

**LIFETIME HOMES – LOWER GROUND FLOOR**

1.	Car Parking	Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.	<ul style="list-style-type: none"> <li>• 2 parking bays have been provided but it would not be possible to permanently enlarge one bay without losing the other.</li> <li>• Given that this is to aid the drop off and collection of disabled persons we should emphasise that the rear access is not ideal although improvements have been made from existing and Calver Street at the rear is a cul-de-sac.</li> </ul>
2.	Access from 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.	Car parking is at the rear and adjacent to the property. Car parking area is level.
3.	Approach	The approach to all entrances should be level or gently sloping.	Access to the rear of the LGF from car parking has been optimized to 4 no. gentle risers with an unobstructed clear width of 900mm . A stair lift could be provided for disabled residents
4.	External Entrances	All entrances should be illuminated, have level access over the threshold and have a covered main entrance.	Confirmed
5.	Communal Stairs	Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.	Not applicable
6.	Doorways & Hallways	The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level.	Confirmed
7.	Wheelchair Accessibility	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	Confirmed
8.	Living Room	The living room should be at entrance level.	Confirmed
9.	Two or more storey requirements	In houses of two or more storey's, there should be space on the entrance level that could be used as a convenient bed space	Not applicable
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.	Bed 1 en-suite Bathroom is wheelchair accessible and conforms to Part M. Shower could replace bath if necessary
11.	Bathroom and WC Walls	Walls in the bathroom and WC should be capable of taking adaptations such as handrails.	Confirmed
12.	Lift Capability	The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.	Not applicable
13.	Main Bedroom	The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Provision of en-suite Bathroom with bath could easily accommodate a potential hoist
14.	Bathroom Layout	The bathroom should be designed for ease of access to the bath, WC & wash basin.	En-suite bathroom is designed with good access to sanitary fittings
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.	Confirmed
16.	Fixtures & Fittings	Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).	Confirmed