

BUILDING REGULATIONS PART M & LIFETIME HOMES ASSESSMENT



PROPOSED ALTERATIONS TO  
23 AND 24 MONTAGUE STREET, WC1

LISTED BUILDING CONSENT REF 2017/0044/L

## **Building Regulations Part M & Lifetime Homes Assessment**

The following Method Statement refers to and forms part of the application reference number 2017/0044/L for Listed Building Consent for the proposed works at 23 and 24 Montague Street, London, WC1.

- 1.0 Car Parking Width:  
Not applicable.
- 2.0 Access from Car Parking:  
Not applicable.
- 3.0 Approaches to Entrance:  
The entrance from the street into the building will be level.
- 4.0 Entrance:  
External, timer controlled local lighting will be provided. The existing entrance has a level threshold from the street into the house.  
The entrance door will be approached 'head on' and will provide a clear opening width of 800mm. The ground surface will not impede wheelchair movement in line with the requirements of Part M.
- 5.0 Stairs and Lifts:  
The stairs within the property are existing and there is sufficient space to accommodate a future stair-lift. Any new staircase will be designed in line with Part M.
- 6.0 Doors and Hallways:  
All new internal doors comply with the Lifetime Homes/Part M guidance in terms of effective clear width and approach width.
- 7.0 Circulation Space:  
The bedrooms are each sufficiently sized to accommodate a double bed with 750mm clear space on either side.  
The kitchens will have a clear distance of 1200mm between parallel runs of units.
- 8.0 Entrance Level Living Space:  
There is step free access between the entrance, living and dining area. The staircase is sufficiently wide to accommodate a chair lift should it be required at a future date.
- 9.0 Potential for Entrance Level Bed-Space:  
The bedrooms are only accessible via the staircase, but the stair is sufficiently wide to allow a chair lift to be installed if required at a future date.
- 10.0 Entrance Level WC and Shower Drainage:  
All bathroom spaces are located on the upper floors, although access could be provided for wheelchair users by installing a chair lift. The bathrooms will all be capable of adaptation to fully compliant wheelchair accessible shower rooms and

toilets.

- 11.0 Bathroom and WC Walls:  
Walls in the bathrooms will be capable of taking future adaptations such as handrails.
- 12.0 Stair Lift / Through-Floor Lift:  
The existing stairs have sufficient space of 900mm between the handrail and the wall to accommodate a future stair-lift, should this be necessary.
- 13.0 Tracking Hoist Route:  
The proposals provide a reasonable route for a potential hoist from the bedrooms to the bathrooms.
- 14.0 Bathroom Layout:  
The bathrooms have been designed to ensure ease of access. The rooms are sufficiently sized to allow future conversion to accessible wet rooms, should this be necessary.
- 15.0 Windows:  
The existing windows will be retained. Wheelchair users will have good views and levels of natural daylight. The controls will be positioned in no higher than 1200mm from floor level.
- 16.0 Controls, Fixtures and Fittings:  
Switches, sockets, ventilation and service controls will be located between 450mm and 1200mm from finished floor level.