



# Lifetime Homes Statement

## 64 Charlotte Street, London, W1T 4QD

### Mansard Accommodation Application 13.11.15

The proposal has taken into consideration the guidelines given in the Lifetime Homes Standards published in July 2010 and has sought to meet these as far as is reasonably possible given the restraints of the existing building. The design response against these criteria is listed below. Please also refer to drawings 1329-PA-5 pack for proposed plans with annotations and dimensions indicating the design response to meeting the criteria as required.

#### 1. Car Parking Width

Not Applicable – as advised in Pre-Application report the development will be car-free

#### 2. Access from Car Parking

Not Applicable – as advised in Pre-Application report the development will be car-free

#### 3. Approach Gradients

The communal entrance is stepped due to existing floor levels but has a rise of not more than 170mm

#### 4. Entrances

The communal entrance will be illuminated with a clear opening width of 900mm with a minimum 300mm nib to the leading edge.

To maintain the existing appearance of the property and in consideration of its location within a Conservation Area it is not proposed to provide a covered entrance.

All front doors to individual dwellings will have clear openings of 900mm with clear 300mm nibs to the leading edge of the door.

#### 5. Communal stairs & lifts

The communal stairs are easily accessible and comply with the Lifetime Homes criteria with a maximum rise of 170mm and minimum going of 250mm with handrails extending 300mm beyond top and bottom, handrail height of 900mm, distinguishable step nosing and clear width of 1000mm.

#### 6. Internal doorways & hallways

Convenient movement through internal doorways and hallways for the widest range of people is enabled by compliance with guidelines as set out in the Lifetime Homes Standards.

#### 7. Circulation Space

Convenient movement for the widest range of people is enabled in living, dining and bedroom spaces by compliance with guidelines as set out in the Lifetime Homes Standards with 1500mm diameter turning circles for wheelchair users.

#### 8. Entrance level living space

All units will have entrance level living spaces.

#### 9. Potential of entrance level bedroom

All units are on one level with entrance level bedrooms.

#### 10. Entrance level WC & shower drainage

All units will have an accessible entrance level bathroom with provision for future installation of a floor drain.

#### 11. WC and bathroom walls

Walls in bathrooms will be capable of firm fixing and future support for grab-rails.

#### 12. Stairs & through-floor lift

Not applicable. All units are single level.

#### 13. Potential for hoists

Structure above main bedroom and bathroom ceilings will be capable of supporting ceiling hoists and reasonable routes are provided from the main bedroom to the bathroom.

#### 14. Bathrooms

An accessible bathroom providing ease of access in accordance with guideline as set out in Lifetime Homes Standards will be provided on the same level as the main bedroom.

#### 15. Glazing and window handle heights



Windows will comply with the guidelines as set out in the Lifetime Homes Standards and will be easy to open/operate except those to the Second floor which due to the constraints of the existing building and its location in a Conservation Area will have cill heights above the recommended 800mm, views out are however still enabled by the windows extending to the full proposed ceiling height.

*16. Location of service controls*

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

Kind regards,

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