

Lifetime Homes Statement

98 Gloucester Avenue
London NW1

20 June 2014

Development

The development is the conversion of a 3 storey single dwelling terrace house in a conservation area to 2 flats.

Criterion 1 – Parking (width or widening capability)

Principle: Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/or those with children).

The existing street parking is the only available.

Criterion 2 – Approach to dwelling from parking (distance, gradients and widths)

Principle: Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping

The existing street parking is the only available

Criterion 3 – Approach to all entrances

Principle: Enable, as far as practicable, convenient movement along other approach routes to dwellings (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.

Provision is restricted by the existing building being in a conservation area

Criterion 4 – Entrances

Principle: Enable ease of use of all entrances for the widest range of people.

Provision is restricted by the existing building being in a conservation area

Criterion 5 – Communal stairs and lifts

Principle: Enable access to dwellings above the entrance level to as many people as possible

Provision is restricted by the existing building being in a conservation area

Criterion 6 – Internal doorways and hallways

Principle: Enable convenient movement in hallways and through doorways.

Internal doorways and hallways maximised where possible but changes are restricted by the existing building.

Criterion 7 – Circulation Space

Principle: Enable convenient movement in rooms for as many people as possible.

Circulation space is maximised where possible but changes are restricted by the existing building

Criterion 8 – Entrance level living space

Principle: Provide accessible socialising space for visitors less able to use stairs.

All levels are only accessible by stairs.

Criterion 9 – Potential for entrance level bed-space

Principle: Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs (e.g. after a hip operation).

All levels are only accessible by stairs

Criterion 10 – Entrance level WC and shower drainage

Principle: Provide an accessible WC and potential showering facilities for:
i) any member of the household using the temporary entrance level bed space of Criterion 9, and:
ii) visitors unable to use stairs.

All levels are only accessible by stairs

Criterion 11 - WC and bathroom walls

Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

The bathrooms and wc will allow for grab rails.

Criterion 12 – Stairs and potential through-floor lift in dwellings

Principle: Enable access to storeys above the entrance level for the widest range of households.

Provision is restricted by the existing building.

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship

Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.

Provision is restricted by the existing building. Potential for installation of chair lifts to ground floor maisonette.

Criterion 14 – Bathrooms

Principle: Provide an accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future.

Bathrooms are provided on both levels for maisonette.

Criterion 15 – Glazing and window handle heights

Principle: Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.

Provided, see plans.

Criterion 16 – Location of service controls

Principle: Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members - including those with restricted movement and limited reach.

Provision of switches and sockets to allow for wheelchair use.