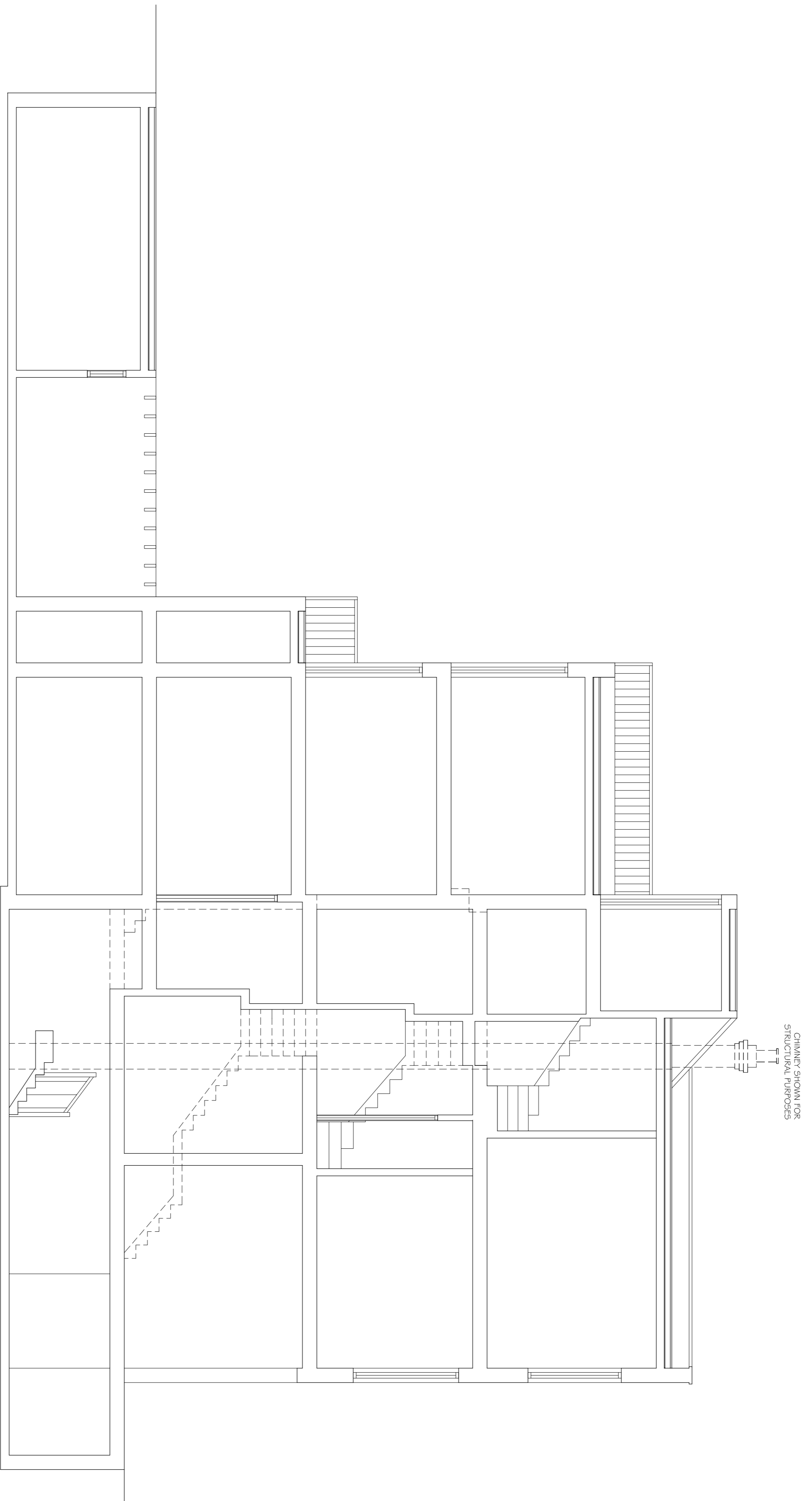


EXISTING 1:50



LIFE TIME HOMES STANDARDS STATEMENT

1. ON PLOT NON COMMUNAL PARKING. There is no site parking due to the restrictions of the site frontage. Parking will be on the main road.
2. APPROACH TO DWELLING FROM PARKING. The existing property is an old Victorian terrace building which has level access at street level.
3. APPROACH TO ALL ENTRANCES. Not applicable as there is only one entrance as noted above.
4. ENTRANCES. The existing door does meet the minimum width sizes and there will be external lighting at the entrance. The area in front of the door has an adequate landing area for access.
5. COMMUNAL STAIRS AND LIFTS. The communal entrance width is a minimum of 800mm together with internal doors ways and hallways. The stairs are in an existing stairwell and cannot be altered without extensive demolition of the internal layouts. There is no space for a lift due to the constraints of the existing structure / size.
6. INTERNAL DOORS AND HALLWAYS. All internal doors will be compliant to part M in width and mps where possible.
7. CIRCULATION SPACE. All doors with side access from the hallway will be 900mm with 300mm clear mps on the leading edge where possible.
8. ENTRANCE LEVEL LIVING SPACE. Each dwelling has living kitchen and wc facilities on the entrance level.
9. POTENTIAL FOR ENTRANCE LEVEL BED - SPACE. All flats have entrance level or potential for entrance level bedspace.
10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE. All flats have entrance level or potential for entrance level shower.
11. WC AND BATHROOM WALLS. All internal walls are solid and able to take fixing for grab rails.
12. STAIRS AND POTENTIAL THROUGH FLOOR LIFT IN DWELLING. All internal hallways are restricted by the current communal stair well.
13. POTENTIAL FOR FITTING OF HOISTS AND BEDROOM BATHROOM RELATE. Bedroom and bathrooms relate but because of existing space its not possible to fit hoists.
14. BATHROOMS. It is not possible to fully satisfy the wheelchair access requirements due to the size and shape of the house.
15. GLAZING AND WINDOW HANDLE HEIGHTS. All handles and locks will be at the correct height as required by part M.
16. LOCATION OF SERVICE CONTROLS. All services such as valves and sockets will be at the correct hand height.

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Drawing Title
EXISTING SECTION

Scale	Drawn	Checked	Approved
1:100 @ A1	-	-	-
	OCT 2016	-	-

Drawing Number	Rev
ST_14_58MILL_003	-

All new materials to match existing. All new side windows to be obscure-glazed and fixed shut up to 17m above internal floor level