

Appendix 'B' - Life Time Homes Assessment

Proposed Residential Development Bolton Hall Carr Head Lane Rotherham for 28no Dwelling

The Development comprises 28no 4 bedroom dwellings.

Life Time homes has been considered, however the dwellings are not fully compliant. Therefore the dwellings incorporate requirements where possible. Details of the LTH requirements are set out below.

1 - Car Parking Width

C P spaces are 2.4m x 4.8m with 0.9m path = 3.3m width.

2 - Access from Car Parking

1:20 gradient achievable from parking space to front door.

3 - Approach Gradients

1:20 approach gradients to entrance doors.

4 - Entrances

All Entrance have canopies, are illuminated and have level access.

5 - Communal Stairs & Lifts

28no houses are proposed, there are no apartments within the scheme.

6 - Doorways & Hallways

All doors and hallways will comply with Part 'M' of the Building Regulation Documents

7 - Wheelchair Accessibility

Turning circles of 1.5m diameter or 1.7x1.4m ellipse are achievable within all habitable rooms at ground floor level of all dwellings.

8 - Living Room

All dwellings have a Living Room at ground floor level.

9 - Entrance Level Bedspace

A bed can be accommodate within all Living Rooms should the need arise.

10 - Entrance Level WC & Shower Drainage

All dwellings have an entrance level WC, drainage can be incorporated within 86% of the dwellings to provide a shower.

11 - Bathroom & WC Walls

All rooms with sanitary fittings will have plywood linings where required for future adaptations.

12 - Stair Lift / Through-floor Lift

All dwellings will have capacity to fit a stair lift in future if required.

13 - Tracking Hoist Route

No provision.

14 - Bathroom Layout

Sanitary fittings are positioned to allow ease of access.

15 - Window Specification

Living room opening lights are lower than 800mm from floor level. All other window opening lights comply with Building Regulation requirements.

16 - Control, Fixings & Fittings

All controls / sockets / switches etc. are located between 450 and 1200mm of floor level in compliance with Building Regulation Requirements.