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To:
Savills
33 Margaret Street,
London
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LIFETIME HOMES ASSESSMENT:

RESIDENTIAL DEVELOPMENT TO 40-42 PARKER STREET

Re: P636 40-42 Parker Street, London WC2B 5PH

Criterion 1 – Car Parking Provision

Car-free development.

Criterion 2 – Car Parking Access

Car-free development.

Criterion 3 – Approach to Entrances

The existing approach to the building at ground level is level. Full lift access is provided within.

Criterion 4 – Entrances

All entrances will have level external landings and be illuminated internally.

Criterion 5a - Communal Stairs

The existing communal stair is to be retained up to level three, this has a minimum width of 900mm.

A new stair is proposed from level three to four, this is to meet lifetime homes guidelines.

Level five is to be accessed by private staircases with the flats.

Criterion 5b – Communal Lifts

The existing lift shaft is to be used and extended upwards so the internal lift dimensions are restricted.

At level three the existing landing is retained; at level four the new landing has a clear space of over 1500x1500mm; at level five, access is shared / private to flats 5 and 6, and the 900mm width is restricted by planning constraints on external envelope.

Lift controls will be mounted in a suitable position to meet lifetime home guidelines.

Criterion 6 – Internal Doorways and Hallways

Within units, hallway widths vary from a minimum of 900 to 1200mm.

All clear openings to doorways are at least 750mm, and where the corridor width is less than 1050mm, the clear opening is to be 900mm.

All clear openings to communal doorways are at least 800mm.

All communal doorways have an adjacent 300mm nib on the pull side of the door.

Criterion 7 – Circulation Space

Living areas are generously proportioned allowing a clear turning circle of 1500mm diameter for wheelchair use.

All kitchens have a clearance from the units of at least 1200mm.

All main bedrooms have 750mm clear width surrounding a standard double bed size, and 750mm width access to the window.

Criterion 8 – Entrance Level Living Space

The scheme has been revised as requested to provide entrance level

living space.

Criterion 9 – Potential for Entrance Level Living Space

All bedrooms are at entrance level.

Criterion 10 – Entrance Level WC and Shower Drainage

All sanitary facilities are at entrance level.

Criterion 11 – WC and Bathrooms Walls

All internal partitions and party walls are to be of a lightweight blockwork construction or to be ply lined to enable the fixing of grab rails at any required location.

Criterion 12 – Stairs and Potential Through-Floor Lift in Dwellings

As noted above, the existing lift is to be retained and extended to all proposed floors.

Criterion 13 – Potential for future fittings of Hoists and Bedroom/Bathroom Relationship

The structures above and around these areas will be capable of providing the required support.

Criterion 14 – Bathrooms

The bathrooms will be accessible in accordance with the good practice guidance.

Criterion 15 – Glazing and Window Handle Heights

Existing window openings are to be reused on level three. Replacement double glazed windows are to be provided with fixed panes up to a height of 1100mm, there are no external balconies. Levels four and five have floor to ceiling glazing opening onto roof terraces. There is 750mm clear approach to all windows in habitable rooms, and windows are to have handles or controls no higher than 1200mm from the floor level.

Criterion 16 – Location and Service Controls

Service controls will be in accordance with building regulations and good practice recommendations.

Daniel Kownacki

On behalf of

PEEK Architecture + Design Ltd