

MHA-LHS

1, St Chad's Street, Kings Cross, WC1H 8BD. Conversion of House to Residential Flats- Item 2 Lifetime Homes Statement

The property which is the subject of this application is Grade II Listed, a terraced street property, with all the limitations that these conditions impose. Despite the constraints of Listing the proposals will be cognisant of all these criteria and be designed to meet all Building Regulations requirements.

No.	Item	Status	Notes
1	Car Parking Width	N/A (There is only limited on street parking.. The applicant is happy and expect to have a planning condition forfeiting the right to residents' parking).	
2	Access From Car Parking	N/A (As above)	
3	Approach Gradients	Does not comply (The house is accessed via steps from the pavement which are part of the Listing and cannot be altered. There is no opportunity to provide a level access).	
4	Entrances	Does not comply (Once again the listed doors limit the opportunity for change where opportunity arises access will be provided).	
5	Communal Stairs & Lifts	Does not comply (The stairs are all as existing and listed with no opportunity for modification. A lift is not possible).	
6	Doorways & Hallways	Does not comply (The existing doors all limit the possibility of widening. Where opportunity arises access will be provided).	
7	Wheelchair Accessibility	Does not comply (Although it is possible to widen the proposed internal spaces and listing ensures this is to no avail as the existing doors limit access width within the building).	
8	Living Room	Does not comply (There is currently no entrance level living space and this will not change with the proposals).	
9	Entrance Level Bedspace	Does not comply (As above this is not possible due to the constraints of Listing).	
10	Entrance Level WC & Shower Drainage	Does not comply (Although under the constraints of Listing, bathrooms will be designed with a view to grab rails, extra circulation space, in so far as the property permits).	
11	Bathroom & WC Walls	Does not comply (Although under the constraints of Listing, bathrooms and WC walls will be designed with a view to grab rails, extra circulation space, in so far as the property permits).	
12	Stair Lift/Through-Floor Lift	Does not comply (As stated all the proposed stairs are existing and cannot be altered. There is no opportunity for through-floor lifts).	
13	Tracking Hoist Route	Does not comply (This may not be possible and will be examined depending on the load bearing capacity of the existing floors).	
14	Bathroom Layout	Does not comply (Although under the constraints of Listing, will be designed with a view to grab rails, extra circulation space, in so far as the property permits).	
15	Window Specification	Does not comply (Although under the constraints of Listing for existing windows. The proposed new windows will be designed to meet requirements).	
16	Controls, Fixtures & Fittings	Switches, sockets, ventilation and service controls (Although under the constraints of Listing maybe relocated 450mm and 1200mm from the floor).	