

LIFETIME HOMES STATEMENT December 2013_Rev_--

16 Cleveland Street, London, W1T 4HX

Please see comments below in relation to the 16 Criterion required to satisfy Lifetime Homes Standards.

Criterion 1a and 1b – Parking

Due to the existing building occupying the full extent of the site, 'on-plot' communal parking is not achievable in this instance.

Criterion 2 – Approach from Parking

N/A due to 1a and 1b.

Criterion 3 – Approach to all entrances

Due to the existing step and rail configuration at the front entrance and the proximity to the existing pavement a ramped approach is not considered achievable.

Criterion 4 – Entrances

Due to the existing configuration of the front entrance door and the buildings Listed Status, this criterion is not deemed achievable.

Criterion 5a and 5b – Communal Stairs and Lifts

Due to the listed status of the building the majority of the existing stair is to be retained and therefore will not meet lifetime homes requirement. Where new stairs are proposed to the Lower Ground floor and Third floor these have been designed to meet lifetime homes standards.

Due to the Listing and the requirement to retain as much of the floor-plan as possible a lift has not been proposed and therefore the requirement cannot be met for a communal lift.

Criterion 6 – Internal Doorways and Hallways

Due to the requirement to retain the floor plan throughout in accordance with the Listed status of the building, internal doorways and hallways will remain as per the original floor plan which does not conform to Lifetime Homes.

Criterion 7 – Circulation Space

Due to the requirement to retain the existing floor plan in the vast majority of cases the criterion to provide circulation space to provide adequate turning circles is not deemed achievable in all instances.

Criterion 8 – Entrance Level Living Space

Due to the building being separated into separate units this criterion is not deemed achievable.

Criterion 9 – Potential for Entrance Level Bed-Space

Similar to criterion 8 due to the building being separated into separate units this criterion is not deemed achievable, although this has been achieved within unit 1.

Criterion 10 – Entrance Level WC and Shower Drainage.

Similar to criterion 8 and 9 due to the building being separated into separate units this criterion is not deemed achievable, although this has been achieved within unit 1.

Criterion 11 – WC and Bathroom Walls

Due to the requirement to re-instate the original floor plan throughout this has been deemed not achievable in all instances, however where this can be achieved in new bathrooms we will endeavour to do so.

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

Due to the requirement to retain the stair and re-instate as closely as possible where replacement is required this criterion is deemed not achievable. Furthermore due to the loss of original fabric that would be required to install a platform lift between floors within units of 2 storeys or more it has been deemed this would not be achievable.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship

Although in some instances the relationship between bathrooms and bedrooms has been achieved, the potential loss of original fabric required to meet this criterion, it has been deemed that this is not achievable.

Criterion 14 – Bathrooms

Due to the requirement to re-instate the original floor plan throughout this has been deemed not achievable in all instances, however where this can be achieved in new bathrooms we will endeavour to do so.

Criterion 15 – Glazing and window handle heights

Due to the requirement to retain existing and re-instate original floor plans and hence partitions and door openings including historic detailing this criterion is not deemed achievable.

Criterion 16 – Location of Service Controls

It is proposed that all service controls are to be located within a 450 to 1200mm zone from FFL and at least 300 away from any internal corner to satisfy criterion 16.