

TRS044 - Loveridge Road

ref. 2016/5626/P

28 Loveridge Road
London
NW6 2DT

24th November 2016

Building Regulations (M4) Compliance Assessment

Communal Areas

Approach Routes:

Unchanged from the existing, the approach route remains a level entry from public pavement to front entrance to communal hallway with a suitable ground surface.

Communal Entrance:

Unchanged from the existing, the dwelling retains the existing front door and opening

Communal Stairs:

(Check Part K) - Existing staircase is retained providing access to Flat's B & C. Flat A is located on the ground floor at a consistent level with the main entrance and public footpath.

Circulation & Doorways:

Entrance / communal hallways are compliant with building regulations, with entrance door opening's proportioned accordingly.

Communal Stairs:

Compliant with Part K. Change of levels within other flats exclusive of the entrance level are also compliant. Flat A accessible from ground level with no change in level.

Sanitary Facilities:

All flats feature at least one bathroom / WC that is compliant with access regulations.

Services & Controls:

Services and controls located throughout common parts areas will be positioned accordingly within guidelines.

Private Dwellings

Circulation Areas & Internal Doorways:

Where applicable, all hallways conform to correct standards of width, and doorways directly associated are sized accordingly. Localised Obstructions have been avoided.

Private Stairs:

All stairs meet provisions of Part K.

Habitable Areas:

Kitchen/Living/Dining areas throughout each dwelling are each provided and are compliant with minimum standards. Bedrooms are compliant providing minimum clear areas surrounding beds.

Sanitary Facilities:

All flats feature at least one bathroom / WC that is compliant with access regulations. Flat A (*entrance level*) provides step free access to a bathroom compliant with regulations.

Services & Controls:

Services and controls located throughout common parts areas will be positioned accordingly within guidelines.

T R S T U D I O
office@trstudio.co.uk
www.trstudio.co.uk
+44203 718454
No.9 White Lion Street
Angel
London
N1 9PD