

BGP Studios LLP

Adam Greenhalgh
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London Borough of Camden
5 Pancras Square
London

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Dear Adam

We are writing following your email of 1 July 2024 and your recent e-mail dated 14 November 2024, requesting further information and changes to the internal layouts. In answer to your requests please see below and attached.

Fire Risk

The building is two stories with a concrete and steel structure. All of the houses have individual external front doors and will be fitted with a fire detection and alarm system.

House 1 has a single storey with two emergency exits: the front door and a rear door to a courtyard. The length of the courtyard exceeds the height of the 1 storey house above ground level.

House 2 has two storeys with two emergency exits - the front door and a door on the first floor, to an external protected staircase.

Houses 3 and 4 have two storeys with a single emergency exit – the front door. Both will have a protected stair into a hall of fire resisting construction with fire doors to all adjoining rooms.

Please see the attached modified plans.

Transport Statement

The site is well located for public transport. It is near the Camden Road overground station and Camden Town underground station. It is also only a 15-minute walk to Kings Cross and St Pancras stations and there are many bus routes available within a 5-minute walk.

The proposed development is in accordance with Policy T2 of the Local Plan and supports Camden's aims for a car-free development. The existing private mews provides the opportunity for managed short-term deliveries and vehicular access to the development for disabled users.

Based on guidance given in the Mayor's London Plan, there are no dedicated parking spaces proposed, as there are fewer than 10 housing units within the development and all four proposed properties are within 50 metres of the entrance to the site.

8 on site cycle parking spaces are provided, 2 for each of the larger house, 1 for the one bedroom house and 1 additional space, which is in accordance with guidance given in the London Plan.

Please see the attached modified plans

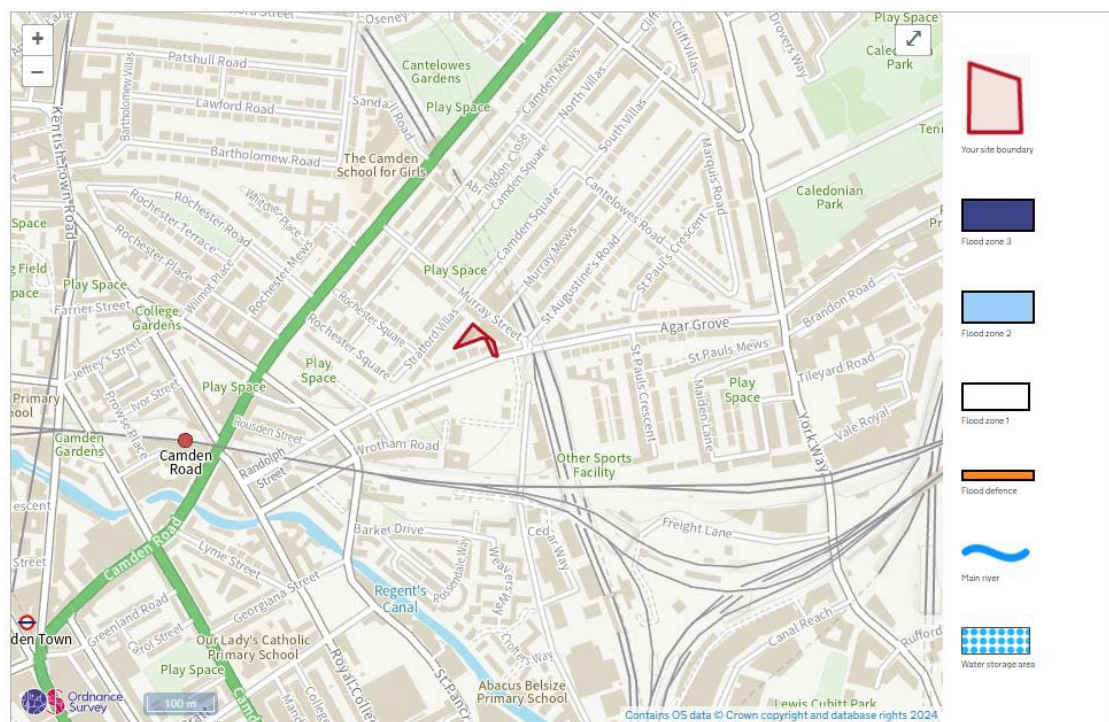
Assessment of Flooding Risks

The property is located in a flood zone 1 which has a low probability of flooding from rivers and the sea. The site drawn below is .09 ha which is below the area required for an FRA according to National Planning Policy Framework. The site does not fall into any of the flood risk vulnerability classifications.

The proposal aims to mitigate any risk of flooding by increasing the area of planting both on the ground and on the roofs. This will assist with the attenuation of rainwater.

Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



Daylight and Sunlight

The planning proposal does not seek to alter the external volume of the building so there will be no negative impact on the existing levels of daylight or sunlight on neighbouring properties. This includes gardens and amenity spaces.

The internal spaces of the building benefit from good sunlight and daylight through glass facades and extensive skylights. Based on the attached Daylight and Sunlight report, the daylight levels within each of the habitable rooms within each house complies with the recommended daylight provision.

National Housing Standards

All of the units meet or surpass the National Housing Standards. All of the houses have at least one double bedroom with a floor area greater than 11.5m². The floor to ceiling height on the ground floor units are between 2.69 – 2.85m high and on the second floor they are 2.44m high.

House Type	no. of bedrooms (b)	no. of bed spaces (persons)	1 storey dwelling m ²	2 storey dwelling m ²	built in storage m ²	comment
House 1	4b	7p	151.82		6.36	complies
House 2	2b	4p		141.52	6.95	complies
House 3	2b	4p		148.15	7.68	complies
House 4	1b	2p		55.7	4.48	complies