

# Lifetime Homes Statement

March 2015

The proposed dwelling will endeavour to meet the Lifetime Homes Standards where practical.

## 1. Car Parking

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

*Not applicable.*

## 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.

*Not applicable.*

## 3. Approach

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

*The approach to all entrances are level or gently sloping in accordance with Criterion (3) Approach to all entrances.*

## 4. External Entrances

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

*All entrances will be illuminated and have level access over the threshold.*

## 5. Communal stairs

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

*The common staircase will provide easy access it will be fully accessible.*

## 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 will be compliant with Part M.*

## 7. Wheelchair Accessibility

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

*There is adequate wheelchair turning space in all habitable room of the proposed dwelling.*

## 8. Living rooms

The living room should be at entrance level.

*Not applicable.*

## 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.

*The proposed properties have bedroom at entrance level.*

## 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.

*The proposed dwellings will have a wheelchair adaptable WC.*

## 11. Bathroom and WC walls

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

*All walls in bathrooms, shower rooms and WC's 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 common staircase could accommodate 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 master bedroom could have a hoist system fitted to the adjacent bathroom in each flat.*

## 14. Bathroom layout

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

*The 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.

*Living room windows will have glazing starting below 800mm. It will be toughened and demarcated for the visually impaired*

## 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.*

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