

Lifetimes Homes Statement
for
28 Church Row
London NW3 6UP

The building is listed Grade II* and it has restrictions structurally, specially and in the details (panelled rooms) and other decorative restrictions. The 16 points raised in the Lifetimes Homes Statement requiring attention are answered as best as possible below :

1. **Parking.** The street has a number of parking bays for residents and some pay and display. There is also a bay for charging an electric car just outside the building. The road is fairly narrow and there is no room to widen it as the pavements are narrow. However, the change of use will reduce the need for car parking as the restaurant had high car parking demand for customers travelling by car.
2. **Approach to dwelling from parking (distance, gradients and widths).** The approach to the building from a car space will be the same as for everyone else on the street.
3. **Approach to entrances.** The entrance to the basement will be through the main entrance to the house and although there is only one step up to the door there is a flight of stairs to be negotiated down from the entrance hall.
4. **Entrances.** The entrance is illuminated and has a canopy over.
5. **Communal stair and lifts.** The stairs only lead to the basement through the entrance hall. There is no room for a lift in the entrance hall which is beautifully decorated and original.
6. **Internal doorways and hallways.** The hallway is original and very wide as is the entrance door. The circulation is also as existing and alterations will cause the fabric to be disturbed.
7. **Circulation space.** There is plenty of space in the rooms for wheelchairs but getting from one room to the next will not be possible without major alterations to the building.
8. **Entrance level living space.** The entire unit is one level down from the street level.

9. **Potential for entrance-level bed-space.** The accommodation is at basement level with no room for bed-space at ground floor level.
10. **Entrance level WC and shower drainage.** There is no possibility for the facilities other than in the basement.
11. **WC and Bathroom walls.** All bathrooms/WCs are capable of having grip supports on the walls.
12. **Stairs and potential through-floor lift in dwelling.** A through-floor lift is only possible through the entrance hall but this is unlikely to be fitted in the confines of the original entrance hall.
13. **Potential for fitting of hoists and bedroom/bathroom.** There is potential for fitting hoists in the rooms if this is required.
14. **Bathrooms.** The en-suite bathroom is large enough to accommodate the dimensions for disable residents.
15. **Glazing and window handle heights.** The windows are too high for viewing out. Further the unit is at basement level and any views are limited. The rear has no views at all.
16. **Location of service controls.** The service controls will be located within the specified heights.