

21nd January 2014

91 Gray's Inn Road London WC1X 8TX

Lifetime Homes criteria evaluation

- 1 & 2 Car Parking:** The property occupies the whole Gray's Inn Road road frontage, without the opportunity to create a rear access, so it is not possible to provide off street parking. This city centre location is well served by public transport and the applicant is prepared to enter into a legal agreement disbaring occupants from claiming the right to Residents Permits.
- 3 Approach to entrances:** The proposed residential entrance/exit point in Gray's Inn Road is straight off the footway without steps or sills, providing easy access for wheelchairs.
- 4 Entrance:** The floor is level without steps or sills.
- 5 Communal: Stairs & Lifts:** Space in the entrance stair/lift lobby is a little constrained, however I, the Agent/architect, am disabled and rely upon a lightweight manual wheelchair, made my way to the small economy lift and operated the lift controls without difficulty.
- 6 Doorways:** It is difficult to completely comply with recommendations in a conversion scheme due to structural and other constraints, however new doors and where possible existing doors will have a clear opening width of 750mm with 300mm nibs on leading edges.
- 7 Circulation & Wheelchairs:**
- i) 100% of flats are suitable for wheelchair bound residents.
 - ii) The building approach and entrance are flat, without steps and are very accessible for disabled wheelchair users.
 - iii) Stair/lift landings are tight for a wheelchair but the Agent/architect in a lightweight manual wheelchair found them acceptable.
 - iv) Corridors within flats will be 900 wide. In flats 2, 3 and 4 a corridor reduces to to an acceptable 750 at a column pinch point.
 - v) Flat living areas easily accommodate 1500mm wheelchair turning circles.

- 8 **Living Rooms:** Since the design comprises flats, living rooms are at property entrance levels.
- 9 **Bedspace:** Since the design comprises flats, bedrooms are at property entrance levels.
- 10 **Entrance Level:** The design comprises flats that do not incorporate any internal changes in level, so **WC & Shower** wheelchair users do not experience problems.
- 11 **Bathroom walls:** Robust construction suitable for handrail fixings is to be incorporated.
- 12 **Stairlift:** Can be incorporated if required.
- 13 **Tracking Hoist:** A tracking hoist can be installed in the first floor flat to serve either bedroom, without difficulty. Relocation of the washbasin and the installation of an extra door between bedroom 2 and the adjacent bathroom will permit a hoist installation in flats 2, 3 and 4.
- 14 **Bathrooms:** i) Plans provide easy access to sanitary ware for wheelchair users.
ii) Bathrooms are not wide enough to accommodate a wheelchair turning circle but are sufficient to provide easy access to all sanitary ware.
- 15 **Glazing and window handle heights** Existing windows and handle heights are typical of a city centre office building, with uniform cill heights, that are difficult to modify without compromising elevations The applicant will seek technical advice and adjust if possible.
- 16 **Controls:** Proposed internal wall construction will incorporate internal timber supports that permit sanitary ware and fittings to be fixed between 450mm and 1200mm from floor.