

## 113 Bayham Street, Lifetime Homes assessment

The conversion of 113 Bayham street was originally undertaken following the granting of planning permission in 2003. The structure and format of the building are those of a Victorian public house and have always been the living accommodation created in the 'left over' space at the upper levels of the property. This obviously has produced severe restrictions on the possibilities for providing fully accessible housing. The open plan nature of the existing ground floor dictates the position of the entrance and the access staircase.

The design has been reviewed in accordance with Lifetime Homes criteria. It is noted that Life Time homes acknowledges the restrictions placed on achieving the standards when a small scale refurbishment is undertaken,

*"..achieving the requirements of all 16 Criteria may be unrealistic and impractical due to the number of considerations and constraints imposed by the existing building(s) and its(their) surrounds. Constraints may include:*

*Fixed floor heights against external levels  
The existing structure of the building  
The footprint of the existing building and its structural components  
The availability of external space  
Planning and conservation considerations  
Existing service runs and connections  
Scope of proposed works and available budget. "*

Life time Homes defines 16 Design Criteria;

- 1 - Car Parking Width
- 2 - Access From Car Parking
- 3 - Approach Gradients
- 4 - Entrances
- 5 - Communal Stairs & Lifts
- 6 - Doorways & Hallways
- 7 - Wheelchair Accessibility
- 8 - Living Room
- 9 - Entrance Level Bedspace
- 10 - Entrance Level WC & Shower Drainage
- 11- Bathroom & WC Walls
- 12 - Stair Lift/Through-Floor Lift
- 13 - Tracking Hoist Route
- 14 - Bathroom Layout
- 15 - Window Specification
- 16 - Controls, Fixtures & Fittings

### Parking (1&2)

No parking is provided

### Approach to dwelling(s) from parking or site boundary (3&4)

The property is accessed directly of the public footpath. This area is very well lit with good ambient street lighting. This is a very central, city centre location and achieves high levels of illumination. Additional illumination has not been added as it is unlikely to improve on the lighting levels unless significant direct lighting was introduced, this is thought to be undesirable and to have a level of nuisance on a public thoroughfare.

The floor levels of the existing building dictate that the threshold is not level. There is little opportunity to reduce the level of the internal hallway as this would drop the ceiling height below in A3 unit which is let under a separate lease agreement.

The entrance door has been designed with stainless steel furniture against dark timber and is intended to be easily visible, in line with good practice. The door width is in excess of 800mm.

#### **Circulation within communal hallways (5)**

The possibility of the introduction of a lift was explored for the development, however it proved impractical given the floor space that is available for living accommodation. However the structure for a future lift has been included should remodelling of the building be considered in the future.

The staircase has been designed with handrails to both sides for its full length. The route is very much dictated by the historic fabric of the building and the future lift provision. This route produces a shallower stair with large half landings.

#### **Circulation within dwellings (6)**

Where possible access doors have been provided to meet the standard in terms of widths. Access corridors have been maximised in width and all units are level once accessed. Units have been designed to be as open plan as possible combining living and eating where this is practical.

#### **WCs & Bathrooms (10&11)**

All units have the provision of a shower save for the top floor units. All walls are lined with ply in bathroom areas to allow future fitting of handles should this become desirable in the future.

#### **Wheelchair access**

Wheelchair access is compromised in this building by the historic fabric and the ground floor commercial unit, which is in separate ownership (lease).

#### **Windows/Living (8)**

All windows are to be replaced with timber sashes. All bottom sashes will be openable, the height of these is dictated by the historic fabric. At levels three and four full height external doors are provided to all areas.

#### **Services**

All services that are being replaced will be located within the 450 to 1200mm service zone.

The design has considered the full 16 requirements and where possible these have been integrated into the design. The proposed units provide single story living accommodation with level access through out.

Where services are replaced these will be fully compliant and the layouts are intended to minimise internal circulation.

Unfortunately the fabric of the building restricts the possibility of meeting the full 16 requirements, but the apartments have been designed to meet the requirements where possible.