

Application reference: 2011/2373/INVALID

Site Address: 72-74 Parkway, London, NW1 7AL.

Planning Policy Statement 5.

Statement of Justification for the Works of Demolition (Please refer to drawing numbers: 1026E/Dem-1 and 1026E/Dem – 2).

Property number 72-74 Parkway, Regents Park, London, NW1 7AL is the site for which this Planning Application relates to and is situated on the north-west side of Parkway; very close to the junction with Albert Street, in London Borough of Camden.

The existing premises consist of two 3 storey terraced buildings and lies within the Camden Town Conservation Area. Ground floor level had been in occupation as retail and upper floors had been in use as self-contained 4-bed unit.

Access to upper floor levels from ground floor level had been provided with a flight of stairs 800mm wide.

The site is designated in Revised Camden Town CAS, as a negative building detracting from character and appearance of the CA.

The premise is currently vacant, as the whole of the interior of building has been stripped out, due to severe dilapidation/ part structural collapse. The weakest parts have been part demolished due to safety. The premise has remained in this state for a number of years now.

The proposed part demolitions are located to the rear of the building with little or no architectural significance. The proposed demolitions are very likely necessary in any form of development that takes place on the site, due to the poor structural state it is in at present.

The proposals made in this application were discussed with conservation and urban design team officer/s at Camden Council and duty planner/s, so that submitted application incorporates all issues raised, thereby complying with all/most required criteria.

This proposal does not lead to a substantial harm to or total loss of significance nor does it cause a harmful impact on the significance of a designated heritage asset.

The existing front façade (south-east elevation) is to be retained in the proposal. At present the existing windows on this elevation are mostly broken and the frames rotten. The proposal incorporates replacement of these windows with new double glazed timber windows, which match the existing.

The above proposal retains much of the original character and streetscape, whilst achieving the vital and necessary development.

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Proposal Description: Additions and alterations to erect a mansard roof extension and rear extension at first and second floor levels in association with the conversion of 4-bed maisonette to 4 self contained flats following partial demolition at first and second floor levels, including installation of solar panels and creation of green roof at rear first floor level.

Additional information relating to compliance with 'Lifetimes Homes standards' for Camden, for application: 72-74 Parkway, Regents Park, London, NW1 7AL.

This information is supplied in addition to the Design/Access statement already supplied.

(1) Parking:

The proposed development is parking free. Parking is kept as existing. The criteria under (a) 'On plot' (non-communal) parking and (b) communal or shared parking is therefore not applicable in this case.

(2) Approach to dwelling from parking:

This criterion of Lifetimes Homes Standard would not be applicable as development is parking free.

(3) Approach to all entrances:

The approaches to all entrances in the proposed development would be designed not to exceed gradient 1:60 and/or no crossfall exceeding 1:40. No slope is designed to have a going greater than 10 metres long.

(4) Entrances:

All entrances in the design proposal would be illuminated and have an accessible threshold with a maximum 15mm upstand. The minimum effective clear opening width of all entrances would be 825mm.

(5) Communal Stairs:

All communal stairs in the design proposal would have a uniform rise not exceeding 170mm with a uniform going of not less than 250mm. The risers will not be open. The stair handrails shall extend 300mm beyond the top and the bottom of stair. The handrails height will be 900mm from each nosing. The steps nosings will be edged with high visibility material.

(6) Internal doorways and hallways:

The hallways in the proposal are designed to have a minimum width of 900mm. The minimum clear width of any door within a dwelling shall be 800mm. The minimum clear width of any communal doorway would be 825mm. All communal doorways shall have a 300mm nib to the leading edge of the door, on the pull side.

(7) Circulation Space:

The living/dining room areas shall be capable of having a clear turning circle of 1500mm diameter. A clear width of 750mm between items of furniture is possible.

WC compartments and bathrooms meet criteria 10 and 14 of the Lifetimes Homes standard for Camden. Hallways and landings are designed to meet criterion 6 as stated.

Kitchens are designed to have a clear width of 1200mm between kitchen unit fronts and any fixed obstruction/s opposite. The kitchen is capable of providing a clear 1500mm diameter circular maneuvering space.

The main bedroom is capable of having a clear space of 750mm wide to both sides and the foot of a standard double size bed.

(8) Entrance level living space:

The living room and the kitchen are provided on the entrance levels to dwellings in the submitted proposals.

(9) Potential for entrance level bed-space.

The design proposal meets this criterion, as all bed-spaces in units are located at the entrance level.

(10) Entrance level WC and shower drainage. The design proposal meets this criterion, as all WC and shower drainage units are located at the entrance level into flats. For flat with three rooms, a wheelchair user is able to close the door from within the closet and achieve side transfer from wheelchair to one side of WC with 1100mm clear space from front of WC bowl. Flats with two bedrooms, the WC achieves the Part M standard for WC. Wall hung units are provided for greater maneuverability and ease of cleaning.

(11) Bathroom and WC Walls:

Wall reinforcements within the wall structure/s are provided and located between 300mm and 1500mm from the floor, for adaptations such as handrails.

(12) Stair Lift / Through-Floor Lift.

This criterion is not applicable, as all flat units are laid out at a single floor level, without the need for an internal stair within each flat unit.

(13) Tracking Hoist Route:

We have provided a reasonable route for a potential hoist from main bedroom to the bathroom in the design layout, with incorporation of a 'knock out panel' in relevant locations to achieve such.

(14) Bathroom Layout:

The bathrooms are designed incorporating ease of access to the bath, WC and washbasin. Sufficient space is provided for a wheelchair user to use the bathroom.

(15) Window Specification:

Living room window glazing of the principal window is located at 800mm from floor level (maximum glazing height) and is of a type easy to operate/open. No full width transoms are included between the heights of 800mm-1200mm from the floor level.

(16) Controls, Fixtures and Fittings:

Switches, sockets, service and ventilation controls in the proposed design are located within a height band of 450mm-1200mm from the floor.