

5 Regents Square, London - Lifetimes Homes and Listed Buildings

5 Regents Square is an existing, Grade 2 listed property, and so consideration needs to be given to the existing fabric and heritage asset when seeking to apply the 16 Lifetime Homes Design Criteria. According to Lifetime Homes (<http://www.lifetimehomes.org.uk/pages/lifetime-homes-and-existing-stock.html>) the criteria may be relaxed in respect of existing buildings (especially those which are listed). Lifetime Homes guidance states -

A number of existing factors in refurbishment projects may affect potential for achieving the Lifetime Homes standard (see below).

The overall aim should therefore be to make improvements as far as practicable, to get as close to the Lifetime Homes standard as possible, having regard for the principles behind each of the [16 Design Criteria](#). This aim should be stated as a key project objective from the outset and the consideration on potential should begin from the earliest planning stages.

However, even in major refurbishment projects, achieving the requirements of all 16 Criteria may be unrealistic and impractical due to the number of considerations and constraints imposed by the existing building(s) and its(their) surrounds. Constraints may include:

- *Fixed floor heights against external levels*
- *The existing structure of the building*
- *The footprint of the existing building and its structural components*
- *The availability of external space*
- *Planning and conservation considerations*
- *Existing service runs and connections*
- *Scope of proposed works and available budget*

Lifetime Homes – 16 Design Criteria

With respect to the information above the Lifetime Homes 16no. Criteria are addressed as follows –

- | | |
|---|---|
| 1. Car Parking Width | - Not Applicable |
| 2. Access From Car Parking | - Not Applicable |
| 3. Approach Gradients | - Not Applicable (to remain as existing) |
| 4. Entrances | - Not Applicable (to remain as existing) |
| 5. Communal Stairs and Lifts | - Not Applicable |
| 6. Doorways and Hallways | - Not Applicable (to remain as existing) |
| 7. Wheelchair Accessibility | - 1500mm (dia) Turning circles and 1800x1400mm circulation spaces are available in dining/living areas |
| 8. Living Room | - Not Applicable |
| 9. Entrance Level Bed Space | - Yes – applies to both flats |
| 10. Entrance Level WC & Shower Drainage | - Not Applicable due to effect on fabric of listed building |
| 11. Bathroom & WC Walls | - Not Applicable due to effect on fabric of listed building |
| 12. Stair Lift / Through Floor Lift | - Not Applicable due to effect on fabric of listed building |
| 13. Tracking Hoist | - Not Applicable due to effect on fabric of listed building |
| 14. Bathroom Layout | - Not Applicable due to effect on fabric of listed building |
| 15. Window Specification | - Not Applicable due to effect on fabric of listed building |
| 16. Controls, Fixtures and Fittings | - Yes where possible within the listed properties, switches, sockets and controls will be placed between 450mm and 1200mm from floor level. |

Conclusion

In summary, within this Grade 2 Listed property, Lifetime Homes Design Criteria will be applied were possible and reasonably practical. The **overall aim will therefore be to make improvements as far as practicable and to review these in relation to Building Regulations Part M4(1) - 2015 Edition - (Historic Buildings - 0.12-13).**