

10 John Street
London
WC1N 2EB

Proposed change of use from
office to residential

Lifetime Homes Statement

June 2015


D A N K S B A D N E L L

INTRODUCTION

This Lifetime Homes Statement has been prepared in support of a planning application for the change of use of 10 John Street.

The structure of the statement is based upon guidance published by Lifetime Homes. By meeting these standards, developers and builders can ensure all of Part M of the Building Regulations and the Housing Corporation Scheme Development standards are met.

1.0 CAR PARKING WIDTH

There is no car parking provision at the property.

2.0 ACCESS FROM CAR PARKING

There is no car parking provision at the property.

3.0 APPROACH GRADIENTS

An acceptable gradient can be achieved for ramped access to the front door of the property (gradient 1:10 for a going of less than 2m). Listed Building consent would be required for this work.

4.0 EXTERNAL ENTRANCES

The existing front doorway is sufficiently wide and has a level threshold. A canopy over the front door and appropriate wall lighting could be provided when required. Listed Building consent would be required for this work.

5.0 STAIRS

Given the size of the accommodation at ground floor level and the availability of space for providing disabled toilet and washroom facility it is considered that the stairs do not need to be fully accessible.

6.0 DOORWAYS AND HALLWAYS

Existing doorways meet the required minimum clear opening width of 750mm.

7.0 WHEELCHAIR ACCESIBILITY

Wheelchair turning points space can be provided at ground floor level to all rooms and corridor width exceeds 800mm.

8.0 LIVING ROOM

Due to the significant scale of the property substantial living space can be provided at ground floor level.

9.0 ENTRANCE LEVEL BEDSPACE

Due to the significant scale of the property there is plenty of opportunity for a generously sized bedroom to be provided at ground floor level.

10.0 ENTRANCE LEVEL WC / BATHROOM

A wheelchair accessible toilet with drainage provision for enabling a shower to be fitted in the future can be provided at ground floor level.

11.0 BATHROOMS & WC WALLS

The walls to any bathrooms and toilets can be adequately lined if necessary to be capable of taking adaptations such as handrails.

12.0 THROUGH-FLOOR LIFT

It is considered that should the need arise, the provision of both a stair lift or a through-the-floor lift can be incorporated without considerable disruption to the existing general circulation layout. Listed Building consent would be required for the formation of a through-the-floor lift.

13.0 TRACKING HOIST ROUTE

No restrictions to the installation of a potential hoist from a main bedroom to a bathroom can be identified at present. Any localised strengthening of the existing structure is likely to require Listed Building consent.

14.0 BATHROOM LAYOUT

Any new bathrooms could be designed specifically for ease of access to the bath, WC and wash basin to the required specification.

15.0 WINDOW SPECIFICATION

The grand traditional proportions of the building ensure that cill levels are no greater than 800mm from finished floor levels. Windows are easily approachable due to the clear plan of the main rooms.

16.0 CONTROLS, FIXTURES AND FITTINGS

Any new switches, sockets, ventilation and service controls could be set at a height to comply with Part M of the Building Regulations and Lifetime Homes specifications.