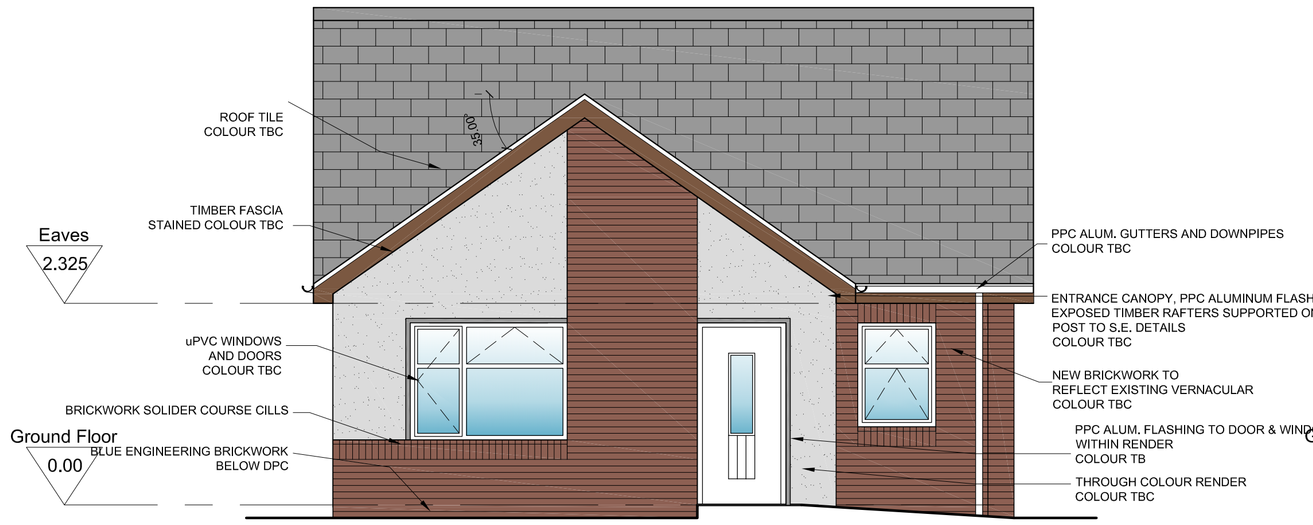
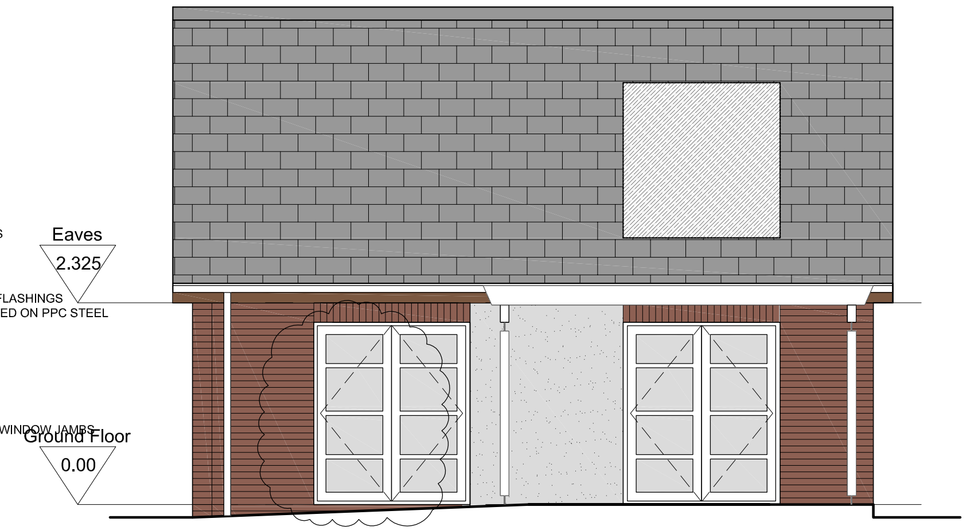
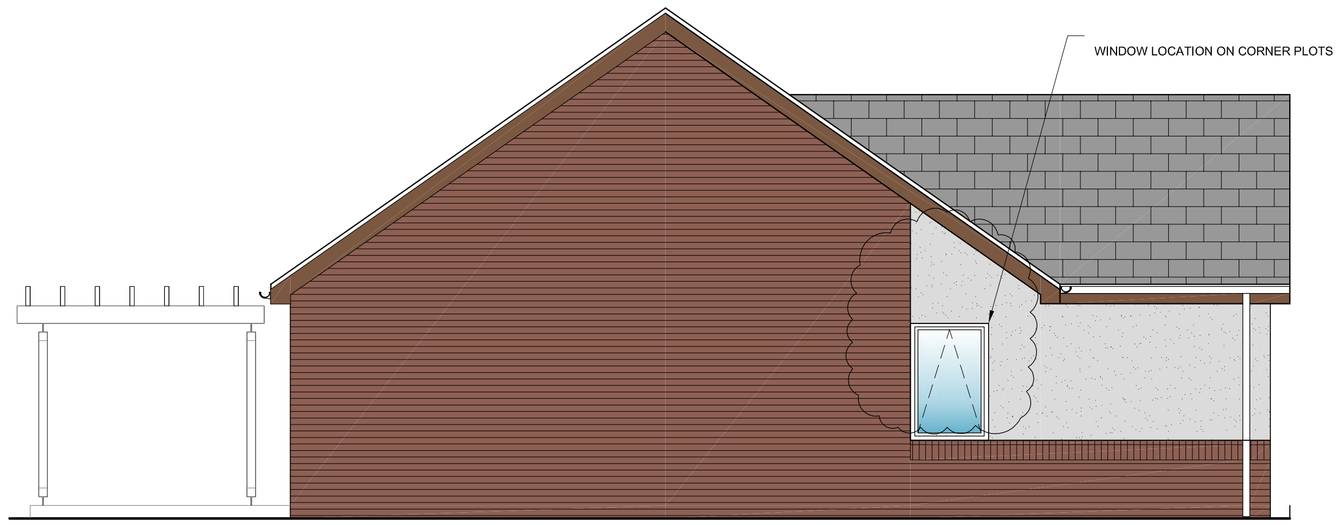


Front Elevation



Typical Rear Elevation



Typical Side Elevation

WHEELCHAIR ACCESSIBLE HOUSING CHECKLIST
OF KEY FEATURES
(Reference Wheelchair Housing Design Guide 2006
(WHDG))

(A) Moving around outside
WHDG Technical Section 1
(B) Using outdoor spaces
WHDG Technical Section 2
(C) Approaching the home
WHDG Technical Section 3
(D) Negotiating the entrance door
WHDG Technical Section 4
(E) Entering and leaving; dealing with callers
WHDG Technical Section 5
(F) Negotiating the Secondary door
WHDG Technical Section 4
(G) Moving around inside; storing things
WHDG Technical Section 7
(H) Moving between levels within the dwelling
WHDG Technical Section 8
(J) Using living spaces
WHDG Technical Section 9
(K) Using the kitchen
WHDG Technical Section 10
(L) Using the bathroom
WHDG Technical Section 11
(M) Using bedrooms
WHDG Technical Section 12
(N) Internal doors
WHDG Technical Section 13
(P) Windows
WHDG Technical Section 14

For more detailed information refer to the Design Statement Jan 2013 - Section TBC

LIFETIME HOMES REQUIREMENTS
Please also refer to Design & Access statement for further analysis

(1) **Parking**
Where car parking is adjacent to the home it should be capable of enlargement to attain 3300mm width
(2) **Approach to dwelling from parking**
Distance from the car parking space should be kept to a minimum and should be level or gently sloping
(3) **Approach to entrances**
The approach to all entrances should be level or gently sloping
(4) **Entrances**
All entrances should be illuminated, have level access over the threshold and main entrances should be covered
(5) **Communal stairs & lifts**
Communal stairs should provide easy access and where homes are reached by lift it should be fully accessible
(6) **Internal doorways & hallways**
The width of door ways should conform to the specification noted on www.lifetimehomes.org.uk
(7) **Circulation Space**
There should be a space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere
(8) **Entrance Level living space**
A living room / living space should be provided on the entrance level of every dwelling
(9) **Potential for entrance level bed-space**
In houses of two or more storeys there should be space on the entrance level that could be used as a convenient temporary bed- space
(10) **Entrance level WC and shower drainage**
Space for a wheelchair accessible WC with drainage provision enabling a shower to be fitted in the future
(11) **Bathroom and WC walls**
Walls in the bathroom and WC should be capable of taking adaptations such as handrails
(12) **Stairs and potential through-floor lift**
Provision of a stair lift, A suitably identified space for a through -floor lift from the ground to the floor containing a main bedroom and a bathroom satisfying criterion 14
(13) **Tracking hoist route**
The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom
(14) **Bathroom Layout**
The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin and be provided on the same floor as the main bedroom
(15) **Window specification**
Living room window glazing should begin at 800mm or lower and windows should be easy to open / operate
(16) **Controls, fixtures and fittings**
Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm & 1200mm from the floor and at least 300mm away from any internal room corner)

HAPPI Ten components for the design of housing for older people.

H1 The new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts

H2 Care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces

H3 Building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants

H4 In the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed

H5 Building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'

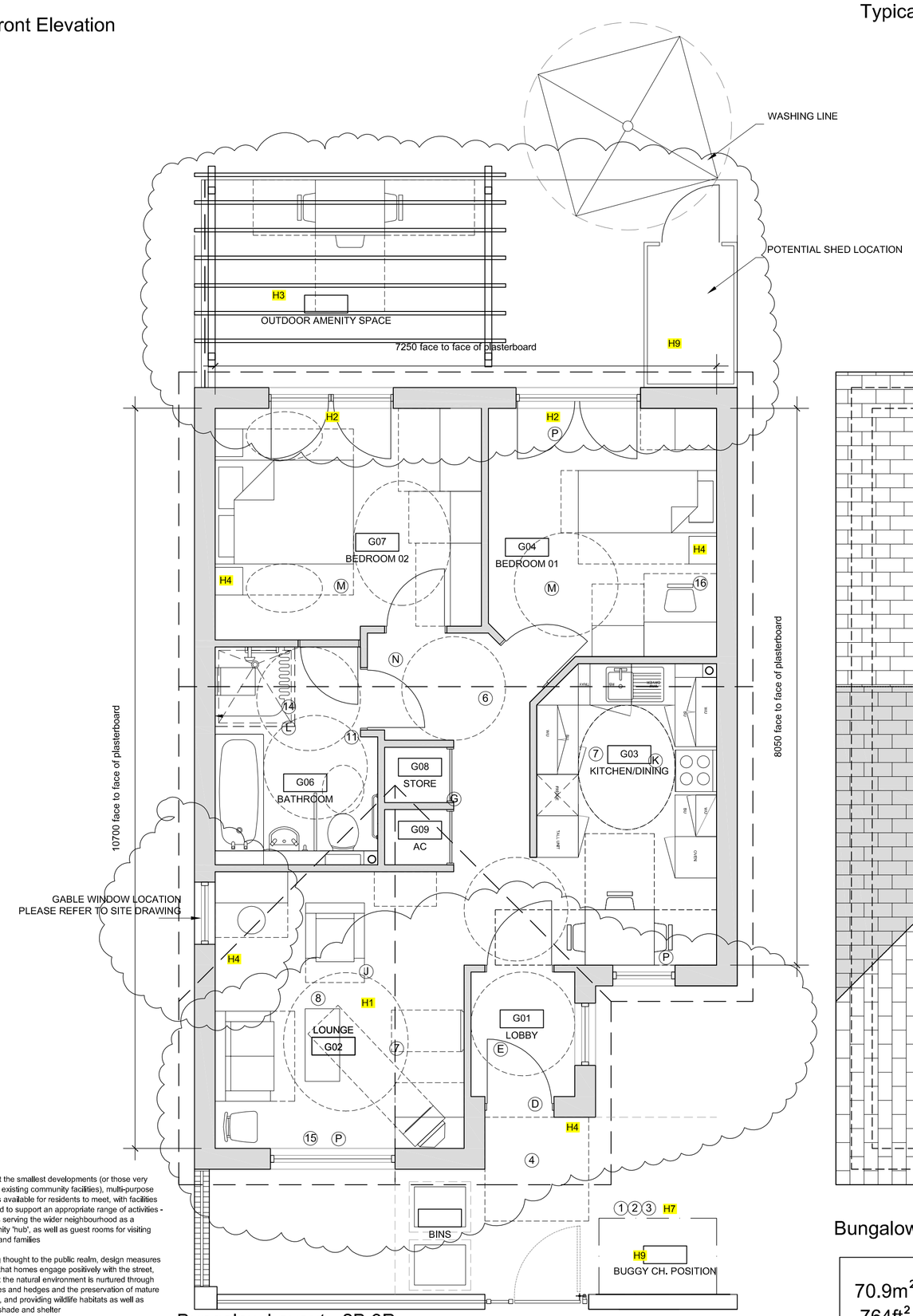
H6 In all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities - perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families

H7 In giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter

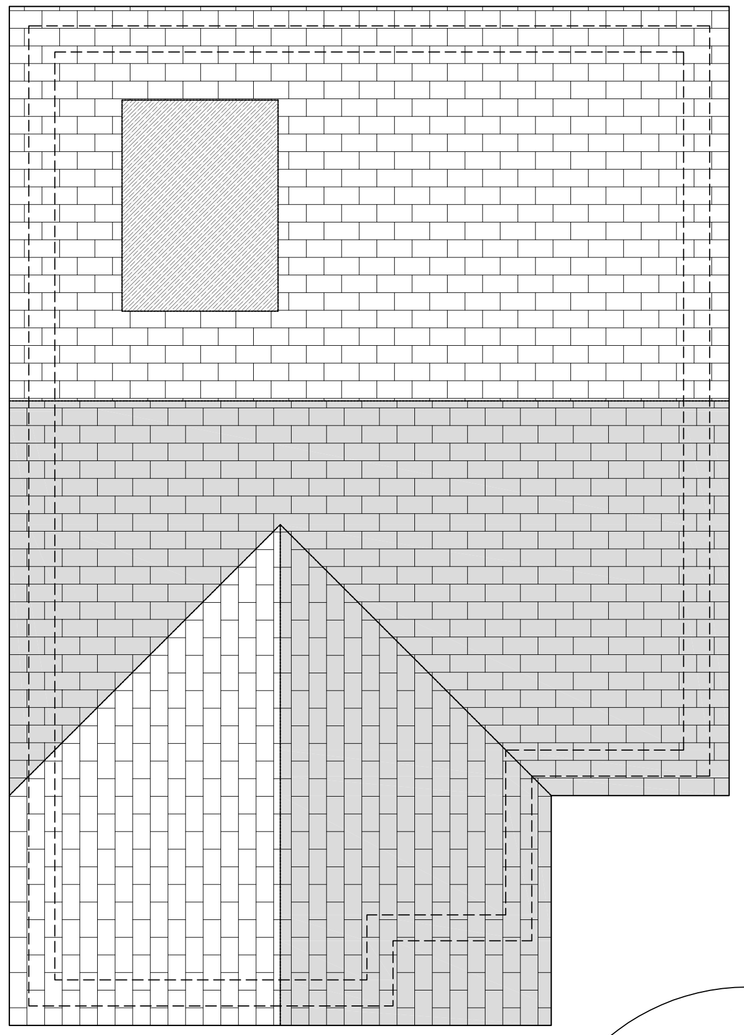
H8 Homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys

H9 Adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier

H10 Shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.

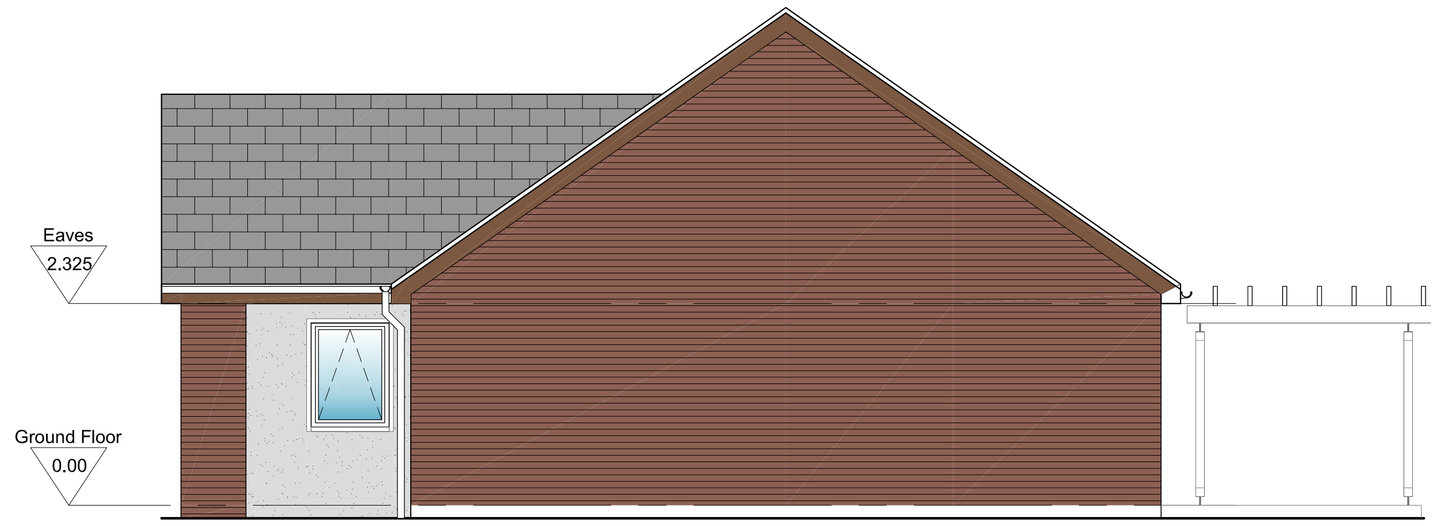


Bungalow Layout - 2B 3P

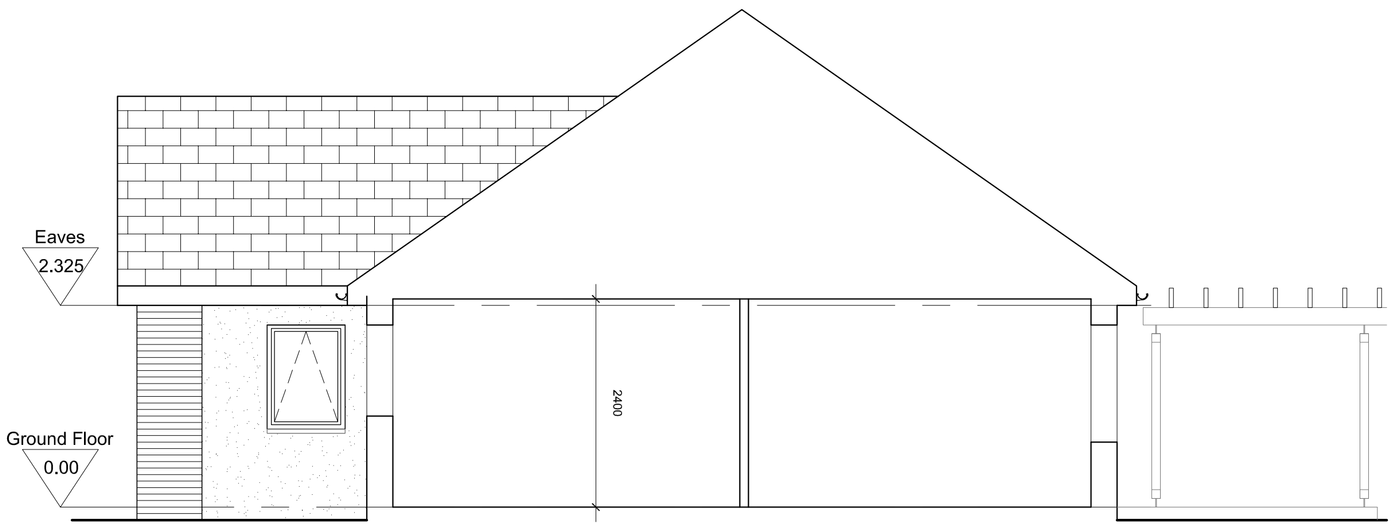


Bungalow Roof Plan

70.9m²
764ft²

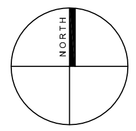


Typical Side Elevation



Typical Section

Overall Master Plan 1:2500



Purpose of Issue:

Project:
Brownlow Road
Extra Care Village

Project No:
...

Drawing No:
P12A

Drawing Title:
Proposed Bungalow Layouts
Bungalow Type B1

Scale:
1:50@A1

REVISIONS: DATE:

Document Control
Prepared By: P.Clarke Date Drawn: Dec '12
Checked By: Date Issued:
Approved By: Issued By:

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