

LIFETIME HOMES ASSESSMENT

AO/320-PL_LHA_1 (-)

Proposed Flat Conversion

Flats 2 & 3, 10 Gilbert Place London WC1A 2JD

LEGEND

ACHIEVED

NOT ACHIEVED

DOES NOT APPLY

REQUIREMENTS

1. Communal Stairs Communal stairs to provide easy access and, where homes are reached by a lift, it should be fully accessible.

NOT ACHIEVED – Flats are accessed via existing communal stair with risers exceeding the maximum and goings not reaching the minimum, and no room for handrail to extend 300mm beyond bottom tread

2. Doorways and Hallways The width of internal doorways and hallways to conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on the entrance level.

ACHIEVED

3. Wheel chair Accessibility There will be space for turning a wheelchair in dining areas and living rooms, via a 1500mm turning circle and adequate circulation space for wheelchairs elsewhere.

ACHIEVED

4. Living Room The living room will be at entrance level.

ACHIEVED

5. Two or more storey requirements In houses of two or more storeys, there will be space on the entrance level that could be used as a convenient bed space.

ACHIEVED - living accommodation at entrance level

6. WC In houses with three bedrooms or more there will be a wheelchair accessible toilet (1500 x 2200mm) at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet will conform at least to Part M.

DOES NOT APPLY

7. Bathroom and WC walls Walls in the bathroom and WC will be capable of taking adaptations such as handrails.

ACHIEVED – Reinforcement could be included to shower-room walls

8. Life Capability The design will incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom.

ACHIEVED

9. Main bedrooms The design and specification will provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

ACHIEVED

10. Bathroom Layout The bathroom will be designed for ease of access to the bath, WC and wash basin.

NOT ACHIEVED No bath or space to be provided in flat

11. Window Specification Living room window glazing will begin no higher than 800mm from the floor level and windows should be easy to open/operate, subject to planning constraints and building regulations.

NOT ACHIEVED

12. Fixtures and Fittings Switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 450 and 1200mm from the floor).

ACHIEVED Fixtures and fittings to be installed to these requirements

Secondary Requirements

13. Car Parking Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.

DOES NOT APPLY No car parking to be provided within curtilage of site

14. Access from Car Parking The distance from the car parking space to the home be kept to a minimum and be level or gently sloping.

DOES NOT APPLY No car parking to be provided within curtilage of site, although access from adjacent existing parking is level

15. Approach The approach to all entrances will be level or gently sloping.

ACHIEVED

16. External Entrances All entrances will be illuminated, have level access over the thresholds and have a covered main entrance

NOT ACHIEVED – Although lighting will be provided to the entrance, communal access to the existing building is via 2 steps and there is no proposal to provide a canopy above the communal entrance door