

41 CHALCOT ROAD ▪ LONDON ▪ NW1 8LS
LOWER GROUND FLOOR AND PART GROUND FLOOR CHANGE OF USE TO PROVIDE
DWELLING UNIT
REFERENCE: 2014/7853/P

LIFETIME HOMES STATEMENT

The proposed change of use to 41 Chalcot Road is for the conversion of the Lower ground floor (LGF) and part of the Ground floor (GF) to form a two bedroom flat with bedroom, study, living room and kitchen on LGF and an additional bedroom on the GF.

The main access to the proposed new unit is via an existing single flight staircase in the open front area giving onto an existing LGF entrance door.

As the property is a conversion of an existing space in an existing Victorian terraced building efforts have been made to facilitate access and disabled access, however not all the standards for Lifetime Homes can be met.

Standard

- 1 There is no off street parking to the property.
Local parking is on-street with permit holders badges
- 3/4 The entrance access is via a downward external steel staircase 900mm wide.
This existing stair can be fitted with and external stair lift.
- 6 The entrance door and threshold are existing, however a new door in a wider and higher frame is to be installed with a minimised threshold.
- 7 The entrance hall will be widened to 1100mm and main doors opening off the hall will be a minimum of 850mm wide.
- 8/9/11 The main bedroom with ensuite bathroom and wash-down shower together with living space and kitchen are all at the entrance level on LGF
- 13 The LFG is concrete and the GF structure timber joisted, both capable of retro fitting hoists for manoeuvrability.
- 14 The bathrooms and shower rooms although small can be adapted to accommodate wheelchairs and disabled equipment.
- 15 Window operation and handles will be generally wheelchair accessible and/or can be adapted to comply.
- 16 Light switches and socket outlets are Part M compliant
Light switches at =1200mm and
Socket outlets at = 450mm above FFL