

architectural drawings schedule

plans 1:500 @ A3

0709 PL 100a site plan (existing)
0709 PL 110a site plan (proposed)

street elevations (existing) 1:100 @ A1

0709 PL 201a windmill hill elevation
0709 PL 202a street elevations

street elevations (proposed) 1:100 @ A1

0709 PL 211a windmill hill elevation (proposed)
0709 PL 212a street elevations (proposed)

floor plans 1:50 @ A1

0709 PL 102a ground floor plan (existing)
0709 PL 103a first floor plan (existing)
0709 PL 104a roof plan (existing)

0709 PL 111a basement plan (proposed)
0709 PL 112a ground floor plan (proposed)
0709 PL 113a first floor plan (proposed)
0709 PL 114a roof plan (proposed)

elevations 1:50 @ A1

0709 PL 204a nw elevation (existing)
0709 PL 205a ne elevation (existing)
0709 PL 206a sw elevation (existing)
0709 PL 207a se elevation (existing)

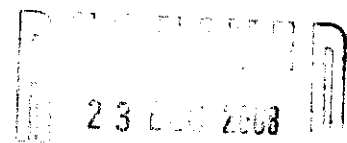
0709 PL 214a nw elevation (proposal)
0709 PL 215a ne elevation (proposal)
0709 PL 216a sw elevation (proposal)
0709 PL 217a se elevation (proposal)
0709 PL 218 proposed elevations

sections 1:50 @ A1

0709 PL 301 sections (existing)
0709 PL 311 sections (proposed)

details 1:10 @ A1

0709 PL 400 details (proposed)
0709 PL 401 details (proposed)



Paul+O Architects Ltd.
Architecture Interiors Landscape

22nd December 2008

by email only

London Borough of Camden
Development Control Team Planning
Att. Paul Wood
Camden Town Hall
Argyle Street
London WC1H 8EQ

Windmill Hill, 21 - Planning Application

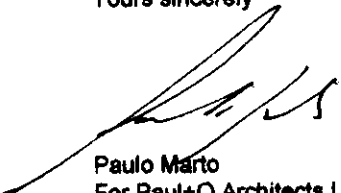
Dear Paul

Further to your letter dated the 25th November 2008 and our telcon regarding the incomplete planning application associated with the above scheme, we are pleased to enclose the following information:

1. A signed copy of the Agricultural Holdings Certificate.
2. Drawings as the attached schedule, 1no. electronic copy.
3. We note that the garage is 70 m3.
4. Please refer to drawings 0709 PL 400 and 0709 PL 401, for detail sections of the timber screens and glazing system.
5. Please refer to drawing 0709 PL 400 for details of the proposed green roof.
6. Please refer to document attached which describes how proposed scheme complies with the Lifetime Homes standards.
7. We confirm that the proposed project is a single residential unit. The bedroom at basement level is designed as an ancillary space to the dwelling above.

We would appreciate the opportunity to discuss the application with you, show you the model, answer any queries you may have and arrange a site visit if required.

Yours sincerely



Paulo Manto
For Paul+O Architects Ltd.

cc. + enc Nicky Harper + Spiro Pappas client

Lifetime Homes Statement for 21 Windmill Hill

Compliance with lifetimes homes 16 points.

1. Car Parking Width.

Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.

Paul+O Architects: The submission complies as there is provision for off street parking with 3300mm width level / gentle sloped access to the house. Refer to Grnd floor plan PL- 111

2. Access from Car Park.

The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping

Paul+O Architects: The submission complies as the space between the house and the car parking area is only 3 meters, and there is only one small step up to the house.

3. Approach Gradients

The approach to all entrances should be level or gently sloping

Paul+O Architects: The submission complies as the approach to the front entrance is level. Refer to Grnd floor plan PL- 111

4. Entrances

All entrances should; 4a) be illuminated, 4b) have level access over the threshold and, 4c) main entrances should be covered

Paul+O Architects: The submission complies. The entrance will be well lit, but not the extent that it creates excessive light pollution of annoyance to the neighbours. The lights will be on a motion detector, set off by people (but not animals) approaching the house. The front door will have level threshold and the entrance will be protected by a canopy (please refer to the planning dwgs) .

5. Communal stairs

5 a) Communal stairs should provide easy access and 5 b) Where homes are reached by a lift, it should be fully accessible.

Paul+O Architects: The submission complies. This is a private house and there are no communal stairs.

6. Doorways and Hallways

The width of the doorways and hallways should conform to the specifications below.

Stated specifications and dimensions required to meet criterion

<u>Doorway clear opening width (mm)</u>	<u>Corridor/passageway width(mm)</u>
minimum	
750 or wider.....	900 (when approach is head-on)
750 or wider.....	1200 (when approach is not head-on)
775 or wider.....	1050 (when approach is not head-on)
900 or wider.....	900 (when approach is not head-on)

Paul+O Architects: The submission complies. Please refer to planning drawings.

7. Wheel Chair Accessibility

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There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.

Paul+O Architects: The submission complies. The living room is 9200mm x 6200mm so allows adequate space for wheel chair accessibility.

8. Living room

The living room should be at entrance level.

Paul+O Architects: The submission complies as the living room is at entrance level.

9. Entrance Level Bedspace

In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space.

Paul+O Architects: The submission complies. If entrance level bed-space is required a bed can be set up in the Library / playroom with, if required, a stair lift installed on the short flight of stairs between the Entrance level and the Library.

10. Entrance Level WC and Shower Drainage

There should be: a) A wheelchair accessible entrance level WC, with b) Drainage provision enabling a shower to be fitted in the future.

Paul+O Architects: The submission complies. There is a WC at entrance level and provision will be made to allow for the installation of a shower, with level threshold, and WC in the Library space if required. Please refer to Planning dwgs.

11. Bathroom and WC walls

Walls in the bathroom and WC should be capable of taking adaptations such as handrails.

Paul+O Architects: The Submission complies. The walls of the bathroom will be of sturdy enough construction to ensure that adaptations such as handrails can be installed in the future.

12. Stair lift / Through floor lift.

The design should incorporate: 12a) provision of a stair lift 12b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.

Paul+O Architects: The Submission complies. Please refer to Planning dwgs.

13. Tracking Hoist route

The design should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

Paul+O Architects: The Submission complies. The main bathroom is ensuite so a hoist could be installed between the two.

14. Bathroom Layout

The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin

Paul+O architects: The submission complies. Refer to Planning drawings.

15. Window Specification

Living room window glazing should begin at 800mm or lower and windows should be easy to open/operated.

Paul+O Architects: The submission complies. Refer to Planning drawings.

16. Controls, Fixtures and fittings

Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor).

Paul+O Architects: The submission complies. All sockets will be at 450mm above AFFL and All light switches at 1000mm AFFL.