



Foundation
architecture

Full Planning Application with Design & Access Statement, Listed Building Impact Assessment & Environmental Performance Statement

408:

The Lodge Mandela Street. London. NW1 0DU

January 2008



Image 1. The building from Mandela Street



Foundation Architecture Ltd. Selous House, 5-12 Mandela Street. London NW1 0DU

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Registered in England and Wales No. 3914245

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Location Plan
The Lodge. Mandela Street NW1 0DU

Map 1. Location Plan



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1.01 Existing Site Photographs

1.0 Existing



Image 2. View looking South along Mandela Street



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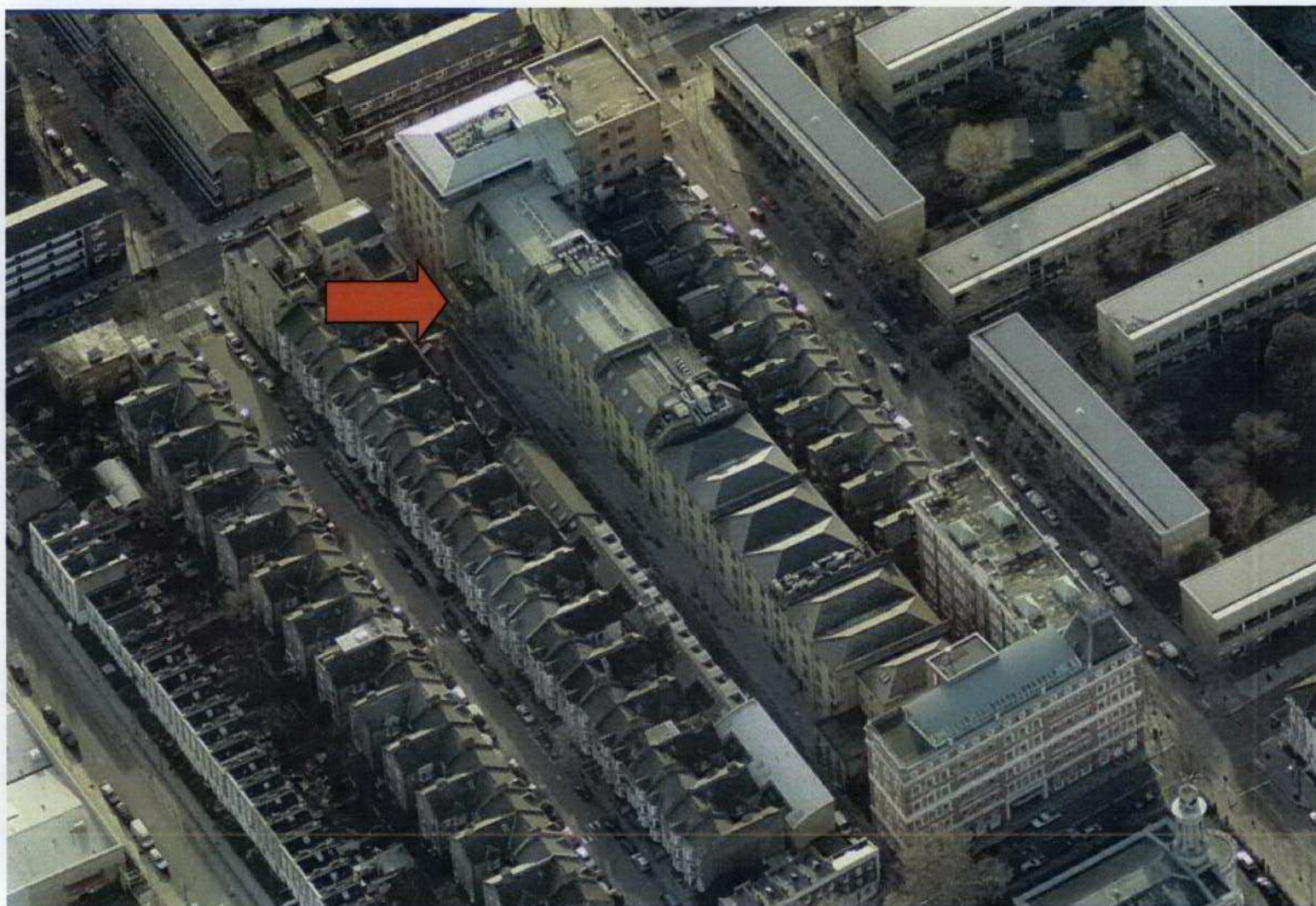


Image 3. Aerial view looking south



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Image 4. Aerial view looking east



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Image 5. Side elevation



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1.02 Site & Scale

The site sits on Mandela Street and we believe was originally constructed in the 1900's as a residence attached to the Maples Depository, possibly as a caretakers house. To the rear of the site is the recently refurbished five storey Centro buildings. Access is from Mandela Street. There is a flat roofed area provided with railings which originally housed air conditioning plant for the Centro building.

The building is not listed and not located in a conservation area.

The building comprises, ground and one storey and is constructed in yellow stock brick.

Map 2 Location Plan



1.03 Existing Uses

Having previously been used as a house most recently the building has been used as office premises and has been vacant for approximately one year.

1.04 Appearance

Facades are London stock bricks. Windows are timber sashes.

The structure is of solid masonry with timber floors. The roof structure is timber covered with asphalt.

Internally the finishes are very plain with no decorative cornices or panelling.

1.05 Existing Access

The pavement to Mandela Street around 1 metre wide and opens up onto a wider area to the south in front of Centro 2. There is a side access door to the south.



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1.06 Thermal Efficiency

The external walls of the building are solid brickwork varying between 215 and 360mm and have no insulation. The windows are single glazed timber framed windows. The roof consists of a flat roof construction in timber.

	Existing U-Value (W/m ² K)	Current Building Regulations U-Value
Walls	1.25 to 1.57	0.35
Roof	2.33	0.25
Windows	5.7	2.2

Table 2. Existing U-Values (W/m²K)

2.01 The Proposals

The proposal looks to address the following issues:

- Change of use from B1 to a single residence.
- Construct part enclosed bin store area.
- Improve the energy efficiency of the building.

	Proposed U-Value (W/m ² K)	Current Building Regulations U-Value
Walls	0.29 to 0.33	0.35
Roof	≤0.25	0.25
Windows	≤2.2	2.2

- Maintain the overall appearance of the building.

All of the above will be achieved while respecting the historically important features and overall aesthetic of the building.

2.02 Proposed Access

Access is to be maintained directly from Mandela Street. The side entrance is also to be retained opening on to a private open area which houses the bin stores and meters.

2.03 Amenity Space

A small area of amenity space of 8 sq/m is created adjacent to the side entrance. In common with residential developments in the area the site does not allow the possibility of significant private amenity space provision. There is the St Martins local park within easy walking distance on Camden Road.

2.04 Proposed Thermal Efficiency & Services

There will be no air conditioning and all ventilation will be provided by openable windows. The existing windows will be up graded to double glazed units.



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2.05 The Works / Refurbishment

The works involve the internal alterations, which are essentially not controlled under planning law. Externally the introduction of the enclosed external yard and the introduction of three rooflights are the only alterations proposed.

2.06 Proposed Areas – Gross External Sq.m.

Floor	Existing	Proposed
Ground	50	50
First	50	50
TOTAL	100	100

Table 1. Schedule of existing & proposed gross internal areas (m²)

2.07 Relevant Planning Policy

Pre application consultation has established that the Council supports the principle of the change of use and the addition of a residential unit to the boroughs housing stock.

Dear Mr Clapp

I write in connection with the above, further to our site meeting yesterday.

The Lodge is currently vacant B1(a) office space and it is my opinion that the building is unlikely to be suitable for B1(b) (Research and Development) or B1 (c) (Light Industry). In such instances, policy E2 of the UDP allows change of use to residential and I would advise you to submit details of any marketing undertaken to let the building as office space.

Subject to this, and the building forming suitable residential accommodation in terms of room sizes and provision of refuse storage and cycle parking, it is my view that change of use to a single dwelling is likely to be acceptable, subject to a s106 agreement to secure car-free housing.

Please note that the above advice is the informal opinion of an officer of the Council and is without prejudice to further consideration of this matter by the Development Control Section or to the Council's final decision.

Regards
Vikki Lewis



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2.13 Drainage

Rainwater water and foul drainage remains as existing.

2.08 Impact on Building's Setting

There are only minor external alterations that are unlikely to have any significant affect on the existing setting of the building.

2.09 Scale and size of proposal

Remains as existing

2.10 Internal Works

Open up the ground floor by the removal of the staircase walls and the relocation of the stair allows the introduction of two bathrooms.

2.11 Materials

New slatted enclosure to external yard space constructed in Iroko hardwood 50 x 100mm sections.

2.12 Waste & recycling

Provision for a eurobin is made in the external bin store.



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Appendix A – the Application Forms and drawings



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