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**Re: Lifetime Homes GLA Criteria (2004) for 253 Royal College Street NW1 9LU**

As noted in the Design and Access Statement referring to Lifetime Homes, it is not appropriate for a conversion to residential within a building making a positive contribution to the character and appearance of the Conservation Area to be one of the 10% to be wheelchair accessible. However entrances and wc facilities at each level are designed to be accessible to the ambulant and to the temporarily chair-bound disabled.

There is a wc at each level and access out of the flat that is step-free from the lower entrance and living room level and subject to four steps down from the upper bedroom level. A disabled person can remain alone comfortably and safely at either level.

**Lifetime Homes Criteria (correct at March 2004)**

1. Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width. (This refers to in-curtilage parking. If the scheme meets Part M of the Building Regulations then this standard is met):  
**Not applicable.**
2. The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.  
(If the scheme meets Part M then this standard is met):  
**Not applicable.**
3. The approach to all entrances should be level or gently sloping. .  
(If the scheme meets Part M then this standard is met):  
**Building Regulations including to meet Part M will be applied.**
4. All entrances should be illuminated, have level access over the threshold and have a covered main entrance.  
(This standard goes beyond Part M because it applies to ALL entrances. Additional requirements include providing lighting and a cover over the main entrance):  
**Complies: The sole entrance complies. The access to the garden and to the lower patio will be level over the threshold and down-lighter illuminated.**
5. Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible. (This standard goes beyond Part M because it requires a lift which will hold eight people, not six):  
**Not applicable.**
6. The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.  
(This standard goes beyond Part M because of the requirement for 300mm to the leading edge of ground floor doors to facilitate opening for wheelchair users, and for

900mm clear opening for doorways coming off a 900mm wide corridor):

**Building Regulations including to meet Part M will be applied.**

7. There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere. (The dimension for a turning circle is 1500mm; an ellipse of 1400x1700mm is also acceptable):

**Complies**

8. The living room should be at entrance level.

(In some town houses this is often shown as living/bedroom):

**Complies**

9. In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space.

(The bed-space could be a temporary measure. But there should be enough space to make one without compromising the living room):

**Complies as a temporary measure.**

10. There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future.

(For properties 2 bed and below a Part M toilet is acceptable, for 3 bed and larger then the wheelchair user should be able to close the door and do a side transfer onto the toilet. Minimum requirement is 1100mm in front of the WC pan):

**Building Regulations including to meet Part M will be applied. To be enlarged into a fully wheel-chair accessible wet-room the lower floor wc compartment would be extended into part of the circulation space between Living Room and Kitchen.**

11. Walls in bathrooms and toilets should be capable of taking adaptations such as handrails. (Walls should be reinforced):

**Complies**

12. The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. (There should be a clear space between the wall and the widest part of the opposite handrail of at least 900mm wide. The identified space for the through the floor lift will have butted joists):

**Not applicable.**

13. The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom. (The best solution is a removable panel between the bathroom and bedroom, however a simple route from bed to bathroom is acceptable so long as the potential route does not compromise fire walls/breaks):

**Not applicable.**

14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin. (While there is not a requirement for a turning circle, simple layout and

ease of use are essential):

**Complies**

15. Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate.

(Below 800mm, standard glazing is not acceptable under Building Regulations):

**Complies**

16. Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor).

(This standard goes beyond Part M because of the requirement for all service controls etc. on all floors to meet the standard):

**Complies**

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