



Lifetime Homes Statement

Site Location : Rear of 250 Belsize Road, London, NW6 4BT

Project Background:

Planning Permission was granted for the conversion of the first floor of the above property in October 2007. Application no. 2006/5329/P. The application was renewed in February 2011. Application no. 2010/5065/P.

The approval that was granted under the above application was for conversion of the first floor of the building at the rear of the property.

The property has subsequently been sold and the new owner Ms C Lyndon-Stanford wishes to make more use of the building by extending the conversion into the roof.

Current Proposal:

An extension of approximately 1 metre would be constructed to the first floor at the front of the property. The awkward area of flat roof would then remain as a balcony. It is proposed to construct a Dormer window to the side of the property overlooking the road at the side of the building.

The benefit of carrying out such an extension would be that it would produce better proportioned rooms.

Design Criteria:

The project was originally granted planning permission in 2007 and was designed to comply with living standards and building regulations requirements at that time.

Due to the location and the site constraints it may not be possible to comply with all Lifetime Home requirements but consideration has been given to the 16 Design Criteria to ascertain what practical measures can be taken.

(1) Parking (width or widening capability)

There is no space available on the site of the development for car parking. The ground floor of the property is leased to a separate business.

(2) Approach to dwelling from parking (distance, gradients and widths)

The proposal does not have parking provision.

(3) Approach to all entrances

There will be a level entrance way as existing directly from the street.



(4) Entrances including balcony and roof terrace doors

The entrance door will have a clear opening width of 800mm. The doorway will be provided with a level threshold. Appropriate defused luminaires lighting will be provided to illuminate the entrance doorway.

(5) Communal stairs and lifts

There are no communal stairs on this development. It is not proposed to install a lift in this development as there is no space for one.

(6) Internal doorways and hallways

The corridor on the first floor is 900mm wide. All door openings will have a minimum of 750mm clear.

(7) Circulation Space

Regrettably this development is unsuitable for wheelchair users.

(8) Entrance level living space

Regrettably this criterion cannot be met.

(9) Potential for entrance level bed-space

Regrettably this criterion cannot be met.

(10) Entrance level WC and shower drainage

Regrettably this criterion cannot be met.

(11) WC and bathroom walls

Provision will be made to enable fixing grab rails etc. to the walls of the bathroom.

(12) Stairs and potential through-floor lift in dwelling

Regrettably this criterion cannot be met.

(13) Potential for fitting of hoists and bedroom / bathroom

Regrettably this development is not appropriate for disabled persons as it is a first and second floor flat that has limited access for disabled persons.



(14) Bathrooms

Regrettably this development is not appropriate for disabled persons as it is a first and second floor flat that has limited access for disabled persons.

(15) Glazing and window handle heights

The existing windows have a sill height of 900mm. The proposed patio doors have full length glazing which would comply with the requirement.

(16) Location of service controls

New service installation will have controls located between 450 and 1200mm above floor level.

Prepared by
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