

**Conversion to create
2no new residential apartments**



No. 70 Belsize Park Gardens
Camden, London
NW3 4NE

Lifetime Homes Statement
May 2011

Ref:11239.02.LHS Rev A



Section 1: Parking

No parking is being provided with this application.

Section 2: Approach to dwelling from parking

No parking is being provided with this application.

Section 3: Approach to all entrances

No alteration to existing external steps to main entrance.

Section 4: Entrances

The new entrance doors shall be provided with a wall light close to the entrance doors to aid entrance. The entrance door shall not be provided with a level threshold as the existing floors are required to be raised to increase the sound insulation within the floor of the new dwellings.

The entrance door shall have a minimum clear width of 800mm.

Section 5: Communal stairs and lift

No alteration to communal areas is being undertaken with this application.

Section 6: Internal doorways and hallways

No alteration to communal areas is being undertaken with this application.

Section 7: Circulation space

Lounge and Kitchens to accommodate the minimum clear width, as shown on drawing: 11239.03.05 Rev A.

Section 8: Entrance level living space

As the proposed development is to create an additional dwelling flat the living space is by its nature provided within the entrance storey of the dwellings.

Section 9: Potential for entrance level bed-space

As the proposed development is to create an additional dwelling flat the bed-space is by its nature provided within the entrance storey of the dwellings.

Section 10: Entrance level WC and shower drainage

No alteration to communal areas is being undertaken with this application.

Section 12: Stairs and potential through floor lift in dwelling

No alteration to communal areas is being undertaken with this application.

Section 13: Potential for fitting of hoists and bedroom / bathroom

The ceiling of the dwelling flats are obviously the floor construction of the flat above. It would therefore be very difficult to incorporate a hoist within this development.

Section 14: Bathrooms

Main bathrooms to accommodate the minimum clear approach zones, as shown on drawing: 11239.03.05 Rev A.

Section 15: Glazing and window handle height

Only alteration to windows is the addition of new patio doors over the roof terrace, as shown in drawing: 11239.03.03 Rev C and meets the minimum standard.

Section 16: Location of service controls

The proposed new service control switches shall be provided within a height of 450mm . 1200mm from the floor. This is also a requirement of building regulation standards which shall also be adhered too.