

GROUD FLOOR B1/B8 & 6 RESIDENTIAL UNITS

AUGUST 2012

100 ST PAULS ROAD, N1 2QP

LIFETIME HOMES STATEMENT – Ref: FES - August 2014

(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 development; the fully, wheelchair accessible apartment is Flat 1 on the first floor.

1. Car Parking Width - Not applicable as scheme is parking free
2. Car Parking proximity - Not applicable as scheme is parking free
3. Approach Gradients – Existing gradient to be maintained – Level threshold.
4. External Entrances -
 - a. All entrances will be illuminated for both safety and access.
 - b. Level access to ground floor to be provided.
 - c. Minimum effective clear width of entrance doors to 825mm and 300mm nib to the leading edge.
5. Communal Stairs and Lifts
 - a. Communal staircase will have a uniform going of minimum 250mm and rise of 170mm
Handrails to extend 300mm beyond top and bottom steps
Handrail height to be 900mm from each nosing
Step nosings will be in contrasting colour
Solid risers to be provided
6. Doorways and Hallways – (refer to plans ENU_012, 013 & 014)
 - a. The width of the internal doorways and hallways conforms with Part M of the current building regulations.
 - b. All entrance doors to flats will have a 300mm nib to the leading edge.
 - c. Internal doors to have a clear opening width of 775mm minimum and landings to be minimum 1050mm wide
7. Wheelchair Accessibility – (refer to plan ENU_013)
Provided to flat 3
A turning circle of 1500mm diameter for wheelchair accessibility has been indicated on the floor plan.
8. Entrance level living space -
Provided to ground floor flats 3 and 4
9. Potential for entrance level bed space –
Ground floor flats 3 and 4
10. a. Refer to floor plans for bathroom layouts to flats.
b. Drainage provision for shower provided to bathrooms to all flats.
11. Bathroom & WC Walls
Walls to all bathrooms will be underlined with waterproof plywood to enable handrails, etc. to be fixed between 300 – 1500mm from the floor level.

12. All individual units are of a single storey, accessed from the communal areas with the inclusion of an accessibility compliant lift.
13. Route for future hoist allowed for between bedroom and bathroom.
14. Bathroom Layout – Refer to floor plans for bathroom layouts.
The WC and bath to all flats will be positioned within the room in order to facilitate ease of access.
15. Window Specification –
All new windows to the reception areas to all flats 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.