

LIFETIME HOMES STATEMENT

44 FELLOWS ROAD
PRIMROSE HILL
LONDON
NW3 3LH

December 2014

EXTENSION AND CONVERSION FROM 1 FLAT INTO A 1 BEDROOM SELF CONTAINED FLAT TO THE STREET FRONT AND A 2 BEDROOM FLAT INCORPORATING REAR EXTENSION WORKS TO THE REAR.

The following statement is in regards to the creation of a new 1 bedroom flat to the front of the existing property above.

Please read the statement with the accompanying drawing 1408-10

Criterion 1 – parking (width or widening capability)

New flat conversion sits within an existing property with no off street parking, refer to drawing 1408-10 item 1

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

There is level access from the public footpath into the site with falls of less than 1:60. Through existing gates- See item 2

Criterion 3 – Approach to all entrances

There is level access up to the new formed entrance door into the flat with a max 1:12 ramped access if existing internal level requires it.

Criterion 4 – Entrances

The new entrance door will be a minimum 800 clear opening width with a 300mm nib from the leading edge.

Criterion 5 – Communal stairs and lifts

Not Applicable as the flat is on a single level accessed at ground level..

Criterion 6 – Internal doorways and hallways

Internal entrance hall will be minimum 1400 x 1400mm square

Criterion 7 – Circulation Space

Internal spaces meet the minimum circulation requirements for bedrooms, kitchen area and bathroom.

Criterion 8 – Entrance level living space

Flat is on one level with access from external ground level

Criterion 9 – Potential for entrance level bed-space

Flat is on one level with level access to all rooms

Criterion 10 – Entrance level WC and shower drainage

Flat is on one level with level access to all rooms

Criterion 11 – WC and bathroom walls

Bathroom walls will be constructed of block work capable of receiving grab rails bathroom is of sufficient size to be fully part m compliant.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Not Applicable as the flat is on a single level accessed at ground level..

Criterion 13 - Potential for fitting of hoists and bedroom/bathroom relationship

There is sufficient floor to ceiling height and structural stability to support ceiling mounted rails with doors widened to 900mm as required.

Criterion 14 – Bathrooms

Bathroom designed for disabled access compliance

Criterion 15 – Glazing and window handle heights

Existing windows are retained, window cills are at approx 600 from finished floor level

Criterion 16 – Location of service controls

All electrical switches, controls etc are to be installed within a height bsnd of 450-1200mm from ffl.

