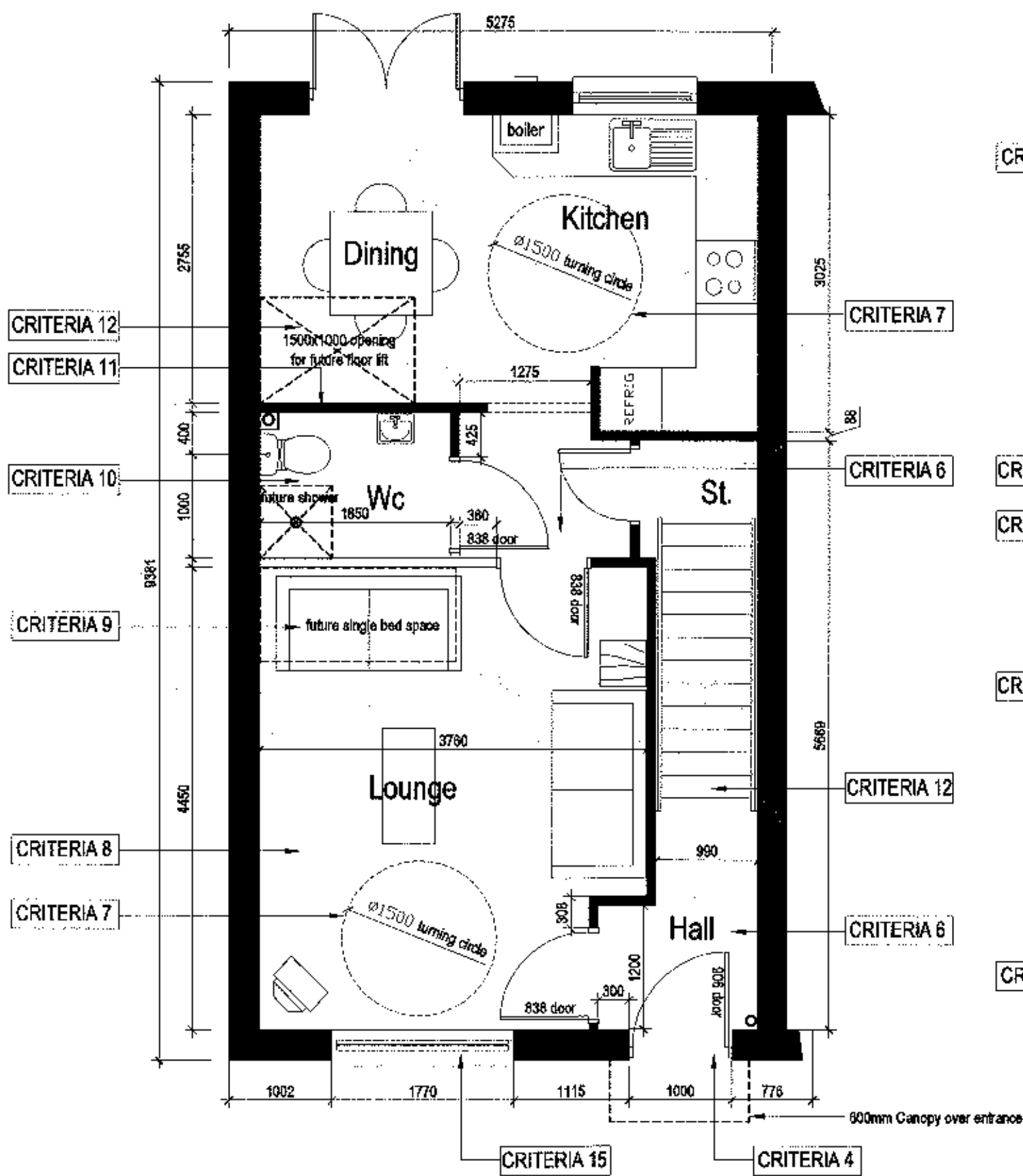
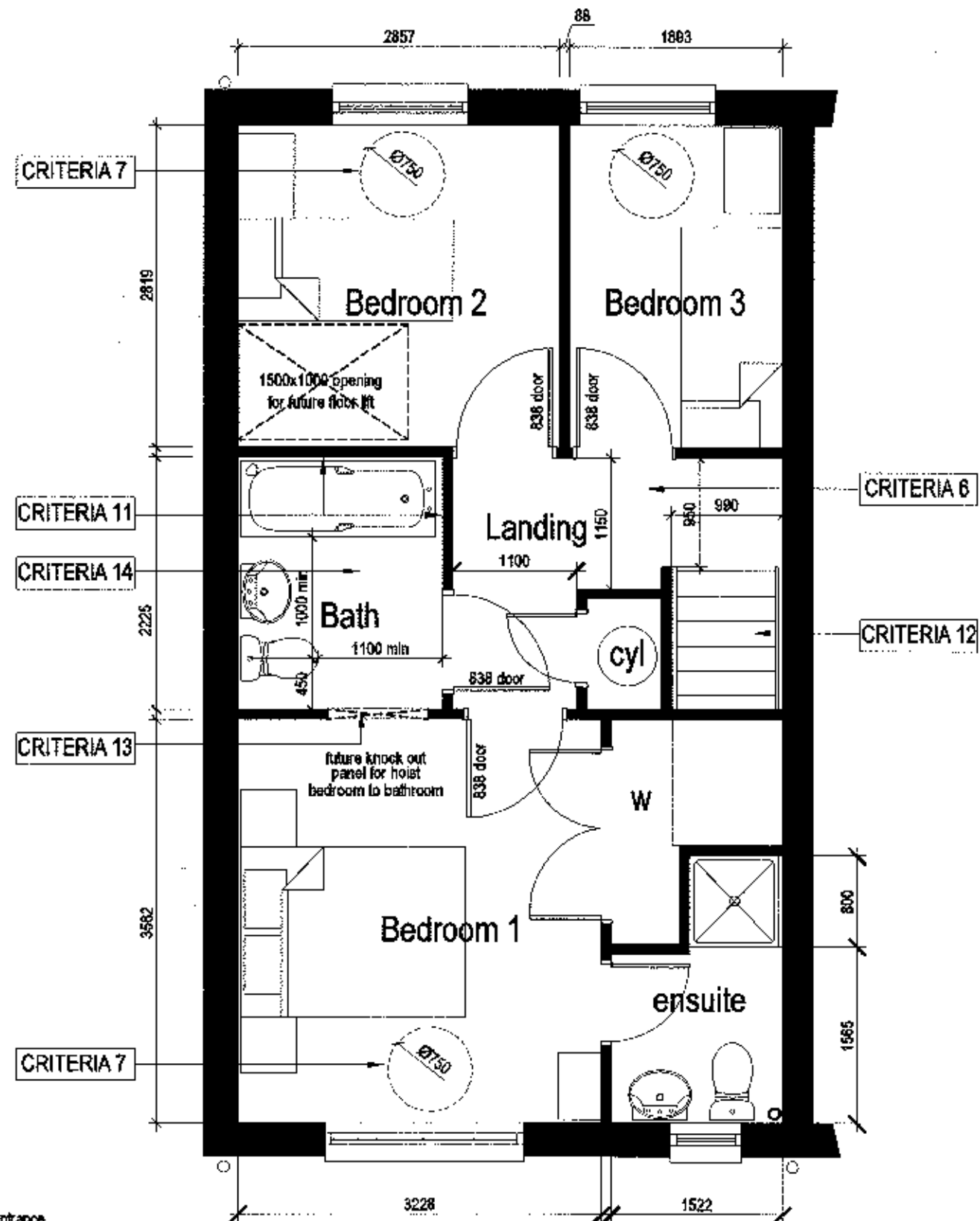




Ground Floor Plan



First Floor Plan

Lifetime Homes 16 point Design Criteria

1. Car 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. Wherever possible, the 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/ gently sloping.

2. Access from Car 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.

3. Approach - The approach to all entrances should preferably be level or gently sloping.

4. External Entrances - All Entrances should be illuminated and have level access over the threshold (min 15mm upstand). They should have effective clear opening width at all entrances of 800mm. When the approach is at right angles to the access route at least 1200mm wide, the entrance should have an effective clear opening of 825mm. Main Entrances should have adequate weather protection (min. 600mm canopy) and have a level external landing.

5. Communal Stairs - Not Applicable

6. Internal Doors and hallways -

Hallway widths - Subject to provision of adequate door opening widths, 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/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 - 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 (typically a hallway or landing), and should be in accordance with the table below.

Landing Width	Clear Door Opening
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 (min. 900mm)	900 At right angles to a corridor / landing

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'.

7. Circulation Space - 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.

8. Living Room - the living room should be at the entrance level of every dwelling

9. Two or more storey accommodation - In Dwellings with 2 or more storeys, with no permanent bedroom at entrance level, there should be space on the entrance level that could be used as a convenient temporary bed space. 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.

10. WC compartment - 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 shall contain 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.

11. Bathroom and WC walls - walls in bathrooms and WCs should be capable of firm fixing and support for adaptations such as grab rails.

12. Stairs and potential through floor lift in dwellings - the design within a two or more storey dwelling should incorporate potential for stair lift installation. Stairs should be a minimum width of 900mm clear between obstructions (IE Wall to balustrade) and ideally be a straight flight. A clear space of 700x400mm should be available at the top and bottom of flights. A suitable space for a through the floor lift shall be identified from entrance level to a storey containing a main bedroom and bathroom. The minimum trimmed aperture size for the lift shall be 1500x1000mm.

13. Main Bedroom / Bathroom - Structure above a main bedroom and bathroom ceiling should be capable of supporting ceiling hoists and the design should provide a reasonable route between the bedroom and bathroom. A knock-out panel for a future opening to the bathroom should be provided and be a minimum 900mm wide.

14. Bathroom Layout - An accessible bathroom, providing ease of access in accordance with Lifetime Homes criteria should be provided on the same storey as a main bedroom.

15. Window specification - 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. 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.

Note 1: In kitchens areas or bathrooms with only one window situated behind kitchen units or bathroom fittings, the requirement for a potential clear approach space to that window need not apply. However, the window handle height/control requirement remains applicable.

16. Fixtures and Fittings - Location of service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any room corner.

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