**ADDRESS : 160 Iverson Road ,London NW6 2HH**

**PROPOSAL :**

**THE CONVERSION OF A SINGLE DWELLING INTO 4 SELF CONTAINED UNITS ,THE DEVELOPMENT TO INCLUDE A LIGHT WEIGHT REAR EXTENSION AT FIRST FLOOR LEVEL AND ROOF TERRACES TO THE REAR AT RAISED GROUND FLOOR AND FIRST FLOOR LEVELS.**

Lifetime Homes Standards

The design complies with Camden Council’s commitment to Core Strategy CS6 and it’s Policy DP6 Guidelines setting out the Lifetime Homes Standards, within the constraints of an existing building, as follows:

1. Car Parking: There is provision for cars to stop outside the front door which will remain unchanged

2. Approach to

 dwelling: Across a short distance over a level surface to the front door.

3. Access: There will be a change in level at main front door entrance which can be adapted with a portable stand –alone threshold ramp

 All internal entrances off the communal hall provide level access.

4. External Entrances: illumination will be provided overhead.

5. Communal Stair: The existing main building will be converted into 3no. flats, the existing stair adapted and improved

 Access to the proposed basement flat could be obtained by fitting a domestic platform lift with access across the basement flat door threshold provided by a either a removable ramp or the permanent adaptation of the 150mm threshold

6. Internal Doorways

 and Hallways: will comply with Part M of the Building Regulations, and doorway

 clearances will generally be min. 750mm, and Hallways min 900mm where possible.

7. Wheelchair Access: The existing building contains internal changes in level which cannot be

 eliminated. However, all proposed units provide sufficient space for wheelchair turning circles as recommended, as well as a proposed WC.on same level;

 In the basement ,the entrance floor contains 2 Bedrooms ,one of which could be converted into a kitchen /living space if required. Alternatively, the existing living space provided at basement incorporates, an existing change in level which could be adapted with a portable ramp /or mini platform lift .

8. The same approach could be applied to the proposed flat at ground floor level.

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9. The proposed studio flat at first floor level allows level sleeping and living accommodation with the bathroom on same level.

10. While the proposed duplex on second and third floors could also be adapted to allow for spacious sleeping and living accommodation with bathroom all on one level .The 3rd floor could then provide accommodation for other family members

11.WC and Bathroom wall

 adaptability: In each unit will be able to cater for wall fixtures, grab rails etc (e.g. by the addition of plywood lining in timber partitions).

12. Lift/ Stair lift: A stair lift can be added in future to the stairs /basement area as described above as well as at ground floor and first floor level to allow for access to the second floor dwelling ..

13. Bedroom/ Bathroom

 relationship in plan: There are bathrooms proposed on the same entrance level, which also contains a bedroom to each of the proposed new units .

14. Bathroom/ WC layout: The principal entrance wc will comply with Part M of the Building Regulation, and where possible – exceed it.

15. Windows: The existing windows in the property are sliding sash windows, with the introduction of new full-height doors/ windows with handles/ controls no higher than 1200mm from the floor where possible .

16. Service Control: New switches, sockets, and other service controls will be position within a zone of 450 – 1200mm above the floor.