

Lifetime Homes Statement

248 Camden High Street, London. NW

1. **Car Parking:** There is no car parking present within the cartilage of the site. As the property is based in a highly built up area of Camden High Street it is unlikely that any
2. **Access from Car Parking:** Please refer to previous statement regarding lack of parking.
3. **Approach:** The approach to the dwelling is directly from Camden High Street which is on a slight incline at the point of No 248.
4. **External entrances:** The site is on a slight incline and a level threshold approx 150 to 300mm above pathway level is existing. This shall be maintained for both security and
5. **Communal Stairs:** The dwelling has a dedicated entrance from the street and therefore no communal stairs are present.
6. **Doorways and Hallways:** The proposed hallway and doorway have clear opening widths of 900mm. It is not possible to provide a 300mm nib space to the leading edge of the door due to the existing retail unit present at ground floor level.
7. **Wheelchair accessibility:** The dwelling is located at 1st and 2nd floor levels of an existing building within a conservation area. It is in this case not possible to provide wheelchair access to the habitable spaces.
8. **Living Room:** The living room is located at 1st floor level of the building. Although the entrance level is at ground floor level it is a hallway access to the 1st and 2nd floor with the principle storey being 1st floor level where the living room and kitchen are located.
9. **Two or more storey requirements:** It is not possible to locate a bed space at entrance level as this is only an access hallway from the high street entrance.
10. **WC:** The property is not accessible to wheelchair users and therefore feel it would be unreasonable to provide wheelchair accessible facilities within the dwelling.
11. **Bathroom and WC Walls:** The bathroom and WC walls shall be constructed of 18mm WBP plywood fixed to timber studwork with a tile covering. This shall be capable of receiving a solid fixing where necessary.
12. **Lift Capacity:** The building is an existing building with a conservation area and consequently we are unable to provide provision for a lift between the levels.
13. **Main Bedroom:** The main bedroom is located next to the main bathroom and hoist provision could be provided if necessary although as it is unlikely to be used by disabled persons none will be installed at this point.
14. **Bathroom Layout:** The bathroom has been spaced to provide maximum ease of access and use.
15. **Window Specification:** The windows with the building are existing and no provision has been made to replace them within this conservation area.
16. **Fistures and Fittings:** All sockets, light switches ventilation and service controls shall be located in accordance with Part M of the Building Regulations 2000. Namely between 450mm and 1200 from the floor.