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1 November 2007

Our Ref: CPD-0207.716 Your Ref: 2007/4488/INVALID

Carlos Martin
Camden Planning Services
Town Hall
Argyle Street
London WC1H 8ND

Dear Mr Martin

## Highgate Road Baptist Church - Change of use from Nursery building to Manse

Thank you for the "e" mailed copy of your letter dated 26 September 2007.

We have obtained a copy of the "Lifetime homes" document and set out below our comments to show how the proposal meets or can be modified to address these standards.:

- 1. Car Parking: During our early discussions with the planning authority the idea of providing a disabled parking bay at the kerbside in Chetwynd Road immediately outside the church entrance was voiced. It is hoped this will still be possible. If an occupant of the Manse became disabled the need to identify such a bay would be a priority.
- 2. The route between the kerbside in Chetwynd Road and the proposed Manse does not involve a gradient. Although the journey passes through the church the widths along this route are all relatively generous.
- 3. All entrances will be lit. The change of level at each of the door thresholds has been restricted to 15mm. A glazed canopy has been introduced between the church and the Manse.
- 4.& 5. Thresholds have been maintained at 15mm. The dwelling entrance is at ground level and thus does not involve a communal stair or lift.
- 6. The entrance door width will be in excess of 800mm with a "nib" of 300mm plus on the side of the leading edge.

Access to the ground floor habitable rooms is from a corridor 1070mm wide between plaster faces. The door leaves to each of these rooms will be 838mm wide which should provide 780mm clear opening dimensions. The door to bedroom 3 will be handed or moved to provide a 300mm nib to the leading edge. The other doors off the corridor all satisfy this requirement.

- 7. A turning circle of 1500mm is possible in the living/dining areas at first floor level. The 2 larger habitable rooms at ground floor level are also large enough to provide a 1500mm turning circle.
- 8. To make best use of the available volume within the existing building the living room has been shown at first floor level. However with 4 habitable rooms at ground floor level various alternatives are available. One possibility is for the room annotated "Master Bedroom" to become a sitting room with French doors leading to the garden.

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- 9. Entrance level bedrooms are available.
- 10. An entrance level shower room is proposed with a toilet conforming to part M.
- 11. The walls to the bathroom and shower room at ground floor level are constructed of 100mm blockwork and hence will be capable of supporting handrails etc.
- 12. Unfortunately the configuration of the stair is not ideal for the provision of a future stair lift. However the floor structure and the plan form suggest a platform lift could be introduced at the end of the ground floor corridor (i.e. by reusing the wardrobe spaces).
- 13. The first floor structure has been designed to carry loadings above normal residential requirements. In consequence the introduction of a ceiling mounted track to carry a disabled person's hoist should not create insurmountable problems. With the bedrooms located at ground floor level together with both a shower room and a bathroom the options to provide suitable facilities for a disabled person are greater than with a conventional dwelling.
- 14. The ground floor shower room and bathroom have relatively generous dimensions and should enable a disabled person to use the facilities with relative ease.
- 15. We have assumed, if catering for a severely disabled or wheelchair user, the dwelling could be re-arranged to establish the annotated "Master bedroom" as a sitting room. This room is served by a French window, without transoms, and with clear glazing to approximately 300mm above floor level. The other window in the room can be opened by a window stay/catch at 800mm above f.f.l.
- 16. If our planning application is successful detailed information issued to the contractor will include for switches, sockets and other controls to be set at heights between 450 and 1200mm above f.f.l.

We trust the information provided above demonstrates the new dwelling is capable of adaptation in a variety of ways to meet the needs of persons with various disabilities.

Yours sincerely

Barry Sewell

## SEWELL AND HAWKINS ARCHITECTS

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Planning Section, Environmental Department, Camden Town Hall, Argyle Street Entrance, London WC1H 8ND

05 Sep 2007

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Ref. CPD.0107-716

Dear Sirs,

Re: CHANGE OF USE application: New Manse - Highgate Road Baptist Church, London, NW5

We enclose copies of drawings 716-009,010,011,012 and 013, together with application forms and a cheque for £265 as our application for a change of use.

Planning permission ref 2005/088/P granted on 03 Aug 2005 approved the reconstruction of the existing ancillary church building, originally intended for use as a nursery. Since that date the church has sought suitable tenants for a nursery. However potential occupants have found the premises are now considered unsuitable for use as a nursery space.

Ofsted and Camden Council have stated that the building must conform to specific requirements if it is to be used as a nursery. Most of these can be met by the reconstructed building. However the requirements for sanitary and rest area accommodation within the same building make this proposition unviable.

In preparation for the re-opening of the church, the trustees have been seeking to provide a dwelling for a new pastor and his family. However the search for suitable accommodation close to the new church has proved unworkable due to high property prices. The preferred solution is to modify the internal arrangement of the ancillary building to serve as a manse. In effect this would restore the close relationship of the manse to the church which the church enjoyed until recently with Grove Lodge.

The space and arrangement of the ancillary building lends itself to a conversion. In addition to good residential accommodation, the building will have adequate space for the church's administrative functions and will enable the new pastor to be immediately accessible to the congregation and local community and available to perform the many duties required by the church.

From a planning point of view, access to the proposed dwelling is via the new church building and therefore its future use will be permanently tied to the church.

It is hoped the planning authority will accept this as the logical solution to resolve the problems presented to the trustees.

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Yours sincerely,

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Barry Sewell
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