



London Borough of Camden
Planning department
5th Floor, Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Ref: 408.0802.3.1.tc.01

0008/0576

19th February 2008

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Dear Sirs

The Lodge Mandela Street, London NW1 0DU: Planning application for change of use from Offices to Residential

Thank you for your letter of the 19th February 2008.

Could I draw your attention to the description which should read "timber enclosure" as opposed to "timber frame". With regard to the points that you raise we can comment as follows:

1. We have enclosed 4 copies of the signed page 1 of the application form.
2. We understand the point made in relation to the compliance with lifetime homes standards in respect of new housing developments. However the proposal here is to modify an existing building and clearly there are certain areas in which it is not possible for the building to comply. We have however addressed the points that you list as follows and where relevant these are amended and illustrated on the plans enclosed.

Lifetime Homes standards

1. Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3300mm width.

No parking is proposed in conjunction with the development and the only possibility for provision of a disabled parking space would be on the highway.



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

Subject to approval from the Councils Highways department level access can be provided by the re levelling of the pavement although the width of the pavement is 798mm wide and currently the existing stone threshold is approximately 25mm in height. (We are reminded of the objections from the Councils Highways department with regard to our proposals for the installation of a disabled access ramp at the Centro Building which is adjacent). The side access door is level to the pavement.

5a. Communal stairs should provide easy access.

New internal stairs will be required to meet part K & M of the Building Regulations (these satisfy requirements for lifetime homes)

b Where homes are reached by a lift, it should be fully wheelchair accessible.
No lift access

6. The widths of the doorways and hallways should conform to the specification provided in this table:

Doorway clear opening width (mm)		Corridor/ passageway width (mm)
750 or wider		900 (when approach is head-on)
750		1200 (when approach is not head-on)
775		1050 (when approach is not head-on)
900		900 (when approach is not head-on)

Hallway is 1100mm wide doors are 800mm wide clear opening. The Building Regulations set the requirements here also.

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

1500mm dia turning circles added.

10. There should be:

- (a) a wheelchair accessible entrance level WC, with
- (b) drainage provision enabling a shower to be fitted in the future.

Dimensions added to ground floor Wc and note added re plumbing for shower.

12. The design should incorporate: (a) provision for a future stair lift (b) a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.

Future stairlift position annotated. Floors are existing timber construction therefore modification to install a passenger lift can be made in any location in the future.

14. The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.

The upper floor bathrooms are ambulant disabled accessible.

15. Living room window glazing should begin at 800mm or lower and windows should be easy to open/ operate.

All windows are existing. It is not proposed to alter the building façade.

3. Cycle storage in this area would realistically be internal to the building (that is speaking as someone who works in the street and has had two bikes stolen already) however we have annotated the external cycle storage area in the external area for reference.
4. The current building was originally constructed as a "lodge" for the caretaker of the Maples depository when the original building was constructed. The original residential use is clear from the buildings form and layout. There the first point is that in going back to the original situation there would be no loss of employment and no addition of a residential use.

Subsequently permission was gained for a BI use of The Lodge and this coincided with the addition of an additional top storey of offices to Centro 1 in 2006. At this point there was a net gain of approximately 500 sq/m of offices.

The layout of The Lodge is the main problem to its desirability for letting as offices. The space has been marketed for over a year and evidence of current marketing is seen in the letting boards placed prominently on the corner of Camden Street and Plender Street.

I trust that this adequately deals with the initial comments however if further clarification is required please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Trevor Clapp', with a long horizontal stroke extending to the right.

Trevor Clapp

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encs.