

Lifetime Homes Statement

2-3 Eton Garages – Ref 2015/3197/P

Access in and around the site

The proposal for this new dwelling intends to achieve minimum 'Life Time Homes' standards. The new accommodation is within an existing building and access will remain as existing.

The main entrance doors are accessed via the public highway. The accommodation is above existing garages and the existing accommodation does not comply with Lifetime Homes. The new dwelling is within the existing envelope of the building and therefore it will not be possible to comply with lifetime Homes as far as disabled access is concerned.

The following outlines the how the design meets the required Criterion provided by the Lifetime Home standards:

- 1) Criterion 1– Parking
The proposed development has been deemed acceptable without the need for on-site parking.
- 2) Criterion 2 – Approach to dwelling from parking
The proposed development has been deemed acceptable without the need for on-site parking.
- 3) Criterion 3 – Approach to all entrances
Existing Entrances are to be adopted that are a minimum width of 720mm.
- 4) Criterion 4 – Entrances
The ground floor entrances are existing.

The main entrance door will have independent illumination to provide visibility and security to occupants and visitors.
- 5) Criterion 5 – Communal Stairs and Lifts
An existing communal staircase is to be utilized and altered to suit the new accommodation. Compliance of private staircases has been dealt with under point 12. There is no lift.
- 6) Criterion 6 – Internal doorways and hallways
All corridors have at least 850mm clear width.
- 7) Criterion 7 – Circulation Space
Living areas, dining areas and circulation spaces have been design with to allow turning of a wheelchair. Turning circles of 1500mm have been indicated on the plans. Kitchens have clear space in front of units, which

exceed the 1200mm set out in the Lifetime homes standards. A minimum clearance of 750mm is achievable around beds.

8) Entrance level living space

"A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating/socialising space for the household and visitor "

A social dining space has been provided at the entry level of each dwelling.

9) Criterion 9 – Potential for entrance level bed-space

This is not possible due to the location of the proposed dwelling.

10) Criterion 10 – Entrance level WC and shower drainage

This is not possible due to the location of the proposed dwelling.

11) Criterion 11 - WC and bathroom walls

The new bathroom and wc walls will be constructed with ply sheathing over the whole wall allowing fixings to be placed in any position in the future should the need for grab rails be required.

12) Criterion 12 – Stairs and potential through-floor lift in dwellings

Due to the occupation of the existing building at ground level there is no potential for a through floor lift.

13) Criterion 13 – Potential for fitting of hoists and bedroom/bathroom relationship

The structure over the main bedroom and bathroom is likely to be capable of supporting a future hoist to run between these rooms, should the need arise.

14) Criterion 14 – Bathrooms

NA.

15) Criterion 15 – Glazing and window handle heights

The new dwelling incorporates glazing with easy to operate ironmongery.

16) Criterion 16 – Location of service controls

All electrical sockets, switches, ventilation and service controls will be at a height convenient for wheelchair users (between 450mm & 1200mm from finished floor level).

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