

**Lifetime Homes Design Criteria Assessment**

**17 Middlefield Road**

1.	<b>Parking (width or widening capability)</b>	Not applicable, no parking alterations proposed.
2.	<b>Approach to dwelling from parking (distance, gradients and widths)</b> 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.	Not applicable, no parking alterations proposed.
3.	<b>Approach to all entrances</b> The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.	Level approach to property, width of 1200mm.
4.	<b>Entrances</b> 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.	House entrance will: a) Be illuminated b) Have a level access over the threshold c) Have effective clear opening widths and nibs
5.	<b>Communal stairs and lifts</b> 5(a) Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided. 5(b) Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.	Not applicable, a private residence only.

6.	<p><b>Internal doorways and hallways</b></p> <p>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.</p>	The proposal complies.
7.	<p><b>Circulation Space</b></p> <p>There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.</p>	The proposal complies.
8.	<p><b>Entrance level living space</b></p> <p>A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').</p>	The living room is at entrance level.
9.	<p><b>Potential for entrance level bed-space</b></p> <p>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.</p>	There is potential for an entrance level bed-space.
10.	<p><b>Entrance level WC and shower drainage</b></p> <p>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).</p>	The proposal complies.
11.	<p><b>WC and bathroom walls</b></p> <p>Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.</p>	The proposal complies.

12.	<p><b>Stairs and potential through-floor lift in dwellings</b></p> <p>The design within a dwelling of two or more storeys should incorporate both:</p> <ul style="list-style-type: none"> <li>a) Potential for stair lift installation; and,</li> <li>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.</li> </ul>	The proposal complies.
13.	<p><b>Potential for future fitting of hoists and bedroom / bathroom relationship</b></p> <p>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.</p>	The proposal complies.
14.	<p><b>Bathrooms</b></p> <p>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.</p>	The proposal complies.
15.	<p><b>Glazing and window handle heights</b></p> <p>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).</p>	The proposal complies.
16.	<p><b>Location of service controls</b></p> <p>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.</p>	The proposal complies.