

MAIN STREET RESIDENTIAL LTD LIMITED

FLATS 1 & 3 51/53 GRAYS INN ROAD, LONDON WC1X 8PP CHANGE OF USE TO FORM ONE 4 BEDROOM MAISONETTE ON TWO FLOORS WITH INTERNAL STAIRCASE FROM TWO 2 BEDROOM FLATS

'LIFETIME HOMES' STATEMENT

The Flats are existing which restrict many of the Works from complying with all the requirements, however all items will comply, whenever practically possible, with the 'Lifetime Homes' standards as required and it's assessment is as follows:

- | | |
|---|---|
| 1. Car Parking Width | There is no provision or space for any car parking |
| 2. Access From Car Parking | Not Applicable |
| 3. Approach Gradients | Not Applicable |
| 4. External Entrances | The entrance is existing and has illuminated & level access over the threshold and have a covered main entrance.

The threshold upstand will not exceed 15mm. |
| 5. Communal Stairs & Lifts | The communal stairs is existing & provide easy access and upper floors are reached by a lift and is fully accessible.

The stairs are existing

The Lift is existing |
| 6. Doorways & Hallways | The width of internal doorways and hallways are existing and conform to Part M of the current building Regulations

The front door is existing.

Any internal & back doors will have a clear opening width of 750mm,

The corridor or passageway width is existing

There will be a clear opening width of 775 mm , and the corridors are existing.
Doors on the entrance level are existing |
| 7. Wheelchair Accessibility | A space will be provided for turning a wheelchair in dining areas and living rooms and adequate circulation space will be provided for wheelchairs generally elsewhere.

A turning circle of 1500mm or a turning ellipse of 1700mm x 1400mm will be provided in living rooms and dining areas. |
| 8. Living Room | The living rooms will be at entrance level. |
| 9. Entrance Level Bed Space | A bedroom has been provided at Entrance Level |
| 10. Entrance Level WC & Shower Drainage | There will be a wheelchair accessible toilet at entrance level. Drainage provision at floor level cannot be provided as the floor is existing. |

MAIN STREET RESIDENTIAL LTD LIMITED

FLATS 1 & 3 51/53 GRAYS INN ROAD, LONDON WC1X 8PP CHANGE OF USE TO FORM ONE 4 BEDROOM MAISONETTE ON TWO FLOORS WITH INTERNAL STAIRCASE FROM TWO 2 BEDROOM FLATS

- The WC will be fully accessible. A wheelchair user will be able to close the door from within and achieve side transfer from a wheelchair to one side of the WC. There must be 1100mm clear space to the front of the bowl. The shower provision must be within the closet or adjacent to the WC.
11. Bathroom & WC Walls
Walls in the bathroom and WC will be capable of taking adaptations such as handrails.
Wall reinforcements (if required) will be located between 300 and 1500mm from the floor.
12. Stair Lift/Through-Floor Lift
This requirement will not apply as a lift as there is a common lift providing access to the dwelling on level floors with its entrance
13. Tracking Hoist Route
The design and specification will provide a reasonable route for a potential hoist from a main bedroom to the bathroom.
14. Bathroom Layout
The bathroom will be designed for ease of access to the bath, WC and wash basin.
Although there is not a requirement for a turning circle in bathrooms, sufficient space will be provided so that a wheelchair user can conveniently use the bathroom and gain side access to the WC.
15. Window Specification
Living room window glazing is existing but is no higher than 800mm from the floor level and windows will be easy to open/operate.
People will be able to see out of the window whilst seated.
Wheelchair users will be able to operate at least one window in each room.
16. Controls, Fixtures & Fittings
Switches, sockets, ventilation and service controls will be at a height usable by all (i.e. between 450mm and 1200mm from the floor). In new rooms
This will apply to all new rooms, including the kitchen and bathroom.



A. F. COUGHIN
2nd April 2009