

6<sup>th</sup> May 2009

Ref: GSA500

### **LIFETIME HOMES STATEMENT**

**42 GREAT RUSSELL STREET AND 1A COPTIC STREET, LONDON, WC1A 1NN**

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:

42 Great Russell Street (refer to drawing GSA500/PL111 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 Great Russell Street, which is currently gently sloping up to the front door.
4. 

<i>All entrances should:</i> a) <i>be illuminated</i> b) <i>have level access over the threshold</i> c) <i>have a covered main entrance.</i>
Access to the flat is to remain as existing.
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.
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 two internal doors in the flat are shown as 900mm wide with 300mm clear on the leading edge of the doors. The internal corridor leading to the bedroom is 1000mm 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.

- |    |   |
|----|---|
| 8. | <i>The living room should be at entrance level.</i> |
|    | The living room is at entrance level.               |
- 
- |    |   |
|----|---|
| 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> |
|    | This flat is only one storey  |
- 
- |     |   |
|-----|---|
| 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 shower room is located at entrance level with a Part M toilet located within. The door has been changed to open outwards. |
- 
- |     |  |
|-----|--|
| 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.          |
- 
- |     |   |
|-----|---|
| 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> |
|     | No stair lift is necessary within this flat, as there are no stairs.  |
- 
- |     |  |
|-----|--|
| 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 bedroom and the bathroom.  |
- 
- |     |  |
|-----|--|
| 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. |
- 
- |     |   |
|-----|---|
| 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. |
- 
- |     |  |
|-----|--|
| 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.                                  |

1A Coptic Street (refer to drawings GSA500/PL112-114 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 Great Russell Street, which is currently gently sloping up to the front door.
  
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>
Access to the flat is to remain as existing.
  
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. The existing internal stairs shall be refurbished 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>
There are two internal doors at ground level in this flat. Both doors have 300mm min clear to the leading edge and are 900mm wide. The internal corridor leading to the reception/study is greater than 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.
  
8. 

<i>The living room should be at entrance level.</i>
A reception room/ Study is located at entrance level.
  
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 reception room / Study could be used as a convenient bedspace.
  
10. 

<i>There should be:</i>
-------------------------

- c) *a wheelchair accessible entrance level WC, with*  
d) *drainage provision enabling a shower to be fitted in the future.*

The WC is located at entrance level and allows for side transfer from a wheelchair. The dimensions of the toilet are suitable for full wheelchair accessibility. A provision for a shower can be made in the corner of the WC.

11. *Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.*

Additional plywood reinforcement will be located between 300 and 1500mm from the floor.

12. *The design should incorporate:*  
c) *provision for a future stair lift*  
d) *a suitably identified space for a through the floor lift from ground to first floor, for example to a bedroom next to a bathroom.*

The stair would not be suitable for a stair lift, however, the closet near the WC could be adapted for a through the floor lift. Adaptations could be made to the first floor ensuite, to accommodate at a later date.

13. *The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.*

A simple route exists between the main bedroom and the main bathroom.

14. *The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.*

The layout of the bathroom is spacious and allows clear access down the centre, with easy access to the wash basin, toilet bath and shower.

15. *Living room window glazing should begin at 800mm or lower and windows should be easy to open/operate.*

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.

16. *Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1200mm from the floor).*

Switches, sockets ventilation and service controls will be located between 450mm and 1200mm from the floor.