living space is allocated and has the potential for a level bed space as shown on drawing GA 101.
10. Entrance level WC with shower is shown on plan GA 101 which will function as the accessible bathroom and bedroom.
11. Bathroom walls are capable of firm fixing and support for adaptations such as grab rails.
12. The house has been built to match the proportion of the existing property next door, as it is an extension to the existing terrace. The maximum width for the stair therefore is 854mm width. However having spoken to Stenna stairlifts, the minimum width for fitting a stairlift is 700mm and therefore a fitting of a stairlift in the future would be a possibility. A potential lift could be installed in the entrance hallway providing access to the kitchen on the first floor as indicated on the plans.
13. Structure above the basement bedroom is capable of supporting ceiling hoists. A stair lift could be installed on the stairs between the bedroom and bathroom.
14. The bathroom on the ground floor is designed to meet the accessible bathroom criteria and the existing TV room also doubles up as a bedroom.
15. In the living room the windows are full height and in the TV room the base of the window is at 800mm from finished floor level allowing reasonable site line out of the window from a seated position. Windows in the rest of the property are full height.
16. All service controls will be within a height band of 450mm to 1200mm.