



Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Our ref 272/00.14
Application reference: 2009 / 2773 / INVALID
Associated reference: 2009 / 2784 / NEW

21st July 2009

Dear Sir/Madam,

Re INCOMPLETE APPLICATION, 26 West Street, London, WC2 9NA

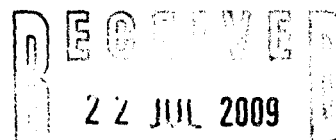
Please find below a response to your letter dated 14th July 2009 in regards of the planning application for the above address.

Yours sincerely

Iain Clavadetscher
Partner

For & on behalf of CH Architects LLP

Enc.



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In reply to your letter dated 14 July 2009 Application Ref: 2009/2773/invalid and after discussion with Camden Customer Support Officer Claire Butler 16.07.09 we respond as follows:

It is our Clients intention to comply with all Council policies where possible. However it should be noted that our Client is a charity associated with the Church of England Parish of St Giles and as such is bound by the conditions of its charitable status with relation to the careful upkeep of its buildings, social responsibility and commercial profit. It is not our Clients intention to reap substantial commercial gains from this project but to keep in good repair and secure the future of a site that has been in its ownership for many generations. It is within this context that we respond to your point regarding 'Lifetime Homes' standards and wheelchair accessibility.

It should be noted that the existing building is old, in a conservation area and a very constrained urban site. Whilst it is accepted that these criteria do not on their own warrant the omission of a lift (or future implementation of a lift) they do contribute towards the non-viability of implementing a lift. In addition the footprint at ground floor is restricted as follows: The ground floor (other than the cramped communal stair to the flats) is a commercial unit under lease and it is therefore not possible to design a lift (adjoining the communal stair) within this demise. Furthermore the stair itself is constructed in stone from ground to first floor and as such it is considered unviable to substantially reconfigure this stair for both cost reasons and building integrity. That said it is proposed to make minor alterations at entrance level to allow safe level exit in the event of a fire and prevent unsociable behaviour (as occurs currently within the existing entrance street alcove) whilst enhancing the entrance impact on the street. However we do show that the stair from ground to first floor can be adapted to accommodate a stair lift and as such the flat at first floor can also be adapted to be wheelchair accessible. This in effect constitutes 25% of the flats being wheelchair accessible.

In summary given the age of the building, the fact that this is a refurbishment of an old building, constraints within and around the stair and the limited quantity of flats (4No.) we propose that it is not feasible to make the flats at second and third floor wheelchair accessible. Therefore for the above reasons and with the exception of the ground and first floor we have not considered wheelchair access within our statement on compliance with Lifetime Homes Standards.

Lifetime Home Standards

1. Car Parking

"Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width."

- ▶ There is no existing car parking and none is proposed. Refer to relevant parking and transport section in Design and Access Statement on page 10.

2. Access from car parking

"The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping."

- ▶ There is no existing car parking and none is proposed. Refer to relevant parking and transport section in Design and Access Statement on page 10.

3. Approach

"The approach to all entrances should be level or gently sloping."

- ▶ Proposed entry to building is level. See section A-A drg. No. 272_20_220

4. External entrances

"All entrances should be illuminated, have level access over the threshold and have a covered main entrance."

- ▶ Entrance is illuminated, has level access and covered. See section A-A drg. No. 272_20_220

5. Communal Stairs

"Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible."

- ▶ This project is a refurbishment of an existing housing building, this includes the staircase. Therefore where possible we comply. However, the staircase at lower levels is stone and as such will be refurbished only, therefore replacing the stair is not feasible (see accompanying notes above).

As the proposal now allows for level access from the street it is proposed that there is provision for a future stair lift as the stairs are wide enough up to the first floor flat which can be adapted to be made wheelchair accessible. See ground & first floor plans drg. No. 272_20_200/1.

6. Doorways & Hallways

"The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be 300mm nib or wall space to the side of the leading edge of the doors on entrance level."

- ▶ All doorways and hallways comply with Part M and with LTH standards where possible. The first floor flat can be adapted to be made wheelchair accessible. See first, second and third floor plans drg. No. 272_20_201/2/3.

7. Wheelchair Accessibility

"There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere."

► Although it is proposed that the first floor flat can be adapted to be made wheelchair accessible, wheelchair turning circles are shown on all flats, see updated plans. See first, second and third floor plans drg. No. 272_20_201/2/3.

8. Living Room

"The living room should be at entrance level."

► All proposed and existing flats are single storey and as such living room access is from entrance level off the communal stair, therefore point 8 is not applicable

9. Two or more storey requirements

"In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space."

► All proposed and existing flats are single storey and as such all bed space access is from entrance level off the communal stair, therefore point 9 is not applicable

10. WC

"In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M."

► The proposals contain 2 No. 2 bed flats and 2 No. 1 bed flats and as such there is no provision for an accessible toilet. All proposed and existing flats have two or less bedrooms and as such there is no provision for an accessible toilet. All toilets conform to Part M.

11. Bathroom & WC Walls

"Walls in the bathroom and WC should be capable of taking adaptations such as handrails."

► Walls in the bathroom and WC are capable of taking adaptations such as handrails.

12. Lift Capability

"The design should incorporate provision for a future stair lift and a suitably identified space for a through the floor lift from the ground floor to the first floor, for example to a bedroom next to the bathroom."

► All proposed and existing flats are single storey and as such provision within a dwelling is not applicable. However as the proposal now allows for level access from the street it is proposed that there is provision for a future stairlift as the stairs are wide enough up to the first floor flat which can be adapted to be made wheelchair accessible. See ground and first floor plan Drg. No 272_20_200/1.

13. Main Bedroom

"The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom."

► All flats provide a reasonable route for a potential hoist from a main bedroom to the bathroom.

14. Bathroom Layout

"The bathroom should be designed for ease of access to the bath, WC & wash basin."

► As the proposal now allows for level access from the street it is proposed that there is provision for a future stairlift as the stairs are wide enough up to the first floor flat which can be adapted to be made wheelchair accessible. This includes making the bathroom layout on the first floor 'ease of access'. See first floor plan 272_20_201.

15. Window Specification

"Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate."

► Existing opening sizes and cill levels are retained to preserve the original building character and external fabric within the conservation area. New windows within these existing openings will be easy to operate. There is one flat with a new window opening in the living room and the cill is no higher than 800mm from the floor level and all the windows are easy to open/operate.

The application site lies in a conservation area therefore please resubmit the elevation and section plans at 1:50 scale. Please send the information we have requested as an attachment to your message ensuring that the drawings are submitted at the required scale and can be printed on A3 or A4 size paper.

Sections and elevations resubmitted in 1:50 but not in A3 size as specified. Following our conversation with Camden Council on 16th July 2009 drawings not fitting on A3 will be provided for printing on A2 paper size. Plans are at 1:50 on A3.

Sections and elevations are now more detailed according to 1:50 scale.

Windows have been shown at ground floor level on the existing front elevation plans, however no existing windows have been shown on the existing ground floor plan. Please correct this anomaly to illustrate the true fenestration pattern of the property as existing.

Anomaly corrected. Windows now appear on existing ground floor plan.

Please submit an existing and proposed section through the front steps of the property. These plans should be at 1:50 scale.

Section AA has been drawn through the front steps of the property for both existing and proposed. The plans are in 1:50 scale. See Drg. No. 272_20_220 & 420.

Note proposed entrance does not have front steps to ensure level access.

You have submitted section D-D as proposed, however you have not submitted an D-D section as existing. Please submit a D-D section as existing, both of these drawings should be at 1:50 scale.

Existing Section DD has now been provided in 1:50 scale. See Drg. No. 272_20_423