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LIFETIME HOMES STATEMENT

RE: 31 BLOOMSBURY WAY LONDON WC1A 2SA

Proposal Description: Erection of mansard roof extension to create a 4th floor level, and associated change of use from 4 to 7 self-contained flats.

Introduction

We would firstly note that this is an existing property that is proposed to be refurbished and extended at the upper floor levels and therefore there are a number of existing features that define the practicality and ability to meet the Lifetime Homes Standards.

Therefore the proposals will comply with Approved Document Part M 2013 (ADM) and all relevant and current legislation as applicable to ensure an appropriate standard of accommodation.

(1) Parking

The full boundary of the site has been developed and there is no existing parking associated with the property. Therefore the proposed provision is to retain the existing standard which benefits from excellent public transport links as described in the Design & Access Statement.

There are surrounding resident parking zones managed by the council.

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

There is no existing or proposed parking directly associated with the proposed property and all access to the building is via public footpaths which are to be retained as existing, linking to existing public transport links or resident parking zones.

(3) Approach to all entrances

All access to the building is via public footpaths which are to be retained as existing. There is an existing small single step up to the entrance which is to be retained.

(4) Entrances

The residential entrance is to be retained as existing with a partially obscured glass door single door and side panel. The entrance is currently illuminated via a public street light. New entrance controls will be installed in accordance with ADM.

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(5) Communal stairs and lifts

There is not the ability to include a new communal lift due to the nature of the works and the limitations of the existing building. The existing staircase from ground to third floor is being retained and extended up to the new fourth floor level and it is proposed to provide a new flight that provides equal to or better access than the existing staircase as part of the detail design process to comply with ADM.

(6) Internal doorways and hallways

Movement in hallways and through doorways will be as convenient to the widest range of people, as feasibly possible within the constraints of the existing site. Wherever possible narrower hallways and landings will receive wider doorways in their side walls as in accordance with ADM.

(7) Circulation Space

The proposed layouts comply with the London Plan Space standard to provide suitably proportioned apartments and good level of space standards.

(8) Entrance level living space

A living room / living space is provided on the entrance level of every apartment.

(9) Potential for entrance level bed-space

A bedroom is provided on the entrance level of each apartment.

(10) Entrance level WC and shower drainage

A bathroom is provided on the entrance level of each apartment.

(11) WC and bathroom walls

Where feasible the walls in all bathrooms and WC compartments will be capable of firm fixing and support for adaptations such as grab rails if required and defined at the detail design stage.

(12) Stairs and potential through-floor lift in dwelling

All apartments are single level providing ease of access throughout.

(13) Potential for fitting of hoists and bedroom / bathroom

Where feasible the structure above a main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and defined at the detail design stage.

(14) Bathrooms

Where feasible the requirements of accessible bathrooms providing ease of access in every apartment will be included in the project and defined at the detail design stage. The proposals currently incorporate sanitary accommodation in accordance with ADM 2013.

(15) Glazing and window handle heights

The proposals retain the existing window openings but where possible in the principal living spaces will allow people views out when seated. The dimensions of the proposed new dormer windows are also defined by the existing parapet level but will endeavour to give good views out of each habitable room. In addition the proposed layouts have been considered to allow good access and ease of use for the end user.

(16) Location of service controls

Location of service controls Service controls will be in accordance with ADM 2013.

Conclusion

Due to the nature of proposed scheme and the constraints of the existing building it is not feasible to achieve full compliance with the Lifetime Home Standards; however the proposals aim to create a scheme that is accessible as possible and as a minimum meet the requirements of Approved Document Part M 2013 and all other relevant and current legislation.