

LIFETIME HOMES

4 November, 2011

48 NEAL STREET, LONDON, WC2H 9PA

DOMESTIC ALTERATION & COVERSION TO RESIDENTIAL UNITS

It is not the intention of the proposal to create a fully accessible apartment for a wheelchair user. It is the intention of the Clients to enhance and future proof an apartment for their elderly but still mobile father. Therefore, in the conversion of the single dwelling – the existing home extends from first floor level over 4 storeys – with internal alterations to form 3 self contained apartments, the proposal creates a first floor flat for the owner with larger door openings and a DDA compliant bathroom, so that in the event of the elderly father requiring a wheelchair, the apartment will provide improved circulation. The property is situated on a busy shopping street with no parking or street parking available. Therefore, certain requirements under Lifetime Homes are not feasible or applicable. However, below we have set out a response to the 16 points in the Lifetime Homes guidance notes.

1. Parking &

2. Approach to dwelling from parking:

Neal St restricts vehicle movement and does not provide parking facilities. Nor does it allow street parking. The existing property does not have any off street parking. Therefore, the recommendation is not applicable to this context and proposals.

3. Approach to all entrances &

4. Entrances:

There is a single step at the entry to the dwelling at public footpath street level and we do not imagine this public realm can be altered. But if ever relevant, and wheelchair entry was required, a mobile hand laid steel plate ramp could be made available in the ground level hall.

5. Communal stairs and lifts:

Should the need arise for wheelchair access to the first floor apartment, a chair lift could be installed to the communal stair from the ground floor hall to the first floor landing.

6. Internal doorways and hallways:

As indicated on the proposal drawings, all new door openings will be in improved doorsets to provide a clear opening of 900mm, including the entry door to apartment A. As an open layout there are no hallways to restrict movement.

7. Circulation Space:

The open plan configuration facilitates easy movement around the apartment. All furniture would be arranged accordingly for wheelchair turning.

8. Entrance level living space:

The apartment is entered off the communal stair at first floor level, directly into the open plan living, dining and kitchen, with no change of level.

9. Potential for entrance level bed space &

10. Entrance level WC and shower drainage:

The apartment is arranged over the entire first floor level only. Therefore, the bedroom and bathroom are at the entrance level to the flat. The proposal indicates a shower tray set into the floor to be level with the floor finish, with no lip, thus providing easy access for wheelchairs and for persons with restricted movement.

11. WC and Bathroom walls:

A DDA compliant bathroom suite is intended including all grab rails. These will be installed on existing brick walls and new internal partitions with increased support for all fixings.

12. Stairs and potential through-floor lift in dwelling:

As described above, a chair lift has the potential to be installed in the communal stair between ground and first floor levels if required. A commercial shop with glazed street level windows is situated at the ground floor and basement. An internal through floor lift is not required or feasible within the floor plan of this 19th century building.

13. Potential for fitting of hoists in bedroom/bathroom:

The historic 19th century timber joisted intermediate floors are not readily suitable for such suspension fittings. However additional structural members will be inserted where appropriate.

14. Bathrooms:

Drawings indicate a fully DDA compliant bathroom design, with all grab rails and fittings. Shower tray is set level with floor and includes seat. All access provisions are met with movement space and 900mm clear door opening.

15. Glazing and window handle heights:

All existing window openings are unaltered. It is not appropriate for any changes to be made to the existing fabric and aesthetic of the property, and would compromise the conservation and historic nature of the property and area.

16. Location of service controls:

All new controls will be inserted at the appropriate heights and positions to meet DDA recommendations at the technical design stage and works implementation.