

Lifetime Homes Statement

Lifetime Home (LTH) Revised Criteria - July 2010

Statements on the Revised Lifetime Homes Standard. Published 5 July 2010. Copyright Habinteg.

1A - Parking (width or widening capability)

1B - Communal or shared parking

2 – Approach to dwelling from parking

Owing to the nature of the site, its location within the conservation area, its original design intent as London's first 'pedestrian only' street, there has never been nor will be vehicular parking or access within the bounds of Woburn Walk. It is highly unlikely this will change, thus any vehicular parking and/or access to the buildings along the street is strictly prohibited therefore parts 1A, 1B and 2 of the HfL criteria cannot be met and/or are not applicable.

3 – Approach to all entrances

Approach to the building along Woburn Walk is unimpeded by level change and has direct pedestrian access from/to the street therefore complies with part 3 of the HfL criteria.

4 - Entrances

Entry to the building is via a single door, to the left of the street elevation on Woburn Walk. As this forms part of the building it is thus included within the bounds of the listing. Any changes to this is again likely to attract objections on the grounds it will alter the building, the street scene, and differ from existing frontages. However, the street is at a level whereby ambulant and wheelchair users can travel unimpeded where only minor thresholds exist as external and internal floor levels (to that of 1-7 Woburn Walk) are very similar therefore part 4 of the HfL criteria would be partially met.

5A - Communal Stairs

There are no lifts within the building; a modern stairwell provides vertical access to the three levels above the commercial units on the ground floor. The stairs partly meet the requirement (whereby rise and goings differ from one run to the next in order that they sit within the confines of the building). Integration of a lift would considerably alter the layout and fabric of the building, as such would again attract objections. The conservation and preservation of the existing building, as per the listing guidelines, would mean that any such additions/alterations would contravene them therefore only part of the part 5 HfL criteria is met.

6 - Internal doorways and hallways

The existing doors and doorways comply to building regulation Part B (Fire) and therefore comply with MoE and fire rating; included within are door sizes and distances. Internal corridors are set out by the existing fabric which again is protected under the listing and cannot be changed therefore part 6 of the HfL criteria is partially met.

7 - Circulation Space

The existing accessibility of the building, its listing preventing adaptations which would allow for wheelchair users would therefore mean it not practicable to gain access to the upper levels. Part 7 of the HfL criteria is not applicable.

8 - Entrance level living space

The ground floor of the building is given to commercial use only and is protected by the listing. Owing to the existing accessibility of the building and such adaptations being prevented, wheelchair and non-ambulant users would not be able to gain access to the upper levels. Ambulant users however would be catered for as all proposed dwellings lay on a single floor therefore Part 8 of the HfL criteria is partially applicable and met.

9 - Potential for entrance level bed-space

The ground floor of the building is given to commercial use only and is protected by the listing. Owing to the existing accessibility of the building and such adaptations being prevented, wheelchair and non-ambulant users would not be able to gain access to the upper levels. Ambulant users however would be catered for as all proposed dwellings lay on a single floor therefore Part 9 of the HfL criteria is partially applicable and met.

10 - Entrance level WC and shower drainage

The ground floor of the building is given to commercial use only and is protected by the listing. Owing to the existing accessibility of the building and such adaptations being prevented, wheelchair and non-ambulant users would not be able to gain access to the upper levels. Ambulant users however would be catered for as all proposed dwellings lay on a single floor therefore Part 10 of the HfL criteria is partially applicable and met.

11 – WC and bathroom walls

All new interventions are to be non-permanent and leave existing fabric unchanged and in-tact, all walls and partitions are to be of stud construction. Any additional strengthening for grab-rails etc will be specified in the construction drawings thus complying with Part 11 of the HfL criteria.

12 - Stairs and potential through-floor lift in dwellings

The proposed units are single storey only and would not need additional vertical circulation outside of the primary circulation space therefore Part 12 of the HfL criteria is not applicable here. The conservation and preservation of the existing building, as per the listing guidelines, would mean that any such adaptations would contravene them.

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

Ceiling hoists to aid movement between bedroom & bathroom require the insertion of supporting steel beams which again would contravene the listing requirements as they interfere with the fabric. Such adaptations would therefore not be permissible and as such Part 13 of the HfL criteria cannot be met and/or is not applicable.

14 – Bathrooms

The bathrooms within the proposed comply with Part M1 (section 10) of the building regulations and part 14 of the HfL criteria.

15 - Glazing and window handle heights

The windows within the proposed will not be changed as they are wholly included within the listing therefore compliance with part 15 of the HfL criteria cannot be met.

16 - Location of service controls

All new electrical services will comply with Part P of the building regulations and therefore comply with Part 16 of the HfL criteria.

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