	APPENDIX TO LIFT CHOICE PAPER **ANALYSIS OF LIFT & OTHER OPTIONS FOR REAR LIGHT WELLS**			
	BMFL Analysis of Rear Entrance Lift Options as at April 2019 Based on proposal drawings presented by Studio Mark Ruthven 6 October 2018 Options 2 and 5 now omitted following indicative vote at Budget Meeting 18 February 2019.			To be read in conjunction with illustrated options.
		**Option1** Asymmetric Inner Lift (Full infill with lift and steps inside lobby)	**Option 3** Walk-through Lift Enclosed (Full infill with lift inside lobby)	**Option 4** Walk-through Lift Exposed (Balconies in separate stacks on either side of light wells)
A	**LIFTS**			
1	Platform Lift	Yes	Yes	Yes
2	Walk through lift - the lift is set to return to the ground floor with the doors open between use.	No	Yes	Yes
B	**ACCESS**			
3	Step free access for wheelchairs or pushchairs	Yes	Yes	Yes
4	How?	Level pavement (bridge) from service road to entrance door, lift inside lobby, travelling to ground floor and upper floors	Ramped pavement (sloping bridge) from service road into lift: walk-through at ground floor or travelling to upper floors	Ramped pavement (sloping bridge) from service road into lift: walk-through at ground floor or travelling to upper floors
5	Walking down steps	Yes	No	No
6	How?	Steps in hallway around the lift in parallel with lift	Ramped walkway from the service road to the lift and from the lift to the stairwell	Ramped walkway from service road to the lift
7	Walk through lift - the lift is set to return to the ground floor with the doors open between use.	No	Yes	Yes
C	**LIGHT AND AIR**			
8	Light to angled corner hall window mechanical or natural	Mechanical or Natural through Sunpipe	Mechanical or Natural through Sunpipe	Natural from the sky though indirect

	page 2	Option 1	Option 3	Option 4
9	Fresh air to angled corner hall window mechanical or natural	Mechanical	Mechanical	Natural
10	Existing back doors and window (former lavatory) to open balcony, currently obscured glass, becomes internal to balcony enclosure	Yes	Yes	Yes
D	**UTILITY SPACE**			
	Area of EXISTING utility space where enclosed	**0.65x2.5** metres **1.63** square meters **17.5** square feet	**0.65x2.5** metres **1.63** square meters **17.5** square feet	**0.65x2.5** metres **1.63** square meters **17.5** square feet
11	Area of new utility space - ground floor This is likely to change with further design detail and planner's preferences	**0.8x3.9** metres **2.9** square meters **31.2** square feet	**1.26x3.9** metres **4.5** square meters **48.4** square feet	**0.65x2.5** metres **1.63** square meters **17.5** square feet
12	Area of new utility space - upper floor This is likely to change with further design detail and planner's preferences	**0.8x4.7** metres **4.0** square meters **43** square feet	**1.26/1.96x3.9** metres **5.9** square meters **63.5** square feet	**0.65x2.5** metres **1.63** square meters **17.5** square feet
13	Angled corner hall window remains unchanged	No	No	Yes
E	**MAINTENANCE**			
14	Removes need for pigeon netting	Yes	Yes	No
15	Provides new service risers including replacement water mains new route	Yes	Yes	Yes
16	Reduces number of rainwater downpipes	Yes	Yes	No
17	Removes all irregular pavements at ground floor level	Yes	Yes	No
18	Reduces number of open drains	Yes	Yes	No
19	External maintenance costs 1-lowest, 2-highest	1	1	2
	End			