

RECEIVED 07 OCT 2009

London Borough of Camden
Town Hall
Argyle Street Entrance
London WC1

My Ref: Grays 293.65
Your Ref: 2009/3103
5 October 2009

'LIFETIME HOMES' STATEMENT.-

Re: CHANGE OF USE OF VACANT BASEMENT - TO TWO BEDSITS at 293 Grays
Inn Road London WC1

The studios are on an existing basement which restricts many of the Works from complying with all the requirements for 'Lifetime Homes'.

But we shall whenever practically possible within the bounds of the existing building we shall comply with the requirements.

- | | |
|------------------------------|---|
| 1. Car parking. | There is no provision for any car parking. |
| 2. Access from Car Parking. | N/A |
| 3. Approach Gradients. | Fixed Space, Not applicable. |
| 4. External Entrances. | The New Entrances are wide for disabled people and has illuminated & level access at the end of the stairs. |
| 5. Communal Stairs & Lifts. | The Common Stairs have 275mm goings and 150mm Rises for disabled people and maximum rise between landings of 1.8m |
| 6. Doorways & Hallways. | The proposed internal doorways and hallways will conform to Part M of the Building Regulations.
All internal Doors 750mm wide clear opening , the main entrance door 900mm wide clear opening, and corridors 900mm wide. |
| 7. Wheelchair accessibility. | Since it is an existing building at basement level there is a limited space for provision of lifts and wheelchair. |
| 8. Living Room. | The living room is at entrance level. |
| 9. Bed Space. | The bedroom is at entrance level. |
| 10. WC & shower/bath. | The sanitary facilities will be provided at entrance level and will comply with Part M of the Building Regulations. |

- | | |
|------------------------------------|---|
| 11. Bathroom & WC walls | The Walls will be capable of taking adaptations of handrails and other requirements. |
| 12. Stair Lift. | Not Applicable- Stairs are external. |
| 13. Tracking Hoists Route | Not applicable. Limited space for studios. |
| 14. Bathroom Layout. | The bathroom has easy access from bedroom and living room & kitchen. |
| 15. Window Specifications. | The Front Window glazing will be no higher than 800mm from floor level and windows will be easy to open/operate.
People will be able to see out of the window while seated. |
| 16. Controls, Fixtures & Fittings. | Switches, sockets, ventilation controls and service controls will be between 450 and 1200mm from the floor as specified in Part M of the Building Regulations. This will apply to all rooms including kitchen and bathroom. |

Chris Arnaouti
6 October 2009