

22nd April 2010

Ref: GSA500

LIFETIME HOMES STATEMENT

42 GREAT RUSSELL STREET AND 1A COPTIC STREET, LONDON, WC1B 3PH

Regarding the Camden Council's encouragement of the Lifetime Homes Standards the following points from the 'Camden Planning Guidance 2006 – Lifetime homes and wheelchair housing' have been addressed:

FLAT 1

42 Great Russell Street (refer to drawings GSA500/PL194 and GSA500/PL195 to see relevant points addressed on plan)

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| 1. | <i>Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.</i> |
| | There is no private parking provided for this property. |
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| 2. | <i>The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.</i> |
| | There is no private parking provided for this property. |
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| 3. | <i>The approach to all entrances should be level or gently sloping.</i> |
| | The approach to the flat is via the pavement running along Great Russell Street, which is currently gently sloping up to the front door.
The threshold will be adjusted to improve access. |
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| 4. | <i>All entrances should:</i>
<i>a) be illuminated</i>
<i>b) have level access over the threshold</i>
<i>c) have a covered main entrance.</i> |
| | Access to the flat is to remain as existing. |
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| 5. | <i>a) Communal stairs should provide easy access and</i>
<i>b) where homes are reached by lift, it should be fully wheelchair accessible.</i> |
| | No communal stairs service this flat. |
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| 6. | <i>The width of internal doorways and hallways should conform to Part M except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.</i> |
| | The internal doors to the shower room and plant room are both 900mm wide. There are no internal doors at entrance level. |
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| 7. | <i>There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.</i> |
| | Space has been provided in the flat for turning of wheelchairs. |

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| 8. | <i>The living room should be at entrance level.</i> |
| | The bedroom is at entrance level as requested by the Planning Department during informal conversation. There is ample space for a living area to be included on the entrance level. |
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| 9. | <i>In houses of two or more storeys, there should be space on entrance level that could be used as a convenient bedspace.</i> |
| | Bed space is proposed at entrance level. |
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| 10. | <i>There should be:</i>
a) <i>a wheelchair accessible entrance level WC, with</i>
b) <i>drainage provision enabling a shower to be fitted in the future.</i> |
| | The present location of the WC is at lower ground floor level. Plumbing provisions will be made for WC/ shower to be added at ground floor level at a later stage should this be required. |
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| 11. | <i>Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.</i> |
| | Additional plywood reinforcement will be located between 300 and 1500mm from the floor. This will also be included for in any later ground floor additional bathroom/ toilet. |
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| 12. | <i>The design should incorporate:</i>
a) <i>provision for a future stair lift</i>
b) <i>a suitably identified space for a through the floor lift from ground to first floor, for example to a bedroom next to a bathroom.</i> |
| | A stair lift could be installed for the existing staircase from the ground floor bed area into the living area below. |
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| 13. | <i>The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.</i> |
| | A direct route could be made through from the bedroom to the bathroom for a hoist if necessary. |
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| 14. | <i>The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.</i> |
| | The layout of the shower room allows clear access along one side, with easy access to the wash basin, toilet and shower. |
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| 15. | <i>Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.</i> |
| | The living room window cills are existing and are located approximately 800mm above finished floor level. The existing windows operate via counterweighted sashes, which allow for ease of use. New pavement lights are proposed to increase light and ventilation into the living space. |
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| 16. | <i>Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).</i> |
| | Switches, sockets ventilation and service controls will be located between 450mm and 1200mm from the floor. |

FLAT 2

1A Coptic Street (refer to drawings GSA500/PL196-201 to see relevant points addressed on plan)

1.

<i>Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.</i>
There is no private parking provided for this property.
2.

<i>The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.</i>
There is no private parking provided for this property.
3.

<i>The approach to all entrances should be level or gently sloping.</i>
The approach to the flat is via the pavement running along Coptic Street, which is currently gently sloping up to the front door. The thresholds will be adjusted to improve access.
4.

<i>All entrances should:</i> <i>d) be illuminated</i> <i>e) have level access over the threshold</i> <i>f) have a covered main entrance.</i>
New double door of 1800mm width will facilitate access.
5.

<i>a) Communal stairs should provide easy access and</i> <i>b) where homes are reached by lift, it should be fully wheelchair accessible.</i>
No communal stairs service this flat. New wheelchair accessible lift will provide access to all levels of the property. New internal staircases will be designed to provide a uniform rise not more than 170mm and a going not less than 250mm. The handrail height will be 900mm from the nosing of the stairs.
6.

<i>The width of internal doorways and hallways should conform to Part M except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.</i>
All internal doors are minimum 900mm wide and the main doors have minimum 300mm clear to the leading edge. The internal corridors are minimum 900mm wide.
7.

<i>There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere.</i>
Abundant space has been provided throughout the flat for turning of wheelchairs.
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<i>The living room should be at entrance level.</i>
The lift will provide access to the main living area on the first floor.

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| 9. | <i>In houses of two or more storeys, there should be space on entrance level that could be used as a convenient bedspace.</i> |
| | The lift will provide access to suitable bedspaces on the first, second and third floors. |
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| 10. | <i>There should be:</i>
c) <i>a wheelchair accessible entrance level WC, with</i>
d) <i>drainage provision enabling a shower to be fitted in the future.</i> |
| | The lift will provide access to three WC / shower rooms. |
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| 11. | <i>Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.</i> |
| | Additional plywood reinforcement will be located between 300 and 1500mm from the floor. |
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| 12. | <i>The design should incorporate:</i>
c) <i>provision for a future stair lift</i>
d) <i>a suitably identified space for a through the floor lift from ground to first floor, for example to a bedroom next to a bathroom.</i> |
| | Wheelchair accessible lift will provide access to all levels of the property. Stair lift can be installed to allow access to the main level of the roof terrace. |
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| 13. | <i>The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.</i> |
| | A simple route exists between the main bedroom and the main bathroom. |
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| 14. | <i>The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.</i> |
| | The layout of the bathrooms are spacious and allow clear access to the wash basins, toilets, baths and showers. |
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| 15. | <i>Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.</i> |
| | The living room window cills are existing and are located approximately 800mm above finished floor level. The existing windows operate via counterweighted sashes, which allow for ease of use. |
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| 16. | <i>Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).</i> |
| | Switches, sockets ventilation and service controls will be located between 450mm and 1200mm from the floor. |