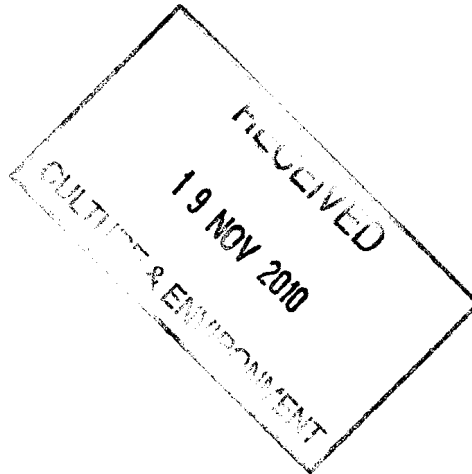


JWP/CEMc/DP2372

15 November 2010



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**FAO Neil McDonald**

Dear Sir

**132 – 142 HAMPSTEAD ROAD (APP REF 2010/4683/P)**

We write on behalf of our client, Central London Commercial Estates Ltd, and in respect of the above planning application. Further to our recent conversation, and subsequent email correspondence, please find enclosed the following information:

- Drawing no 06024\_C\_P108\_P02;
- Drawing no 06024\_C\_P113\_P02; and
- Residential – Wheelchair Flat Plan.

### **Brown Roofs**

As discussed the roofs to the residential element of the scheme have been amended to brown roofs. This is shown on the enclosed drawings 06024\_C\_P108\_P02 and 06024\_C\_P113\_P02.

Also as discussed, due to overshadowing and other constraints it would only be possible to provide 16 sq.m of PVs on the roof. In terms of the CO2 savings these would be:

- Reduction of Residential Only CO<sub>2</sub> emissions attributable to the PV's is approx 0.9%
- Reduction of Overall sitewide CO<sub>2</sub> emissions attributable to the PV's is approx. 0.1%

It is therefore not considered to be beneficial to include PVs on the roof of the residential block at this stage.

### **Lifetime Homes**

Further to your email of 10<sup>th</sup> November, please find outlined below a response to the further queries raised. Also enclosed a



- **Lifetime homes – 10 accessible WC** There are still no dimensions on drawings so it is **difficult to see if this has been achieved:** The amended drawings, as submitted with our letter of 3<sup>rd</sup> November, indicate a dashed square that is 1630mm x 1000mm centred on the WC. This allows 1100mm in front of the WC (530mm long WC) and the required 700mm zone to the side for front and side transfer.
- **They have referred to the lifetime homes audit in the D&AS indicating a 200mm clear space next to the push side of the door however this is not there – this requirement only applied to the wheelchair accessible housing:** Our understanding is that Part M and lifetime homes require a 300mm nib to the pull side. Wheelchair flats are required to have a 300mm nib to the pull side and 200mm to the push side. All flats will comply with this.
- **For the 2 No. 2 bed flats the wheelchair charging space still obstructs the hall. As you need to turn 90° to reach the front door this space needs to be enlarged to 1200mm wide:** Attached is a drawing demonstrating that the Wheelchair charging area has been revised to allow a 1500mm wide zone to pass.

If you would like to discuss this further please contact Jim Pool, Caroline McIntyre or Jenny Turner of this office.

Yours faithfully

DP9

**DP9**

c.c Emma Williamson – GLA (letters and plans)