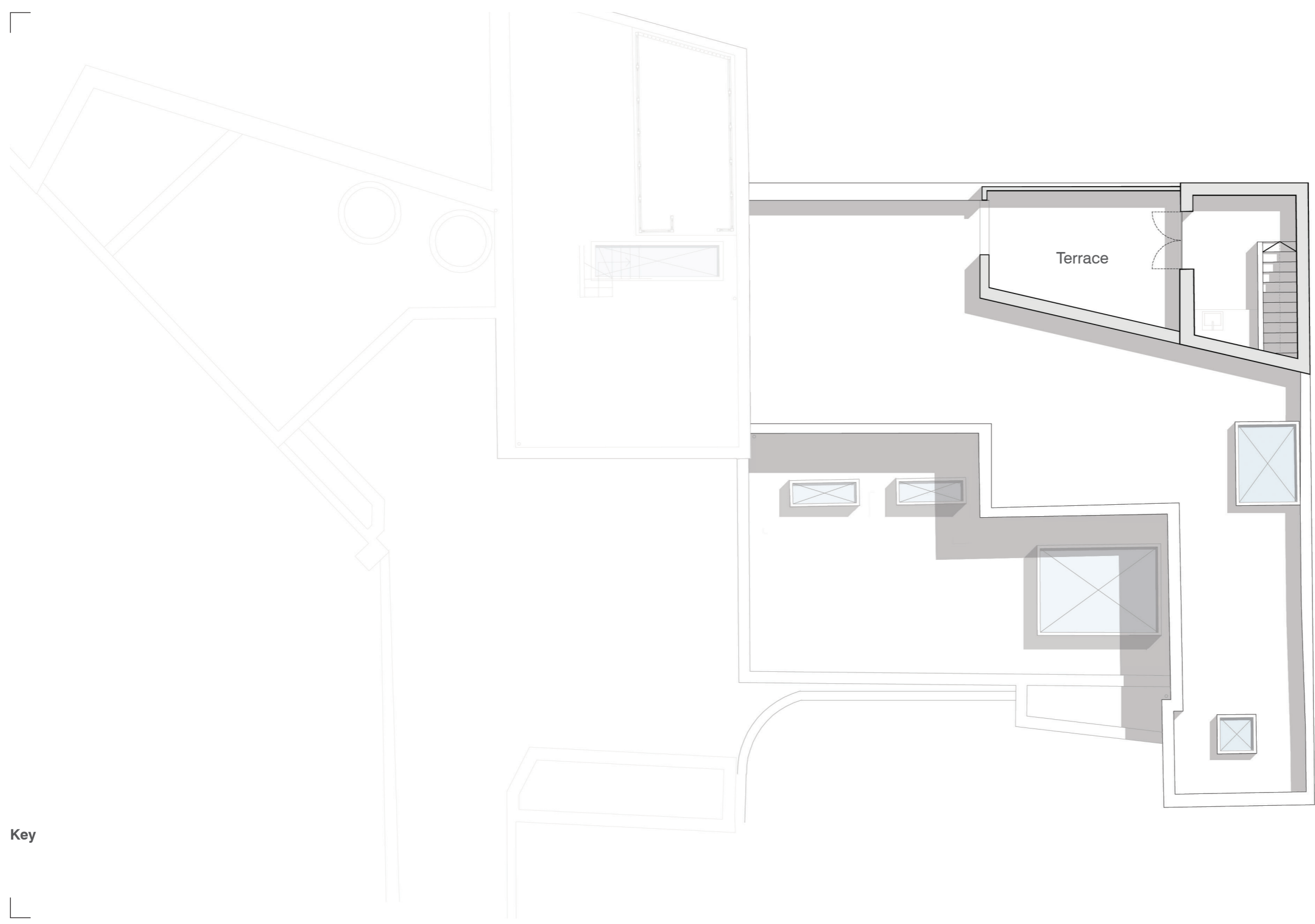


**PROPOSED DRAWINGS  
FLOOR PLANS**



**Key**

**SECOND FLOOR PLAN.** DRAWING no. 2003 1:100@A3



# PART D

ACCESS  
LIFETIME HOMES

**ACCESS  
PART M CHECKLIST  
SITE 1 10-12A ST.GEORGE'S MEWS**

Approved Document M - Access to and use of buildings: Volume 1 - Dwellings (2015 edition incorporating 2016 amendments) introduces 3 categories of dwellings.

Category 1 – Visitable dwellings: enables most people, including wheelchair users to enter the dwelling and access rooms and sanitary facilities on the entrance storey.

Category 2 – Accessible and adaptable dwellings: enables most people to access the dwelling, which has features making it potentially suitable for a wide range of occupants, including those with reduced mobility.

Category 3 – Wheelchair user dwellings: suitable for wheelchair users, either at completion or at a subsequent point.

Categories 2 and 3 are optional requirements, which only apply if imposed as a condition of planning consent. In all other cases Category 1 applies.

**COMPLIANT** - The proposed scheme would sit under Category 1 unless required. Bedrooms and accessible WCs are proposed on Ground Floor at access level.

**1. Approach to the dwelling**

**COMPLIANT** - Approach to the dwelling will be step-free and gently sloped. A level platform will be proposed at main entrance door.

**2. Approach into the dwelling**

**COMPLIANT** - Main entrance door will have a 1200mm clear opening with accessible threshold.

**3. Horizontal / Vertical Circulation**

**COMPLIANT** -

Entrance storey will be level with easy access to all areas.

All internal doorway will be minimum 750mm and all internal hallway will be more than minimum 900mm.

Internal stairs comply with Part K.

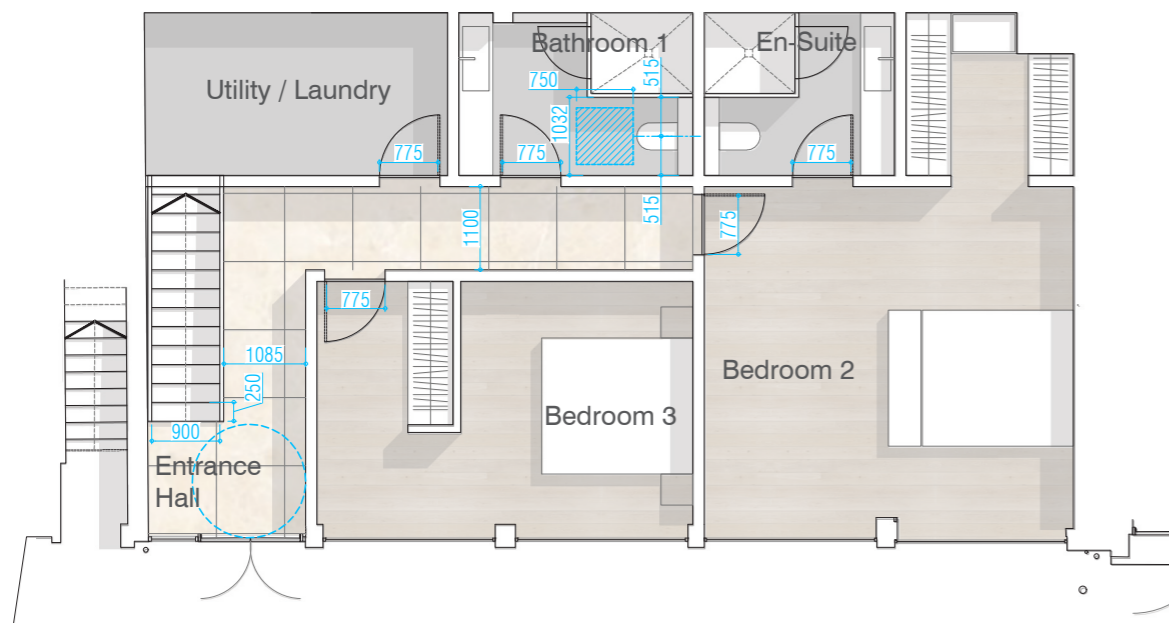
**4. Sanitary facilities**

**COMPLIANT** - WC on Ground Floor ( access level ) has an easy access. It meets the required minimum clear space.

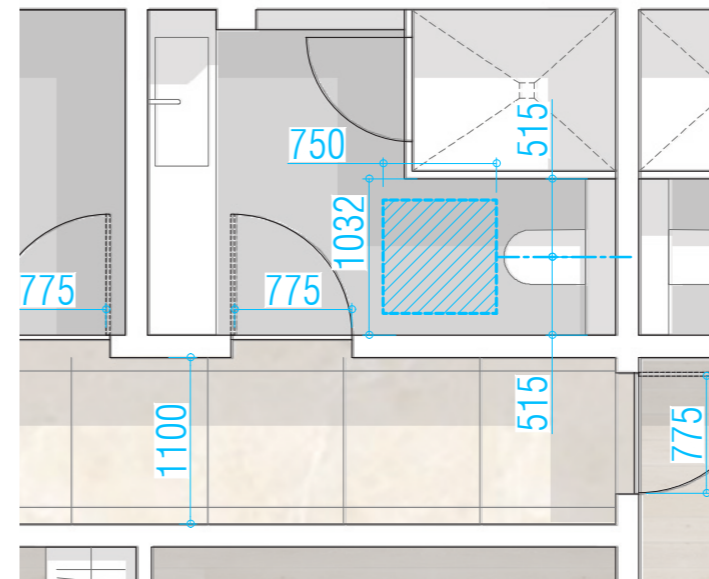
**5. Services and Controls**

**COMPLIANT** - All controls serving habitable rooms throughout the dwelling will have their centre line 450-1200mm above floor level.

Consumer units will be mounted so that the switches are 1350-1450mm above floor level.



Ground Floor Plan - Access Level



WC on Ground Floor

## LIFETIME HOMES SITE 1 10-12A ST.GEORGE'S MEWS

The 'Lifetime Homes' standards provide 16 criteria which aim to ensure the longevity of individual homes encouraging the design to consider and include mitigation for potential improvements which may be required in the future. The follow outlines the criteria and where, if possible, measures have been included:

### 1. Parking (width or widening capability)

**NOT APPLICABLE** - St.George's Mews is secured as a car-free scheme.

### 2. Approach to dwelling from parking (distance, gradients and widths)

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** - St.George's Mews is secured as a car-free scheme.

### 3. Approach to all entrances

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

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.

**CRITERIA MET** - The approach to the main entrance will be level with ground floor. The general slope at St.George's Mews has about 1:28 gradient.

### 4. Entrances

All entrances should:

- Be illuminated
- Have level access over the threshold; and
- Have effective clear opening widths and nibs. There should be a 300mm nib (or clear space) to the leading edge on the pull side of all entrance doors to dwellings and all communal entrance doors.

In addition, main entrances should also:

- Have adequate weather protection
- Have a level external landing.

**CRITERIA MET** - The main entrance will be well lit, have level thresholds and landings, have at least 1200mm clear opening width and at least 300mm nibs to the leading edge and are adequately sheltered.

### 5. Communal stairs and lifts

#### 5a – Communal Stairs

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

**NOT APPLICABLE** - The dwelling is reached via Ground Floor entrance with level access.

#### 5b – Communal Lifts

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

**NOT APPLICABLE** - The dwelling is reached via Ground Floor entrance with level access.

### 6. Internal doorways and hallways

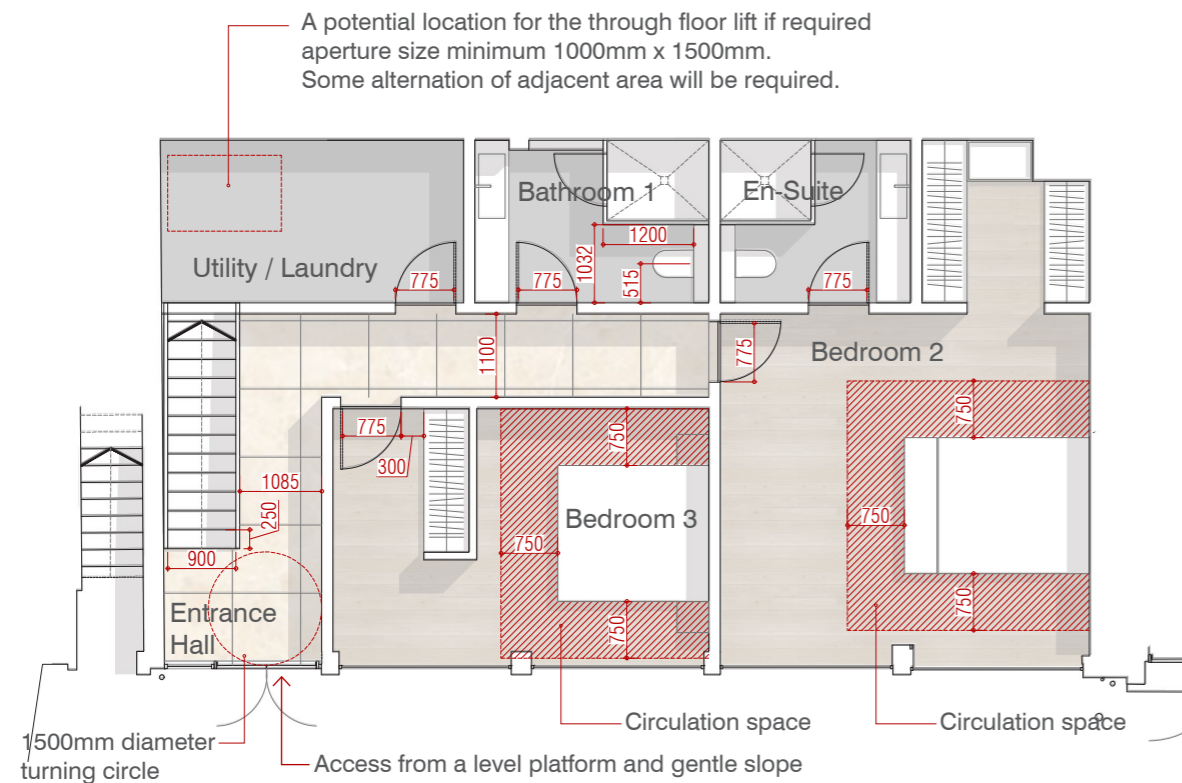
Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

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.

The minimum width of any hallway/landing in a dwelling is 900mm. The minimum clear opening width of any doorway within a dwelling, when the approach to the door is 'head on', is 750mm. 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.

**CRITERIA MET** - The minimum width of any corridor within a dwelling area is 1085mm. The minimum clear opening width of any door within a dwelling is 775mm with at least 300mm nib to the leading edge.



Ground Floor Plan - Access Level



**LIFETIME HOMES  
SITE 1 10-12A ST.GEORGE'S MEWS**

**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.

**CRITERIA MET** - The living spaces and dining rooms all have adequate space for a 1500mm turning circle. All kitchen units have at least 1200mm of clear space in front. There is at least 750mm of clear space to the sides and foot of all main bedrooms.

**8. Entrance level living space**

A living room / living space should be provided on the entrance level of every dwelling

**NOT APPLICABLE** - There is no living space proposed at the entrance level. However, Bedroom 3 can be converted to a study room or other living area subject to planning requirement and client's approval.

**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.

**CRITERIA MET** - There are bedrooms on entrance level.

**10. Entrance level toilet 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.

**CRITERIA MET** - An accessible bathroom is provided on the entrance level.

**11. Toilet and bathroom walls**

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

**CRITERIA MET** - The proposed bathroom walls will be reinforced and capable of accommodating hoists.

**12. Stairs and potential through-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.

**CRITERIA MET** - There is a bedroom and bathroom satisfying Criterion 14 on access level. A through-the floor lift can be installed subject to future requirement.

**13. Potential for fitting of hoists in bedroom / bathroom**

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.

**CRITERIA MET** - The floor and ceiling will be able to accommodate hoists.

**14. Bathrooms**

An accessible bathroom, providing ease of access in accordance with the specification from Lifetime Homes Standard, should be provided in every dwelling on the same

storey as a main bedroom.

**CRITERIA MET** - Bathroom space has been carefully planned in accordance with minimum requirements. Sufficient space for wheelchair turning circles has been provided for .

**15. Glazing and window handle heights**

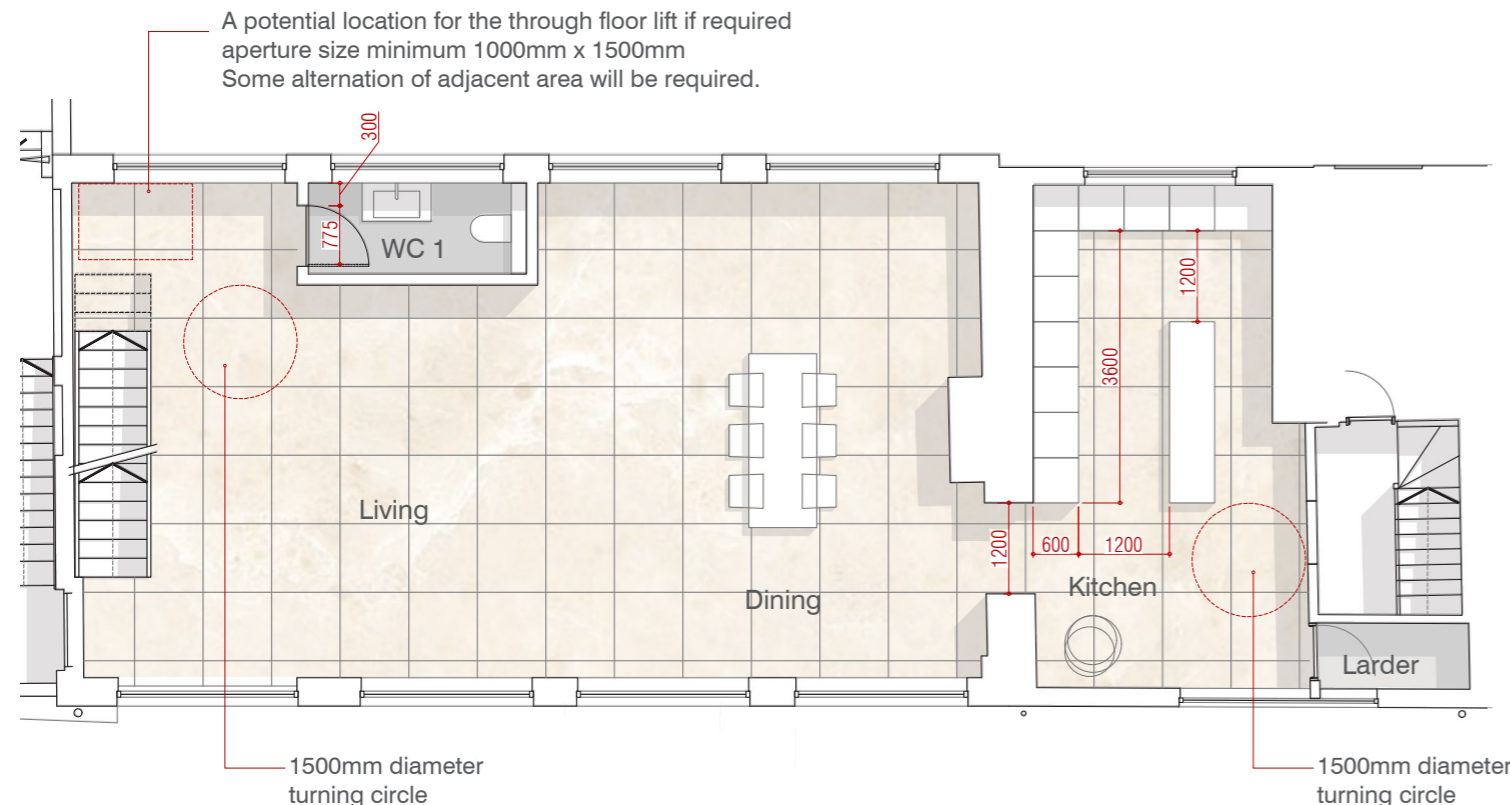
Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people.

**CRITERIA MET** - Glazing and Windows will be carefully designed where applicable to meet this criteria allowing approach and use by a wide range of people.

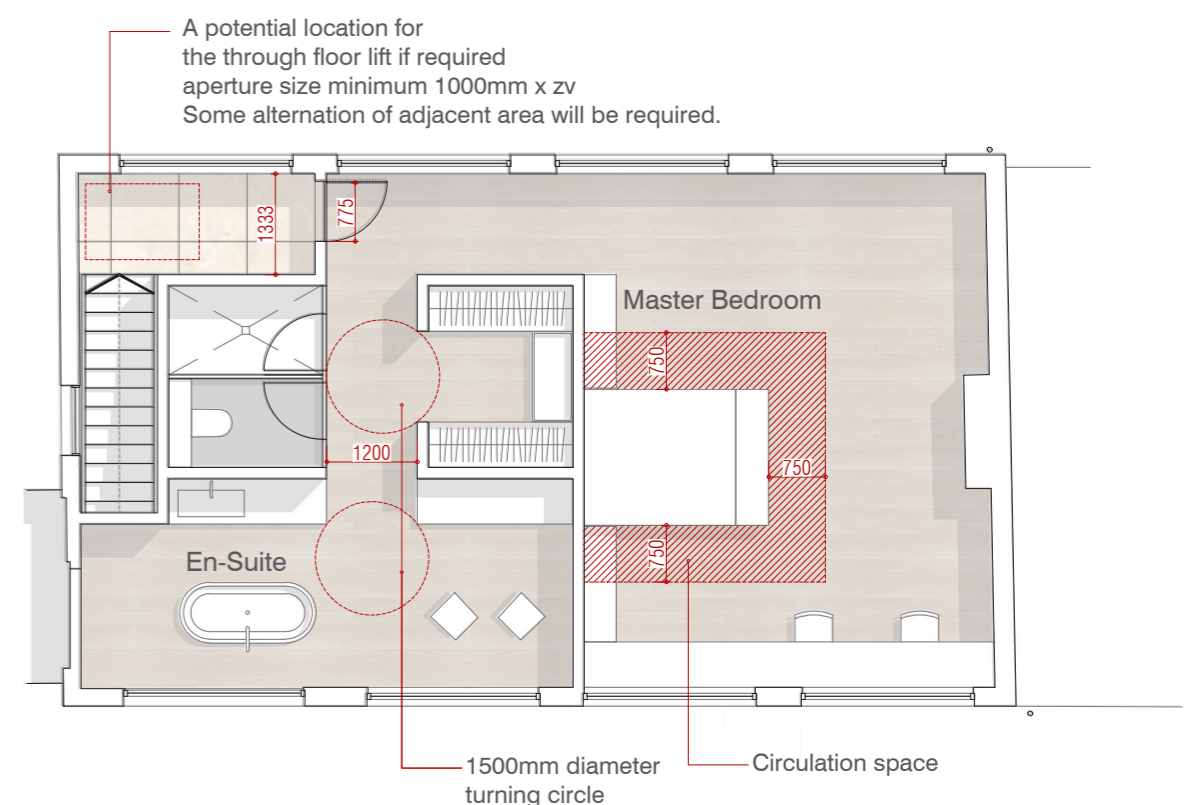
**16. Location of service controls**

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

**CRITERIA MET** - Service controls will be carefully located to meet this criteria.



First Floor Plan



Second Floor Plan