

BB PARTNERSHIP LTD

architecture · interior design · space planning

LIFETIME HOMES STATEMENT

INTERNAL AND EXTERNAL ALTERATIONS

in connection with

**CONVERSION/RESTORATION
of
46, 47 and 47a BEDFORD ROW
LONDON WC2**

27^h February 2014

1.0 INTRODUCTION

This statement supports the submission for planning and listed building consent which comprise alterations to and change of use of No's. 46 and 47/47a Bedford Row from B1 offices to C3 dwellings.

Both properties are Grade 2 listed and the proposal is to preserve and enhance the properties by converting them back to their original residential use and to restore their character through the retention and repair of the remaining existing historical features.

This statement sets out the Lifetime Homes criteria that is has been possible to introduce into the design. However, this has been limited due to the fact that buildings are listed and as such special consideration has had to be made to ensure that the protection and preservation of their historic and architectural features takes priority.

2.0 LIFETIME HOMES CRITERIA

- 2.1 Parking – not feasible as there are no parking facilities or provisions near the properties
 - 2.2 Approach to dwelling from parking – n/a (see 2.1)
 - 2.3 Approach to entrance – not feasible as the main entrance doors have steps leading up to them and adapting them would have a detrimental impact on the historic fabric
 - 2.4 Illuminated entrances and level thresholds – the lighting from the inside of the properties will have to be relied upon for illumination, however there will be a threshold that is level with the tread of the final step
 - 2.5 Communal stair and Lift – existing staircases are narrow and have to be retained and the introduction of lifts is not feasible due to the a detrimental impact on the historic fabric
 - 2.6 Width of hallways and internal doors – it is not feasible to increase the width of these elements due to detrimental impact on the historic fabric but the existing corridors and door openings are already relatively generous particularly on the principal ground and first floors.
 - 2.7 Wheelchair turning – it will not be possible for wheelchair users to easily access the properties or get to the floors other than the ground floor due to the circulation constraints described in 2.3, 2.4, 2.5 and 2.6
 - 2.8 Living room to be at entrance level – this has been achieved in the family home at No.47 and the ground floor duplex apartment in No.46
 - 2.9 Bed space at entrance level – the study or formal dining room of the house at No.47 can be used as a bed space
 - 2.10 Wheelchair accessible entrance level WC – not feasible due to access constraints described in 2.3, 2.4, 2.5 and 2.6
 - 2.11 Adaptable walls in WC's and bathrooms – not feasible as it is not possible to open up and strengthen the existing walls without affecting the historic fabric
 - 2.12 Provision for future lift – not feasible due to detrimental impact on the historic fabric
 - 2.13 Potential hoist - not feasible due to detrimental impact on the historic fabric
 - 2.14 Ease of wheelchair access in bathrooms – n/a (see 2.7)
 - 2.15 Glazing 800mm or below - not feasible as the windows would have to be lowered and this would have a detrimental impact on the historic fabric
 - 2.16 Height of switches and sockets – this can be achieved as the electrics are being replaced
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