

Project : 006/26 Fitzroy Square, London W1T 6BT

## Lifetime Homes Statement

Site 26 Fitzroy Square London W1T 6BT  
Client Longstile Limited  
Date 13<sup>th</sup> January 2014

### 1. PARKING (WIDTH OR WIDENING CAPABILITY)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

Criterion (1)a On plot (non-communal) parking: Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.

Criterion (1)b Communal or shared parking: Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.

The existing Grade II\* Listed property has no off-street parking, and is located on a square with no parking available. This application is for change-of-use only and no change to this situation is possible or proposed.

### 2. APPROACH TO DWELLING FROM PARKING (DISTANCE, GRADIENTS AND WIDTHS)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.

Criterion (2) Approach to dwelling from parking: The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.

The existing property is Grade II\* Listed and street frontage entrance includes two steps from the footpath and another into the front door. Due to the listed nature of the property this situation cannot be changed, however a temporary removable ramp can be provided and stored within the property for use as required.

### 3. APPROACH TO ALL ENTRANCES

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

Criterion (3) The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres – see Figure 3.1). No slope should have a going greater than 10 metres long.

Existing front entrance to the property includes a level approach.

### 4. ENTRANCES

Principle: Enable ease of use of all entrances for the widest range of people.

Criterion (4)

All entrances should:

- a) Be illuminated
- b) Have level access over the threshold; and
- c) Have effective clear opening widths and nibs as specified below.

In addition, main entrances should also:

- d) Have adequate weather protection\*
- e) Have a level external landing.\*

As per item 3 above, it is not possible to comply with points a, b, and d. However the following points should be noted:

- a) The entrance to the property is well illuminated generally as a result of being located on a densely populated central London square.
- b) Level threshold access is not possible due to the limitation of the Grade II\* Listing.
- c) Clear opening width is 1050mm. Only 140mm clear nib dimension is available to the pull side of the door but this cannot be changed due to the Grade II\* Listing of the property.
- d) Some weather protection is provided by the natural overhang in the building at First Floor level. It is not possible to add any additional weather protection however.
- e) External landing is level, as described in item 3 above.

## 5. COMMUNAL STAIRS AND LIFTS

Principal: Enable access to dwellings above the entrance level to as many people as possible.

Criterion (5)a Principle access stairs should provide easy access in accordance with the specification below, regardless of whether or not a lift is provided.

Required specification for Criterion 5a - Communal Stairs

Communal stairs providing a principal access route to a dwelling regardless of whether or not a lift is provided should be easy going, with:

- Uniform rise not exceeding 170mm.
- Uniform going not less than 250mm.
- Handrails that extend 300mm beyond the top and bottom.
- Handrails height 900mm from each nosing.
- Step nosings distinguishable through contrasting brightness.
- Risers which are not open.

Criterion (5)b Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification below.

Required specification for Criterion 5b – Communal Lifts (where applicable)

Provision of a lift is not a Lifetime Home requirement (see recommendations below), but where a lift is provided, it should:

- Have minimum internal dimensions of 1100mm x 1400mm.
- Have clear landings adjacent to the lift entrance of 1500mm x 1500mm.
- Have lift controls at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.

Good practice recommendations that exceed, or are in addition to, the above requirements:

- Provide lift access to all dwellings above entrance level as far as practicable.
- Provide access to two lifts within blocks of 4 or more storeys.
- Where lift access is not provided, consider potential to enable provision at a later date (by provision of space and/or adaptation).

As this is a private residence, there are no communal stairs or lifts. Nevertheless, the stairs comply with the above specifications regarding the steps and handrails' dimensions.

## 6. INTERNAL DOORWAYS AND HALLWAYS

Principal: Enable convenient movement in hallways and through doorways

Criterion (6) Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width of doorways and hallways should conform to the specification below.

The majority of internal doorways are 900mm or wider and most internal corridors are 1200mm or wider. Furthermore, the interior spaces are generous, in keeping with the stature of this large Grade II\* Listed property.

## 7. CIRCULATION SPACE

Principal: Enable convenient movement in rooms for as many people as possible

Criterion (7) There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

Generous internal spaces allow the easy use of a wheelchair at ground entrance level.

## 8. ENTRANCE LEVEL LIVING SPACE

Principal: Provide accessible socialising space for visitors less able to use stairs

Criterion (8) A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').

A living room or living space in the context of this Criterion is categorised as: Any permanent living room, living area, dining room, dining area (e.g. within a kitchen/diner), or other reception area that provides seating / socialising space for the household and visitors.

Note: In dwellings with two or more storeys, this living space may also need to provide other entrance level requirements (e.g. the temporary entrance level bed-space of Criterion 9, or the through floor lift space of Criterion 12).

The dining room, office and kitchen are all provided on the ground entrance level.

## 9. POTENTIAL FOR ENTRANCE LEVEL BED-SPACE

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

Criterion (9) Potential for entrance level bed-space

In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.

There is no permanent bed-space provision on the entrance floor. However, if a bed-space is temporary required, the office can easily be transformed into a bedroom.

## 10. ENTRANCE LEVEL WC AND SHOWER DRAINAGE

Principle: Provide an accessible WC and potential showering facilities for:

- i) any member of the household using the temporary entrance level bed space of Criterion 9, and;
- ii) visitors unable to use stairs.

Criterion (10) Entrance level WC and shower drainage

Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).

There are no accessible WC provisions in the proposed private dwelling.

## 11. WC AND BATHROOM WALLS

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

Criterion (11) WC and bathroom walls

Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.

Required specification to achieve Criterion 11

Adequate fixing and support for grab rails should be available at any location on all walls, within a height band of 300mm – 1800mm from the floor.

All bathroom walls will be capable of firm fixing and supporting adaptations such as grab rails.

## 12. STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLING

Principle: Enable access to storeys above the entrance level for the widest range of households.

Criterion (12) The design within a dwelling of two or more storeys should incorporate both:

- a) Potential for stair lift installation; and,
- b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.

Required specification to achieve Criterion 12a - Stairs

In dwellings with two or more storeys, the stairs and associated area should be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement.

A clear width of 900mm should be provided on stairs. This clear width should be measured 450mm above the pitch height.

This property is Grade II\* Listed and as such it will not be possible to install a lift. However the generous proportions of the existing central stair would allow the installation of a seated stair lift is required.

## 13. POTENTIAL FOR FITTING OF HOISTS AND BEDROOM / BATHROOM

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Criterion (13) Potential for future fitting of hoists and bedroom / bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Required specification to achieve Criterion 13

Structure above ceiling finishes over a main (twin or double) bedroom and over the bathroom should be capable of supporting, or capable of adaptation to support, the future installation of single point hoists above the bed, bath and WC. This bedroom and bathroom should be on the same storey level. This storey (unless at entrance level) should have potential for access via the through floor lift (see Criterion 12).

This bathroom should also satisfy the requirements of Criterion 14. The route between this bedroom and bathroom should not pass through any living / habitable room or area.

Good practice recommendations that exceed, or are in addition to, the above requirements

Locate this bedroom and bathroom adjacent to each other with a connecting full height 'knock out panel' sufficient to form a direct doorway with a minimum clear opening width of 900mm between the two rooms, or have a direct (en-suite) link with a minimum clear doorway opening of 900mm from the outset.

Where locating these two rooms adjacent to each other is not practicable, have their doorways adjacent to each other, or opposite each other.

This property is Grade II\* Listed and as such significant alterations to the structure are not proposed. However the layout of bedrooms and ensuite bathrooms is such that, should this be required and structural alterations were possible, the layout criteria described above would be met.

#### 14. BATHROOMS

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

Criterion (14) – Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

As with criterion 10, no accessible bathroom facility has been provided in the dwelling.

#### 15. GLAZING AND WINDOW HANDLE HEIGHTS

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Criterion (15) Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).

Required specification to achieve Criterion 15

To allow a reasonable view from the principal living space, the principal window in this living space, or glazed doors (where these are in lieu of the principle window) should include glazing that starts no higher than 800mm above floor level. In addition, any full width transom or cill within the field of vision (normally extending up to 1700mm above floor level) should be at least 400mm in height away from any other transom or balcony balustrade.

All dimensional requirements within this paragraph are nominal (+/- 50mm acceptable).

There should be potential for an approach route 750mm wide to enable a wheelchair user to approach a window in each habitable room (see Note 1). In addition, this window should have handles/controls to an opening light no higher than 1200mm from the floor.

All living spaces and habitable rooms have windows which comply with the above dimensional specifications. Furthermore, there is sufficient clear space in all rooms for users with restricted movement to approach the windows. As all windows are double-hung sash windows however it is not possible to locate the hardware anywhere other than the existing locations, which do not always comply.

#### 16. LOCATION OF SERVICE CONTROLS

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Criterion (16) - Location of service controls Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

Required specification to achieve Criterion 16

Any service control needed to be operated or read on a frequent basis, or in an emergency, should be included within the height band of 450mm – 1200mm from the floor and at least 300mm away from any internal corner.

For example, this would include the following: Electrical switches & sockets, TV / telephone / computer points, consumer service units, central heating thermostatic and programming controls, radiator temperature control valves, and mains water stop taps/controls.

Design at tender stage will ensure the proposal is compliant with criterion 16.