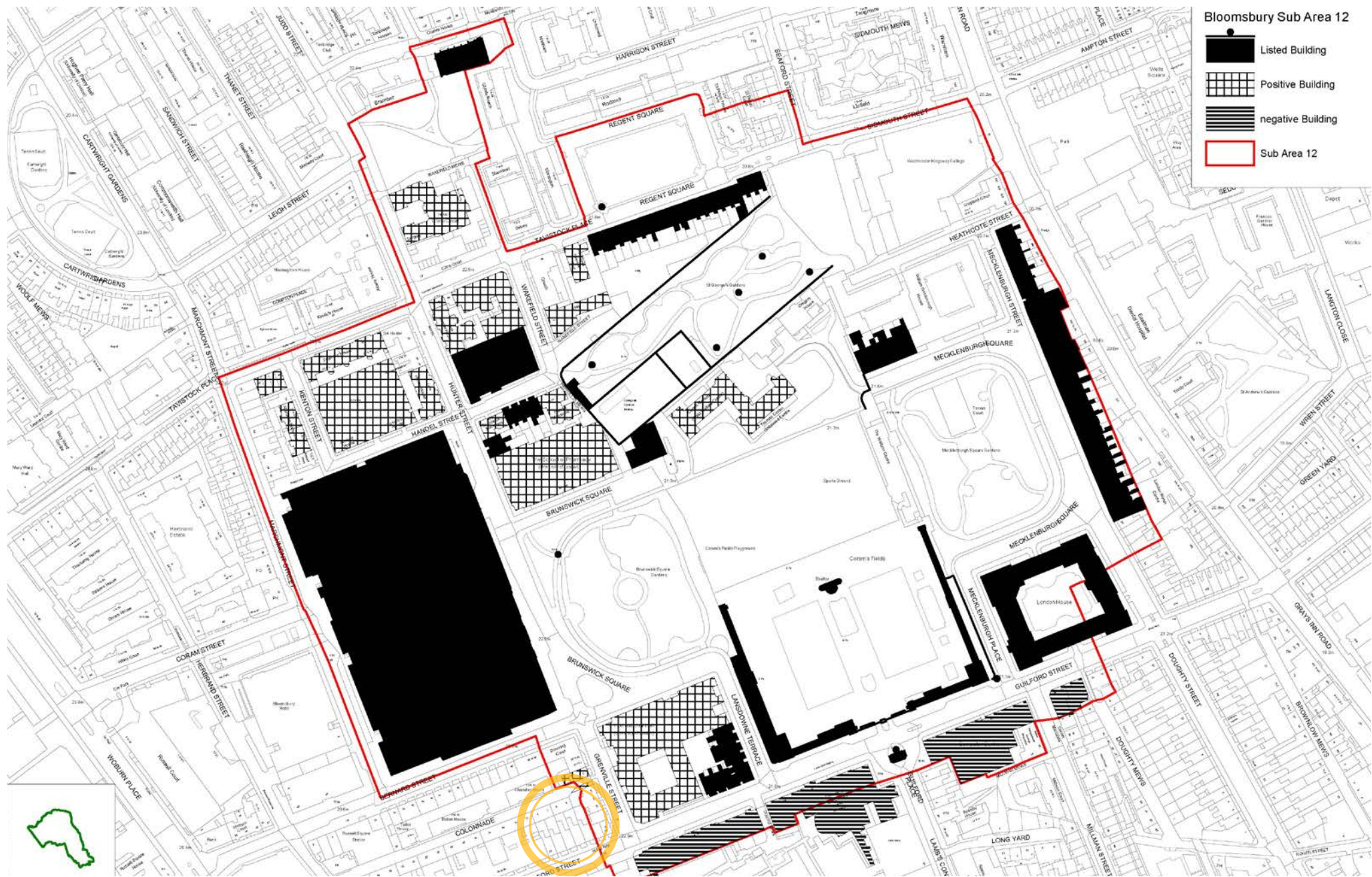


Map of Bloomsbury Conservation Sub Area 11 - Positive, Negative and Listed Buildings





Map of Bloomsbury Conservation Sub Area 12 - Positive, Negative and Listed Buildings



## 1.5 Historical Context

Camden has over 5,600 listed buildings in a variety of ages, types and architectural styles. 77 Guilford Street has Grade II listed building status. Grade II listed buildings include the majority of listed buildings representing a major element in the historic quality of Camden.

### Description:

c1793-1799. By James Burton, altered.

Nos 77-82: darkened multi-coloured stock brick, No.81 refronted.

4 storeys and basements. 3 windows each, except No.82 with 2 windows. Round-arched doorways with fluted surrounds, radial fanlights and double panelled doors; No.78, doorway converted for use as a window. No.82, stucco door surround with pilasters, fluted head and cornice. Plain stucco band at 1st floor level. Reddened

gauged brick flat arches to recessed sashes; 1st floor with balconies except Nos 79 & 82. Stucco cornice at 3rd floor level. Parapets.

INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 32).

Listed buildings along Guilford Street include:

Nos.61-66 (Consecutive) - Grade II

Nos.67-69 (Consecutive) - Grade II

Nos.70-72 (Consecutive) - Grade II

Nos.77-82 (Consecutive) - Grade II

Nos.89-92 (Consecutive) - Grade II

Nos.105-110 (Consecutive) - Grade II

Coram's Field Playground Memorial Pavilion - Grade II

Coram's Field former Foundling Hospital - Grade II



Nos.61-66 (Consecutive) - Grade II - Looking North



Nos.67-69 (Consecutive) - Grade II - Looking North



Nos.70-72 (Consecutive) - Grade II - Looking North



Nos.89-92 (Consecutive) - Grade II - Looking North





Nos.106-110 (Consecutive) - Grade II - Looking North



Coram's Field former Foundling Hospital - Grade II



Coram's Field Playground Memorial Pavilion - Grade II



## Bloomsbury

Bloomsbury was left largely undeveloped until the mid-Seventeenth Century when the Earl of Southampton constructed what eventually became Bloomsbury Square.

The area was laid out mainly in the 18th century, largely by landowners such as Wriothesley Russell, 3rd Duke of Bedford, who built Bloomsbury Market, opened in 1730. The major development of the squares that we see today started in about 1800 when Francis Russell, 5th Duke of Bedford developed the land to the north with Russell Square as its centrepiece.

## Guilford Street

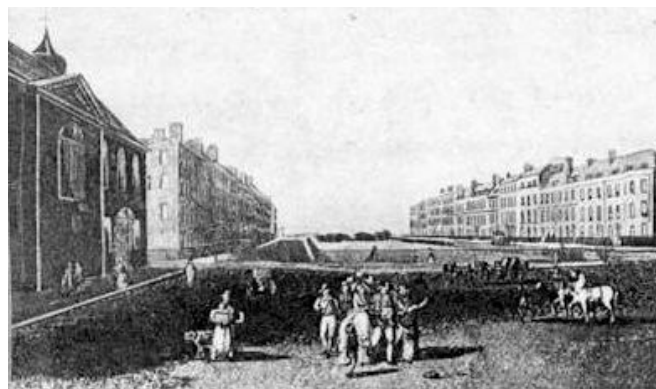
South of Coram's Fields in Guilford Street James Burton's original terraces of 1791-94 survive in patches, mostly rather altered. The best group is on the South East corner of Guilford Place, a wider area with drinking fountain of 1870 opposite the entrance to Coram's Fields. No.s 3-6 at the South East corner were sensitively restored in 1985 when converted to sheltered flats.

No. 70-72 Guilford Street, 1793 onwards fill what was once the vista North from Queen Square, hence their unusual grand elevations with giant Doric half-columns and pilastered attic floor. 77 Guilford Street was built after 70-72, between 1793 and 1799 by Burton, extending the terrace along the road.

JM Barrie (1860–1937), playwright and novelist, lived in Guilford Street and Grenville Street when he first moved to London and these serve as setting for the Darling's family in the children's story Peter Pan.



The Church of St George the Martyr in Queen Square, 1703–1706



Queen Square, Bloomsbury, 1787 - Looking North towards the area where Guilford Street now runs

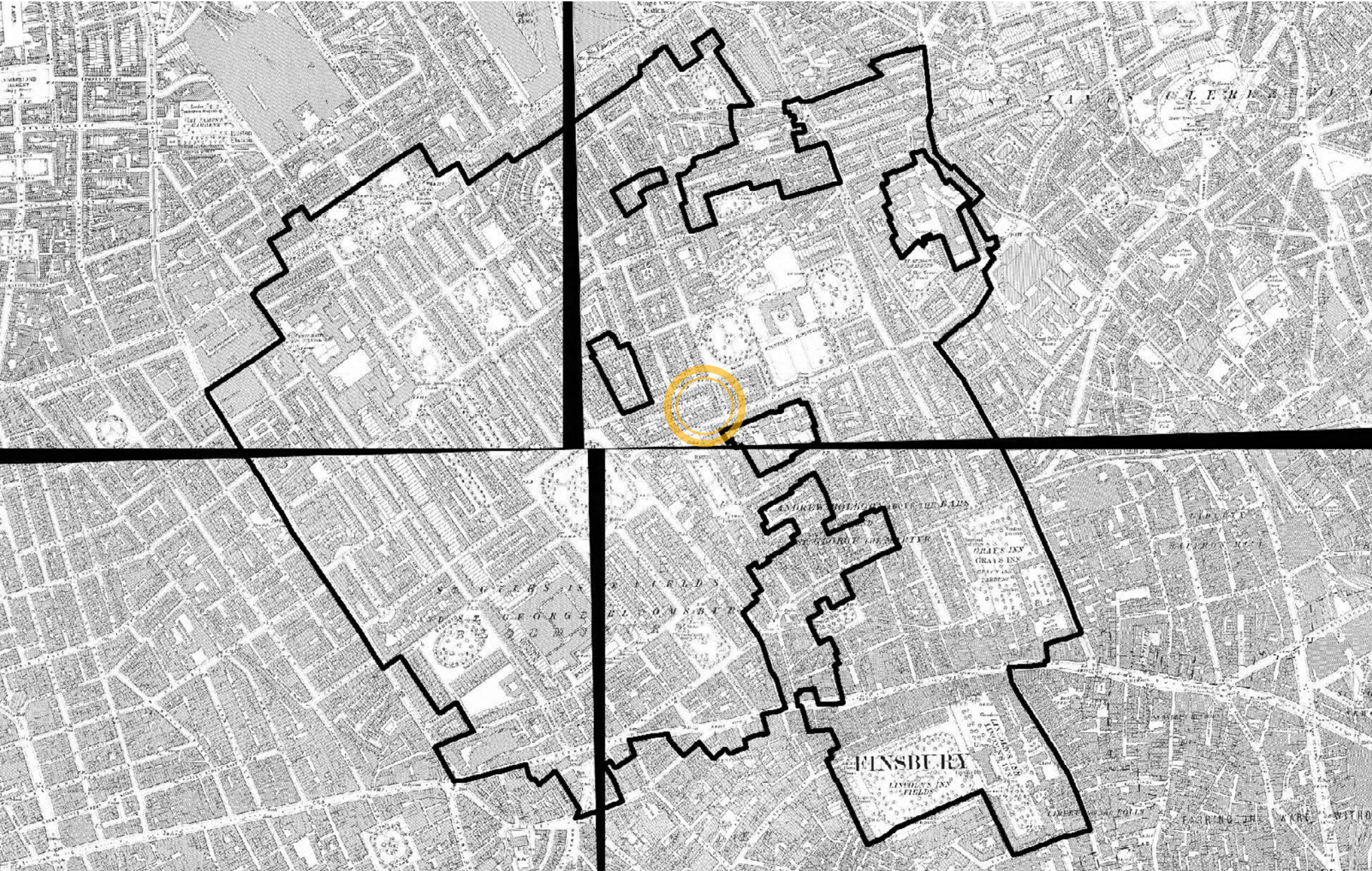


77-82, Guilford Street, Survey of London: volume 24: The parish of St Pancras part 4: King's Cross Neighbourhood (1952), p. 44.



Hotel Russell - 1-8 Russell Square  
- The West end of Guilford Street - Looking East





Bloomsbury Conservation Area, 1894



## 1.6 Cultural Context

Bloomsbury is generally associated with the arts, education and medicine.

### Museums

The British Museum, which first opened to the public in 1759 is at the heart of Bloomsbury. Also in Bloomsbury is the Foundling Museum close to Brunswick Square, which tells the story of the Foundling Hospital opened by Thomas Coram for unwanted children in Georgian London (now demolished, today a playground and outdoor sports field for children, called Coram's Fields, where adults are only admitted with a child). The Dickens Museum is also in Doughty Street, off of Guilford Street.

### Hospitals

Great Ormond Street Hospital for Children and the Royal London Hospital for Integrated Medicine are both located off Queen Square, on Great Ormond Street, with the rear facing Guilford Street, which itself is home to the National Hospital for Neurology and Neurosurgery.

### Educational institutions

Bloomsbury is home to Senate House and the main library of the University of London, University College London, the Architectural Association School of Architecture in Bedford Square and the Bloomsbury Colleges including Birkbeck, School of Oriental and African Studies and the Royal Veterinary College and University College London.



The British Museum on Great Russell Street



The British Library reading room on Euston Road



## 1.7 Transport Connections

### Tube

The site is situated approximately 3 minutes walk from Russell Square tube station (Piccadilly line) and 9 minutes walk to Holborn tube station (Piccadilly line and Central line) serving Central, East and West London. The Piccadilly line also runs West to Heathrow Airport terminals.

### National Rail

Euston Station is 16 minutes walk away serving the West Midlands and West Coast, Birmingham, Manchester, and Glasgow. King's Cross St Pancras is also only 14 minutes walk with trains to Nottingham, Derby, Leicester, Sheffield and Leeds using Midland mainline services. Services also run to York, Newcastle, Edinburgh, and beyond into Scotland via the east coast of the country.

### Bus

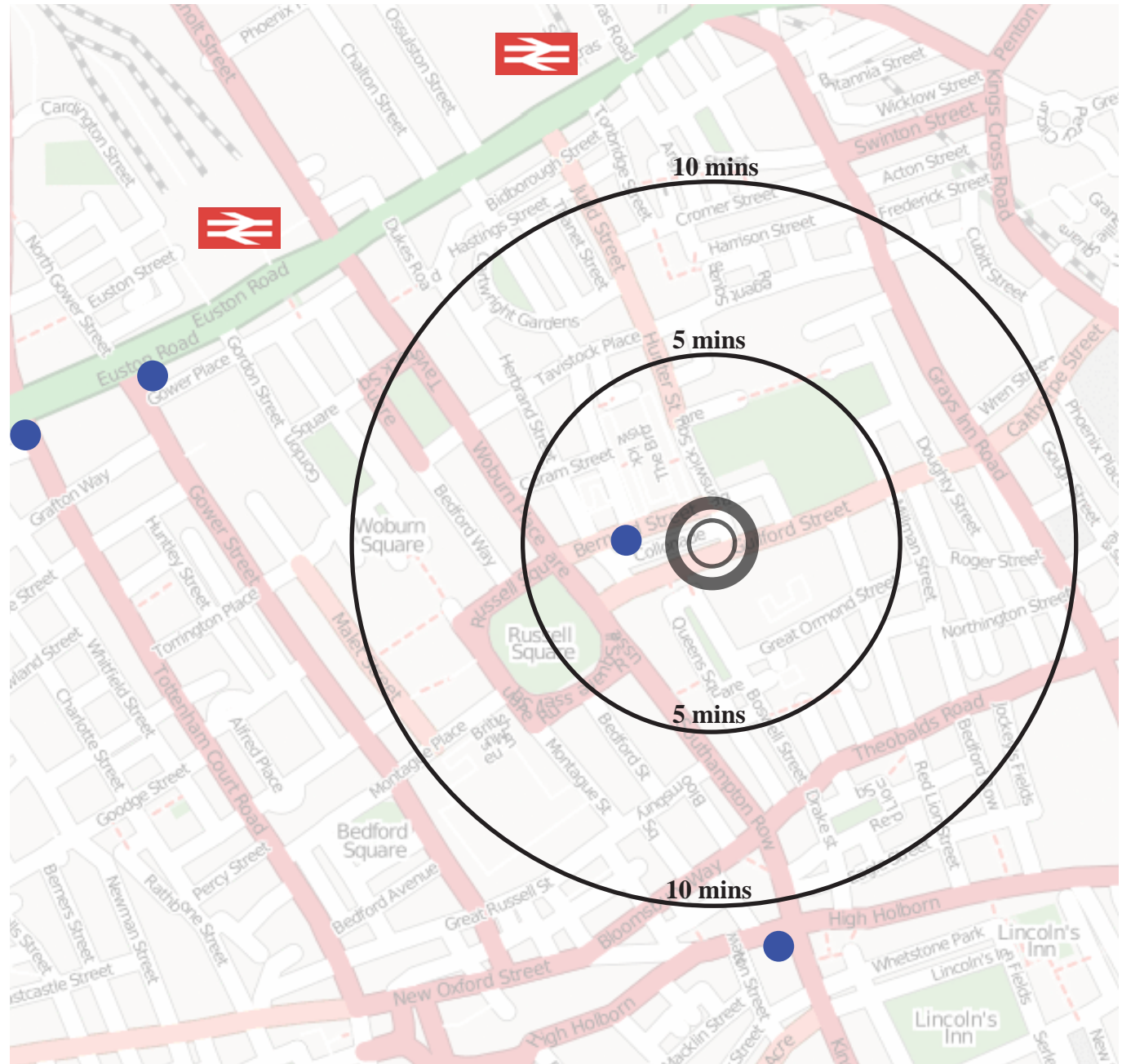
77 Guilford Street is serviced by the bus routes 38, 19, 243, 55, X68, 59, 68, 91, 168, 188, 7, 46, 45, and 17 that range between 4 - 8 minutes walking distance. The bus are frequent and run late into the night.

There are bus departures close to the site typical every 5-10 minutes and journey times to central London are typically 30 minutes (to Trafalgar Square/ Charing Cross).

Reflecting this, the site has a PTAL rating of 6a which reduces the need for car use in the area. Tube journey times to popular destination from Russell Square are the following:

- 4 mins to Leicester Square
- 17 mins to Earl's Court
- 53 mins to Heathrow Airport terminals 1-3

● London Underground Stations



Transport map for 77 Guilford Street - Showing walking distances





Russell Square Underground Station



Euston Station

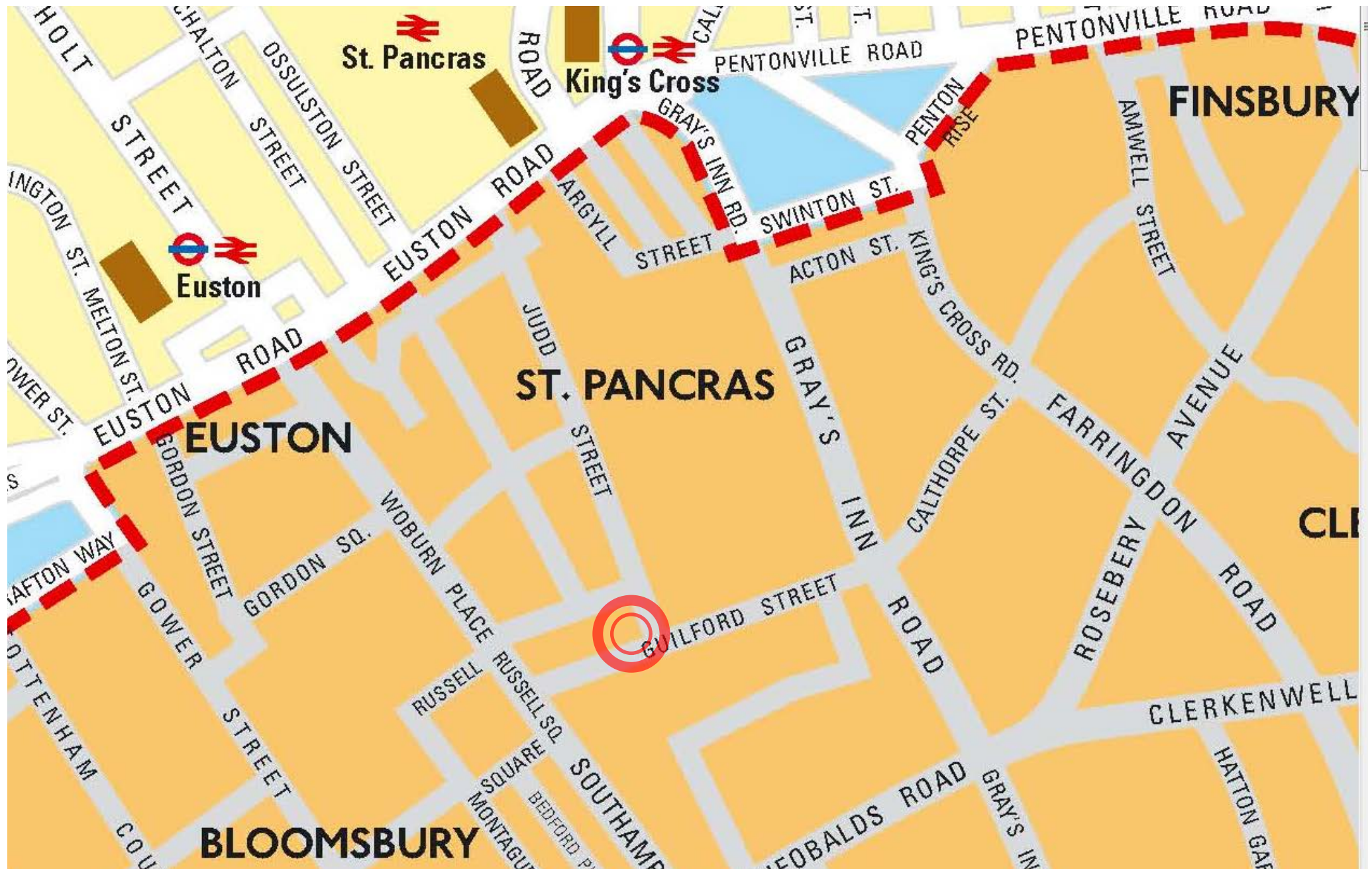


Russell Square Tube Station



King's Cross Station





Map of congestion charge zone - Guilford Street sits inside the Congestion Charge zone



## 1.8 Nearby Public Amenity

In dense urban environments, access to public amenity can be a challenge and the quality and success of the accommodation can suffer as a result.

This diagram, intends to demonstrate the proximity and scale of nearby local amenity.

There are a number of significant 'green amenity' areas within a short walk of the 77 Guilford Street site.

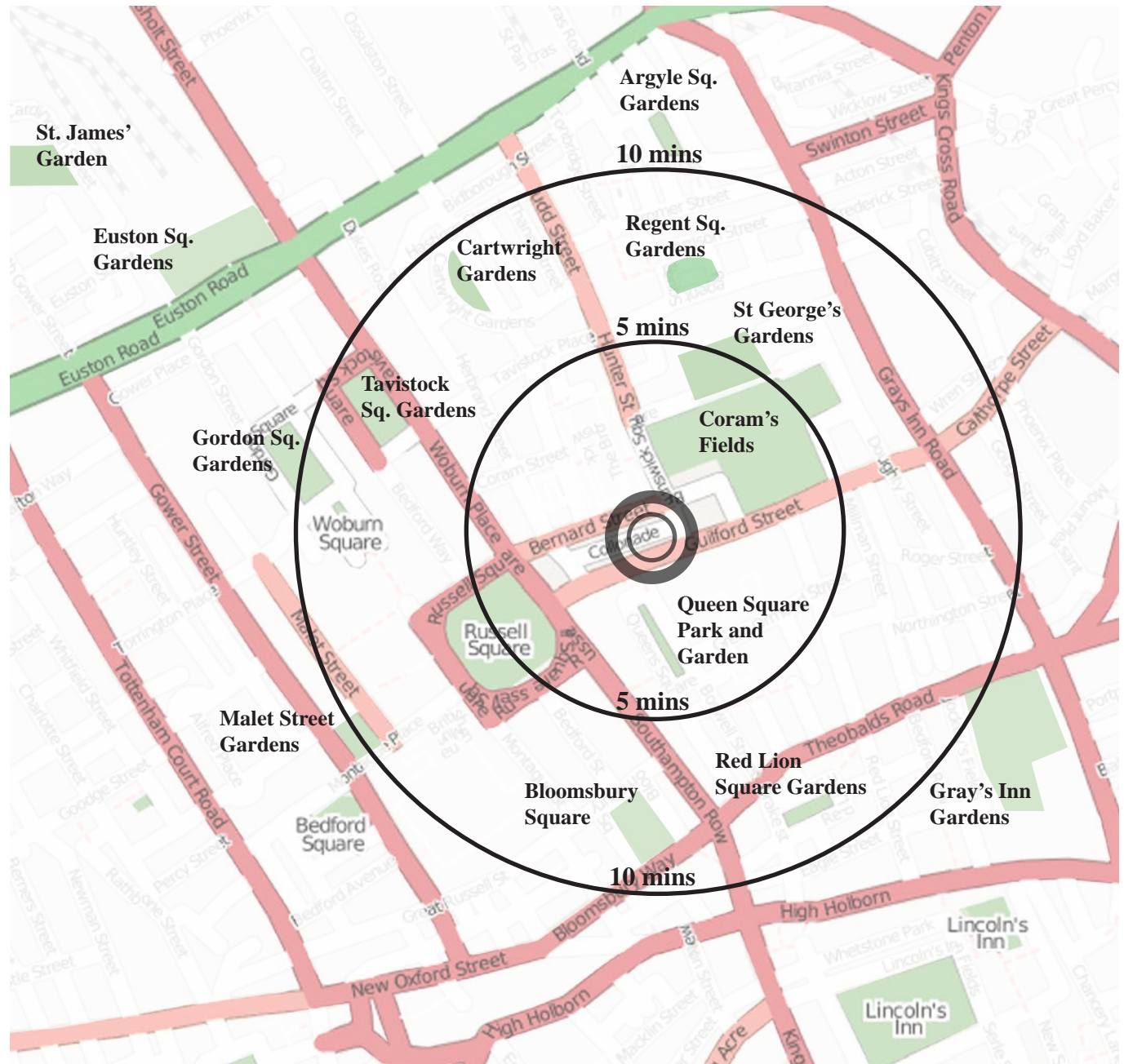
The closest is Coram's Fields, a unique seven acre playground and park for children and young people, which has an entrance on Guilford Street. It includes a Youth Centre, Children's Centre, Community Nursery, Sports Programme, a city farm and a cafe which is open in the summer months. The park is open all year round from 9am until dusk and is free and open to children and young people under 16.

In the opposite direction, Russell Square sits encompassed by roads at the West end of Guilford Street, offering seating and greenery and a central water fountain.

There are many other parks within walking distance as shown on the adjacent diagram which the site benefits from.

Other parks in the area include St. George's Gardens and Queen Square Park and Garden less than a 5 minute walk away.

Hyde Park and Green Park are a short, 8 minute tube journey away from Russell Square station.







Russell Square Gardens - Water fountain at the centre of the Gardens



Queen Square Park and Gardens



St George's Gardens



Coram's Fields - Playground



Coram's Fields



Tavistock Square



## 1.9 Ward Profiles and Local Demographic

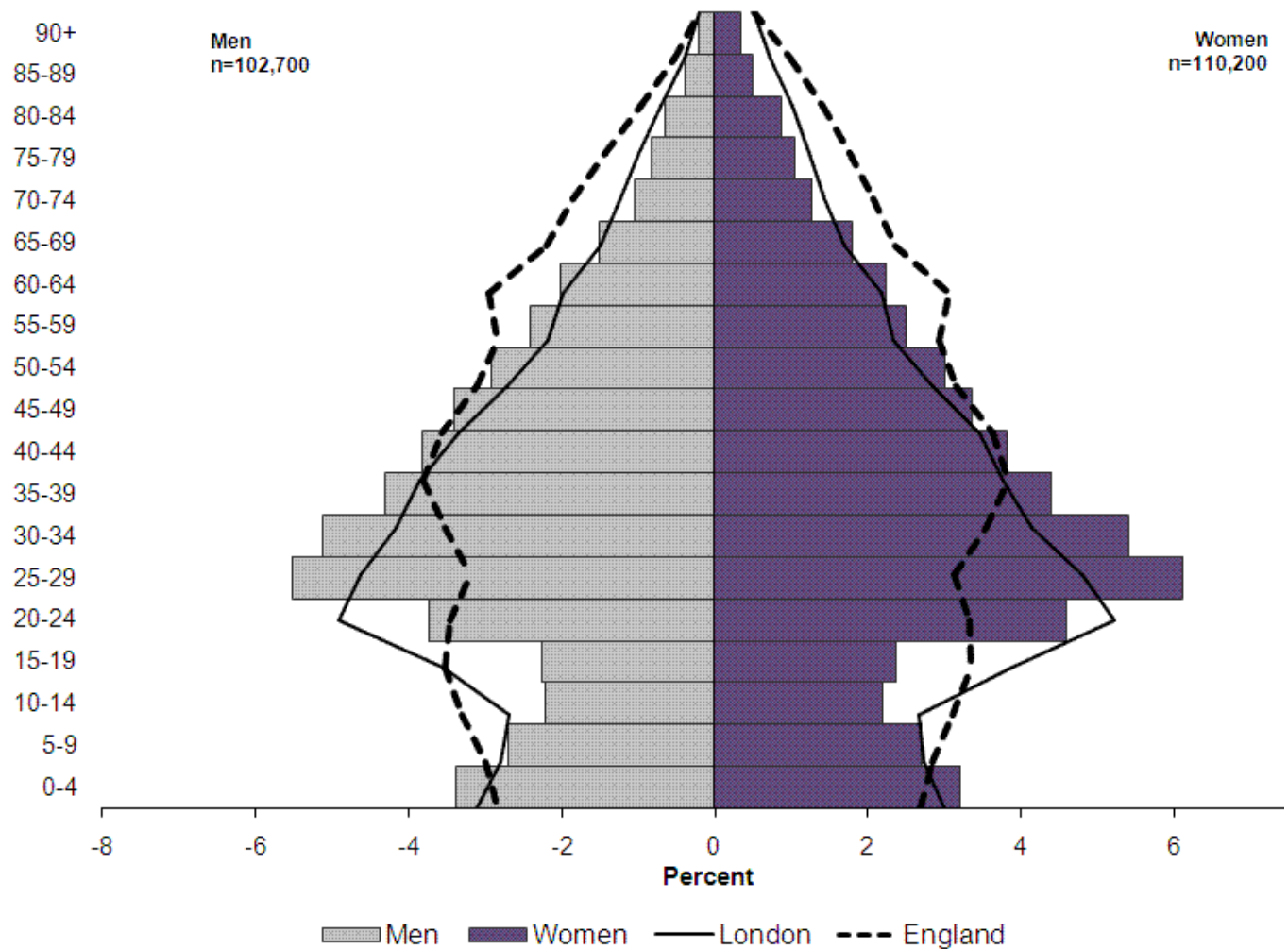
### Camden's population overall

Camden has an estimated resident population of 211,700 people. The age and sex profile of Camden is very similar to that of London but relatively younger than England with significantly greater proportions of younger adults aged between 25 and 40 years (See graph opposite). A high proportion (72%) of Camden's population is of working age (16-64).

### Deprivation

Deprivation levels are linked to numerous health problems (chronic illness, lower life expectancy) and unhealthy lifestyles (obesity, smoking, drugs misuse), increasing the need for health resources in those areas. Additionally, those in more deprived areas are less likely to engage with health services and so require greater effort to send health messages to.

Camden is ranked the 15th most deprived borough in London out of 33 Local authorities and 74th most deprived borough in England out of 326 local authorities.



Camden population distribution by age and gender compared to London and England



2.0 Planning

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2.2	Town Planning Context and Strategy	p37



## **2.0 Planning**

### **2.1 Introduction**

To be provided by Montagu Evans (See Appendix)

### **2.2 Town Planning Context and Strategy**

To be provided by Montagu Evans (See Appendix)



3.0 Constraints & Opportunities

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3.3	Opportunities	p40
3.4	Threats	p40



### 3.0 Strengths, Weaknesses, Opportunities & Threats (SWOT) Analysis

#### 3.1 Strengths

- South East facing frontage
- Elegant traditional Georgian front elevation
- Situated on relatively quiet one-way road
- Rear amenity space in central London
- High PTAL Rating of 6a
- Close proximity to Central London transport network
- Rich architectural history
- Grade II listed building
- Close proximity to open public amenity
- Good access to public transport to regions outside London



#### 3.2 Weaknesses

- Tall buildings to south overshadow the site part of the day
- Rear view of hospital buildings to the South East
- Noise from access to hospital buildings opposite the site
- Rear landscaping areas overgrown in areas
- Buildings at the rear of the site overlook landscape spaces
- Car Parking restrictions on local roads
- Parts of the rear of the buildings are in need of repair in places
- Grade II listed building
- Conservation Area





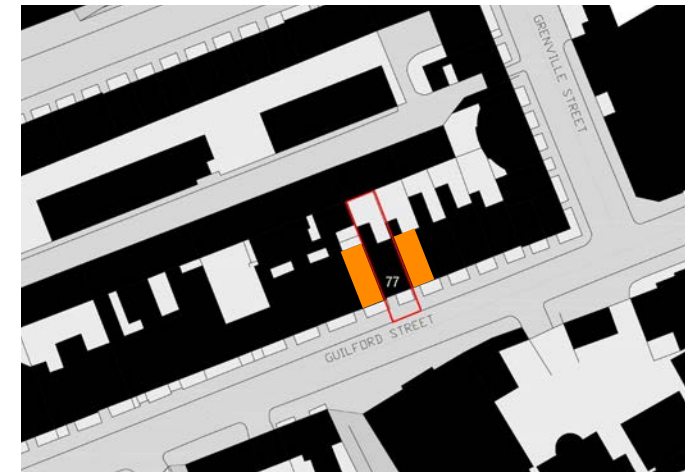
### 3.3 Opportunities

- Restore landscaping areas to presentable quality
- Good residential positioning and orientation
- Utilise South East facing frontage
- Restore existing illegal development of accommodation on site to apartments
- Good public transport access from Russell Square tube station
- Maintaining Georgian frontage
- Reducing occupancy levels



### 3.4 Threats

- Work affecting residential adjoining properties
- Works affecting listed elements of building





4.0    **Design Approach**

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4.2	Layout	p42
4.3	Legibility	p42
4.4	Density	p43
4.5	Parking	p43
4.6	Access	p43



## 4.0 Design Approach

### 4.1 Building Uses

The building will remain as a residential property but under C3 Dwellinghouse with a maisonette apartment split across Ground and Basement with one apartment per floor above. Currently the building is being used illegally as Houses in Multiple Occupancy and this redevelopment proposes to restore it to an appropriate use.

### 4.2 Layout

The building will be divided into the following dwellings:

Basement & Ground Floor - 1no. 3Bed, 5Person maisonette  
First Floor - 1no. 1Bed, 2Person apartment  
Second Floor - 1no. 1Bed, 2Person apartment  
Third Floor - 1no. 1Bed, 2Person apartment

There will be communal access to all the apartments from the Ground Floor entrance from Guilford Street with a private access to the Basement & Ground floor maisonette at Basement level.

### 4.3 Legibility

The legibility of the property from Guilford Street is very clear. The property will have its main communal access at Ground floor level with a private access door at Basement level. The frontages along Guilford Street are repetitive and will remain unchanged as no external works are to be done on the property.





#### 4.4 Density

The density of the site will be reduced as part of the proposal from the 15 existing bedsits & 1 studio to 4 self-contained units. This will restore the density of the properties to a more consistent level in line with the surrounding residential properties.

#### 4.5 Parking

There is existing on-street parking along Guilford Street and Grenville Street on both sides of the road which is to be retained as it is not part of the proposal to alter the street arrangement.

#### 4.6 Access

There is currently stepped access from Guilford Street to both access points of the property which limits the accessibility of the development to ambulant disabled people and wheelchair users. This is irreconcilable due to the listed Grade II status of the property and therefore alterations to the external aesthetics of the building are limited.

There is access to the rear amenity space from the Ground Floor and Basement level apartment of the property. The upper floor apartments are all accessed from a communal internal staircase at the rear of the property.

— Parking





5.0 Detailed Design Proposed

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## 5.0 Detailed Design Proposal

### 5.1 Proposal Summary

As the building is Grade II listed the proposal for 77 Guilford Street is for internal works only.

There will be one apartment created per floor for each of the upper storeys with a split maisonette at Ground Floor and Basement levels, totalling 4 units. This is a reduction in unit density for the properties down from 15 bedsits and 1 studio, however there will be a dramatic increase in living quality for the occupants.

The main living spaces are positioned towards the front of the building where possible so that the open-plan living can be glimpsed from the street to be in-keeping with the rest of Guilford Street.

### 5.2 Building Arrangement

#### Basement

2 of the 3 bedrooms for the Basement & Ground Floor maisonette are at Basement level with an en-suite leading from the larger bedroom at the front of the property and family bathroom at the rear.

There is a private access entrance to the property via a flight of steps from Guilford Street and rear access to the amenity space behind the property.

There is a vault extending below the street level in which there will be a communal cycle store and storage area for the building. There is the provision for 2 cycle spaces for the 3 Bed Ground and Basement maisonette with 1 cycle space allocated to each 1 Bed apartment.

An existing staircase leads up to the Ground Floor level of this maisonette where the main living spaces are.



Guilford Street - Existing Front Elevation (1:250)



Proposed Basement Plan 1:200

## Ground Floor

Communal front door access from Guilford Street is created on the ground floor of the property, leading to a circulation staircase at the rear. Self-contained apartments lead from this circulation staircase at First, Second & Third Floor levels. There is a secondary entrance to the maisonette from the communal corridor with a main living space and kitchen at this level. There is an existing set of steps leading down to the third bedroom and WC in this maisonette and there is access to the rear amenity space at this level also.

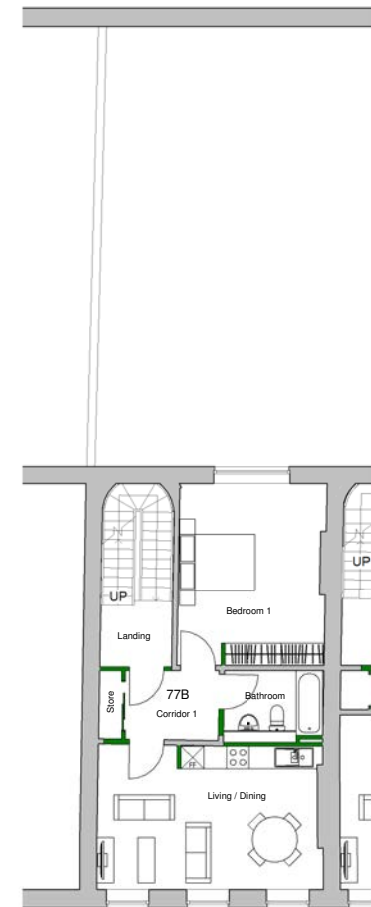
The staircases in the building will be refurbished where necessary as wear and tear is evident in some locations however will remain in their current locations.

## First, Second & Third Floor

The First, Second & Third Floor apartments maximise the available natural light with the Kitchen/ Living Room positioned to the south of the property and the bedroom to the rear looking over the amenity space. The apartments are 1 Bedroom self-contained units with the main open living space positioned on the Guilford Street side to allow the large living area to be glimpsed from the street. The staircase is extended from second to third floor to stack in the existing stairwell and simplify the apartment layouts.



Proposed Ground Floor Plan 1:200



Proposed 1st Floor Plan 1:200



5.3 Schedules

- Area Schedule (GIA)
- Proposed Room Schedule (NIA)

Proposed Room Schedule_No.77					
Property	Address	Level	Name	Area	Imperial Area
-01 Basement					
No.77	77A	-01 Basement	Bathroom	7.8 m²	84 ft²
No.77	77A	-01 Basement	Bedroom 1	16.5 m²	178 ft²
No.77	77A	-01 Basement	Bedroom 2	16.2 m²	175 ft²
No.77	77A	-01 Basement	Corridor 1	8.4 m²	90 ft²
No.77	77A	-01 Basement	Corridor 2	7.9 m²	85 ft²
No.77	77A	-01 Basement	Corridor 3	1.9 m²	21 ft²
No.77	77A	-01 Basement	En-suite	2.8 m²	30 ft²
No.77	77A	-01 Basement	Lobby	3.6 m²	39 ft²
No.77	77A	-01 Basement	Store	0.9 m²	9 ft²
No.77	77A	-01 Basement	Store	2.4 m²	26 ft²
				68.5 m²	737 ft²

00 Ground					
No.77	77A	00 Ground	Bedroom 3	8.4 m²	90 ft²
No.77	77A	00 Ground	Corridor 1	6.4 m²	68 ft²
No.77	77A	00 Ground	Corridor 2	1.3 m²	13 ft²
No.77	77A	00 Ground	Kitchen	15.2 m²	163 ft²
No.77	77A	00 Ground	Living / Dining	26.4 m²	284 ft²
No.77	77A	00 Ground	WC	2.6 m²	28 ft²
				60.2 m²	648 ft²

01 First					
No.77	77B	01 First	Bathroom	4.3 m²	46 ft²
No.77	77B	01 First	Bedroom 1	18.5 m²	199 ft²
No.77	77B	01 First	Corridor 1	4.5 m²	48 ft²
No.77	77B	01 First	Living / Dining	22.3 m²	240 ft²
No.77	77B	01 First	Store	1.1 m²	11 ft²
				50.6 m²	545 ft²

02 Second					
No.77	77C	02 Second	Bathroom	3.8 m²	40 ft²
No.77	77C	02 Second	Bedroom 1	17.9 m²	193 ft²
No.77	77C	02 Second	Corridor 1	2.9 m²	31 ft²
No.77	77C	02 Second	Living / Dining	23.8 m²	256 ft²
No.77	77C	02 Second	Store	0.7 m²	8 ft²
No.77	77C	02 Second	Store	1.0 m²	11 ft²
No.77	80C	02 Second	WC / Shower	3.1 m²	34 ft²
				53.2 m²	573 ft²

03 Third					
No.77	77D	03 Third	Bathroom	4.4 m²	48 ft²
No.77	77D	03 Third	Bedroom 1	16.9 m²	182 ft²
No.77	77D	03 Third	Corridor 1	5.5 m²	59 ft²
No.77	77D	03 Third	Living / Dining	22.2 m²	239 ft²
No.77	77D	03 Third	Store	2.1 m²	23 ft²
				51.2 m²	551 ft²
Grand total: 33				283.7 m²	3054 ft²

Proposed Second Floor Plan 1:200



Proposed Third Floor Plan 1:200

## 5.4 Appearance and Materials

The Grade II listed status of the property restricts the external alterations that can be made to the building so the external appearance of the building will remain mainly unchanged. To ensure that any alterations are sympathetic to the context all works will be carried out in conjunction with the conservation officer.

## 5.5 Facade

The facades will be maintained as existing throughout the property. Throughout the construction process the facades will be adequately protected to ensure that their condition is preserved whilst work progresses. Any defects found in the facades will be rectified in conjunction with the conservation officer to ensure a sympathetic restoration.

## 5.6 Landscaping

The landscaping of the rear amenity spaces will be brought up to a reasonable standard where they have become overgrown and fallen into disrepair. This will increase the living standards of the occupants by providing good quality external space to enjoy.





## 5.7 Sustainability

There is the potential to include a range of sustainable approaches to the site, however these will have to be considered in conjunction with the conservation officer due to the Grade II listed status of the buildings. The following sustainable possibilities are:

Rain water harvesting

Photovoltaics

Solar thermal systems



## 5.8 Fire Strategy

The communal areas within the building will be fire protected escape routes to ensure safe egress from all apartments through the front access of the building. 30 minute fire-rated doors will protect the escape routes with suitable fire detection systems installed throughout to meet current Building Regulations.

 Fire protected escape route  
(first floor plan)



Proposed 1st Floor Plan 1:200

## 5.9 Building Services

New electrics will be installed within the building to ensure that they conform to current Building Regulation standards. New plumbing systems will be installed to service the new apartment layouts which have been stacked where possible to reduce the need for unnecessary alterations to the building fabric. Bin storage for the apartments will remain as the existing arrangement to reduce alterations to the building exteriors.

## 5.10 Facade Maintenance Access

The facades of the building will be maintained and the exterior of the windows will be cleaned via a ladder system accessed from Guilford Street level or the rear amenity space of the property. Any restoration works will be carried out in conjunction with the conservation officer in order to protect the Grade II listed status of the buildings.



6.0 Access Statement

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6.1	Access Statement	p51
6.2	Design Considerations	p51
6.3	Lifetime Homes Assessment	p52



## 6.0 Access Statement

### 6.1 Access Statement

Access statements offer a framework for improving the quality of buildings and spaces, by considering the way a building is going to be used and managed from the earliest stage right through the project. In addition to promoting an environment of social inclusion and diversity, the statement can assist in highlighting at an early stage any potential issues of access, thus reducing the risk of potential costly alterations at a later stage.

This Access Statement should be viewed as a document that will develop with the project. The statement will record and explain decisions on accessibility associated with the planning, design and ongoing management stages of the project. It will also provide a convenient vehicle by which particular design decisions that do not follow published best practice still, nonetheless, meet obligations of 'reasonable provision'.

This access statement should be read in collaboration with AWW Architects planning submission drawings included with this document.

### 6.2 Design Considerations

#### Pedestrian movement - Externally

The entrances to the property will remain as existing. The street is generally well lit at all times and therefore no additional lighting has been proposed for the entrances.

The apartments above Ground floor level will be accessed from a communal entrance along Guilford Street with three step access up from street level. The Basement level entrance to the maisonette is a private access via a flight of steps leading down from street level. Due to the listed status of the buildings the original stepped access to all entrances will be retained in their existing state. Subsequently, wheelchair users will be unable to access the building without assistance and increased colour contrast on the stair nosings cannot be added.

#### Pedestrian movement - Internally

Provisions for a new lift was seriously considered and explored in order to provide access to the apartments by impaired and disabled users, however after considering the building's listed status and the size constraints of the existing building unfortunately they do not allow for a new lift. Therefore there will be no improved disabled access throughout the building.

The existing communal stairs from Ground Floor will remain in the current position, with the flight to the Third floor repositioned to follow in the same stair well which will comply with current building regulations and reflect the layouts seen on the lower floors. The new stairs will be a maximum of 170mm rise, with goings of at least 250mm. Tread nosing will be colour contrasted for those with visual impairments.



### 6.3 Lifetime Homes Assessment

Below is a Lifetime Homes Assessment of the proposed development based on the 16 points checklist. It is important to note that due to the existing building constraints many of the criteria set out in lifetime homes are not possible to achieve even though every effort has been made to do so. Where possible, many of the points have been incorporated in the scheme.

**1. Parking** – There is no parking allocated to the apartments on site as existing.

**2. Approach to dwellings** – As per existing. No change is proposed here from Guilford Street.

**3. Approach to all entrances** – As per existing for all current entrances.

#### 4. Entrances –

a) To be illuminated – The front entrance is already deemed well lit and will have no additional lighting due to the listed status of the buildings. Each apartments entrance will be well lit in the communal circulation space by a new lighting design at every level.

b) Level access - The entrance to the apartments on each level will be positioned where the apartment layouts can be optimised with each dwelling entrance having a level threshold.

c) Clear openings - Each apartment will have a new compliant entrance door of at least 800mm clear opening.

d) Adequate weather protection – As per existing. The front entrance will be retained as existing.

e) Level external landing – This is to remain as existing for all floors. Due to the constraints of the existing building some landings in the proposal will not be able to achieve an area of 1200mm x 1200mm as per guidance suggests. Every effort has been made to maximise this area in each case.

#### 5. Communal stairs and lifts –

a) The existing stairs will remain as existing and only refurbished where necessary. Access to the third floor will be aligned with the stair position of the existing rear stairwell and the new flights will be lifetime homes compliant whilst complying with the building regulations for ambulant disabled access.

b) The omission of a lift to the development proposal is taken on balance to preserve the character of the buildings and the existing stairs within the property. Future applications to increase the volume of the building could be submitted to address accessibility.

**6. Internal doorways and hallways** – Within the constraints of the existing building every effort has been made to ensure that new internal clear widths are compliant to lifetime homes where possible.

**7. Circulation space** – Circulation spaces have been maximised where possible both inside and outside the apartments taking into consideration the existing size constraints and the building's listed status.

**8. Entrance level living space** – With there being one apartment per floor above Ground Floor level, the apartments have been designed to provide single level living spaces at entrance level. The secondary entrance to the maisonette at Ground Floor level provides level access to the main living spaces of the dwelling.

**9. Potential for an entrance level bed-space** – All apartments above Ground Floor level are also compliant by providing a bedroom at entry level for each dwelling. The private entrance at Basement level allows for access to the bedrooms of the maisonette however this can only be accessed via stairs leading down from street level. There is a bedroom located at Ground Floor level also however this is only accessed via existing steps. Due to the listed status of the building it was not considered applicable to disrupt the fabric of the building sufficiently to remove the existing steps.

**10. Entrance level WC and shower drainage** – The apartments above Ground Floor level have a bathroom at entrance level to ensure that there are adequate facilities for ambulant disabled occupants. The existing steps at Ground Floor level of the maisonette do not allow for easy access to the WC and due to the listed status of the building it was not considered applicable to disrupt the fabric of the building sufficiently to remove the existing steps. A WC & shower were considered adjacent to the main living spaces at Ground Floor level however as all entrances to the maisonette are via a set of steps it was considered not applicable for this dwelling.

**11. WC and bathroom walls** – All new walls will be capable of firm fixing and support adaptations for ambulant disabled people suitable for future retrofitting of the apartments if required.

**12. Stairs and potential through-floor lift** – Whilst ensuring that the integrity of the listed buildings is not affected there is not the capacity to propose any new lifts within the property for any substantial benefit. All efforts have been made to ensure that there is living, bedroom and bathroom facilities at entrance level which reduces the need for through-floor lifts within the apartments, however as all units are accessed via existing external steps it was deemed not suitable to propose internal lifts. Future applications may be needed to introduce lift facilities into the development if required.

**13. Potential for fitting of hoist** – Wherever possible it has been ensured that there is an ample layout between the master bedroom and bathroom/ shower room to install hoists to assist ambulant disabled occupants. Due to the listed nature of the buildings there are some apartments where this is not possible however mobile hoists may be installed as an alternative.

**14. Accessible bathroom** – Every effort has been made to follow the dimension guidance in lifetime homes where the existing building will allow.



**15. Glazing and window handle heights** – All new windows throughout the building will be compliant to lifetime homes ensuring that a wide range of people can use and approach the windows.

**16. Service controls** – All service controls will be within the specified height band from the finished floor and at least 300mm away from any internal corner as per detailed in BS8300:2009 (even though in theory this is not applicable due to no lift provision).

Where possible, best practice and life time homes guidance has been followed to ensure the best possible layouts of flats within the tight constraints of the existing buildings.