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26th August 2008

Dear Sharon

27 AUG 2007

RE: Incomplete Planning Application – 34 Kingstown Street
Your ref: 2008/3674/INVALID
2008/3827/NEW

Further to your letter of 19th August, please find enclosed information to satisfy the request for additional information.

1. We can confirm that within our application we showed an existing garage location on drawing 087-201-P. For additional clarity we have revised this drawing, noting the area with a car indicatively located, please see 087-201-P rev. A.
Enclosed is an additional drawing, 087-111-P which shows the location of the garage within the new scheme, as per the existing garage location. The drawing provides 'swept path analysis' to show how a car enters and exits the garage.
2. Regarding the reduction of carbon emissions and other environmental measures we can confirm the following steps have been taken:
 - a. The proposed scheme has been designed to incorporate passive ventilation strategies, utilising the large double-height volume and opening rooflight, over the stairway, to draw air up through the building and thus reduce the requirement for mechanical ventilation. Additionally exposed internal concrete soffits ensure the building incorporates a high thermal mass, reducing heating requirements and thus reduces energy consumption.
 - b. The design ensures that there is good natural light penetration into all of the habitable living areas (inclusive of open-plan living area) and bedrooms – reducing the requirement for artificial lighting, again reducing energy consumption.
 - c. Rainwater harvesting / urban drainage – rainwater is collected from within the sunken courtyard and stored within the basement storage tank for maintenance of the soft planting and watering of the tree specimen located within the courtyard.

- d. Renewable energy – Subject to feasibility, it is the client's intention to incorporate solar panels, located at roof level to reduce the building's power consumption from external sources and thus reduce carbon emissions.
- 3. Details of the window openings of the adjoining properties has been incorporated on the existing and proposed drawings – please see attached. It should also be noted that the building mass of the proposed development does not exceed the building mass of the existing building, above ground.
- 4. Proposed 'rear' elevations have been provided – please see drawings: 087-403-P, Proposed North Elevation ('Rear elevation'), for the sake of completeness please also see 087-402-P, Proposed West Elevation.
- 5. Addressing Lifetime Homes standards (LTH), www.lifetimehomes.org - please see added annotation to submitted drawings:
 - a. **Point 1- Car parking width.** The current car parking provision is provided for by an internal garage, please see 087-202-P (rev A). As per the LTH guidance, garages are exempt from the width requirement. However, the garage has been designed to provide a generous width of 2900mm and the internal wall has been designed as non load-bearing to allow for future widening if required.
 - b. **Point 3 – Approach gradients.** The ground floor entrance level of the building – has a level threshold gently ramps to the pavement level, as per LTH guidelines. Please see Section BB, drawing 087-301-P.
 - c. **Point 5 – Communal Stairs & Lifts.** LTH guideline not applicable - The building use is for a single dwelling only and thus does not have any communal stairs.
 - d. **Point 6 – Doorways and Hallways.** The building design is compliant with Part K and M of the Building Regulations. As per LTH guideline, we can confirm that the entrance door has a clear opening width in excess of the advised 800mm (clear width is 1000mm). Additionally the leading edge of all doors at entrance level have a 300mm nib. All doors have a clear opening of 750mm and a corridor / passageway immediately adjacent of at least 1200mm, as per LTH guidelines – please see drawings 087-200-P (rev A), 087-202-P (rev A), and 087-203-P (rev A).
 - e. **Point 7 – Wheelchair Accessibility.** Appropriate turning circles for wheelchairs have been allowed in the principle living areas (dining room and lounge) – please see drawing 087-201-P (rev A).
 - f. **Point 10 – Entrance Level WC & Shower Drainage.** The property has 4 bedrooms and as per LTH guidelines provides a fully accessible WC at the entrance level (ground level) with a 700mm zone adjacent to the WC and a 1100mm zone in front of the WC pan. Shower provision is provided for adjacent to the WC and dimensions are a min. 1000 x 1000mm (level flush threshold to shower ie. wet room with falls to a floor gully).

- g. **Point 12 – Stair Lift / Through-Floor lift.** All stairs allow for a minimum 900mm from 'stair wall' to opposite handrail – please see plans 087-200-P (rev A), 087-201-P (rev A), 087-202-P (rev A), and 087-203-P (rev A). Please also see plans for a suitably identified through-lift location.
- h. **Point 14 – Bathroom Layout.** The building design is compliant with Part M of the Building Regulations. As per LTH guidelines the bathroom adjacent to the main bedroom has been laid-out to allow for ease of access to WC, wash basin, bath and shower – please also see 'Point 10 – Entrance Level WC & Shower Drainage'. Please see drawing 087-202-P (rev A).
- i. **Point 15 – Window Specification.** The living areas, shown on 087-201-P (rev A) and to the 'hall' of the first floor, 087-201-P (rev A), have full-height glazing to the courtyard and terrace – following the guidance of LTH. These sliding / folding doors will be easily operable as per Part M of the Building Regulations.

We trust that all of the above additional information is to your satisfaction – if you require any further info then please contact us.

Yours sincerely

Rhys Cannon

MSA