



Lifetime Homes Statement

Residential Conversion at
7 Sandwich Street
Kings Cross
London
WC1H 9PL.

Date : 6th May 2015
Ref : 1279/7
Revision : FINAL



Lifetime Homes Statement

The application property is one of a terrace of 8 houses dated c1813-1824, located to the southeast of Sandwich Street and comprises a five storey residential property including a basement (lower ground floor). The row of properties from No. 2-9 Sandwich Street back onto a private rear access in which they have all had similar rear garages erected, many of which have been converted into habitable living space.

The site is a Grade II listed building and falls within the Bloomsbury Conservation Area.

As the proposal involves the re-use of a listed building we are restricted in the alterations that can be made to it. It is not considered feasible or suitable for any of the units to meet wheelchair housing standards or Lifetime homes. **The requirement is also only to be applied to developments providing 10 or more self-contained homes. Therefore, this is in accordance with DP6.**

Checklist

Criterion 1 - Parking (width or widening capability)

1a – ‘On plot’ (non-communal) parking

Not Applicable

1b – Communal or shared parking

Not Applicable

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Criterion 2 - Approach to dwelling from parking (distance, gradients and widths)

Not Applicable

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Criterion 3 - Approach to all entrances

Listed Building - Historical Approach

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Criterion 4 - Entrances

Listed Building - Historical Entrances

Criterion 5 - Communal stairs and lifts

5a – Communal stairs

Listed Building - Not Applicable

5b – Communal lifts

Not Applicable

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Criterion 6 - Internal doorways and hallways

Listed Building – Historical layout

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Criterion 7 - Circulation space

1500mm wheelchair turning space in living rooms, dining rooms and kitchen with the exception of the studio flat. Refer to Drawing 1279/7/02/REV/D

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Criterion 8 - Entrance level living space

No flats accessed from entrance level as a result of utilising the two existing entrances (Lower ground floor and ground floor) and maximising the number of two bedroom flats (High Priority).

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Criterion 9 - Potential for entrance level bed-space

No flats accessed from entrance level as a result of utilising the two existing entrances (Lower ground floor and ground floor) and maximising the number of two bedroom flats (High Priority).

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Criterion 10 - Entrance level WC and shower drainage

No flats accessed from entrance level as a result of utilising the two existing entrances (Lower ground floor and ground floor) and maximising the number of two bedroom flats (High Priority).

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Criterion 11 - WC and bathroom walls

Listed Building – Proposed en-suites will be either be ‘pod installations’ or compact so they have a minimal impact on the historic layout of the building.

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Criterion 12 - Stairs and potential through-floor lift in dwellings

Listed Building - Not Applicable

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

Listed Building – The fitting of hoists would not be permitted to a listed building.

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Criterion 14 - Bathrooms

Listed Building – Proposed en-suites will be either be ‘pod installations’ or compact so they have a minimal impact on the historic layout of the building.

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Criterion 15 - Glazing and window handle heights

Existing sash windows have low sill heights to enable people to be able to see out of the window whilst seated and wheelchair users will be able to operate at least one window in each habitable room.

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Criterion 16 - Location of service controls

Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.



Contact details

Simon Foulkes BSc (Hons) PgDip
pod LLP
Unit 313
Metal Box Factory
30 Great Guildford Street
London SE1 0HS

Telephone: 020 3176 5590
Mobile: 07808 037 998

Email: simon@podpartnership.com
Web: www.podpartnership.com

