

Lifetime Homes Standard Statement

Prepared for

1 Harwick Place, Mornington Crescent

Document Details

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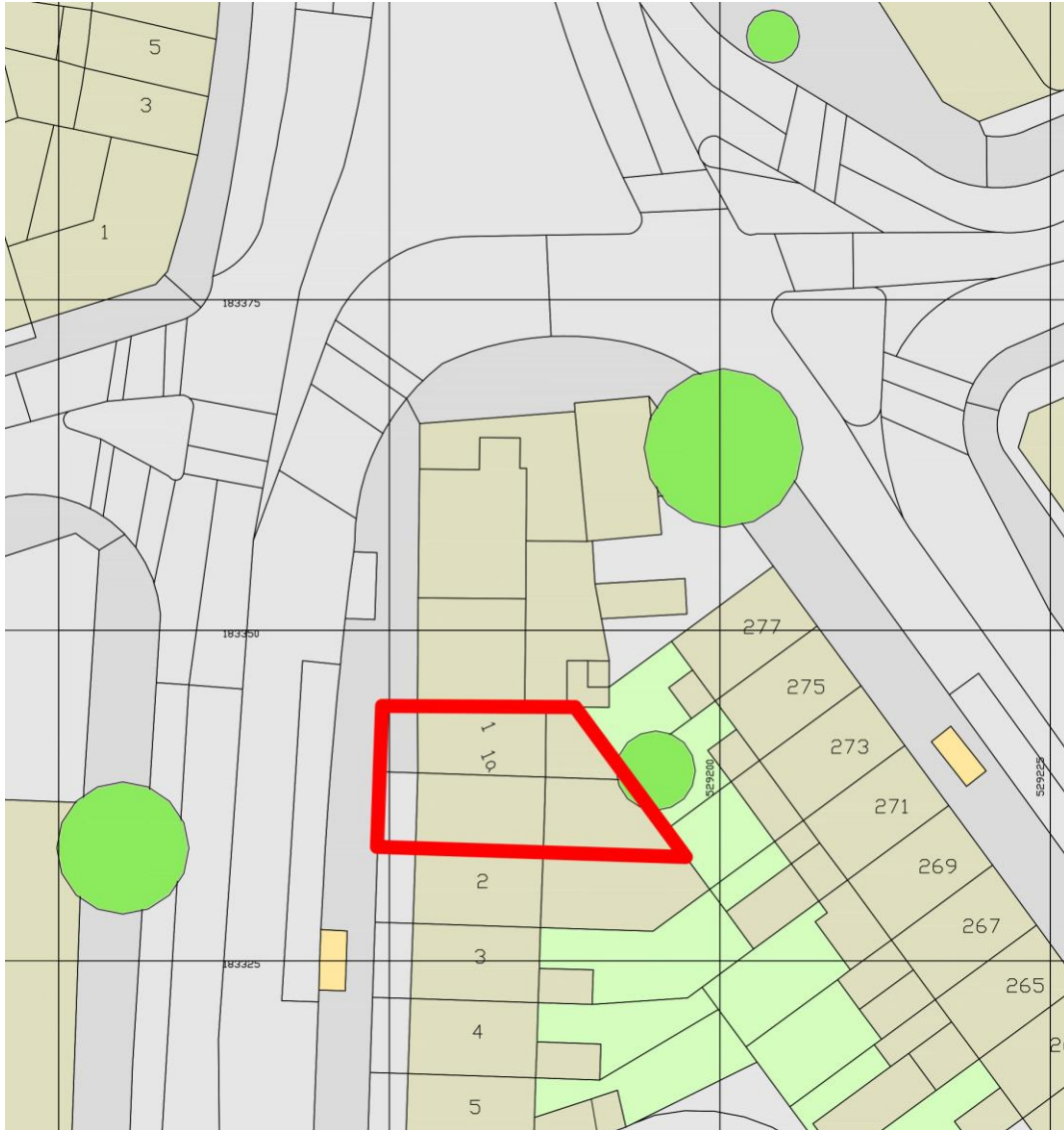
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Revisions Record
LIFETIME HOME STANDARD STATEMENT

Revision	Description	Date Issued	Originator

1. INTRODUCTIONS & URBAN CONTEXT

This report presents the proposed scheme for 1 Harwick Place, Mornington Crescent [see map]. It describes the scheme in relation to Lifetime Home (LTH) Revised Criteria, July 2010, and the intention to create adequate living accommodation within the proposed scheme.



This proposal is for the redevelopment of the site so as to create 4 residential units within existing and proposed extension. Extension will be two storeys side and rear

The lifetime home standards are 16 design criteria that can be universally applied to new homes, these design criteria ensure high levels of comfort, and convenience to a home as it is used by individuals and families at different stages of life.

It is our intention to apply as many of these 16 criteria to the proposal in creating flexible and adaptive living conditions. Our design process has been thoughtfully carried out to encourage better living environments for any particular individual.

Below are statements taken from Lifetime Home (LTH) Revised Criteria, July 10 for each design criteria along with statement to how the proposal is fulfilling of the requirements.

2. Lifetime home standards – Design Criteria

Criterion 1– Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

1a – ‘On plot’ (non-communal) parking

Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

Required specification to achieve Criterion 1a (‘on plot’ parking)

If a 2400mm wide parking space has a 900mm access path (as required by Part M) adjacent to, and level with it, then this will automatically satisfy the requirement. Where this does not occur, a parking space should have a strip of soft landscaping (or similar) adjacent to, and approximately level with it, so that this can be re-surfaced and made level with the parking space in the future, to achieve an overall parking width of 3300mm. Whenever possible, the wider space (or potential wider space) should be at least 4800mm in length.

The entire parking space (whether pre or post widened) should have a firm surface and be level (no gradient exceeding 1:60 and/or no crossfall for drainage exceeding 1:40).

Garages are exempt from the width / widening requirements. However, any hard-standing for a parked car, leading to any garage, should conform to the Criterion’s requirements.

Other private covered parking spaces (e.g. car ports) are also exempt from the width widening requirements unless they provide the only parking space available for a dwelling. If they provide the only parking space for the dwelling they should have a minimum clear width of 3300mm

1b – Communal or shared parking

Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

Required specification to achieve Criterion 1b (communal or shared parking)

Provide at least one parking space (or a greater number as determined by the local planning authority), at least 3300mm wide x 4800mm deep adjacent to (or close to) each block's entrance or lift core. Where some dwellings in a development are designated as "wheelchair housing", any specific parking for such dwellings should be in addition to those provided in respect of this Lifetime Home Criterion.

The access route between the parking and communal entrance (or in the case of basement parking, the lift core) should maintain a minimum clear width of 1200mm.

Proposal:

Due to the location of the site, a 'car free' development have been enforced on the site. Carrying a PTAL rating of 6b the site is adequately accessible by means of public transport.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

2 – Approach to dwelling from parking

The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

Required specification to achieve Criterion 2

Note: Relevant entrances in respect of this Criterion are either the principal or secondary entrance doors to an individual dwelling or the main communal entrance door to a block of dwellings, and (in the case of basement parking) the entrance door to the lift core.

The principal approach route between parking spaces and relevant entrances should preferably be level (i.e. no gradient exceeding 1:60, and/or no crossfall exceeding 1:40).

Where the topography or Regulation (e.g. in relation to flooding) prevent a level principal route between parking and entrances, the principal route may be gently sloping with maximum gradients as set out in Criterion 3.

Where topography restricts the provision of a level or gently sloping approach from parking to only one entrance of a dwelling, this approach should typically be to the dwelling's main entrance. This approach should only occur to a secondary entrance where it can be demonstrated that topography or Regulation prevents such a route to the main entrance.

If the principal approach to a communal entrance is gently sloping (i.e. with maximum gradients as set out in Criterion 3), a secondary stepped approach in accordance with Approved Document M domestic requirements, should also be provided.

The distance between all parking and entrances should be as short as practicable. Parking adjacent to entrances is the optimum arrangement. On large developments communal parking should be within 50 metres of the relevant communal entrance or (in the case of underground parking) the lift core. If a distance in excess of 50 metres cannot be avoided, level resting areas should be provided along the route.

Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.

Proposal:

As mentioned above there is no car parking on site therefore criterion 2 cannot be implemented

Criterion 3 – Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

3 – Approach to all entrances

The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.

Required specification to achieve Criterion 3

The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long.

All slopes should have top and bottom level landings of not less than 1.2 metres, excluding the swing of doors and gates. Equivalent intermediate landings should be provided for each 10 metre length of slope.

This requirement applies to all footpath approaches between:

parking and all associated entrances (including secondary entrance doors where a footpath link exists);

approaches between any drop off points and associated communal entrances, and;

on principle footpath routes between the overall site boundary and entrances.

On steeply sloping sites it is accepted that this requirement may not be practicable, or achievable, and should be discussed with the local planning authority to agree a workable solution.

Paths on all approach routes between parking and entrances should have a firm, reasonably smooth and non-slip surface. Those within the curtilage of an individual dwelling should have a minimum width of 900mm. Communal paths should have a minimum width of 1200mm.

Proposal:

The entry into the main communal area is on ground level and is level to the street. Each entry into units on floors are level to the communal parts.

Criterion 4 – Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

4 - Entrances

All entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified below.

In addition, main entrances should also:

- d) Have adequate weather protection*
- e) Have a level external landing.*

All entrances should be lit with fully diffused luminaires.

All entrances should have an accessible threshold with a maximum 15mm up-stand. The 15mm 'up-stand' relates to the total height of the threshold unit (often a one piece proprietary product). In practice the threshold will consist of a number of lesser up-stands and sloping infill connections. Transition units (with a maximum slope of 15 degrees) may be provided on one or both sides of the threshold. Examples of acceptable thresholds are provided within: 'Accessible thresholds in new housing – Guidance for house builders and developers' The Stationary Office Ltd. ISBN 0 11 702333 3. 1999.

The above accessible threshold requirement applies to any entrance where any person may move across the threshold. All entrances of a dwelling, including balcony and roof terrace doors (subject to the two exemptions below) and all communal entrances within blocks of dwellings (to any communal area or facility) should meet this requirement. Only 'Juliet balconies', where no access onto the balcony is intended, and roof terraces/balconies over habitable rooms, which require a step up to increase slab thickness (e.g. for thermal insulation to the accommodation below), are exempt.

The minimum effective clear opening width at all entrances to a dwelling (including balcony and roof terrace entrances) should be 800mm. The minimum effective clear opening width at communal entrances (and other communal doors) should be 800mm or 825mm, depending on the direction and width of approach, as detailed in the table below

Dwelling entrance doors	
Direction and width of approach	Minimum effective clear width (mm)
All	800
Communal entrance doors	
Direction and width of approach	Minimum effective clear width (mm)
Straight-on (without a turn or oblique approach)	800
At right angles to an access route at least 1500mm wide	800
At right angles to an access route at least 1200mm wide	825

Proposal:

Entrance into the building is off the main street, therefore security is reinforced by good pedestrian flow. The entry will be well lit and only authorised people are allow to access building. All communal routes of internal parts have a minimum width of 1050mm and adequate lighting will ensure there are no blind spots.

Criterion 5– Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible.

5a – Communal Stairs

Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

5b – Communal Lifts

Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

Required specification for Criterion 5a - Communal Stairs

Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:

Uniform rise not exceeding 170mm.

Uniform going not less than 250mm.

Handrails that extend 300mm beyond the top and bottom.

Handrails height 900mm from each nosing.

Step nosings distinguishable through contrasting brightness.

Risers which are not open.

Required specification for Criterion 5b – Communal Lifts (where applicable)

Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:

Have minimum internal dimensions of 1100mm x 1400mm.

Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.

Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

Proposal:

Communal stairs meet requirements for risers of 170mm and goings on 250mm, handrails also meet requirements.

There are no provisions for lifts within the development therefore criterion cannot be met.

Criterion 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

6. Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

As a general principle, narrower hallways and landings will need wider doorways in their side walls.

The width of doorways and hallways should conform to the specification below.

Required Specification for Criterion 6

Hallway widths

Subject to provision of adequate door opening widths (as detailed in the table below), the minimum width of any hallway/landing in a dwelling is 900mm. This may reduce to 750mm at 'pinch points' (e.g. beside a radiator) as long as the reduced width is not opposite, or adjacent to, a doorway.

The minimum width of any hallway/corridor/landing within a communal area is 1200mm, which may reduce to 1050mm at 'pinch points' (e.g. due to a structural column) as long as the reduced width is not opposite, or adjacent to, a doorway.

Doorway widths within dwellings

Head on approach to door within dwelling

The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on', is 750mm.

Turning to pass through a door within dwelling

When the approach to a doorway is not head on, and a turn is required to pass through the doorway, the minimum clear opening for that doorway will relate to the width of the approach (typically a hallway or landing), and should be in accordance with the table below:

Internal dwelling doors	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	750
At right angles to a hallway / landing at least 1200mm wide	750
At right angles to a corridor / landing at least 1050mm wide	775
At right angles to a corridor / landing less than 1050mm wide (minimum width 900mm).	900

These clear width requirements apply to any doorway where movement through the doorway is intended. They do not apply to storage/cupboard doors unless the storage/cupboard is 'walk in'.

Communal doors

Head on approach to a communal door

The minimum clear opening width of any communal doorway when the approach to the door is 'head on' is 800mm.

Turning to pass through a communal door

When the approach to a communal doorway is not head on, and a turn is required to pass through the doorway, the minimum clear opening for that doorway will relate to the width of the approach (typically a corridor or landing), and should be in accordance with the table below:

Communal doors	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	800
At right angles to a corridor / landing at least 1500mm wide	800
At right angles to a corridor / landing at least 1200mm wide	825

Proposal:

Circulation space has been designs in accordance with criterion 6, all communal parts on each floor meet exceed minimum requirements of corridor widths and door openings.

Criterion 7 – Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

7. Circulation Space

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

Required specification for Criterion 7

The minimum basic circulation spaces required, as detailed below, are not intended to match the equivalent space requirements within dwellings to wheelchair housing, or wheelchair adaptable standards. They recognise that a wheelchair user within a Lifetime Home will need to accept a degree of compromise on available manoeuvring & circulation space.

Basic circulation space for a wheelchair user is used as a guide for the minimum requirement as this will result in circulation space that will also assist a wide range of occupants and visitors, including those using sticks or other mobility aids, or households with young children.

WC compartments and bathrooms

Functional spaces requirements for WC compartments and bathrooms are detailed in Criteria 10 and 14.

Hallways and landings within dwellings

Circulation widths and spaces for hallways and landings within dwellings are detailed in Criterion 6.

Living rooms/areas and dining rooms/areas

Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables & side tables) can be within or overlap these turning zones.

Where movement between furniture is necessary for essential circulation (e.g. to approach other rooms, or the window) a clear width of 750mm between items should be possible.

Kitchens

Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance.

An additional good practice recommendation in respect of kitchen planning and layout is given below.

Bedrooms

The main bedroom in a dwelling should be capable of having a clear space, 750mm wide to both sides and the foot of a standard sized double bed.

Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g. to approach the window as required by Criterion 15), a clear width of 750mm should also be provided at the foot of the bed.

Proposal:

Due to the site location and proposal, no provisions have been made for wheelchair access flats. Living spaces can be used by partially disabled persons as living spaces exceed London Plan minimum requirements.

Criterion 8 – Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

8. Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').

Required specification to achieve Criterion 8

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 visitors.

Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9, or the through floor lift space of Criterion 12).

Proposal:

Criterion 8 is met as all living spaces are accessible from entrance level for every flat

Criterion 9 – Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

9. Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

Required specification to achieve Criterion 9

The definition of entrance level in the context of this Criterion is as defined in Appendix 1.

A corner of a room that can accommodate a single bed with a 750mm wide space to one side of the bed is suitable as a temporary bed space. This area should be capable of being screened (with a portable screen) from the rest of the room. Provision of an electrical socket within the space is required.

This space is typically provided in the corner of a living room following rearrangement of the furniture – however, the living room should remain functional (despite a compromised layout). A dining room or dining area can also provide for the temporary bed space as long as the dining function can continue (or be relocated elsewhere). However, providing this facility within a dining

space of a kitchen/diner provides the least convenient arrangement and should be avoided whenever possible.

Note: This temporary bed-space, and the identified through floor lift space of Criterion 12, may overlap - as the temporary bed space will not be required if a through floor lift is available.

Proposal:

There is no duplex flat within this proposed, therefore criterion 9 is not required to be met.

Criterion 10 – Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities for:

any member of the household using the temporary entrance level bed space of Criterion 9, and:

visitors unable to use stairs.

10. Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

Required specification to achieve Criterion 10

In dwellings with two or more storeys, and no more than two habitable rooms in addition to the main living room and any kitchen/diner (typically a one or two bedroom house), a Part M WC compartment will satisfy this Criterion provided that the floor drain for a future accessible shower (not required by Part M) is available in the compartment, or in a suitable location elsewhere.

In all other dwellings (where an accessible bathroom in accordance with Criterion 14 is not provided on the entrance level) the compartment's specification should be as detailed below:

An accessible WC compartment should contain:

A WC with:

A centre line between 400mm – 500mm from an adjacent wall.

A flush control located between the centre-line of the WC and the side of the cistern furthest away from the adjacent wall.

An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend

forward from the front rim of the WC by at least 1100mm. The zone should also extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line.

A basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.

This zone is demonstrated by Figure 10a.

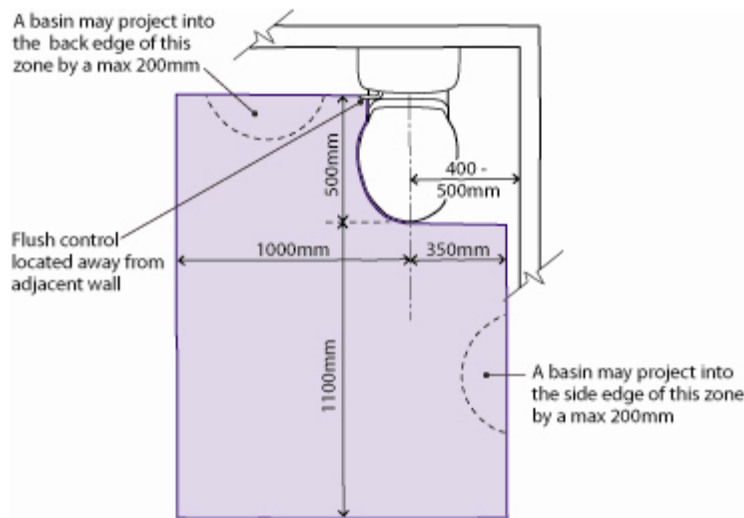


Figure 10a - Approach zone to WC

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1. A basin with:

A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin – whether that be a pedestal, trap, duct or housing. This zone will normally overlap with the WC's approach zone as detailed in item 1iii) above.

1. Unless provided elsewhere on the entrance level (see Note 1), floor drainage for an accessible floor level shower with:

A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy installation of a laid-to-fall floor surface in the future.

Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required for efficient drainage of the floor area. Crossfalls should be minimised. The floor drain should be located as far away from the doorway as practicable.

Requirements 1 – 3 above are demonstrated within Figure 10b.

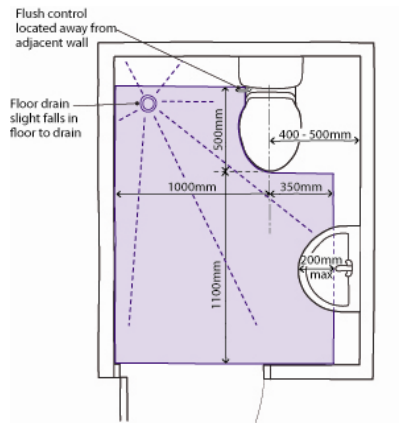


Figure 10b - Example accessible WC compartment layout

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Whilst a variety of solutions (and footprint sizes) can be created to satisfy the above layout requirements, it is noted that an overall compartment footprint of 1450mm x 1900mm will enable increased choice of fittings.

If the compartment contains the only accessible entrance level WC within the dwelling, an outward opening door to the compartment will be required to satisfy Approved Document M.

Proposal:

All bathrooms have been designed to an adequate standard, spaces are large enough for comfortable circulation within the space and fixings appropriately laid out for ease of use.

Criterion 11 - WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

11 – WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Required specification to achieve Criterion 11

Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

Proposal:

Construction of walls within bathrooms will be appropriately designs to accommodate the installation of grab rails if required.

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

Principle: Enable access to storeys above the entrance level for the widest range of households.

12 - Stairs and potential though-floor lift in dwellings

The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,
- b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

Required specification to achieve Criterion 12a - Stairs

In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.

A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

Required specification to achieve Criterion 12b – Potential for through floor lift

Unless the entrance level of the dwelling contains the living accommodation, the kitchen, a main (twin or double) bedroom and a bathroom meeting the requirements of Criterion 14, a suitable route for a wheelchair accessible through-the-floor lift from the entrance level should be identified. This route should enable potential access to those rooms listed in the preceding sentence that are not on the dwelling's entrance level.

The identified route for the lift may be from a living room/space directly into a bedroom above. Alternatively, the route may be from, or arrive in, circulation space.

The potential aperture size for the route through the floor should be a minimum 1000mm x 1500mm - with the potential approach to the lift being to one of the shorter sides. This potential aperture area should be clear of services.

Where the identified lift route within the dwelling passes through a concrete floor, a 'knock out' panel should be pre-formed within the floor. Traditional wooden joist floors, 'I' beam floors, and metal web floors need not be provided with a 'knock out' panel along the lift route, provided that their design has taken account of associated point loads to enable the creation of the void if required.

It is acceptable for the identified route to require some degree of alteration / moving of demountable partition walls (e.g. timber stud walls) if this can provide the most efficient and practical layout arrangement following lift installation. However, where this is the case, the partitions to be moved should be clear of services.

When the potential arrival point for the lift arrives directly into a bedroom, there must be space to exit and approach the lift. A compromised room layout would be expected following lift installation, but as a basic minimum the room should still be able to function as a single bedroom. It is also a requirement that if the lift route is to arrive directly into a bedroom, the dwelling must have at least one bedroom that remains functional as a double bedroom.

Proposal:

Criterion 12 cannot be met as there are no flats with two storeys.

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

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

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

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Required specification to achieve Criterion 13

Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12). This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.

Proposal:

Construction of proposal will be designed for future adaptation of living spaces. If required hoists can be installed for persons with restricted movement. Circulation space within each flat is also adequate for movement from bathroom to bathrooms.

Criterion 14 – Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

14 – Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

Required specification to achieve Criterion 14

An accessible bathroom, providing ease of access, should be provided in every dwelling, close to a main (double or twin) bedroom.

In dwellings with more than one storey this bathroom should either be on the entrance level (see Note 1), or on a level with potential for access by a through floor lift (see Criterion 12b).

The following facilities, and associated clear approach zones, should be provided within the accessible bathroom.

1. A WC with:

A centre line between 400mm – 500mm from an adjacent wall.

A flush control located between the centre-line of the WC and the side of cistern furthest away from the adjacent wall.

An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back on one side of the WC for at least 500mm from the front rim of the WC, for a width of 1000mm, from the WC's centre-line.

A bowl of a basin which may be located either on the adjacent wall, or adjacent to the cistern, should not project into this approach zone by more than 200mm.

This zone is demonstrated by Figure 14a.

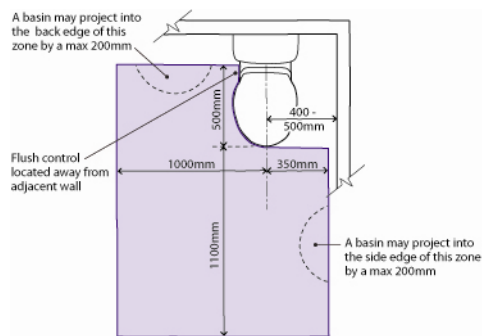


Figure 14a - Approach zone to WC

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1. A wash basin with:

A clear frontal approach zone, 700mm wide, extending 1100mm from any obstruction under the basin's bowl – whether that be a pedestal, trap, duct or cabinet furniture. This zone will normally overlap with the approach zone to the WC (see item 1iii above) and/or bath (see item 3i below).

Either a bath or an accessible floor level shower:

. Where a bath is provided, there should be a clear zone alongside the bath, at least 1100mm long and 700mm wide. This zone will normally overlap with the approach zone to the WC (item 1iii above) and/or the approach zone to the basin (item 2i above).

Where an accessible floor level shower is provided instead of a bath, there should be provision of a clear 1500mm diameter circular, or 1700mm x 1400mm elliptical, clear manoeuvring zone (see Note 2). This manoeuvring zone should overlap with the showering area. The drainage for the shower should be as detailed in item 4 below.

iii) Where both a bath and an accessible floor level shower are provided from the outset, the clear floor space for showering activity should be a minimum 1000mm x 1000mm. The drainage for the shower should be as detailed in item 4 below.

1. Unless provided elsewhere in the dwelling (see Note 3), floor drainage for an accessible floor level shower with:

A floor construction that provides either shallow falls to the floor drainage, or (where the drainage is initially capped for use later following installation of a shower) that allows simple and easy provision of a laid-to-fall floor surface in the future.

The drainage, when capped for use following adaptation, may be located under a bath.

Whether provided from the outset, or by subsequent adaptation, fall gradients in the floor should be the minimum required to effect efficient drainage from the catchment area of the shower. Crossfalls should be minimised.

1. Where a bath is provided with capped drainage for an accessible floor level shower beneath it, potential for a clear 1500mm diameter circular or 1700mm x 1400mm elliptical clear manoeuvring zone if the bath is removed (see Notes 2 and 3).

The requirements of Criterion 11 (WC and Bathroom walls), & Criterion 13 (Potential for hoists), should also be noted and incorporated.

Figure 14b, an example bathroom layout, demonstrates the spatial requirements of items 1) – 5). It is noted that an internal footprint dimension of 2100mm x 2100mm increases the degree of choice and flexibility in respect of fittings, layout, orientation and future adaptability. An outward opening door will be required to satisfy Approved Document M if the bathroom contains the only accessible entrance level WC within the dwelling.

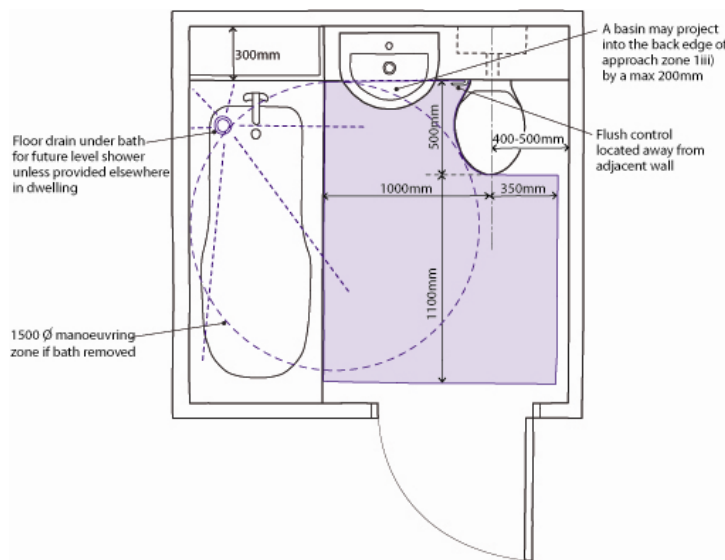


Figure 14b - Example bathroom layout

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Proposal:

All bathrooms have been designed to an adequate standard, spaces are large enough for comfortable circulation within the space and fixings appropriately laid out for ease of use.

Criterion 15 – Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

15. Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).

Required specification to achieve Criterion 15

To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade. All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).

There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

Proposal:

Proposal has been designed to be in keeping with existing window openings. Each floors openings in relation to the floor level has a maximum cil height of 750mm and opening are large enough to sure adequate natural light into spaces within compromising privacy.

Criterion 16 – Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

16. Location of service controls

Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Required specification to achieve Criterion 16

Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.

For example, this would include the following: 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.

Proposal:

Criterion 16 will be met as all service controls will be installed at adequate levels for ease of access for any adult individual.