

Lifetime Homes Statement

137 Gloucester Avenue, N1

Conversion of lower ground and raised ground floor flats into a single dwelling with a rear extension.

1. Car Parking Width

N/A

This dwelling has no designated parking space within its' boundary.

2. Access From Car Parking

N/A see section 1.

3. Approach Gradients

The approach from the pavement to the front steps is level.

This dwelling is to be made up of the lower ground floor and raised ground floor of a Victorian terrace. Both levels are reached by steps.

Altering these steps to ramps would alter the character of the property in a detrimental way.

4. Entrances

There is a 1.1m x 1.1m external landing in front of the communal entrance to this property.

This entrance will have a light and is covered from the weather.

5. Communal Stairs and Lift

There are four steps to the front communal door of this property.

These are part of the original Victorian entrance and are not owned by our client.

The goings are more than 250mm and the rise less than 170mm.

The risers are solid.

6. Doorways and Hallways

All doorways will have a clear opening of more than 750 mm.

7. Wheelchair Accessibility

There is ample space for turning a wheelchair in the dining and living areas of this dwelling.

8. Living Room

The living room is at entrance level.

9. Entrance Level Bed Space

There is a potential bed space on the entrance level. Half of the living space at the rear of the property could be screened off to facilitate this.

10. Entrance Level WC and Shower Drainage

The entrance level WC has the potential to be adapted to be wheelchair accessible.

The entrance level WC will have drainage provision for a future shower.

11. Bathroom and WC Walls

The bathroom walls will be able to take handrails etc.

12. Stair Lift / Through-Floor Lift

Subject to planning permission a lift could be installed in the front light well allowing access to the lower ground floor. The proposed internal stair will have the potential to support a stair lift, joining up lower ground and raised ground levels.

13. Tracking Hoist Route

A tracking hoist could be fitted

14. Bathroom Layout

The entrance level bathroom and one of the lower ground bathrooms can be adapted to meet these requirements.

15. Window Specification

All new windows will allow a seated person a view. At least one window per room will be operable by a wheelchair user.

16. Controls, Fixtures and Fittings

Switches, sockets, controls etc will be at a height usable by all.