

Lifetime Homes Statement

for

38 Museum Street, London, WC1A

Ref: A17809

Dated: Monday 09 June 2014

Revision: A



1 Parking (Width or Widening Capacity)

This criteria does not apply as there is no parking provision

2. Approach from Parking

This criteria does not apply as there is no parking provision

3. Approach to all entrances

This criteria does not apply, as the street level entrance opens directly onto Bury Place, however provisions have been made below to ensure a level threshold

4. Entrances

4.1 Street Door

Based on the lifetimes home standards, the existing communal entrance at street level will be modified to provide a single door opening of 900mm width, with a level threshold out onto the pavement thus providing a level landing to both sides of the entrance.

The current level of street lighting provides sufficient illumination to the external side of the entrance whilst the lobby and staircases to the building will be illuminated via PIR detectors, operating the lights upon movement.

As the entrance opens directly onto the pavement it is not possible to provide an external canopy providing weather protection, however the substantial overhang of the decorative cornice will provide some protection.

4.2 Apartment Doors

The apartment door will have a minimum clear width of 850mm with 300mm clear from the leading edge of the door to any obstructions. As previously, all apartment doors will have a level threshold and suitable landing within the common parts, and will be illuminated from the common parts side using PIR switching.

5. Communal Stairs and Lifts

5.1 Stairs

It is not proposed to replace the existing staircase up to the first floor. This currently has a width of 850mm with a going of 220mm and an average rise of 170mm. However, the stairs will be refurbished to include contrasting nosings and a new contrasting handrail to the requirements of BS8300.

5.2 Lift

Due to the nature of the existing building a communal lift will not be provided.

6. Internal doorways and hallways

The apartment will comply with the requirements of the Life Times Homes Standards as far as practicable within the available space. All doorways within the apartment will comply with the Lifetimes Homes Standards.

7. Circulation Space

In all cases, there is a clear circulation space within the living room/kitchen forming an ellipse of 1400x1700. Additionally there is a clear 1200mm in front of all kitchen units and worktops.

8. Entrance Level living space

This criteria has been satisfied as the dwelling(s) comprise a single storey

9. Potential for entrance level bed space

This criteria has been satisfied as the dwelling(s) comprise a single storey

10. Entrance Level toilet and shower drainage

This criteria has been satisfied as the dwelling(s) comprise a single storey

11. Bathroom Walls

Adequate studwork to bathroom partitions will be provided within the band 300mm to 1800mm to allow for the secure fixing of grab rails and other items.

12. Stairs and potential through-floor lift in dwelling

This criteria does not apply as the dwelling(s) comprise a single storey

13. Potential for fitting of hoists and bedroom / bathroom

The location of rooms within the proposed apartment allows easy transition between the bedroom and bathroom through removal of the studwork partitions and replacement of the sanitary fittings. Additionally, the structural floors are to be retained thus allowing hoists to be attached directly to the joists.

13. Bathrooms

All bathrooms have been designed with accessibility in mind, and as far as possible within the constraints of the existing building layout, this criterion has been adhered to. However, due to the nature of the proposal the requirements for space and clearances have not been able to be incorporated in certain locations.

15. Windows

The location of the windows within the main building will remain unchanged, and heights and location of window controls will also remain due to the use of sash windows.

16. Location of Service Controls

These will be located in accordance with the criterion, and BS 8300. The scheme will incorporate consistent locations for different forms of control units throughout the building.

Wheelchair Provision

Given the existing configuration of the building it will not be possible to provide wheelchair accessible dwellings, as there is no step free access from ground to first floor level.