

Lifetimes Homes Assessment for Proposals at 24-25 Bloomsbury Square, W1

3686(99)1001 Rev E (11.06.13)

Introduction

The buildings at 24-25 Bloomsbury Square are Grade *II* Listed terraced houses and due to the restrictions incumbent in working on historic buildings it is not possible to fully meet the requirements as set out in the sixteen Design Criteria used in the assessment of the Lifetime Homes Standards, however we are partly meeting ten criteria and fully meeting a further four of the sixteen criteria.

Though not possible to address all the recommendations of each of the design criteria, the design team has tried as far as possible to meet the requirements. Listed below are each of the Lifetime homes criteria and a summary of how the proposals respond to each.

Criterion 1. Parking (Width or widening capability)

Off street parking is not provided as part of the scheme but there is an underground car park available in Bloomsbury Square to the front of the buildings. This is not part of the proposals, but these spaces do include compliant disabled bays.

Criterion 2. Approach to dwellings from parking (distance, gradients, widths)

Off street parking is not provided as part of the scheme but there are parking bays (including disabled) in the underground Bloomsbury Square car park, which can be accessed by a ramp & a lift.

The entrance to the buildings has to be accessed via five (no.24) or 6 (no. 25) steps which cannot be adjusted as they are integral to the historic building and the streetscape.

Main entrance widths are over 900mm wide.

Entrances are illuminated.

Criterion 3. Approach to all entrances

As item 2 above.

Criterion 4. Entrances

The level of external street illumination is such that the provision of additional lighting at the entrance should not be necessary. Any external lighting would be subject to what is permissible in the context of a listed building in this location and would need to be agreed with the Planning Authority.

The existing thresholds are currently not level and have two steps from the level landing area outside so it is not possible to address this requirement.

The existing building does not feature weather protection over the main entrance door due to the historic listed nature of the building. It is not possible to add further weather protection to the façade due to planning restrictions.

Criterion 5. Communal Stairs and Lifts.

The installation of a communal lift within the dwellings is not feasible as it would result in a significant loss of historic fabric and major disruption to its structure and plan form. (Criterion 5b)



The principle access stairs within the dwelling are a retained historic feature and cannot meet the going and rise requirements as defined in Approved Document M or criterion 5a.

Criterion 6. Internal Doorways and Hallways.

The new hallways and doorways formed within the dwellings are not all of a width and configuration to meet the Lifetime Homes Requirements, due to the restrictions of the existing historic fabric, although compliance is maintained as far as is practicable.

Nibs to communal doorways have been provided.

Criterion 7. circulation space

The space provided in the living rooms, dining rooms and basic circulation areas is such that it can meet circulation and clear width space requirements as set out in the turning ellipse as defined in criterion 7 of Lifetime Homes recommendations.

Criterion 8. Entrance level living space

The living space to all apartments is located at the entrance to each flat so satisfies the requirements of criterion 8.

Criterion 9. Potential for entrance level bed space

The size and arrangement of the living space within the duplex apartments would permit an area to be used as a convenient temporary bed space, in the four, two storey maisonettes at the front of the house & the inclusion of an electrical socket in the area would satisfy Criterion 9.

Criterion 10. Entrance level WC and shower drainage

Due to the desire for historic building layouts to reflect where possible the original configuration of primary rooms, entrance level WC's with shower drainage to the size/zones defined in Figure 10a of Criterion 10 have not been provided.

Criterion 11. WC and bathroom walls

All walls to bathroom perimeters can be constructed to permit post fixing of grab rails in the height range 200-1800mm. Existing walls bounding WC/ bathroom areas are general masonry construction and would provide adequate fixing and support provision for post fixing of grab rails.

Criterion 12. Stairs and potential through floor lift in dwellings

It may be possible to fit future stair lift installations to the four, two storey flats in the front of the building. It will not be possible to do so in the one bedroom, two storey flats within the rear closet wings. Due to the nature of the historic building and restrictions/ constraints imposed in respect of structural alterations, the provision of a through lift is not possible.

Criterion 13. Potential for future fitting of hoists and bedroom/ bathroom relationship

All structure above bedrooms and bathrooms is existing and would be unlikely to adequately provide sufficient support for future hoists without intrusive structural alterations to existing fabric which we believe is likely to be unacceptable to the Planning Authority.

Criterion 14. Bathrooms

All apartments in the two & three bedroom flats have bathrooms that can meet the dimensional requirements defined in Criterion 14 and fittings provided as defined. (Hoist provision not above) In the double storey units the bathrooms are not provided at the entrance level to the apartments. Please refer to item 12 above regarding potential through floor access.

Criterion 15. Glazing and window handle heights

All windows in principle living rooms are existing. The windows in these areas generally have a sill level below 800mm and windows are generally sliding sashes providing visual fields within the parameters defined in Criterion 15.



Sash windows would have finger pulls at a point lower than 1200mm though these may present difficulties for some disabled users.

Criterion 16. Location of service controls

All service controls switches etc. within a height band of 450mm to 1200mm and at least 300mm away from all internal corners of room. Therefore Criterion 16 can be met.

Criterion 5
Internal stair dimensions
are not all compliant,

Criterion 14
Bathroom dimensions
are acceptable.

Criterion 15
Glazing is generally below 800mm
above f.f.l.

Criterion 7
Internal living space
areas are adequate
throughout

Criterion 11
All new and existing bathroom walls are
suitable for fixing future grabrails

To be read in conjunction
with the attached lifetime
homes assessment.

Lifetime homes notes are
provided **IN RED**

Criterion 16
Controls/switches are compliant with
lifetime homes standards



Criterion 5
Due to the building fabric being listed, and
existing constraints on space. It is not
possible to install a common lift.

Criterion 6
Most, but not all of the doorways/hallways
are of the width required to satisfy lifetime
homes requirements, due to the building
being listed these cannot be enlarged.

20.01.11
The Bedford Estates
24-25 Mansbury Square
Proposed
Basement Floor Plan
Date: 20.01.11
DW
Scale: 1:50 @ A1
Sheet: 3 of 3
DW
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The floor plan shows a two-story residential building with various rooms including gardens, lightwells, stairs, and living spaces. Red annotations highlight specific accessibility criteria:

- Criterion 5:** Internal stair dimensions are not all compliant.
- Criterion 6:** Common door nobs are compliant.
- Criterion 7:** Internal living space areas are adequate throughout.
- Criterion 8:** Entrance level living space provided.
- Criterion 9:** Potential for entrance level bedspace.
- Criterion 15:** Glazing is generally below 800mm above f.f.l.

The floor plan shows a two-story residential building with various rooms and outdoor areas. Red annotations highlight specific accessibility criteria:

- Criterion 5:** Internal stair dimensions are not all compliant.
- Criterion 6:** Common door nobs are compliant.
- Criterion 7:** Internal living space areas are adequate throughout.
- Criterion 8:** Entrance level living space provided.
- Criterion 9:** Potential for entrance level bedspace.
- Criterion 15:** Glazing is generally below 800mm above f.f.l.

The plan includes labels for various rooms such as 'Garden Area', 'Kitchen', 'Dining room', 'Drawing room', 'Hall', 'Lightwell below', and 'Stair 24-1'. It also shows outdoor areas like 'New Steps down to garden' and 'New Steps down to garden'.

The floor plan shows a two-story residential building with various rooms and outdoor areas. Red annotations highlight specific accessibility criteria:

- Criterion 5:** Internal stair dimensions are not all compliant. (Pointed to Stair 25-3 and Stair 24-3)
- Criterion 6:** Common door nibs are compliant. (Pointed to a door in the central corridor)
- Criterion 9:** Potential for entrance level bedspace. (Pointed to a room on the top floor)
- Criterion 8:** Entrance level living space provided. (Pointed to a living area on the top floor)
- Criterion 15:** Glazing is generally below 800mm above f.f.l. (Pointed to a window in the kitchen area)
- Criterion 7:** Internal living space areas are adequate throughout. (Pointed to a living area on the top floor)

Other labels on the plan include: Garden Area, Kitchen, Dining room, Hall, Stair 25-3, Stair 24-3, Stair 25-2, Stair 24-2, Stair 25-1, Stair 24-1, Lightwell below, New Steps down to garden, New opening, and various room numbers (e.g., 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).

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- Criterion 8:** Entrance level living space provided. (Pointed to a living area on the top floor)
- Criterion 15:** Glazing is generally below 800mm above f.f.l. (Pointed to a window in the kitchen area)
- Criterion 7:** Internal living space areas are adequate throughout. (Pointed to a living area on the top floor)

Other labels on the plan include: Garden Area, Kitchen, Dining room, Hall, Stair 25-3, Stair 24-3, Stair 25-2, Stair 24-2, Stair 25-1, Stair 24-1, Lightwell below, New Steps down to garden, New opening, and various room numbers (e.g., 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).

The floor plan shows a two-story residential building with various rooms and outdoor areas. Red annotations highlight specific accessibility criteria:

- Criterion 5:** Internal stair dimensions are not all compliant. (Pointed to Stair 25-3 and Stair 24-3)
- Criterion 6:** Common door nobs are compliant. (Pointed to a door in the central hallway)
- Criterion 7:** Internal living space areas are adequate throughout. (Pointed to the living area of Flat 24A)
- Criterion 8:** Entrance level living space provided. (Pointed to the living area of Flat 24A)
- Criterion 9:** Potential for entrance level bedspace. (Pointed to the entrance area of Flat 24A)
- Criterion 15:** Glazing is generally below 800mm above f.f.l. (Pointed to a window in the kitchen of Flat 24A)

Other labels on the plan include: Garden Area, Kitchen, Dining room, Drawing room, Hall, Lightwell below, New Steps down to garden, and various room numbers (e.g., 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z).

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- Criterion 6:** Common door nobs are compliant. (Pointed to a door in the central hallway)
- Criterion 7:** Internal living space areas are adequate throughout. (Pointed to the living area of Flat 24A)
- Criterion 8:** Entrance level living space provided. (Pointed to the living area of Flat 24A)
- Criterion 9:** Potential for entrance level bedspace. (Pointed to the entrance area of Flat 24A)
- Criterion 15:** Glazing is generally below 800mm above f.f.l. (Pointed to a window in the kitchen of Flat 24A)

Other labels on the plan include: Garden Area, Kitchen, Dining room, Drawing room, Hall, Lightwell below, New Steps down to garden, and various room numbers (e.g., 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z).

Criterion 3
Existing entrances are approached via six steps. These cannot be adjusted, as they are part of the listed streetscape.

Criterion 4
Existing street lighting is adequate.
Entrances also have existing lighting which is adequate.
Door widths are adequate, as is nib.
Thresholds are not level, and entrances are not under cover—due to the building being listed, these features cannot be altered.

Criterion 8
Entrance level living space
provided

Criterion 9
Potential for entrance level
bedspace

Criterion 10
No entrance level WC/shower drainage achievable due to the listed nature of the house.

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| <p>Criterion 16</p> <p>Controls/switches are compliant with lifetime homes standards</p> |
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Criterion 4
External door widths are adequate,
although access is stepped.

Criterion 4
External door widths are adequate,
although access is stepped.

Criterion 5
Due to the building fabric being listed, and existing constraints on space. It is not possible to install a common lift.

Criterion 6
Most, but not all of the doorways/hallways are of the width required to satisfy lifetime homes requirements, due to the building being listed these cannot be enlarged.

To be read in conjunction with the attached lifetime homes assessment.

Lifetime homes notes are provided **IN RED**

Criterion 1—Parking
Off-street parking is not provided. However, an underground car park is opposite on Bloomsbury Square. These spaces do comply with the requirements.

Criterion 2
Bloomsbury car park has
level access.

[illegible]

Criterion 5
Internal stair dimensions
are not all compliant,

Criterion 9
Potential for entrance level
bedspace

To be read in conjunction
with the attached lifetime
homes assessment.

Lifetime homes notes are
provided **IN RED**

Criterion 12
It is not possible to install a stair lift in
the two rear flats, all other stairs are
capable of alteration

Criterion 8
Entrance level living space
provided

Criterion 10
No entrance level WC/shower drainage
achievable due to the listed nature of
the house.

Criterion 16
Controls/switches are compliant with
lifetime homes standards

Criterion 12
It is not possible to install a stair lift in
the two rear flats, all other stairs are
capable of alteration

Criterion 7
Internal living
space areas are
adequate throughout

Criterion 15
Glazing is generally below 800mm
above f.f.l.

Criterion 10
Entrance level WC provided

Criterion 8
Entrance level living space
provided

Criterion 9
Potential for entrance level
bedspace

Criterion 10
No entrance level WC/shower drainage
achievable due to the listed nature of the
house.

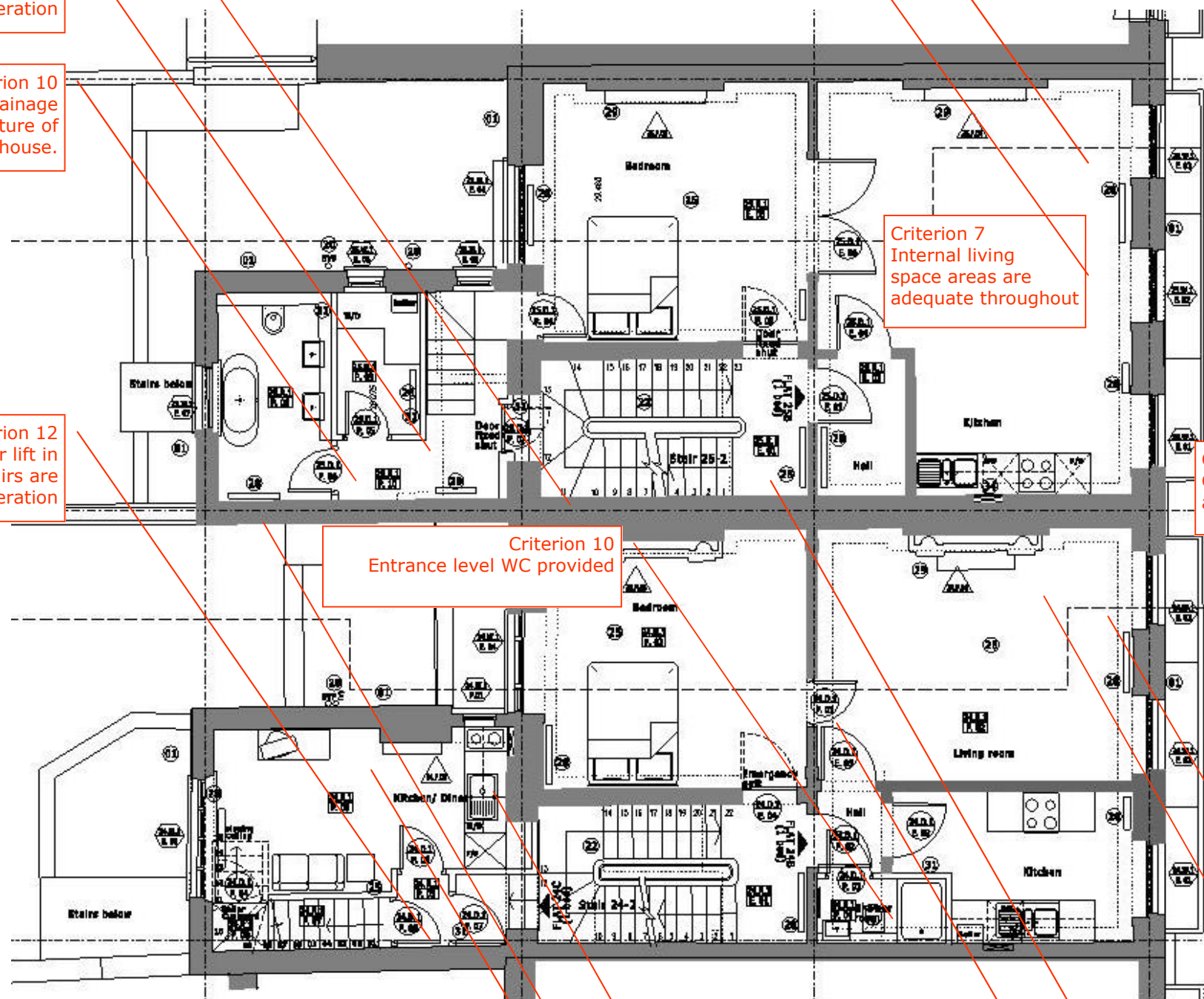
Criterion 10
No entrance level WC/shower
drainage achievable due to the listed
nature of the house.

Criterion 5
Due to the building fabric being listed, and
existing constraints on space. It is not
possible to install a common lift.

Criterion 11
All new and existing bathroom walls are
suitable for fixing future grabrails

Criterion 9
Potential for entrance level bedspace

Criterion 6
Most, but not all of the doorways/hallways
are of the width required to satisfy lifetime
homes requirements, due to the building
being listed these cannot be enlarged.



| | |
|------------------------------------|----------|
| J. Listed Planning team | 21.10.22 |
| K. Planning team | 21.10.22 |
| L. Revised, river related to depth | 16.10.22 |
| M. Revised to planning section | 16.10.22 |
| N. Rev 219 layout revised | 17.10.22 |
| O. Revised plans | 17.10.22 |
| P. Rev 219 layout updated | 17.10.22 |
| Q. Revised plans | 17.10.22 |
| R. Revised plans | 17.10.22 |

1:100
The Bedford Estates
24-25 Mezzanure Square

Proposed
First Floor Plan

| | | | | | |
|------|----------|----------|----|--------------|---------|
| Date | 20.01.11 | Drawn by | DW | Scale & unit | 1:50@A1 |
| Rev | 1 | Rev | 1 | Rev | 1 |
| Rev | 1 | Rev | 1 | Rev | 1 |

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Criterion 5
Internal stair dimensions
are not all compliant,

Criterion 6
Common door nibs are
compliant

Criterion 9
Potential for entrance level
bedspace

Criterion 8
Entrance level living space
provided

Criterion 7
Internal living
space areas are
adequate throughout

Criterion 15
Glazing is generally below 800mm above f.f.l.

Criterion 16
Controls/switches are compliant with lifetime homes standards

To be read in conjunction with the attached lifetime homes assessment.

Lifetime homes notes are provided **IN RED**

Criterion 13/14
Though bathroom locations are appropriate, it would be unlikely that structural alteration to the listed building would be acceptable to install a hoist. Space standards can not be applied to this unit.

Criterion 13/14

Criterion 8
Entrance level living space
provided

Criterion 9
Potential for entrance level
bedspace

Criterion 5
Due to the building fabric being listed, and existing constraints on space. It is not possible to install a common lift.

Criterion 11
All new and existing bathroom walls are suitable for fixing future grabrails

Criterion 6
Most, but not all of the doorways/hallways are of the width required to satisfy lifetime homes requirements, due to the building being listed these cannot be enlarged.

| | | | |
|---|--------------------------------|----|----------|
| E | Harford Planning Issue | HR | 11-08-13 |
| J | Planning Comm | HA | 24-05-13 |
| M | State window to ex. 25 | MD | 23-06-13 |
| N | State opening & closing layout | MD | 08-05-13 |
| P | Submitted to Planning service | MD | 14-07-13 |
| R | State window opened | MD | 12-07-13 |
| S | General update | TF | 07/04/12 |
| T | Front porch layout updated | TF | 01/04/12 |
| V | General update | VA | 04/03/12 |
| X | General update | VA | 11/02/12 |

The Bedford Notebook

The Bedford Estates
24-25 Moombaury Square

Proposed Second Floor Plan

| DATE | NAME | TIME |
|----------|------|----------|
| 20.01.11 | DW | 1:50-2:1 |

| | | | | |
|------------|-------|---------|----------|------|
| Lab Number | Grade | Hourday | Room No. | Room |
| 3438 | | (95) | 201 | K |

Ch. 10
Ch. 11
Ch. 12

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Keywords: child sexual abuse; disclosure; social support



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