

Planning Department
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

My reference: 22.005

Your reference:

For the attention of Jonathan Markwell

15th January 2013

Dear Sirs

**Town and Country Planning Act 1990
Golden Lion PH, 88 Royal College Street, London NW1
2012/6655/INVALID**

1. This statement is provided in response to the Council's 'Incomplete Reasons Schedule' of 21st December 2012. In this schedule we have been asked to provide the following:
 - (1) Full Lifetime Homes Statement showing how each of the 16 design criteria will be met, and plans marked up to show how criteria 1, 3, 5, 6, 7, 10, 12, 14 and 15 will be met.
 - (2) Details of the precise waste and recycling storage facilities to be proposed at ground floor level.
2. This information was requested again by email of 8th January 2013 from Barry Dawson in consultation with Jonathan Markwell.
3. In this email, we were also reminded to provide a BREEAM Refurbishment Pre-assessment and asked for further details about secondary glazing to be provided to the existing external windows of the building (consistent with paragraph 5.0.8 of my client's Energy Report by Metropolis Green).
4. In respect of the BREEAM Pre-assessment, we have discussed with Jonathan Markwell either the possibility of providing this information following validation of the application but in time for the Planning Committee meeting to which this application might be referred (if officers are minded to recommend approval of the scheme), or otherwise by way of planning obligation. However, officers agree that neither these details nor the secondary glazing details are necessary for the validation of this application.

Lifetime Homes

5. We have had regard to the 16-points under the Lifetime Homes Design Criteria as follows:

- (1) Parking (width or widening capability): not relevant. The proposed development will be free of car parking, to be secured through a Section 106

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Agreement obligation preventing future occupiers from applying for residents' parking permits, unless they are the holder of a disabled persons badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970.

- (2) Approach to dwelling from parking: no off-street parking proposed. No residents' on-street parking bays directly outside the property, but otherwise approach level and non-slip.
- (3) Approach to all entrances: approaches are level or in any event 'gently sloping' (i.e. less than gradient of 1:12).
- (4) Entrances: all entrances will be illuminated, have level access over the threshold and effective clear opening nibs and widths. The following dimensions will apply as shown or annotated on the submitted drawings:
 - (i) Level landing at main communal entrance of at least 1500mmx1500mm, clear of any door swing.
 - (ii) 800mm effective clear width between entrance doors to the main street entrance and any communal doors within the building (see below for individual dwelling entrances and internal private doors).
- (5) Communal Stairs: stairs will not have open risers, a uniform rise no greater than 170mm and uniform going of no less than 250mm. Handrails will extend 300mm beyond the top and bottom of the stairs and will be at a height of 900mm from each nosing.
- (6) Internal doors and hallways: the minimum hallway width in all dwellings will be at least 900mm (or at least 750mm at any 'pinch points'), or at least 1200mm (or at least 1050mm at 'pinch points') in the case of any communal corridors. Internal dwellings will have an entrance at least 750mm wide, or where the entrance is at right angles to the corridor this will be 750mm (corridor at least 1200mm wide), 775mm (corridor at least 1050mm wide) or 900mm (corridor at least 900mm wide).
- (7) Circulation Space: the ground and lower ground floor units especially are most likely to be used by wheelchair users and therefore will have sufficient space to enable the turning and manoeuvring of wheelchair users. However, both units are duplex units (i.e. over two levels accessed by internal staircase) and their accessibility in the current proposals to wheelchair users is limited. Without the presence of a lift, the upper floor units proposed are unlikely to be used by wheelchair users.
- (8) Entrance level living space: the two ground floor/lower ground floor duplexes each would have their respective living rooms and kitchens at ground floor level.
- (9) Potential for entrance-level bed space: it is not currently proposed to provide a bed space at entrance-level. However, Unit 1 has the greatest potential to do so, whilst also maintaining sufficient daylight and sunlight to any new temporary bedroom and the living room/kitchen space. The living room/kitchen space may need some internal re-planning in order to provide this temporary accommodation but this should be achievable with relative ease.
- (10) Entrance-level WC and shower drainage: An entrance-level WC is provided to Unit 1, which would assist the temporary bed space referred to in criterion 9. The adjacent storage cupboard could be joined with this WC

and the internal partition removed in order to provide an internal shower unit with sufficient space if required.



- (11) WC and bathroom walls: all walls will be capable of adequate fixings for support and grab rails at a height of within 300mm and 1800mm from the floor.
- (12) Stairs and potential through-floor lift in dwelling: the stairs to both units 1 and 2 would be capable of incorporation of a seated stair lift without the need for significant alteration or reinforcement. The clear width of the stairs is 900mm. Given that this proposal relates to the conversion and refurbishment of an existing Victorian building, the potential for a through-floor lift to either unit 1 or to unit 2 would be very limited.
- (13) Potential for future fitting of hoists: in all units, the structure above the main bedroom and bathroom ceilings would be capable of supporting hoists and a reasonable route between the main bedroom and bathroom could be provided.
- (14) Bathrooms: an accessible bathroom, conforming with the specifications set out in Criterion 14 to the Lifetime Homes criteria, will be provided in every dwelling on the same level as a main bedroom.
- (15) Glazing and window handle heights: these will be at a convenient height for all users at a height of no greater than 1200mm from the floor, and glazing will be at a convenient level in any living space. However, this building is a non-designated heritage asset and, as such, one of the objectives of this application has been to keep any changes to the external appearance, including the pattern, position and dimensions of any fenestration, to a minimum.
- (16) Location of service controls: all important and frequently used service controls would be located at a height of between 450mm and 1200mm from the floor and no less than 300mm from any internal corner.

Waste and Recycling Provision

6. We have had further regard to CPG1 Chapter 10 in terms of waste and recycling provision to the proposed development.
7. The development would provide adequate internal storage space for waste, conforming with Figure 14 in paragraph 10.13 of CPG1. The development would provide for a total of 22 habitable rooms over eight separate dwellings, giving rise to a total storage requirement of at least two cubic metres.
8. The proposed ground floor plans for the bin store shows 2x110L refuse bins and 1x110L recycling bin. It would be possible to wheel these bins through the street entrance shown. This would provide for a total possible refuse storage capacity of more than 3 cubic metres with additional storage capacity for separate recyclables, in conformity with paragraph 10.16 of CPG1.
9. This would also leave sufficient space within the bin store to manoeuvre about the storage bins and also for the flat storage of cardboard refuse.

BREEAM Pre-Assessment

10. We have started to investigate with our client's Energy and Sustainability Consultants, Metropolis Green, the costs and timescales of providing a BREEAM Pre-assessment. Officers should note though that such a report may take approximately two weeks to provide.
11. Further details can also be provided later or by way of planning condition relating to how the proposals would relate to the Decentralised Energy Flowchart on page 35 of CPG3, although the Council acknowledges that this is not required in order to validate the application.

Secondary Glazing

12. We include further revised floor plans indicating the proposed secondary glazing as referred to in our client's Energy Report.

We trust that the Council now has sufficient details to enable it to validate this planning application and we would be grateful of confirmation of validation as soon as possible.

Please contact David Kemp on 07711 672185 or at david@drkplanning.co.uk if you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Kemp', written over a horizontal line.

David Kemp
Director
DRK Planning Ltd