



Appendix to design & access statement

for

33 Conway Street, London W1T 6BW

Lifetime home criteria

Prior to submitting the application, we met on site with the conservation officer and discussed the proposals.

As a listed building, we need to minimise alterations to the historic fabric and alterations to the room dimensions.

As a consequence, there are limitations to what aspects can be included within the context of lifetime homes.

Please refer to the following table:

Life Time Home Criteria	Proposed action or Justification for non-compliance
1 Car Parking Provision Where there is car parking adjacent to the home, it should be capable of enlargement to attain a width of 3300mm eg 900mm grass verge to the side of a 2400mm wide drive.	N/A No parking currently available on site
2 Access from car parking The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping. Maximum limits for length of path are set for 3 gradients of slope. Paths should be a minimum of 900mm wide.	N/A No parking currently available on site
3 Approach entrances The approach to all entrances should be level or gently sloping.	Entrance as existing, level with small upstand to door threshold. Existing entrance door and approach to be retained and refurbished to avoid damage to a listed building in a conservation area.
4 Entrances All entrances should: <ul style="list-style-type: none"> a) be illuminated; b) have level access over the threshold (max 15mm upstand); and c) have a covered main entrance. 	Entrance is currently illuminated by adjacent street lighting. Additional lighting by wall mounted lantern adjacent to front door applied for in this planning and Listed Building Consent application. Existing door and threshold retained to preserve the historic and architectural interest of the area and property as in Criteria 3.

Life Time Home Criteria	Proposed action or Justification for non-compliance
5 Communal Stairs / Lifts a) Communal stairs should provide easy access; b) Where homes are reached by a lift, it should be fully accessible. Various max / min dimensions are given in LTH relating to stairs and lifts.	Listed building prevents change of stairwell width nor installation of a lift.
6 Widths of Doorways and Hallways The width of doorways and hallways should meet minimum dimensions. See separate boxed information.	Listed building prevents change of stairwell width, nor installation of a lift.
7 Space for turning a wheelchair in dining areas There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere. A turning circle of 1500mm diameter or 1700 x 1400mm ellipse is required in dining areas and living rooms.	This is possible to the ground floor duplex only.
8 Living room The living room should be at entrance level.	Not possible due to levels and a listed building.
9 Entrance level bedroom capacity In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.	N/A
10 Entrance level WC There should be: a) a wheelchair accessible entrance level WC, with b) drainage provision enabling a shower to be fitted in the future. For dwellings with three or more bedrooms, or on one level – the WC must be fully accessible.	N/A
11 Walls in bathrooms and toilets Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. Wall reinforcements should be located between 300 and 1500mm from the floor level.	This will be included.

Life Time Home Criteria	Proposed action or Justification for non-compliance
<p>12 Stair lift provision</p> <p>The design should incorporate:</p> <ul style="list-style-type: none"> a) provision for a future stair lift; b) a suitably identified space for a future through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. 	<p>Listed building prevents change of stairwell which will not be suitable for adaptation.</p>
<p>13 Hoist provision</p> <p>The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.</p>	<p>This could be included.</p>
<p>14 Ease of access bathroom provision</p> <p>The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.</p> <p>This is largely a matter of providing sufficient space to provide reasonable access to the bathroom facilities.</p>	<p>The listed building does not allow for the bathrooms/shower rooms to be enlarged beyond that shown on the application.</p>
<p>15 Accessibility of Living Room windows</p> <p>Living room window glazing should begin at 800mm or lower and a window in each room should be accessible and easy to open.</p> <p>This requirement is to allow people to see out whilst seated and wheelchair users to be able to operate at least one window in each room.</p>	<p>Living room windows are as existing to the front elevation and to the rear and kitchen diner the windows are full height bifold doors.</p>
<p>16 Switch and socket etc heights</p> <p>Switches, sockets, ventilation and service controls should be at a height usable by all (ie between 450 and 1200mm from the floor) in all rooms.</p>	<p>All switches, sockets and other wall mounted controls to be mounted between 450 and 1200mm, excluding isolating switches for maintenance only.</p>