

ACCESSIBILITY & LIFETIME HOMES STANDARD ASSESSMENT STATEMENT

83 Dwellings at Greenhill Road, Liverpool



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1.0 INTRODUCTION.

This Accessibility and Life time homes Statement has been prepared on behalf of Morris Homes Ltd in support of a planning application for the new residential development on Greenhill Road, Liverpool.

It summarizes the location of the Site and Morris Homes proposed Development before summarizing the relevant planning policy requirements in relation to the 'accessibility' standards, and comparing the Proposed Development to those Standards.

2.0 LOCATION OF THE PROPOSED DEVELOPMENT

The Site is located off Greenhill Road in a residential suburb of Liverpool, approximately three miles south east of the city center.

Facilities locally include Springwood Primary School and Aigburth Secondary School local shops at Speke Road, The Mariners Pub and St. Bernadette RC Church. There is Long Lane Recreation Ground immediately adjacent to the site. The leisure center in Garston is a short distance away.

There is very easy access via the main line bus route on Brodie Avenue to Liverpool city centre including Liverpool Cathedral, Liverpool One shopping Centre and the main line rail station.

3.0 DESCRIPTION OF THE DEVELOPMENT

The Proposed Development comprises 83 No 2 storey, 3 and 4 bedroom homes.

4.0 DESIGN STANDARDS AND RELEVANT ACCESSIBILITY REQUIREMENTS

In accordance with The Supplementary Planning Document (SPD) 'Design for Access for All' together with the emerging LDF Core Strategy requires that new housing should enable the needs of a household to be met over its lifetime. Additionally the Planning SPD 'Design for access for All' requires at least 10% of all new dwellings in a development designed to be wheelchair accessible.

Morris homes would look to meet the following life time homes requirements:

- Level or ramped access to the principle entrance
- Turning spaces within the rooms of a diameter of 1500mm minimum i.e. for wheelchair purposes
- A room on the ground floor that could be used as/converted to a bedroom
- Entrance level for the ground floor toilet be better than Part M of the Building Regulations
- The stairs to be suitable for a stair lift to be fitted at a later stage

The House types have been designed to consider the above in conjunction with the guidance set out in the follow documents:

Approved Document M: Access to and Use of Buildings, published by The Stationery Office 2004.

Lifetime Homes Standards, as published by The Joseph Rowntree Foundation 1999

Designing for Accessibility, published by CAE

BS 8300:2001 Design of Buildings and their approaches to meet the needs of disabled people - Code of practice published by the BSI 2004.

Sign Design Guide, published by the Sign Design Society.

Meeting Part M and Lifetime Homes, published by The Joseph Rowntree Foundation 1999

Wheelchair Housing Design Guide, published by the National.

Wheelchair Housing Association Group and Home Housing Trust.

5.0 ACCESSIBILITY STATEMENT

The purpose of this Section is to explain how the Proposed Development accords with access for people and cars around the application site

5.1 Pedestrian Access to the Site

From the 2m wide public footpath /road

5.2 Access to Car Parking

The parking space (driveway) is level or has a 1 in 12 gradient (no steeper) to the footpath/road, which allows easy access to the front entrance on some plots. In some instances this is capable of being widened out to a width of 3.2m.

5.3 Access to Homes

All principal entrances to the development are via access points that are level or have a 1 in 12 gradient (no steeper) to the drive /public footpath /road 1.2m wide.

All access to the residential units will be via principal front entrance doors that are fully compliant with the Requirements outlined in Building Regulations Part M Section 2 'Accessible Entrances' and a level threshold is provided. The doorways will also be fitted with an energy efficient PIR and covered with permanent canopy.

All door openings will comply with the standards outlined in Part M of the Building Regulations, i.e. wide enough to allow people with wheel chairs, buggies, cases or people on crutches to pass others on the access route.

The main access into the hallways at ground floor level can all be approached head-on and therefore the clear opening width of all entrance doors ways will be at least 800mm.

At all the external principal entrances to the dwellings, a level landing of min.1200 x 1500mm will be provided at the entrance doors

5.4 Micro-climate Protection & Lighting:

The entrances into the all the dwellings will be appropriately Illuminated by an energy efficient external Light with PIR fitment

6.0 Life Time Home Consideration

The purpose of this Section is to explain how the Proposed Development accords with the relevant criteria as identified in Section 4 of this Statement, being the minimum that the Local Authority Access Officer requires

- **Level or ramped access to the principle entrance**

Please refer to Section 5.3

- **Turning spaces within the rooms of a diameter of 1500mm minimum i.e. for wheelchair purposes**

The House types have been specifically designed to provide room sizes which accommodate the 1500mm minimum wheelchair turning spaces. The turning spaces are indicated on the attached house type plans

- **A room on the ground floor that could be used as/converted to a bedroom**

Provision has been made within the House type design how by way of furniture layout the room can be converted into a future bedroom

- **Entrance level for the ground floor toilet be better than Part M of the Building Regulations**

The Ground floor toilet provided in the House types are larger than the Part M requirement

- **The stairs to be suitable for a stair lift to be fitted at a later stage**

The stairs have been professionally assessed and confirmed as suitable to accommodate a stair lift

6.1 Consideration of remaining Criteria

In addition to the criteria required by the City Council's Access Officer this section considers what of the remaining homes criteria the dwellings have been considered and check listed against:

- Car Parking -There will be car parking adjacent to the home
- Access from Car parking – Distance from car parking to the Home has been kept to a minimum
- Covered Main Entrances
- Living room at entrance level
- The Main Bedroom – Has been assessed for potential hoist from main Bedroom to the Ensuite Bathroom
- Easy to reach switches/sockets etc.

7.0 CONCLUSION

The proposed dwellings within the Development will comply with the criteria of the Standards required by the Liverpool City Council guidance.

All new build units will also fully comply with the standards set out in the Building Regulation to achieve quality housing.

LOCATION PLAN

