

Lifetime Homes
60 Hampstead High Street, London
219/2.01/03

Introduction

In accordance to Camden Planning Guidance CPG2 this checklist has been prepared by Hutchison Kivotos Architects to support a planning application for refurbishment and subdivision of an existing residential unit at the above address.

Criterion 1 – Parking

n/a

Criterion 2 – Approach to dwelling from parking

n/a

Criterion 3 – Approach to all entrances

Existing approach / access point from Bakers Passage pedestrian route is retained in its current format. The existing access is mainly levelled and has a slope not greater than 1:6 over 5 meters.

Criterion 4 – Entrances

All entrances, existing and proposed, will be lit with fully diffused luminaires. The existing front door opens inwards from street with threshold and clear opening width of 750mm. There is no existing weather protection, a new 900mm deep canopy will be fixed to the wall above the door. A clear external landing of 1500mmx1500mm is provided on Bakers Passage.

The proposed entrance doors to the first and second floor flats are located in existing openings within structural walls. The clear opening width is 750mm and the door nib is 100mm. These doors cannot be increased in width or move to provide the 300mm nib due to the existing stair location and structural walls. The proposed entrance door to the 2-bed maisonette flat is located in the stair landing with a clear opening width of 750mm.

Criterion 5 – Communal stairs and lifts

Existing stair to be retained in its current format with no opening risers and timber handrails retained. Existing rise of 187mm and going of 223mm. There is no lift and no space to put a new lift. The existing ground floor is fully let to a retail unit.

Criterion 6 – Internal doorway and hallways

The existing communal hallways / landings are 1000mm width. The proposed internal flats hallways have a minimum width of 1000mm with doorways on all 4 sides.



Criterion 7 – Circulation Space

No wheelchair access is available therefore the proposals do not comply to any turning space. The proposed kitchen layout allows for a separation of living and dining areas. The clear width between the kitchen unit fronts is 900mm.

The proposed main bedrooms comply in full with this criterion.

Criterion 8 – Entrance level living space

All proposed living spaces are located on the entrance level of each flat.

Criterion 9 – Potential for entrance level bed-space

All proposed flats have a permanent bedroom on the entrance level.

Criterion 10 – Entrance level WC and shower drainage

All proposed bathrooms are provided on the flat entrance level.

Criterion 11 – WC and bathroom walls

Proposed new bathrooms and en-suite walls will be capable of firm fixing and support for future adaptations.

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

The existing stairs layout and structure do not allow for a stair lift to be installed. A through-the-floor lift cannot be provided

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

All proposed master bedrooms are located adjacent to bathrooms or are provided with an en-suite. The bathrooms do not comply with criterion 14 as stated below. In theory the provision of future hoists would be possible however a structural investigation would be required to determine its viability to protect the existing building.

Criterion 14 – Bathrooms

The proposals do not comply, as the existing floorplate is limited. Oversizing bathrooms would result in significantly undersizing bedrooms or would require the demolition and repping of the central structural wall.

Criterion 15 – Glazing and window handle heights

The front elevation windows are to be retained. The glazing starts no higher than 800mm above floor level on these windows. There are proposed new double doors at the rear on the fourth and first floors with a white timber frame to match existing. At



least one window in each proposed habitable room is approachable through a 750mm wide route.

Criterion 16 – Location of service controls

All proposed service controls to be located within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

14.04.2015

