



Design and Access Statement

Flat 10, 7-8 Sandwich Street, London, WC1H 9PL

Jan 2010

Local Authority: London Borough of Camden

Date: January 2010

Site Address: Flat 10, 7-8 Sandwich Street, London, WC1H 9PL

Agent: Construct 360 Ltd, 13 Oakdale Ave, Kenton, Harrow, HA3 0UJ

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the conversion of a garage door to the rear of the property into a open window.

1.0 Summary

Full Planning permission is sought for the removal of a garage door and the installation of a window which will serve an existing bedroom.

2.0 Existing Context

2.1 The Site and Surrounding Context

The existing property is a Grade II listed building and is currently used as a HMO. The property also is located within the Bloomsbury Conservation Area.

The existing building is in use as a HMO and is fully occupied.

A number of garages have been converted within the terrace to the rear as is evident from the photograph below..



3.0 The Proposal

The owners of the property have recently received a letter from Camden Council regarding the poor natural light and outlook. It is therefore our intention to carry out the recommendations subject to the approval of this application. A copy of the letter is attached at the end of this statement.

5.0 Conclusion

We believe that the council recommendation to remove the door and install a window would provide better natural light and more outlook. It is hoped that the case officer can also support this application however we welcome your comments prior to its determination.

London Borough of Camden
Statement of Reasons for the service of an Improvement Notice

Premises: Flat 10, 7-8 Sandwich Street London WC1H 9PL

The council is satisfied of the existence of hazards at the above premises and is of the opinion that an improvement notice should be served in respect of certain of those hazards.

The hazard identified:

Category 1

- Lighting (13)

Category 2

- Excess Cold (2)

It is considered that the service of an improvement notice is the most appropriate action to deal with the category 1 and the category 2 hazards as they either present significant hazards with worse than average health outcomes, as in the case of the category 1 hazard or in the case of the category 2 hazards, an easily remedied and cost effective way of reducing the risk to an acceptable level. Remedial action is required to mitigate these hazards within a defined time frame.

The following alternative enforcement options were considered in reaching this opinion:

Suspended improvement notice

The hazard is a significant category 1 hazard requiring remedial action. No purpose would be served by suspending any such action at this time. A suspended improvement notice would be more appropriate where a programme of works to improve a property is already planned.

Hazard awareness notice

The hazard identified is a significant category 1 hazard requiring remedial action. A hazard awareness notice would be a more appropriate response to less serious hazards where the council wants to signal the desirability of remedial action.

Prohibition order/suspended prohibition order

Remedial works to mitigate the hazard is both practical and desirable and can be reasonably achieved. In these circumstances making a prohibition order prohibiting use of the premises/part of the premises would be inappropriate and result in the loss of accommodation. For the same reasons making a suspended prohibition order was also rejected.

Emergency remedial action/emergency prohibition order

The hazards although significant do not pose an imminent risk of serious harm to the occupiers. Emergency action to carry out remedial works or

THE LONDON BOROUGH OF CAMDEN
HOUSING ACT 2004 SECTIONS [11] [and] [12]

Address of Premises:

Flat 10, 8 Sandwich Street London WC1H 9PL

SCHEDULE 2

SPECIFICATION OF WORKS to be carried out

1. Provide all necessary support then take down and remove from site the existing garage door and the wall behind. Thereafter build a new cavity wall, incorporating an opening for a new window, using good sound bricks to match original. Window opening to include a new stone cill and new steel or reinforced concrete lintel. New brickwork to be toothed and bonded to existing and pointed to match original. All work including new foundations as necessary, insulation and a new damp proof course to meet the requirements of the current Building Regulations.
2. Provide and fit to the new window opening a new timber double glazed timber window, which will achieve FENSA certification. The window(s) are to incorporate trickle vents that comply with current Building Regulations. The glazed area must be at least one tenth of the floor area and the openable part of the window must be capable of achieving a minimum of one twentieth of the floor area of the room its serves, and if there is more than one window the combined openable areas must exceed one twentieth. Where the size of the openable part(s) of the window(s) is below one twentieth and is restricted by the available dimensions of the opening in which the window frame is housed, every effort shall be made to maximise the openable area available.

Regard must be had to security in the design of openings as well as the risk of collision when openable parts are opened with walkways or access areas.

Glass within 800mm of the floor level is designated as a "critical location" and must meet the safety requirements of BS6206.

Make good to all disturbed areas of brickwork and plaster and suitable point the window reveals and soffit to lintel.

The window(s) must comply with B.S.7950, specification for enhanced security performance of windows for domestic applications.

A copy of the FENSA certification or Building Regulation certification shall be sent to the London Borough of Camden.

3. Expose the ceiling below the upper ground floor roof terrace and examine the insulation. If found to be missing or inadequate then install insulation to meet the requirements of the current Building Regulations.

THE LONDON BOROUGH OF CAMDEN



HOUSING ACT 2004

Ref: 59018

[SECTION 11] [AND] [SECTION 12]

IMPROVEMENT NOTICE

To: Ventra 24 Ltd

Of: Ventra Court Woodgrange Avenue Kenton Middx. HA3 0XD

1. You are the [licence holder] [person having control] [person managing] [owner] of the [dwelling] [House in Multiple Occupation (HMO)] [~~unoccupied~~ HMO accommodation] [~~common parts of a building containing one or more flats~~] known as

7 - 8 SANDWICH STREET LONDON WC1H 9PL ("the premises").

2. The Council of the London Borough of Camden ("the Council") is satisfied that [a] [Category 1 hazard(s)] [Category 2 hazard(s)] [Category 1 and 2 hazards] exist(s) on the premises and is further satisfied that no Management Order is in force in relation to the premises under Chapter 1 or 2 of Part 4 of the Housing Act 2004.
3. The hazard(s) and the deficiencies that give rise to them are specified in **SCHEDULE 1**.
4. Under Section [11(2)] [and] [12(2)] of the Housing Act 2004 the Council requires you to carry out the works specified in **SCHEDULE 2** to this Notice and to begin them not later than the 23 day of FEBRUARY 2010 (being not less than 28 days from the date of this notice) and to complete them within the period of 60 days of that date.
5. The Council considers the service of this Improvement Notice as the most appropriate course of action under Section [5(2)] [and] [7(2)] of the Housing Act 2004 for the reasons stated in the attached statement of reasons

Signed:

Authorised Officer

Dated: 26/10/2009

Contact officer: Mr Seamus McCarthy
Telephone: 020 7974 6903
E-mail: ppp@camden.gov.uk

See notes on rights of appeal against this notice and other information on reverse