

Lifetime Homes Audit 2011

Ref:105/02

Project: Change of use from stockroom/offices to residential (1Bed Room Flat)

Address: First Floor Flat, 65 Hampstead High Street, Hampstead NW3 1QP

CRITERIA	COMPLIED WITH Yes /No	IF NO IS IT POSSIBLE TO COMPLY WITH MODIFICATION TO THE PROPOSED WORKS	IF POSSIBLE, IMPLICATION OF COMPLIANCE OR FURTHER EXPLANATORY NOTES
Criterion 1 – Parking (width or widening capability)			
1a – ‘On plot’	Not applicable		No parking available, conservation area, no new building work involved, parking free accommodation encouraged, very good public transport service
1b – Communal or shared	Not applicable		As above
Criterion 2 – Approach to dwelling from parking	Not applicable		As above
Criterion 3 – Approach to all entrances	No		<ul style="list-style-type: none"> The area (communal area and landlord’s demise) outside the control of the applicant (who only have lease hold control on the inside of the flat created). The landlord – believed to be Camden Council – have to plans to make the alley access – which is shared by 65A, 66A, 67A – compliant. Conservation area policies will probably not allow for the alteration to cobble stone alley, stone threshold and cast iron gate alterations.
Criterion 4 – Entrances	No	No as the area is outside the applicant’s control	<ul style="list-style-type: none"> The area (communal area but landlord’s demise) is outside the control of the applicant (who only have lease hold on the inside of the flat created).

			<ul style="list-style-type: none"> • The alley and landing are illuminated • Conservation area policies may not allow for the stone threshold which is not level and width of the communal ground floor door which is not wide enough to be altered. • No new doors created, none of the existing doors complies with the requirements for width and nib/clear space • No weather protection exist but not possible to provide
Criterion 5– Communal stairs and lifts			
5a – Communal Stairs	No	No as there is no space to extend the staircase lowering the pitch	<ul style="list-style-type: none"> • The area (communal area and landlord's demise) outside the control of the applicant • Riser and going dimension limits are exceeded
5b – Communal Lifts	Not applicable		
Criterion 6 – Internal doorways and hallways	No	No as the existing structure is not altered	The hallway is less than 900mm wide Bedroom door only meets the width requirement but nib/space is not provided
Criterion 7 – Circulation Space	Yes		See Plans for the areas of circulation however note that the bedroom does not allow wardrobe space but there is adequate floor space to accommodate wardrobe in the adjacent room.
Criterion 8 – Entrance level living space	Yes		
Criterion 9 – Potential for entrance level bed-space	Not applicable		
Criterion 10 – Entrance level WC and shower drainage	No	No as the existing structure is not altered	WC Shower compartment dimensions do not meet the requirements and floor structure does not allow the installation of floor drainage
Criterion 11 - WC and bathroom walls	Yes		Subject to existing partition confirmed suitable, brick walls suitable to take grab rails
Criterion 12 – Stairs and	Not		

potential through-floor lift in dwellings	applicable		
Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship	Yes		Assumed existing ceiling and roof structure above will carry the loading with suitable spreaders.
Criterion 14 – Bathrooms	No	No as the existing structure is not altered	
Criterion 15 – Glazing and window handle heights	No	No as the existing structure is not altered	Conservation area requirements will not allow any alterations.
Criterion 16 – Location of service controls	No	Yes but in the light of majority of the requirements could not be met, it is considered unreasonable to meet this requirement and incur unjustifiable cost and waste for a requirements will most likely be un used.	