

**LIFETIME HOMES CRITERIA**  
**REFURBISHMENT WORKS**  
**FOR 118 BOUNDARY ROAD, LONDON, NW8 0RH**  
**MARCH 2010**

**GENERAL**

Due to the nature of the existing building the overall aim of the project will be to make improvements as far as practical but due to the restraints imposed by the existing building, its surroundings and available budget, not all criteria can be complied with.

Document to be read in conjunction with submitted Design and Access Statement.

**CRITERIA**

**1.0 Car Parking**

The only parking available in Boundary Road is the Council pay and display system which regrettably cannot be altered.

**2.0 Access From Car Parking to Building**

Access is via a public pavement which cannot be altered/amended from the existing levels. The formation of a new entrance will not be possible due to the restricted width of the frontage and limitations imposed by the existing construction precluding alterations.

**3.0 Approach Gradients**

Refer to item 2.

**4.0 Entrances**

**4.1 Illumination**

Entrance to communal flat/commercial area incorporates an external light fitting.

**4.2 Threshold Level**

Due to the existing internal floor levels and structure of building it would not be feasible to incorporate a level threshold. Due to the footprint of the existing building and lack of available space within the demise, it will not be possible to install compliant ramps/gradients.

Entrance door to residential unit incorporates a clear width of 800mm with a 300mm leading external nib (up to commercial door).

**4.3 Main Entrance Area Incorporates a Canopy/Recess**

Existing recess size 1025 wide x 1265 long approximately.

Ironmongery to entrance door set approximately 1200mm from finished floor level.

## **5.0 Circulation Within Communal Hallway**

- 5.1 Existing stair leading from ground floor level to the proposed refurbished basement flat comprises a staircase construction of a 190mm riser and 250mm going. Where this does not comply in respect to the 170mm riser, it would be extremely difficult to incorporate a new stair within the existing structure/space available.
- 5.2 Lift Access - space not available to incorporate lift.

## **6.0 Circulation Within Dwelling**

Due to the constraints within the existing structural walls, it would not be possible to enlarge the door/corridor widths.

## **7.0 Wheelchair Accessibility**

Due to limited access/space wheelchair access will not be possible. Special arrangements can be made between the tenant and a wheel chaired visitor to ensure suitable assistance can be given at the time of a visit.

## **8.0 Living Room**

Living Room cannot be at entrance level due to Building Control requirement for a protected fire lobby, in conjunction with Flat being located within the basement in a separate tenancy from the basement accommodation.

## **9.0 Entrance Level Bed Space**

Basement Flat is at one level, therefore bed access within Flat should be acceptable.

## **10.0 Entrance Level WC and Shower Drainage**

- 10.1 Wheelchair WC accessibility at entrance level not available due to limitations in planning precluding the introduction of a WC facility at ground floor level.
- 10.2 WC and walk-in shower facility at same level in Basement Flat. Walk-in shower/wet room to aid occupants with disabilities and free up circulation space.

Toilet located in front of the door to maximise the distance/space in front of WC..

## **11.0 Bathroom and WC Walls**

Walls to be of adequate strength to take handrails.

## **12.0 Stair lift/Through Floor Lift**

- 12.1 The configuration of the existing stair/winders to head/bottom of stairs and limited stair width of 800mm would hinder the inclusion of any stair lift.
- 12.2 Through floor lift from basement to ground floor can not be installed due to the commercial offices at ground floor level.

### **13.0 Tracking Hoist Route**

An access connecting door has been introduced to the design linking the bedroom to the bathroom. There is no provision for a knock out panel above the door to allow for a continuous tracking hoist.

The ceiling at present comprises 2 layers of fireline board on an MF ceiling support. The loads from the track hoist would mean the ceiling would need to be removed and the floor reinforced to accommodate loads and acoustic separation, which would be detrimental to the economics of the project.

### **14.0 Bathroom Layout to Suit Disabled Use**

Due to the limited space available and structural alterations/drainage amendments that would be required, the costs would be detrimental to the project's viability and development potential.

### **15.0 Windows**

It is proposed to install new double glazed windows to FENSA guidelines and Approved Document L and N of the Building Regulations. Cill levels have been shown below 800mm to aid clear views.

### **16.0 Controls, Fixtures and Fittings**

The proposal is to renew the electrics to the Basement and comply with Approved Document M and P. The following will be carried out:-

- a) Electrical power points to be located above 450mm (this element will need careful consideration and location due to the existing damp proofing works to the wall via the application of a Sika render).
- b) Light switches to be set below 1200mm from FFL.
- c) Remote boiler controls.
- d) Radiator thermostats to be located at the head of the radiator.