

RESIDENTIAL CONVERSION – 203-209 NORTH GOWER STREET NW1

30/08/06

LIFETIME HOMES INFORMATION

(To be read in conjunction with the submitted proposed plans, sections and elevations. The items are numbered in order to correspond with the LTH standard 16 point list).

Please note that for the purpose of the wheelchair accessibility to the above residential conversion, the fully, wheelchair accessible flats are flats 2 and 3 on the basement level (these flats are larger units than flats 4 and 5 on the ground floor). They are both accessible via a newly provided 'short rise vertical platform lift'.

1. Car Parking Width – There is no proposed parking.
2. Access From Car Parking – As above
3. Approach Gradients – A level approach to the proposed short rise vertical platform lift from the existing rear yard will be provided. The existing front entrance steps are positioned directly off the public footpath and therefore it is not possible to provide a level access ramp.
4. External Entrances – All entrances will be illuminated for both safety and access. All new and existing entrances will be under cover. The entrance to the vertical platform lift from the rear courtyard and the threshold to the actual building will be level.
5. Communal Stairs and Lifts –
 - a. A clear landing of 1500 x 1500mm has been provided in front of the main passenger lift at basement, ground, first and second floor levels.
 - b. The minimum dimensions of the main passenger lift will be 1400 x 1100mm (8 person capacity).
 - c. The positioning of the controls will comply with the Lifetime Homes Requirements ie 900-1200mm from the finished floor and 400mm from the lifts internal front wall.

The main stairs to the building are to be retained and will not comply with the Lifetime Homes standards.

6. Doorways and Hallways –
 - a. All doors on the wheelchair entrance level (basement level) have 300mm nib to the leading edge.
 - b. The main wheelchair entrance door will have a clear opening of min. 800mm and a 300mm nib to the side of the leading edge.
 - c. The main corridor at basement level is 1050mm min. width and clear opening door widths to be 775mm.
 - d. Where internal doors have a clear opening width of 750mm min. passageway width to be 900mm when head-on or 1200mm when approach not head-on.
7. Wheelchair Accessibility –

A turning circle of 1500mm diameter for wheelchair accessibility has been indicated on the floor plans of Flats 2 and 3.
8. Living Room –

The living/reception rooms to flats 2 and 3 (wheelchair accessible flats) are positioned at the entrance level.
9. Not applicable.
10. Entrance Level WC and Shower Drainage.

Bathroom/WC's to flat 2 and 3 are wheelchair accessible.

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Floor drainage for a future shower will be fitted.

11. Bathroom & WC Walls

Walls in bathrooms/WC's will be underlined with waterproof plywood to enable handrails, etc. to be fixed between 300 – 1500mm from the floor level.

12. Not applicable.

13. Not applicable.

14. Bathroom Layout –

The WC's and baths to the bathrooms in Flats 2 and 3 will be positioned within the rooms in order to facilitate ease of access. Drainage will also be provided (see item 10) so that they can be converted at a later date to accommodate a 'walk-in' shower.

15. Window Specification –

The windows to the reception areas to flats 2 and 3 will have a maximum cill height of 800mm and will be operational to wheelchair users.

16. Controls, Fixtures & Fittings –

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