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87 ALBANY STREET –

LIFETIME HOMES – REVIEW

The table below list the 16 Lifetime Homes design criteria points and assesses our scheme for compliance.

87 Albany Street is an existing public house premises that is being converted into accommodation, the building's architectural style is set and has been designed to blend in with the predominantly Georgian style that is prominent in the area. Upper floors will remain as existing however the large glazed frontage is being replaced with a design more suited to and somewhat matching residential accommodations in the area. Therefore the Lifetime Homes criteria would seem at odds to the planning and architectural aesthetic in some instances as in criteria 4d entrance weather protection.

The architectural style, building fabric and structure have precluded certain elements of the Lifetime Homes criteria being met. However wherever possible the scheme looks to include as many of the criteria as possible given these limitations in an existing building.

Item	Criteria	Our Scheme Comments	Compliance
	PARKING		
(1)	Parking (width or widening capability).	Parking does not form part of this application due to the site location.	NA
(1)a	'On plot' (non-communal) parking.	Parking does not form part of this application due to the site location.	NA
1)b	Communal or shared parking.	Parking does not form part of this application due to the site location	NA
2	APPROACH TO DWELLING		
(2)	Approach to dwelling from parking (distance, gradients and widths).	Parking does not form part of this application due to the site location.	NA
3	APPROACH TO ENTRANCES		
(3)	Approach to all entrances.	The approach to the building is level and meets the criteria and does not exceed the 1:60 and/or no cross-fall exceeding 1:40.	YES
4	ENTRANCES		
(4)a	Entrances All entrances should: a) Be illuminated	The area has adequate street lighting to Albany Street and Chester Gate, illuminating the approaches and the entrances. Not shown on the current set of planning drawings, but it is intended to install an additional entrance light above the main entrance door?	YES
(4)b	b) Have level access over the threshold; and	The threshold will be level access into the dwellings at ground floor level.	YES
(4)c	c) Have effective clear opening widths and nibs as specified below.	The doors comply with a straight on approach with a clear width of 800mm with 300mm clear to the internal leading pull side.	YES
(4)d	d) Have adequate weather protection*	The style of the building architecture in the area does not lend to having an external rain canopy. There are predominantly two styles of building in the area, grand dwellings with entrance porticoes to Chester Gate at the side but the main style to Albany Street is for doorways without weather protection and our architectural style follows this precedent.	NO

(4)e	e) Have a level external landing.*	The external landing area complies with the requirements and is level.	YES
5	COMMUNAL STAIRS & LIFT		
(5)a	Communal Stairs Principal access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.	There are no communal access stairs access to the dwelling is direct.	NA
(5)b	Communal Lifts Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.	There are no communal access lifts access to the dwelling is direct.	NA
6	INTERNAL DOORWAYS & HALLWAYS		
(6)	Internal doorways and hallways. Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.	<p>Hallways at ground floor level comply and exceed the 900mm width requirement.</p> <p>The main entrance door complies with the requirements as does the internal door change of direction into the living areas.</p> <p>Communal doors – there are no communal doors internally.</p> <p>It has not been possible to enlarge the WC door at ground floor due to the internal layout.</p> <p>Access into the basement, whereby a through the floor lift cannot be achieved due to the existing building floor structure. This preclusion of access into the basement has led to doors that do not comply with the criteria set out.</p>	YES-Ground floor /NO-Basement
7	CIRCULATION SPACE		
	Circulation Space There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	<p>Living room and dining rooms have adequate turning circles for a wheelchair at 1500mm diam.</p> <p>Kitchens comply with a clear width of 1200mm as they are approached straight on.</p> <p>A clear space of 750m at the foot and both sides of beds can be achieved in both of the dwellings main bedrooms, however access</p>	<p>YES</p> <p>YES</p> <p>YES/NO</p>

		to the basement is precluded due to the problems of installing a through the floor lift as noted above.	
8	ENTRANCE LEVEL LIVING SPACE		
(8)	A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').	The entry level to the dwellings provides for access into the living dining kitchen area for visitors.	YES
9	POTENTIAL FOR ENTRANCE LEVEL BED SPACE		
(9)	Potential for entrance level bed-space in dwellings with two or more storey's, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed space.	Both of the units could have a single bed added into the living space however this would share with the kitchen area. Of the two units one of them could have a bedroom constructed and allow for natural light into all areas of the dwelling and have the bedroom segregated from the kitchen area, living space would be reduced. For the other unit subdivision would reduce light into the dwelling and it would not be possible to meet the criteria.	YES
10	ENTRANCE LEVEL WC & SHOWER DRAINAGE		
(10)	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).	The scheme does not have a part M WC compartment or shower area.	NO
11	WC & BATHROOM WALLS		
	Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	As access to the basement bathroom is precluded due to the problems of installing a through the floor lift as noted above lining to the walls for grab rails has not been installed.	NO
12	STAIRS & POTENTIAL THROUGH-FLOOR LIFT IN DWELLING		
(12)a	a) Potential for stair lift installation	Our scheme complies with stairway clear width of 900mm however due to the constraints of installing a stair lift into the space the stairs have winders and doorways off of landings that preclude the installation of a	NO

		viable stair lift chair.	
	b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	The structure of the existing floor slab does not allow for easy installation of an aperture to take a through the floor lift.	NO
13	POTENTIAL FOR FITTING HOISTS – BEDROOM & BATHROOMS		
	Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	Two of the bedrooms have ensuite bathrooms and the floor/ceiling loading will take fixings for a hoist, however access to the basement level is limited as stated above.	YES
14	BATHROOMS		
	An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.	<p>Accessible bathrooms have not been shown as access into the basement is limited and this provision without access does not make sense.</p> <p>Accessible showers are not provided due to the statement above.</p> <p>Capped floor drainage has not been provided due to the statement above.</p>	NO
15	GLAZING & WINDOW HANDLE HEIGHTS		
(15)	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).	<p>Windows in the living room comply with the 800mm to 1700mm glazing height and provide for clear views out for seated people. Balustrades are not installed and no views are obscured.</p> <p>Our scheme complies with a clear wheelchair approach of 750mm to the main windows.</p> <p>All windows are base opening sashes and can be easily operated. Sashes are the predominant architectural style in the area.</p>	YES
16	LOCATION OF SERVICE CONTROLS		
(16)	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room	Our scheme includes for services to be installed between 450mm and 1200mm from floor level.	YES

	corner.		

Report end.