

Proposed development at:  
**Kings College Court**  
**55 Primrose Hill Road**  
**London**  
**NW3 3EA**

<b>1</b>	<b>Parking (width or widening capability)</b>	<i>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).</i>
<b>1a</b>	<b>'On plot' (non-communal) parking</b>	Not applicable. Pre application advised the following: Given the sites sustainable location in close proximity to public transport and having a high public accessibility rating (PTAL) of 6B, no additional on-site parking for the new development would be permitted
<b>1b</b>	<b>Communal or shared parking</b>	Not applicable - see above
<b>2</b>	<b>Approach to dwelling from parking (distance, gradients and widths)</b>	<i>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.</i>
		Not applicable - see response to Criterion 1a
<b>3</b>	<b>Approach to all entrances</b>	<i>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.</i>
		Access to the main entrance hall (and lifts) from the main area of parking is now available via a new enclosed ramp and vestibule. In addition, a secondary access from the north undercroft car parking and deliveries is now ramped and leads directly to the lifts.
<b>4</b>	<b>Entrances</b>	<i>Principle: Enable ease of use of all entrances for the widest range of people.</i>
		The new entrance vestibule into the common parts will have a flush drained threshold, and sits back from the oversailing roof by 1.2m. The soffitt of the roof will contain lighting to the entrance. The door width is 1.1m and will be electronically controlled with a push pad for automatic opening.
<b>5</b>	<b>Communal stairs and lifts</b>	<i>Principle: Enable access to dwellings above the entrance level to as many people as possible.</i>
<b>5a</b>	<b>Communal Stairs</b>	The communal stairs are as existing. Where the rear stairwell is extended up it has a rise of 170mm and going of 263mm.
<b>5b</b>	<b>Communal Lifts</b>	The property is currently serviced by 2 No 8 person lifts, which will be upgraded to 1 No 10 person lift and a 1 No 13 person lift. Due to the location of the existing lifts and stairwell, landings at the upper levels provide the same space as those to the existing floors, namely 1.4m x 6m.
<b>6</b>	<b>Internal doorways and hallways</b>	<i>Principle: Enable convenient movement in hallways and through doorways.</i>
		The new apartments are high end residential, and therefore enjoy very generous space standards. Corridors have a minimum width of 1.2m and doors have a minimum clear opening width of 800mm. Entrance doors all 910mm or greater and all pull doors are provided with a 300mm nib to the pull side.

<b>7</b>	<b>Circulation Space</b>	<i>Principle: Enable convenient movement in rooms for as many people as possible.</i>
		As noted above, the apartments are designed to exceptional space standards, and as such exceed all the requirements of criterion 7
<b>8</b>	<b>Entrance level living space</b>	<i>Principle: Provide accessible socialising space for visitors less able to use stairs.</i>
		Not applicable - all new dwellings are single storey apartments
<b>9</b>	<b>Potential for entrance level bed-space</b>	<i>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).</i>
		Not applicable - all new dwellings are single storey apartments
<b>10</b>	<b>Entrance level WC and shower drainage</b>	<i>Principle: Provide an accessible WC and potential showering facilities for:</i> i) any member of the household using the temporary entrance level bed space of Criterion 9, and: ii) visitors unable to use stairs.
		Not applicable - all new dwellings are single storey apartments
<b><u>11</u></b>	<b>WC and bathroom walls</b>	<i>Principle: Ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.</i>
		All new bathrooms will receive ply pattressing to all walls to allow flexibility in fixing positions
<b><u>12</u></b>	<b>Stairs and potential through-floor lift in dwellings</b>	<i>Principle: Enable access to storeys above the entrance level for the widest range of households.</i>
		Not applicable - all new dwellings are single storey apartments
<b><u>13</u></b>	<b>Potential for fitting of hoists and bedroom / bathroom relationship</b>	<i>Principle: Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.</i>
		All the new apartments contain at least one double bedroom with an ensuite suitable for the inclusion of a hoist. The composite concrete floor used for ceilings to floors 10 and 11 can easily take the brackets required. The lightweight steel frame to the 12th floor ceiling will be provided with additional joists to provide the necessary support for a hoist at a later date.

<b><u>14</u></b>	<b>Bathrooms</b>	<i>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.</i>
		All the new apartments contain at least one bathroom which meets the requirement of Criterion 14
<b><u>15</u></b>	<b>Glazing and window handle heights</b>	<i>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.</i>
		All new living rooms have fully glazed doors leading onto balconies. Ventilation is to be provided by MVHR units.
<b><u>16</u></b>	<b>Location of service controls</b>	<i>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.</i>
		Service controls will be positioned to meet the requirements of Criterion 16.