

LIFETIME HOMES
and Wheelchair Housing

Planning Application Document

Local Area Requirements for Planning Application
Section 2 Residential Development Requirements



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61 Swinton Street, London WC1X 9NT

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INTRODUCTION

This document is prepared to accompany planning permission and Listed building Consent for the development of the existing Grade II listed building from public house to a new hotel / bistro and two self-contained flats at 61 Swinton Street London WC1X 9NT.

Planning and Inclusive Design is subject to the historical and architectural significance of the building. In relation to Lifetime Homes, this is particularly the case for the existing staircases and doorway clear widths. Our proposal is to adapt and modify the existing building where possible, while preserving and enhancing the special historic and architectural importance of the listed building.

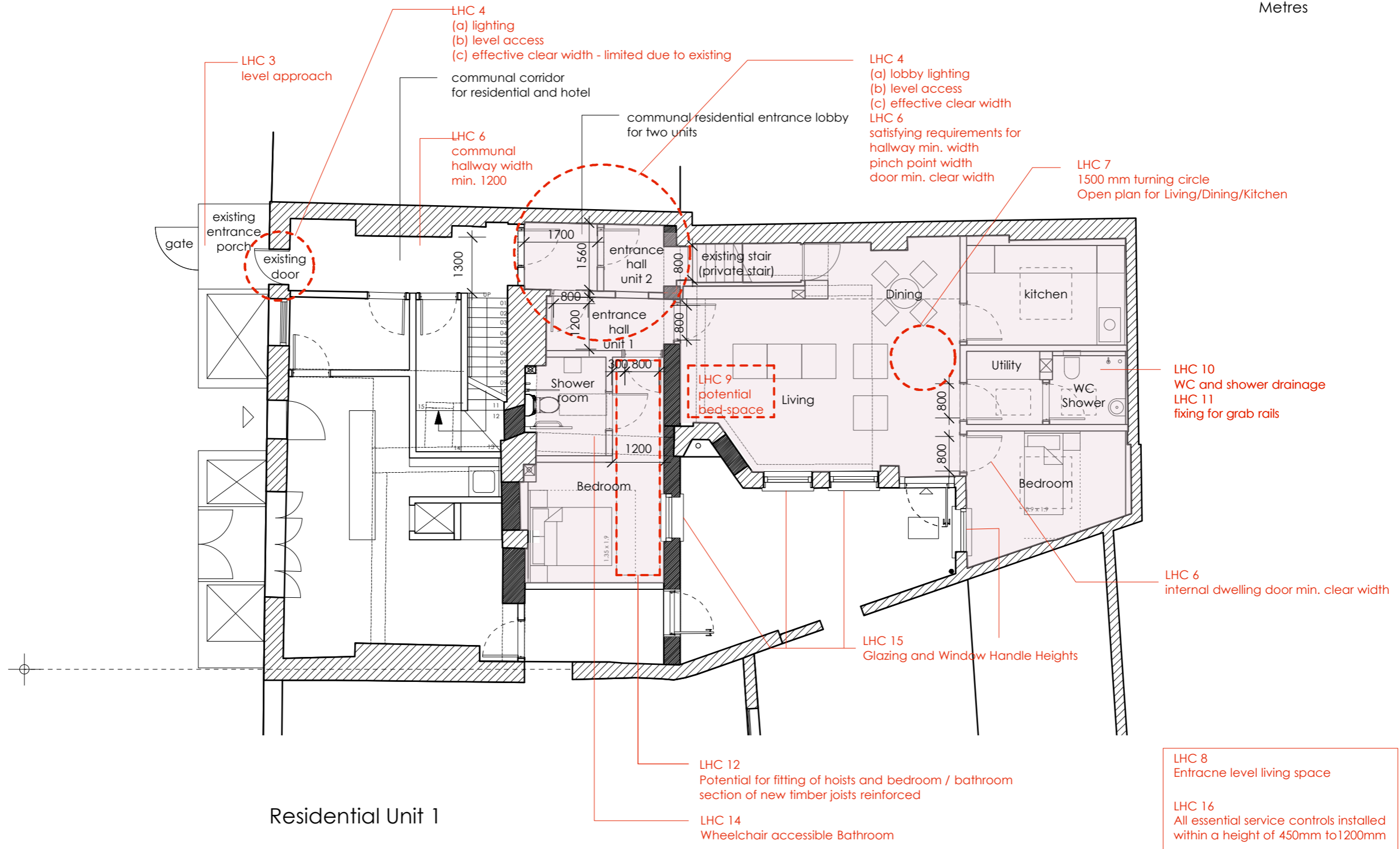
LIFETIME HOMES REQUIREMENTS CHECK LIST

To be read in junction with drawing 1306_PL201LH & PL202LH

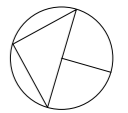
Lifetimes Homes Standards Design Criteria from 5 July 2010 (Revised)	Residential Unit 1 GF 77.65 sqm	Residential Unit 2 1F 63.70 sqm
1a. On Plot Parking	N/A (no parking provision)	N/A (no parking provision)
1b. Communal or Shared Parking	N/A (no parking provision)	N/A (no parking provision)
02. Approach to Dwelling from Parking	N/A (no parking provision)	N/A (no parking provision)
03. Approach to all Entrances	✓	✓
04. Entrances	✓	✓
5a. Communal Stairs	N/A (no communal stair)	N/A (no communal stair)
5b. Communal Lifts	N/A (no communal lift)	N/A (no communal lift)
06. Internal Doorways and Hallways	See Note 1	See Note 1
07. Circulation Space	✓	✓
08. Entrance Level Living Space	✓	✓
09. Potential for Entrance Level Bed-space	✓	✓
10. Entrance Level WC and Shower Drainage	✓	✓
11. WC and Bathroom Walls	✓	✓
12. Slaters and Potential Through-Floor Lift in Dwelling	✓	✓
13. Potential for Fitting of Hoists and Bedroom/ Bathroom	✓	✓
14. Bathrooms	✓	✓
15. Glazing and Window Handle Heights	✓	✓
16. Location of Service Controls	✓	✓

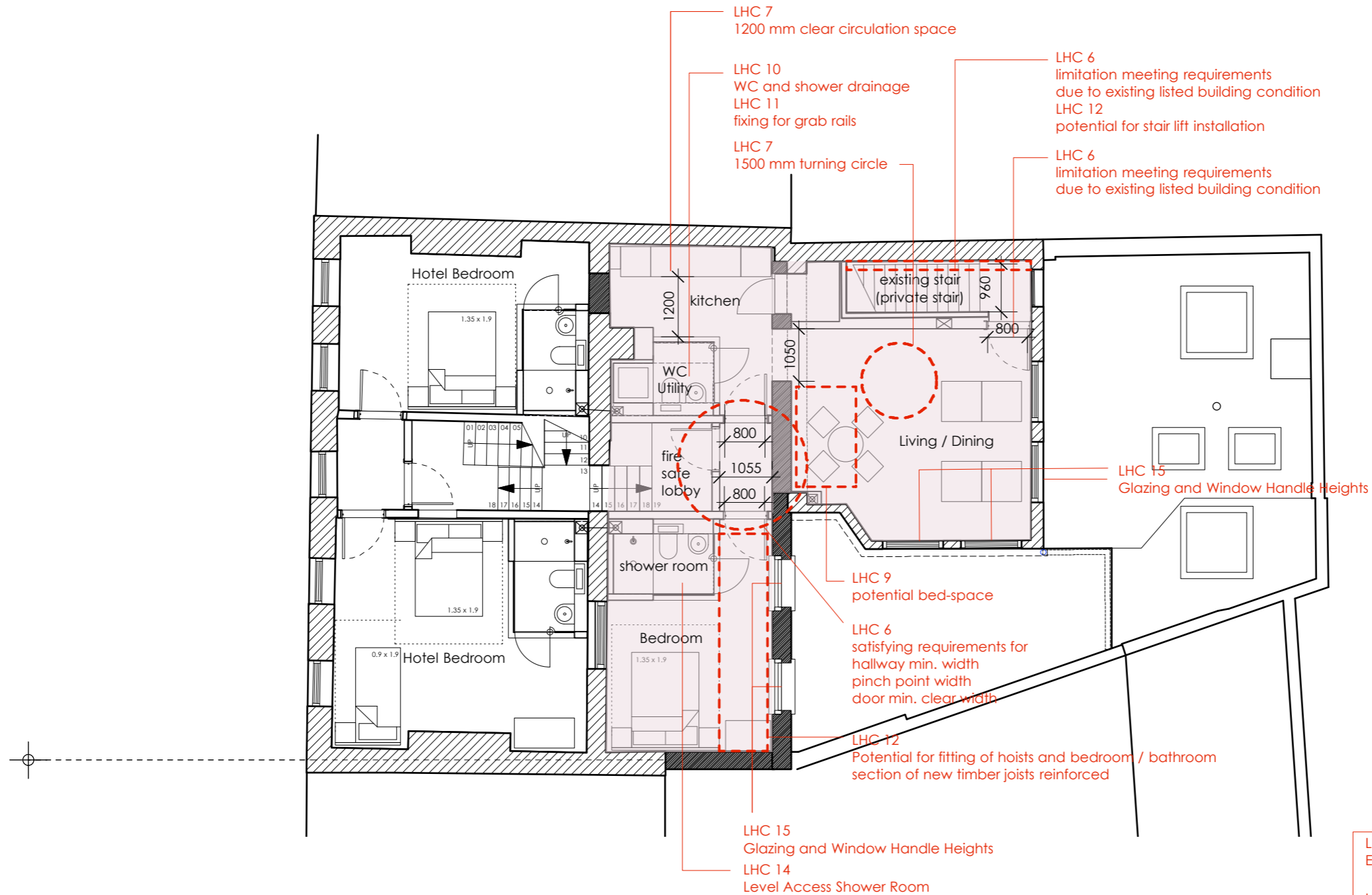
Note 1:

Due to the existing constraints of the building, the entrance lobby dimensions, landing and door clear width of existing staircase do not strictly meet Lifetime Homes Design Criteria 6.



Residential Unit 1





Residential Unit 2

LHC 8
Entracne level living space

LHC 16
All essential service controls installed within a height of 450mm to 1200mm

