

20 December 2011

**Flats 2 & 3,  
80-82 Gloucester Avenue NW1 8JD**

Lifetime Homes Design Criteria

This property is neither a new building nor is it a new home ; it is a combining of two flats into one. As regards the design criteria for lifetime homes;

1. car parking width- not applicable as there is on street parking only
2. access from car parking- existing council pavements and front pathway at the same level
3. approach gradients- there are existing steps to the main front door
4. entrances this is as existing, the doorways will not be altered, entry is via an illuminated entrance hall with an external level landing
5. the external communal stairs is existing, it has handrails. There is currently no lift but there is space to insert one between the two floors at a later date if necessary.
6. doorways and hallways- these are existing doors and will not be altered, there are no hallways
7. the room shapes and sizes are existing, there will be enough space for wheelchair accessibility in the living rooms
8. the living room is at access level
9. the study could be used for an entry level bedspace if necessary
10. there is an existing bathroom on this floor, the fittings would need to be adjusted for a wheelchair user
11. bathroom and wc walls will be capable of taking grabrails in the future
12. stairlift/throughfloor lift- a stair lift could be installed to the lower ground floor bedroom and kitchen if necessary, and a through floor lift could be installed near the entrance door
13. tracking hoist- this could be accommodated
14. the existing bathroom layout could be adjusted for wheelchair use
15. the existing windows comply
16. the service controls are existing