



# Design & Access Statement

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**82 Guilford Street**

**Application Reference:  
PP-03532245**

July 2014 (2 of 2)

## 1.5 Historical Context

Camden has over 5,600 listed buildings in a variety of ages, types and architectural styles. 82 Guilford Street has Grade II listed building status. Grade II listed buildings include the majority of listed buildings representing a major element in the historic quality of Camden.

### Description:

c1793-1799. By James Burton, altered.

Nos 77-82: darkened multi-coloured stock brick, No.81 refronted. 4 storeys and basements. 3 windows each, except No.82 with 2 windows. Round-arched doorways with fluted surrounds, radial fanlights and double panelled doors; No.78, doorway converted for use as a window. No.82, stucco door surround with pilasters, fluted head and cornice. Plain stucco band at 1st floor level. Reddened gauged brick flat arches to recessed sashes; 1st floor with balconies except Nos 79 & 82. Stucco cornice at 3rd floor level. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 32).

Listed buildings along Guilford Street include:

Nos.61-66 (Consecutive) - Grade II

Nos.67-69 (Consecutive) - Grade II

Nos.70-72 (Consecutive) - Grade II

Nos.77-82 (Consecutive) - Grade II

Nos.89-92 (Consecutive) - Grade II

Nos.105-110 (Consecutive) - Grade II

Coram's Field Playground Memorial Pavilion - Grade II

Coram's Field former Foundling Hospital - Grade II



Nos.61-66 (Consecutive) - Grade II - Looking North



Nos.70-72 (Consecutive) - Grade II - Looking North



Nos.67-69 (Consecutive) - Grade II - Looking North



Nos.89-92 (Consecutive) - Grade II - Looking North



Nos.106-110 (Consecutive) - Grade II - Looking North



Coram's Field former Foundling Hospital - Grade II



Coram's Field Playground Memorial Pavilion - Grade II

## Bloomsbury

Bloomsbury was left largely undeveloped until the mid-Seventeenth Century when the Earl of Southampton constructed what eventually became Bloomsbury Square.

The area was laid out mainly in the 18th century, largely by landowners such as Wriothesley Russell, 3rd Duke of Bedford, who built Bloomsbury Market, opened in 1730. The major development of the squares that we see today started in about 1800 when Francis Russell, 5th Duke of Bedford developed the land to the north with Russell Square as its centrepiece.

## Guilford Street

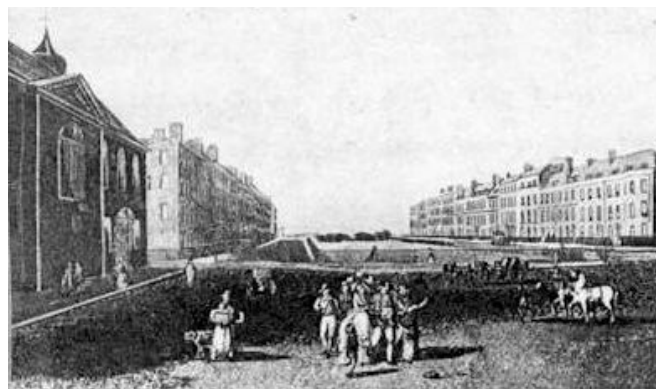
South of Coram's Fields in Guilford Street James Burton's original terraces of 1791-94 survive in patches, mostly rather altered. The best group is on the South East corner of Guilford Place, a wider area with drinking fountain of 1870 opposite the entrance to Coram's Fields. No.s 3-6 at the South East corner were sensitively restored in 1985 when converted to sheltered flats.

No. 70-72 Guilford Street, 1793 onwards fill what was once the vista North from Queen Square, hence their unusual grand elevations with giant Doric half-columns and pilastered attic floor. 82 Guilford Street was built after 70-72, between 1793 and 1799 by Burton, extending the terrace along the road.

JM Barrie (1860–1937), playwright and novelist, lived in Guilford Street and Grenville Street when he first moved to London and these serve as setting for the Darling's family in the children's story Peter Pan.



The Church of St George the Martyr in Queen Square, 1703–1706



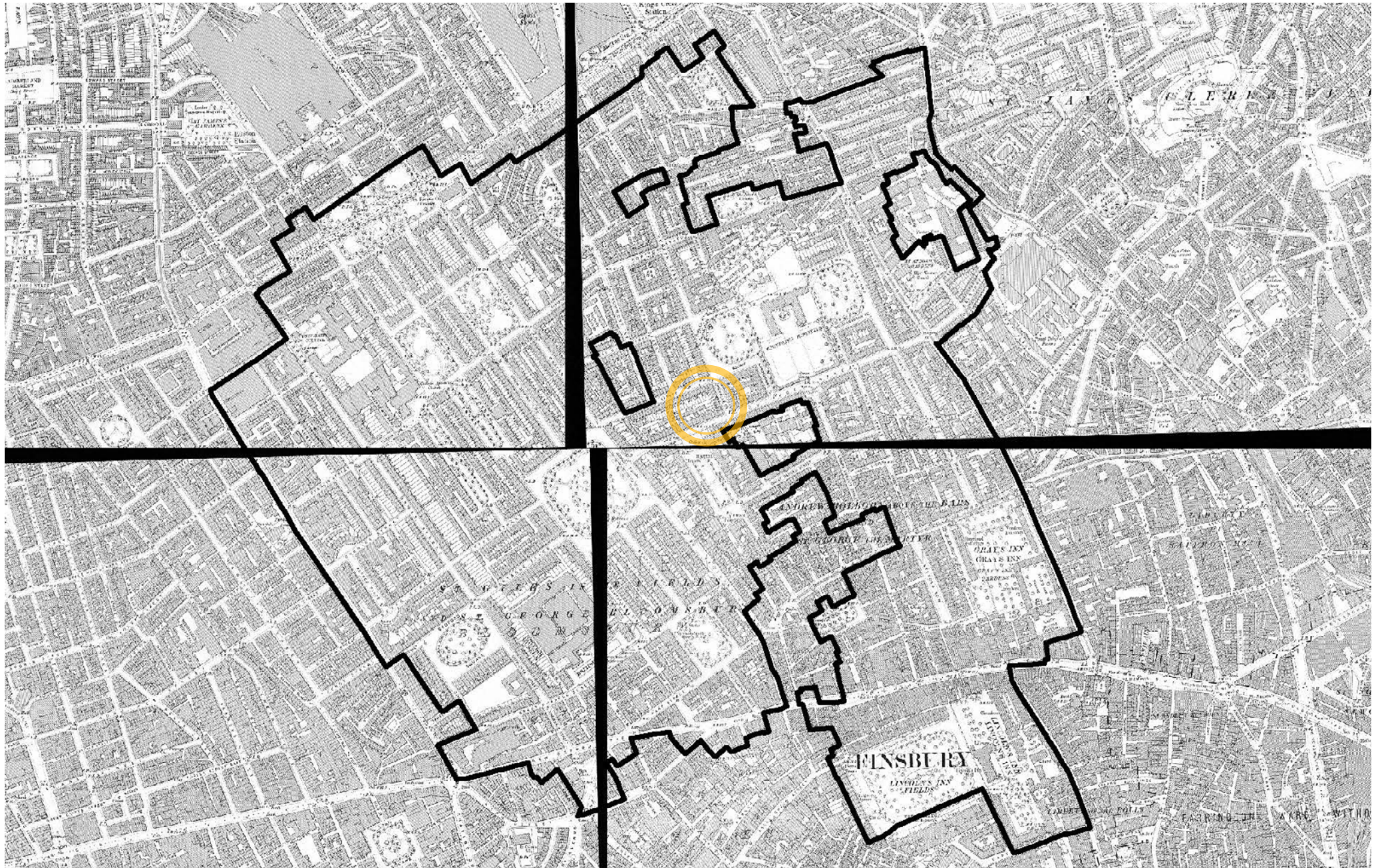
Queen Square, Bloomsbury, 1787 - Looking North towards the area where Guilford Street now runs



77-82, Guilford Street, Survey of London: volume 24: The parish of St Pancras part 4: King's Cross Neighbourhood (1952), p. 44.



Hotel Russell - 1-8 Russell Square  
- The West end of Guilford Street - Looking East



Bloomsbury Conservation Area, 1894

## 1.6 Cultural Context

Bloomsbury is generally associated with the arts, education and medicine.

### Museums

The British Museum, which first opened to the public in 1759 is at the heart of Bloomsbury. Also in Bloomsbury is the Foundling Museum close to Brunswick Square, which tells the story of the Foundling Hospital opened by Thomas Coram for unwanted children in Georgian London (now demolished, today a playground and outdoor sports field for children, called Coram's Fields, where adults are only admitted with a child). The Dickens Museum is also in Doughty Street, off of Guilford Street.

### Hospitals

Great Ormond Street Hospital for Children and the Royal London Hospital for Integrated Medicine are both located off Queen Square, on Great Ormond Street, with the rear facing Guilford Street, which itself is home to the National Hospital for Neurology and Neurosurgery.

### Educational institutions

Bloomsbury is home to Senate House and the main library of the University of London, University College London, the Architectural Association School of Architecture in Bedford Square and the Bloomsbury Colleges including Birkbeck, School of Oriental and African Studies and the Royal Veterinary College and University College London.



The British Museum on Great Russell Street



The British Library reading room on Euston Road

## 1.7 Transport Connections

### Tube

The site is situated approximately 3 minutes walk from Russell Square tube station (Piccadilly line) and 9 minutes walk to Holborn tube station (Piccadilly line and Central line) serving Central, East and West London. The Piccadilly line also runs West to Heathrow Airport terminals.

### National Rail

Euston Station is 16 minutes walk away serving the West Midlands and West Coast, Birmingham, Manchester, and Glasgow. King's Cross St Pancras is also only 14 minutes walk with trains to Nottingham, Derby, Leicester, Sheffield and Leeds using Midland mainline services. Services also run to York, Newcastle, Edinburgh, and beyond into Scotland via the east coast of the country.

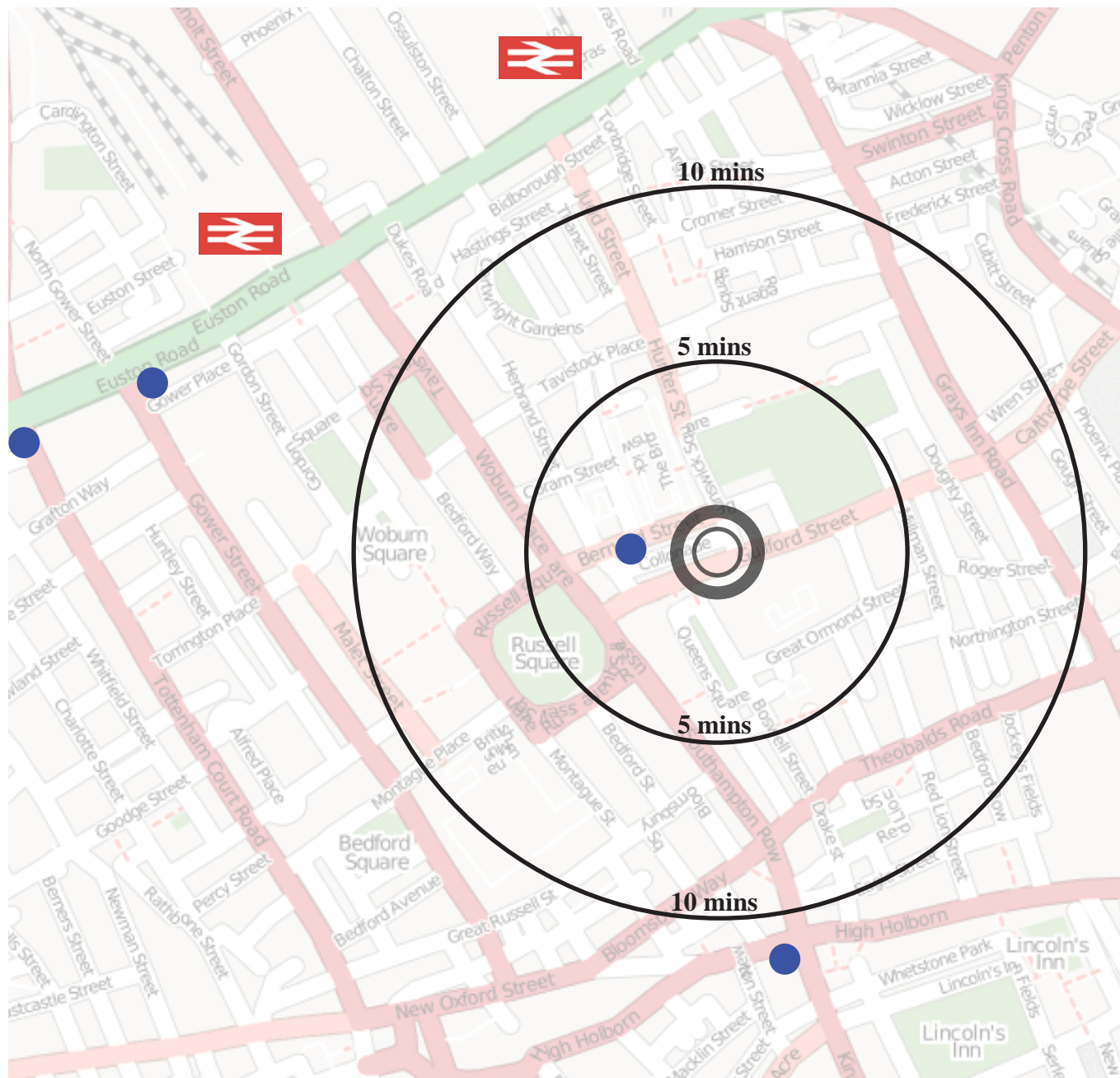
### Bus

82 Guilford Street is serviced by the bus routes 38, 19, 243, 55, X68, 59, 68, 91, 168, 188, 7, 46, 45, and 17 that range between 4 - 8 minutes walking distance. The bus are frequent and run late into the night.

There are bus departures close to the site typical every 5-10 minutes and journey times to central London are typically 30 minutes (to Trafalgar Square/ Charing Cross).

Reflecting this, the site has a PTAL rating of 6b which is the highest rating and reduces the need for car use in the area. Tube journey times to popular destination from Russell Square are the following:

- 4 mins to Leicester Square
- 17 mins to Earl's Court
- 53 mins to Heathrow Airport terminals 1-3



Transport map for Guilford Street - Showing walking distances

● London Underground Stations



Russell Square Underground Station



Euston Station

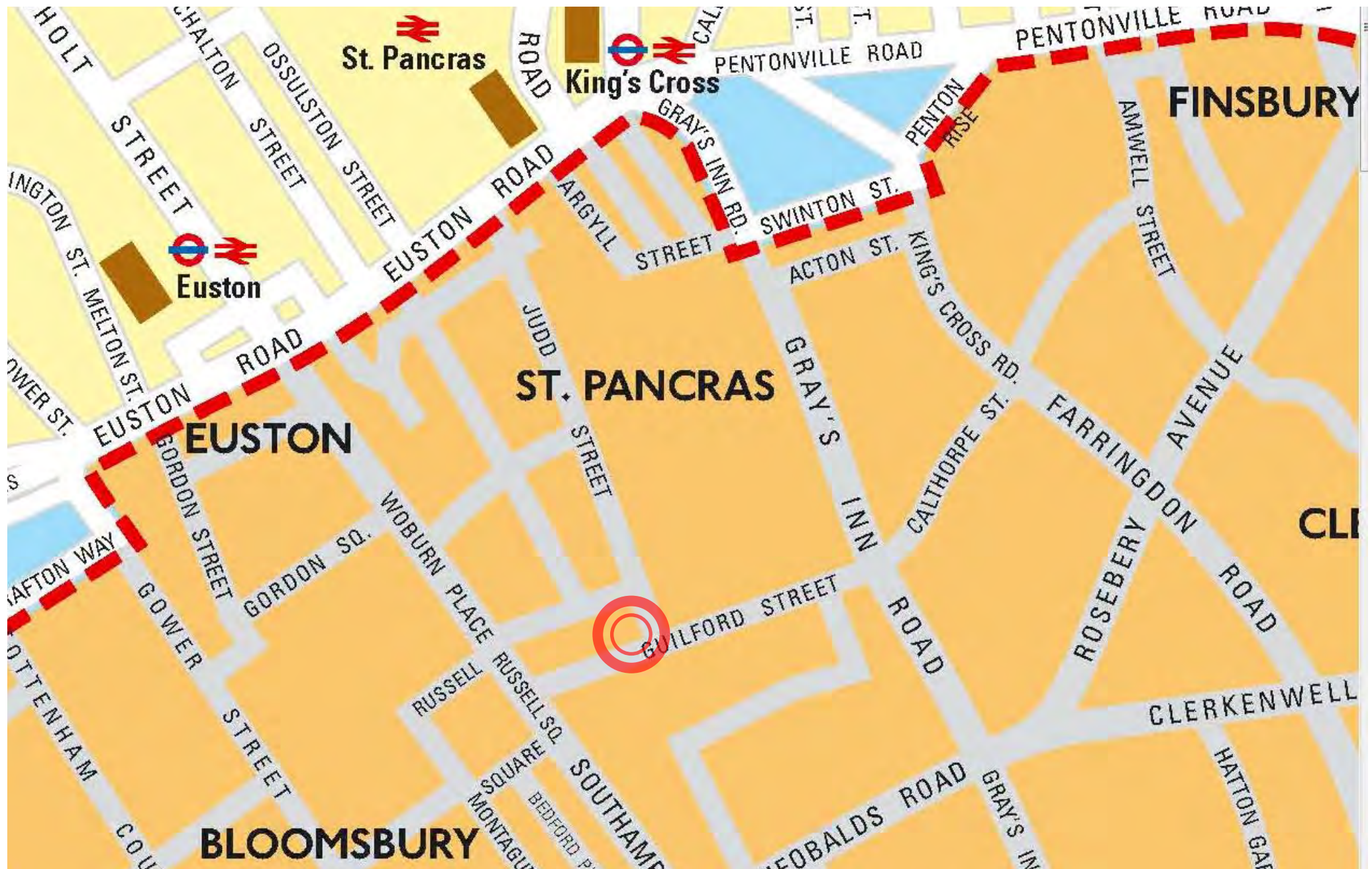


Russell Square Tube Station



King's Cross Station





Map of congestion charge zone - Guilford Street sits inside the Congestion Charge zone

### 1.8 Nearby Public Amenity

In dense urban environments, access to public amenity can be a challenge and the quality and success of the accommodation can suffer as a result.

This diagram, intends to demonstrate the proximity and scale of nearby local amenity.

There are a number of significant 'green amenity' areas within a short walk of the 82 Guilford Street site.

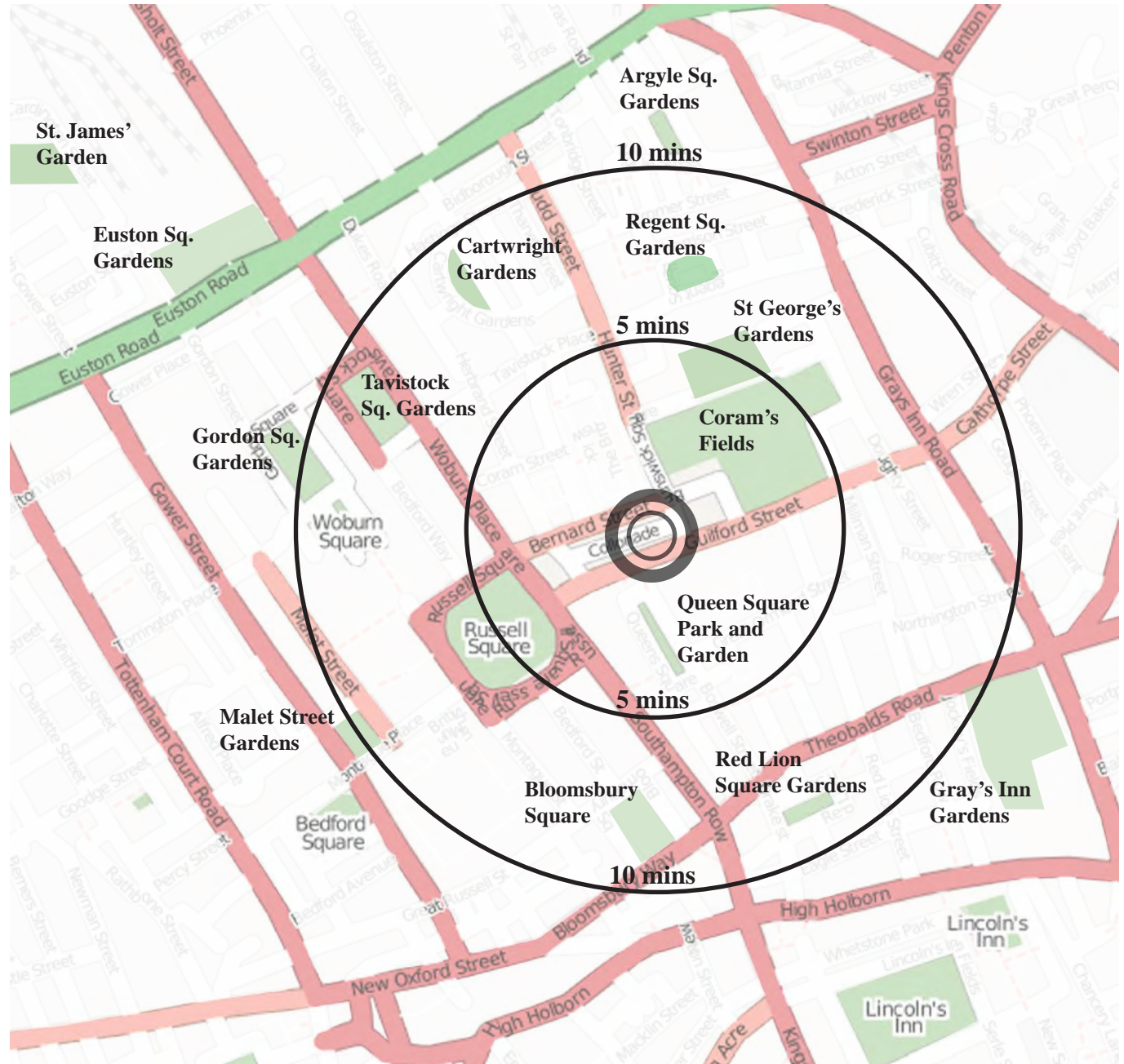
The closest is Coram's Fields, a unique seven acre playground and park for children and young people, which has an entrance on Guilford Street. It includes a Youth Centre, Children's Centre, Community Nursery, Sports Programme, a city farm and a cafe which is open in the summer months. The park is open all year round from 9am until dusk and is free and open to children and young people under 16.

In the opposite direction, Russell Square sits encompassed by roads at the West end of Guilford Street, offering seating and greenery and a central water fountain.

There are many other parks within walking distance as shown on the adjacent diagram which the site benefits from.

Other parks in the area include St. George's Gardens and Queen Square Park and Garden less than a 5 minute walk away.

Hyde Park and Green Park are a short, 8 minute tube journey away from Russell Square station.





Russell Square Gardens - Water fountain at the centre of the Gardens



Queen Square Park and Gardens



St George's Gardens



Coram's Fields - Playground



Coram's Fields



Tavistock Square

### 1.9 Ward Profiles and Local Demographic

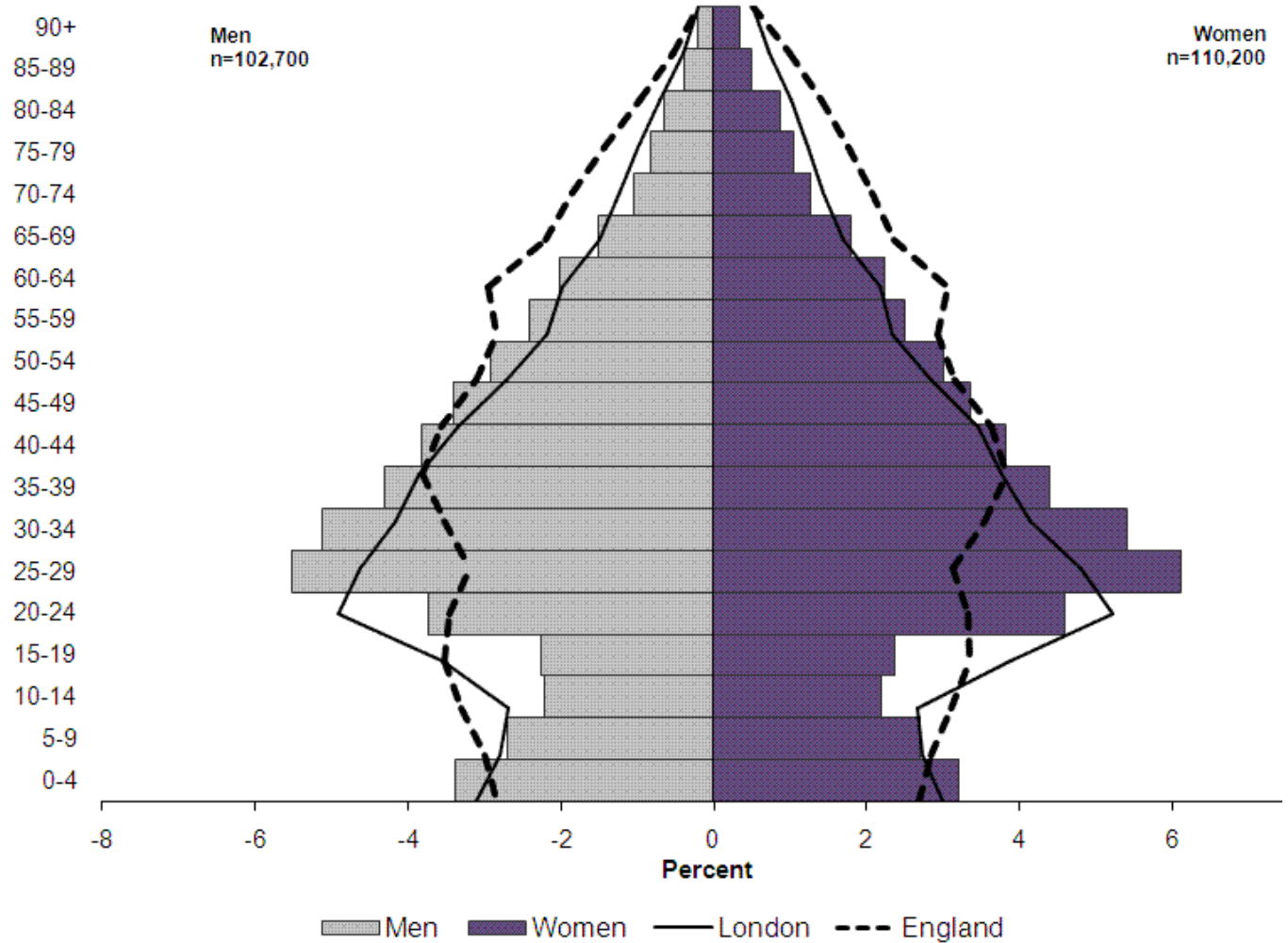
#### Camden's population overall

Camden has an estimated resident population of 211,700 people. The age and sex profile of Camden is very similar to that of London but relatively younger than England with significantly greater proportions of younger adults aged between 25 and 40 years (See graph opposite). A high proportion (72%) of Camden's population is of working age (16-64).

#### Deprivation

Deprivation levels are linked to numerous health problems (chronic illness, lower life expectancy) and unhealthy lifestyles (obesity, smoking, drugs misuse), increasing the need for health resources in those areas. Additionally, those in more deprived areas are less likely to engage with health services and so require greater effort to send health messages to.

Camden is ranked the 15th most deprived borough in London out of 33 Local authorities and 74th most deprived borough in England out of 326 local authorities.



Camden population distribution by age and gender compared to London and England

## 2.0 Planning

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## **2.0 Planning**

### **2.1 Introduction**

To be provided by Montagu Evans (See Appendix)

### **2.2 Town Planning Context and Strategy**

To be provided by Montagu Evans (See Appendix)

## 3.0 Constraints & Opportunities

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### 3.0 Strengths, Weaknesses, Opportunities & Threats (SWOT) Analysis

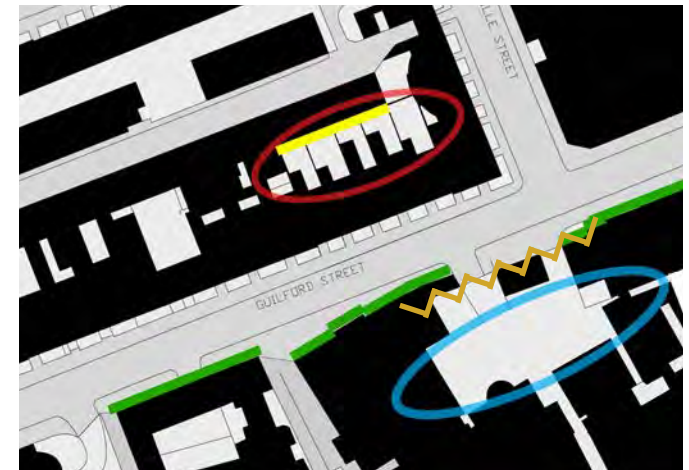
#### 3.1 Strengths

- South East facing frontage
- Elegant traditional Georgian front elevation
- Situated on relatively quiet one-way road
- Rear amenity space in central London
- Highest PTAL Rating of 6b
- Close proximity to Central London transport network
- Rich architectural history
- Grade II listed building
- Close proximity to open public amenity
- Good access to public transport to regions outside London
- Bomb damage durin WW2 make development more likely



#### 3.2 Weaknesses

- Tall buildings to south overshadow the site part of the day
- Rear view of hospital buildings to the South East
- Noise from access to hospital buildings opposite the site
- Rear landscaping areas overgrown in areas
- Buildings at the rear of the site overlook landscape spaces
- Car Parking restrictions on local roads
- Parts of the rear of the buildings are in need of repair in places
- Grade II listed building
- Conservation Area





### 3.3 Opportunities

- Restore landscaping areas to presentable quality
- Good residential positioning and orientation
- Utilise South East facing frontage
- Restore existing illegal development of accommodation on site to apartments
- Good public transport access from Russell Square tube station
- Maintaining Georgian frontage
- Reducing occupancy levels



### 3.4 Threats

- Work affecting residential adjoining properties
- Works affecting listed elements of building



## 4.0 Design Approach

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## 4.0 Design Approach

### 4.1 Building Uses

The building will remain as a residential property but under C3 Dwellinghouse with 5no. 1Bed apartments. Currently the building is vacant.

### 4.2 Layout

The building will be divided into the following:

Basement - 1no. 1Bed, 2 person apartment + private amenity access

Ground Floor - 1no. 1Bed, 1 person apartment

First Floor - 1no. 1Bed, 2Person apartment

Second Floor - 1no. 1Bed, 2Person apartment

Third Floor - 1no. 1Bed, 2Person apartment

The main living spaces have been placed at the front of the property to allow for glimpses of the large open living from the street. There is a Ground Floor entrance and Basement level entrance at the front of the property with refuse & cycle store accessed from the lightwell on Guilford Street and a separate storage room.

### 4.3 Legibility

The legibility of the property from Guilford Street is very clear. The property will have its main entrance at Ground floor level with a private access door at Basement level. The frontages along Guilford Street are repetitive and will remain unchanged as no external works are to be done to the front of the property.



#### 4.4 Density

The density of the site will be reduced as part of the proposal from the 6 existing bedsits and 3 studios to 5 self-contained units. This will restore the density of the properties to a more consistent level in line with the surrounding residential properties.

#### 4.5 Parking

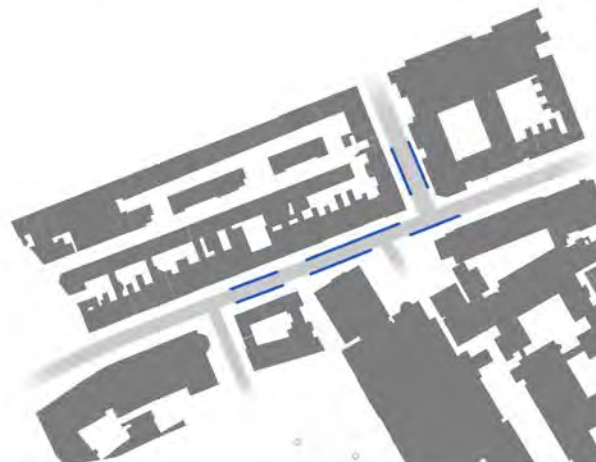
There is existing on-street parking along Guilford Street and Grenville Street on both sides of the road which is to be retained as it is not part of the proposal to alter the street arrangement.

#### 4.6 Access

There is currently stepped access from Guilford Street to both entrances of the property which limits the accessibility of the development to ambulant disabled people and wheelchair users. This is irreconcilable due to the listed Grade II status of the property and therefore alterations to the external aesthetics of the building are limited.

There is access to the rear amenity space from the Basement level of the property. The upper floors are all accessed from an internal staircase at the rear of the property.

— Parking



## 5.0 Detailed Design Proposed

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## 5.0 Detailed Design Proposal

### 5.1 Proposal Summary

As the building is Grade II listed the proposal for 82 Guilford Street is very sympathetic to the existing setting and site.

In the proposal there will be an extension to the rear of the property at all levels leaving the existing stairs in position with the existing windows allowing natural light to enter into the stairwell.

There will be one apartment created per floor which is a reduction in unit density for the property from 14 bedsits and 1 studio, so there will be a dramatic increase in living quality for the occupants.

The main living spaces are positioned towards the front of the building where possible so that the open-plan living can be glimpsed from the street to be in-keeping with the rest of Guilford Street.



Guilford Street - Existing Front Elevation (1:250)

## 5.2 Building Arrangement

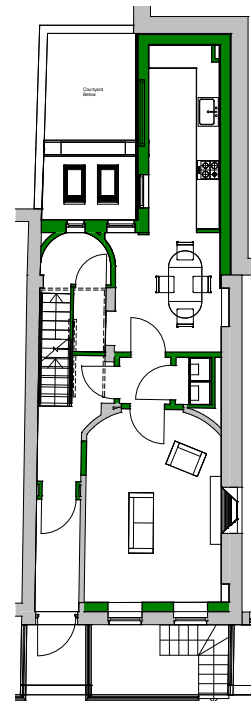
### Basement & Ground

There will be a rear extension at basement level which will be the full width of the property leaving an area of private amenity accessible from the basement apartment. Combined with the ground floor this is a 3 Bed residence with living kitchen and dining on the ground floor.

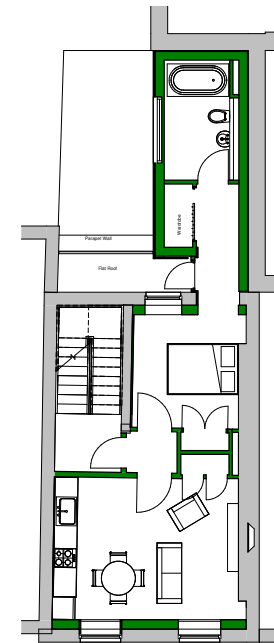
A communal vault extending below the street will provide a refuse and cycle store area for the building. There is provision for at least 5 bicycles.

### Ground Floor

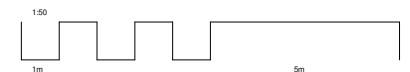
The staircases in the building will be refurbished where necessary as wear and tear is evident in some locations however they will remain in their current locations. The existing natural light entering the stairwell will be retained as the rear extension does not extend the full width of the property from ground floor upwards so that light can penetrate into the plan.



Proposed Basement Plan 1:200

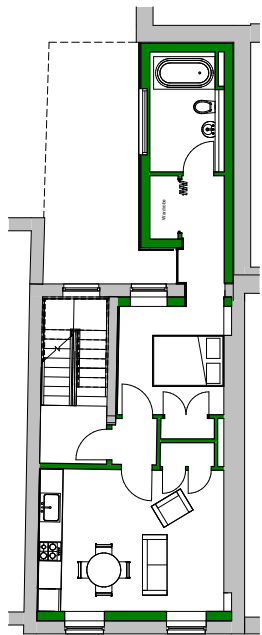


Ground Floor Plan 1:200

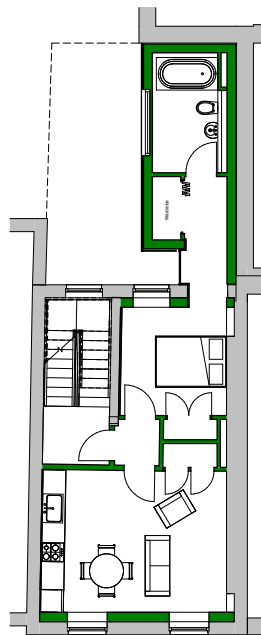


### First, Second & Third Floors

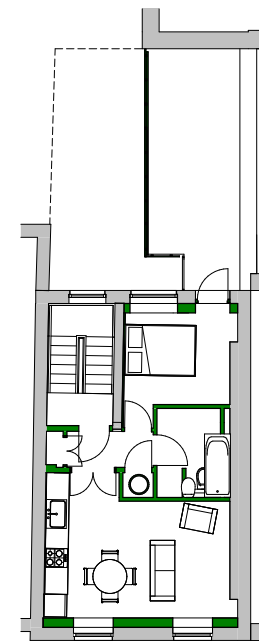
The First, Second & Third Floor apartments maximise the available natural light with the Kitchen/ Living Room positioned to the south of the property and the bedroom to the rear looking over the amenity space. The apartments are 1 Bedroom self-contained, units with the main open living space positioned on the Guilford Street side.



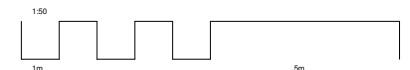
Proposed 1st Floor Plan 1:200



Proposed Second Floor Plan 1:200



Proposed Third Floor Plan 1:200





### 5.3 Schedules

Area Schedule (GIA)	
Name	Area
Basement Level	72.7 m <sup>2</sup>
Ground Floor	57.6 m <sup>2</sup>
First Floor	51.5 m <sup>2</sup>
Second Floor	51.8 m <sup>2</sup>
Third Floor	55 m <sup>2</sup>

Proposed Room Schedule		
Name	Number	Area
<b>-01_Basement</b>		
Lobby	B.01	2.23 m <sup>2</sup>
Hall	B.02	6.31 m <sup>2</sup>
Bedroom	B.03	8.53 m <sup>2</sup>
Bedroom	B.04	11.23 m <sup>2</sup>
Bathroom	B.05	4.54 m <sup>2</sup>
Master Bedroom	B.06	15.83 m <sup>2</sup>
Bathroom	B.07	4.68 m <sup>2</sup>
Courtyard	B.08	7.01 m <sup>2</sup>
Wardrobe	B.09	4.00 m <sup>2</sup>
Store (Vaulted)	B.10	7.23 m <sup>2</sup>
Store (Vaulted)	B.11	7.07 m <sup>2</sup>
Cupboard	B.12	2.44 m <sup>2</sup>
		81.10 m <sup>2</sup>
<b>00_Ground</b>		
Lobby	G.01	3.44 m <sup>2</sup>
Hall	G.02	4.33 m <sup>2</sup>
Lobby	G.03	2.28 m <sup>2</sup>
Lobby	G.04	1.65 m <sup>2</sup>
Kitchen / Dining / Living	G.05	18.24 m <sup>2</sup>
Utility	G.06	1.19 m <sup>2</sup>
Dining	G.07	9.16 m <sup>2</sup>
Kitchen	G.08	9.24 m <sup>2</sup>
		49.54 m <sup>2</sup>
<b>01_First</b>		
Kitchen / Dining / Living	1.01	18.68 m <sup>2</sup>
Lobby	1.02	1.47 m <sup>2</sup>
Landing	1.03	2.69 m <sup>2</sup>
Bedroom	1.04	12.49 m <sup>2</sup>
Wardrobe	1.05	0.61 m <sup>2</sup>

Proposed Room Schedule		
Name	Number	Area
Cupboard	1.06	0.69 m <sup>2</sup>
Wardrobe	1.07	1.26 m <sup>2</sup>
Bathroom	1.08	5.49 m <sup>2</sup>
		43.38 m <sup>2</sup>
<b>02_Second</b>		
Kitchen / Dining / Living	2.01	18.68 m <sup>2</sup>
Lobby	2.02	1.43 m <sup>2</sup>
Landing	2.03	2.72 m <sup>2</sup>
Bedroom	2.04	12.32 m <sup>2</sup>
Bathroom	2.05	5.49 m <sup>2</sup>
Cupboard	2.06	0.90 m <sup>2</sup>
Wardrobe	2.07	0.77 m <sup>2</sup>
Wardrobe	2.08	1.26 m <sup>2</sup>
		43.57 m <sup>2</sup>
<b>03_Third</b>		
Kitchen / Dining / Living	3.01	16.92 m <sup>2</sup>
Bedroom	3.02	7.97 m <sup>2</sup>
Bathroom	3.03	3.68 m <sup>2</sup>
Lobby	3.04	2.17 m <sup>2</sup>
Landing	3.05	1.51 m <sup>2</sup>
Roof Terrace	3.06	12.60 m <sup>2</sup>
Cupboard	3.07	0.41 m <sup>2</sup>
		45.26 m <sup>2</sup>
Grand total: 43		262.85 m <sup>2</sup>

## 5.4 Appearance and Materials

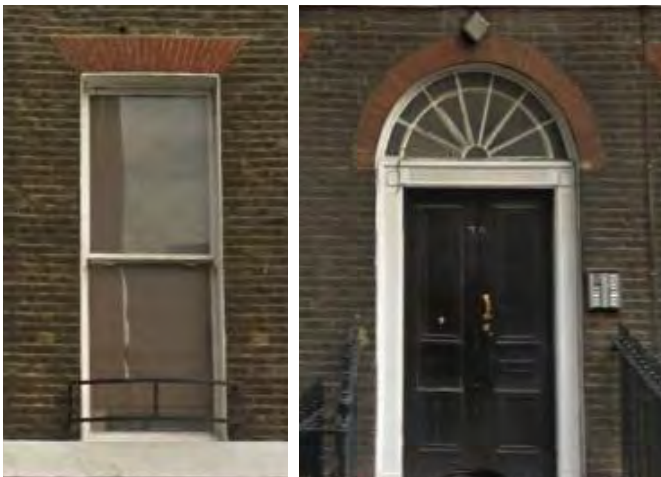
The Grade II listed status of the property restricts the external alterations that can be made, so the external appearance of the building will largely remain unchanged. However there will be an extension to the rear of the building which will be in keeping with the aesthetic quality of the existing block. To ensure that any alterations are sympathetic to the context all works will be carried out in conjunction with the conservation officer.

## 5.5 Facade

The main facade along Guilford Street will be maintained as existing, with the rear facade having a moderate extension. The style and materiality of the extension will be in keeping with the prevailing vernacular with London stock brick to match the existing facade. Throughout the construction process the facades will be adequately protected to ensure that their condition is preserved whilst work progresses. Any defects found in the facades will be rectified in conjunction with the conservation officer to ensure a sympathetic restoration.

## 5.6 Landscaping

The landscaping of the rear amenity space will be brought up to a reasonable standard where it has become overgrown and fallen into disrepair. This will increase the living standards of the occupants by providing good quality external space to enjoy.



### 5.7 Sustainability

There is the potential to include a range of sustainable approaches to the site, however these will have to be considered in conjunction with the conservation officer due to the Grade II listed status of the buildings. The following sustainable possibilities are:

Rain water harvesting

Photovoltaics

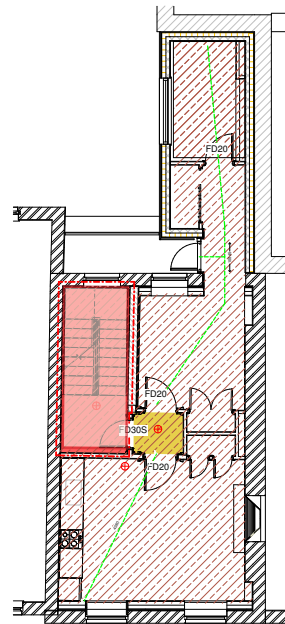
Solar thermal systems



### 5.8 Fire Strategy

The stair cores and connecting corridors within the building will be fire protected escape routes to ensure safe egress from all rooms through the front access of the buildings. 30 minute fire-rated doors will protect the escape routes with suitable fire detection systems installed throughout to meet current Building Regulations.

 Fire protected escape route (first floor plan)



Proposed 1st Floor Plan 1:200

### 5.9 Building Services

New electrics will be installed within the building to ensure that they conform to current Building Regulation standards. New plumbing systems will be installed to service the dwelling and will be stacked where possible to reduce the need for unnecessary alterations to the building fabric. Bin storage for the dwelling will remain as the existing arrangement to reduce alterations to the building exteriors.

### 5.10 Facade Maintenance Access

The facades of the building will be maintained and the exterior of the windows will be cleaned via a ladder system accessed from Guilford Street level or the rear amenity space of the property. Any restoration works will be carried out in conjunction with the conservation officer in order to protect the Grade II listed status of the buildings.



### **5.11 Refuse & Bicycle Storage**

Refuse and bicycle storage will be at basement level at the front of the house, where exist a brick vaulted storage room suitable for these purposes. The access is down a flight of concrete steps suitable just suitable for these purposes.

## 6.0 Access Statement

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## 6.0 Access Statement

### 6.1 Access Statement

Access statements offer a framework for improving the quality of buildings and spaces, by considering the way a building is going to be used and managed from the earliest stage right through the project. In addition to promoting an environment of social inclusion and diversity, the statement can assist in highlighting at an early stage any potential issues of access, thus reducing the risk of potential costly alterations at a later stage.

This Access Statement should be viewed as a document that will develop with the project. The statement will record and explain decisions on accessibility associated with the planning, design and ongoing management stages of the project. It will also provide a convenient vehicle by which particular design decisions that do not follow published best practice still, nonetheless, meet obligations of 'reasonable provision'.

This access statement should be read in collaboration with AWW Architects planning submission drawings included with this document.

### 6.2 Design Considerations

#### Pedestrian movement - Externally

The entrances to the property will remain as existing. The street is generally well lit at all times and therefore no additional lighting has been proposed for the entrances.

The apartments above Ground floor level will be accessed from a communal entrance along Guilford Street with three step access up from street level. The Basement level entrance to the basement flat is a private access via a flight of steps leading down from street level. Due to the listed status of the buildings the original stepped access to all entrances will be retained in their existing state. Subsequently, wheelchair users will be unable to access the building without assistance and increased colour contrast on the stair nosings cannot be added.

#### Pedestrian movement - Internally

Provisions for a new lift was seriously considered and explored in order to provide access to the apartments by impaired and disabled users, however after considering the building's listed status and the size constraints of the existing building unfortunately they do not allow for a new lift. Therefore there will be no improved disabled access throughout the building.

The existing stairs in the property will remain in the current position throughout with only minor restoration works carried out where necessary due to wear and tear.



### 6.3 Lifetime Homes Assessment

#### INTRODUCTION

Below is a Lifetime Homes Assessment of the proposed development based on the 16 points checklist. It is important to note that due to the existing building constraints many of the criteria set out in lifetime homes are not possible to achieve even though every effort has been made to do so. Where possible, many of the points have been incorporated in the scheme.

**1. Parking** – There is no parking allocated to the apartments on site as existing.

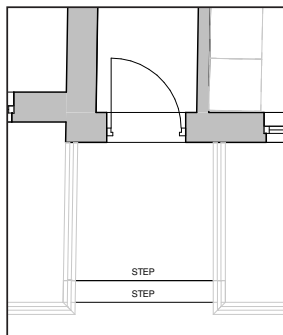
**2. Approach to dwellings** – As per existing. No change is proposed here from Guilford Street.

**3. Approach to all entrances** – As per existing for all current entrances.

**4. Entrances** –

a) To be illuminated – The front entrance is already deemed well lit and will have no additional lighting due to the listed status of the buildings. Each apartments entrance will be well lit in the communal circulation space by a new lighting design at every level.

b) Level access - Level access is not possible for the main front entrance as two step exist each approximately 150mm high.



The entrance to the apartments on each level will be positioned where the apartment layouts can be optimised with each dwelling entrance having a level threshold.

c) Clear openings - Each apartment will have a new compliant entrance door of at least 800mm clear opening.

d) Adequate weather protection – As per existing. The front entrance will be retained as existing.

e) Level external landing – This is to remain as existing for all floors. Due to the constraints of the existing building some landings in the proposal will not be able to achieve an area of 1200mm x 1200mm as per guidance suggests. Every effort has been made to maximise this area in each case.

**5. Communal stairs and lifts** –

a) All existing stairs will be retained and only refurbished where necessary.

b) The omission of a lift to the development proposal is taken on balance to preserve to character of the buildings and the existing stairs within the property. Future applications to increase the volume of the building further could be submitted to address accessibility.

**6. Internal doorways and hallways** – Within the constraints of the existing building every effort has been made to ensure that new internal clear widths are compliant to lifetime homes where possible.

**7. Circulation space** – Circulation spaces have been maximised where possible both inside and outside the apartments taking into consideration the existing size constraints and the building's listed status.

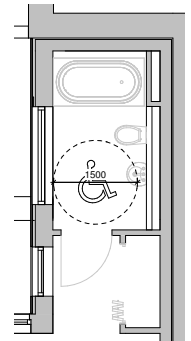
**8. Entrance level living space** – All apartments have been designed to provide entrance level living spaces.

**9. Potential for an entrance level bed-space** – All apartments are compliant by providing a bedroom or suitable space to adapt into a

bedroom at entry level.

**10. Entrance level WC and shower drainage** – Ground Floor WC are proposed at level with a recommended turning circle for wheelchair users.

**11. WC and bathroom walls** – All new walls will be capable of firm fixing and support adaptations for ambulant disabled people suitable for future retrofitting of the apartments if required.



**12. Stairs and potential through-floor lift** – Whilst ensuring that the integrity of the listed buildings is not affected there is not the capacity to propose any new lifts within the property for any substantial benefit. All efforts have been made to ensure that there is living, bedroom and bathroom facilities at entrance level in all apartments. As all units are accessed via existing external steps it was deemed not suitable to propose permanent internal lifts in the property.

**13. Potential for fitting of hoist** – Wherever possible it has been ensured that there is an ample layout between the master bedroom and bathroom/ shower room to install hoists to assist ambulant disable occupants. Due to the listed nature of the building there are some apartments where this is not possible however mobile hoists may be installed as an alternative.

**14. Accessible bathroom** – Every effort has been made to follow the dimension guidance in lifetime homes where the existing building will allow.

**15. Glazing and window handle heights** – All new windows throughout the building will be compliant to lifetime homes ensuring that a wide range of people can use and approach the windows.

**16. Service controls** – All service controls will be within the specified height band from the finished floor and at least 300mm

away from any internal corner as per detailed in BS8300:2009 (even though in theory this is not applicable due to no lift provision).

Where possible, best practice and life time homes guidance has been followed to ensure the best possible layouts of flats within the tight constraints of the existing buildings.