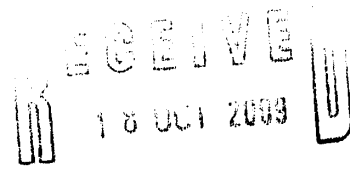


**31 PRATT STREET, LONDON, NW1 0BG**  
**LIFETIME HOMES STANDARD**



**General :-**

The property is 3 storey mid terrace comprising of retail shop on ~~ground floor and individual~~ 6 no. bedsits to first and second floor. The residential accomodation has kitchen on ground floor shared by the residents of upper floors. The residential has independent access from the street level.

An inspection by the Environmental Health Department revealed that the access to the ground floor kitchen is hazardous and not safe as the gap between the shop partition and staircase is very narrow and can not accommodate a separate door.

**Proposal:-**

The proposal is to remove the ground floor kitchen and block up the access to this area and revert the kitchen to ground floor shop as store.

To relocate the kitchen on first floor rear room and remove the use of this bedroom, also to remove the rear bedroom on second floor and use this as lounge.

Generally to up grade all areas and refurbish two bathrooms and improve the staircase to the second floor bedroom.

**LTH CRITERIA**

1. **Car Parking Width-** There is no off street parking available to this property, however metered on street parking is available on street.
2. **Access From Car Parking-** This is not applicable as there is no private or communal parking in the area. However there is on street pay and display parking outside the premises. The pavement is level with the entrance door to the property.
3. **Approach Gradients :-** The entrance to the first and second floor residential accomodation is from the street level access entrance door.
4. **Entrances :-** There is level access to the entrance from the street level. There is adequate existing street light enabling the visibility to the property entrance. The internal corridor has a light and the switch is located near the entrance door.
5. **Communal Stairs & Lift:-** The ground floor access has communal staircase leading to staircase. There is no space for lift and is not applicable to this site.
6. **Doorways @ Hallways :-** The door and hallway width are of standard width of 850mm. wide No additional works are proposed here.
7. **Wheelchair Accessibility:-** This access is only available to the ground floor corridor leading to the stairs.
8. **Living Room :-** The entire ground floor is commercial retail shop, living room for this premises is located on the second floor.
9. **Entrance Level Bedspace :-** The bedrooms are self contained and have adequate space for bed and wardrobe. The access to bedroom is directly off the landing areas.

**10. Entrance Level WC & Shower Drainage:-** The upper floor has two bathrooms located on first and second floor with level access from each floor . The bathrooms will be refurbished to current standards. It is proposed that the second floor will have shower cubical , wash hand basin and wc.

**11. Bathroom & WC Walls:-** The existing bathroom walls are of solid brick built and render finish. The walls will be fully tiled and there will be solid fixing for any hand rail .

**12. Stair Lift / Through- Floor Lift:-** This is not practicable in this property and not applicable.

**13. Tracking Hoist Route :-** It is not practicable to provide tracking hoist route as the existing bathrooms are located to the rear back addition of the dwelling and on split landing level.

**14. Bathroom Layout:-** The bathroom are existing and will be refurbished generally by renewing the sanitary fittings and wall tiling. Adequate provision will be placed to accommodate free movement within the bathroom area.

**15. Window Specification:-** The existing windows are double hung sash windows and there are no proposals for renewal by the applicant.

**16. Controls, Fixtures & Fittings :-** All electrical wiring is existing installation which will be tested and if necessary up graded. ( This will be based on the test report and recommendations). The property has existing gas central heating and again this will be tested and any necessary works carried out based on the test report and recommendations. There will be lever taps to all new sanitary fittings and kitchen sink.