**Life Time Home Statement for the second and third floor premises of the building at 76 Neal Street WC2H 9PL**

 **Criteria Comments:**

1a) Where a dwelling has car parking within its

plot boundary, at least one parking space length

should be capable of enlargement to achieve a

minimum width of 3300mm. Not applicable, no parking provided.

1b) Where parking is provided by communal or

shared bays, spaces with a width of 3300mm

should be provided as required. Not applicable, no parking provided.

2) The distance from the car parking space 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. Not applicable, no parking provided

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3) The approach to all entrances should

preferably be level or gently sloping The residential units are on the upper floors,

Access is provided by the existing main stair. And an old lift with a concertina/cage type of door .

4) All entrances should:

a) Be illuminated

b) Have level access over the threshold

c) Have effective clear opening width and nib

d) Have adequate weather protection

e) Have a level external landing. Yes, subject to detailed design.

 The existing doorway has almost level access.

There is an internal entrance lobby . Not achievable within existing building fabric.

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Complies to Lifetime Homes Standards.

5a) Principal access stairs should provide easy

access The existing main stair will be the principle

access – this is generally in accordance with the Lifetime Homes specification.

5b) Where a dwelling is reached by a lift, it should

be fully accessible It is fully accessible as the lift was installed

perhaps more than 50 years ago within the existing building

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. All corridors and doorways internal to individual

units will be to Lifetime Homes Standards as far

as possible within the constraints of Listed

Building.communal areas are limited to

existing widths within the Listed Building.

7) There should be space for turning a wheelchair

in dining areas and living rooms and basic

circulation space for wheelchair users elsewhere. This has been achieved as far as possible within

the constraints of the existing Building

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 Life Time Home Criteria Comments

8) A living room / living space should be provided

on the entrance level of every dwelling. Complies to Lifetime Homes Standards. Except

on the top floor of the existing Building constraints would make the creation of living space on the entrance level impractical.

9) 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. Complies to Lifetime Homes Standards.

10) Where an accessible bathroom, 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. Bathrooms have been laid out to meet Lifetime

Homes Standards as far as is possible working

within the confines of an existing listed building.

11) Walls in all bathrooms and WC compartments

should be capable of firm fixing and support for

adaptations such as grab rails Complies to Lifetime Homes Standards.

12) The design within a dwelling of two or more

storeys should incorporate:

a) Potential for stair lift installation

b) A suitable identified space for a through-thefloor

lift from the entrance level to a storey

containing a main bedroom and a bathroom Not practically possible, given the constraints of the

existing building. ..

13) 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. Compliance limited by development taking place

within a listed building.

14) An accessible bathroom, providing ease of

access should be provided in every dwelling on

the same storey as a main bedroom. Yes. This has been provided

15) 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 Complies to Lifetime Homes Standards

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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. Complies to Lifetime Homes Standards