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7th November 2007

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

RECEIVED
- 7 NOV 2007

Dear Sir / Madam

2007/5394/INVALID - Internal alterations to convert three dwellings into two dwellings (Class C3) to create 1x studio and 1x 4-bed unit at 6 Gayton Road, London NW3 1TZ

Further to your letter dated today informing that application require additional information before it can be progressed. I am pleased to confirm the following addressing the 16 points contained with Lifetime Homes and section H7, 2.51 in current UDP where the Council encourages mobility standards to be met where practicable.

Lifetime Homes –

1. Currently the property is occupied as three separate residences, with no on or off street parking and it is not possible to incorporate any off street car parking with covered access leading to the property due to the property being of terraced type and no access to the rear.
2. As 1.
3. The property has existing stepped approach to both raised and lower ground floor level. Due to site constraints it would not be possible to provide a ramped access, however, if at later date it was necessary, subject to necessary planning approval a external chair lift could be fitted to side of external steps.
4. The existing accesses have covered area in front of entrance doors.
5. There are no communal stairs within proposed conversion, the only internal stairs will be private stair within the 4 bedroom unit.
6. Front entrance doors have in excess of 800mm velar openings, and internal doors generally comply with recommendations, and where necessary will be altered to meet minimum opening width in relation to how approached.
7. Turning circles of either 1500mm diameter or 1700mm x 1400mm ellipse will be achievable within living rooms.
8. The living rooms for both dwellings are positioned at the entrance level to each residence.

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9. Studio flat (flat A) by its nature has bed space at entrance level, and 4 bedroom flat (flat B) would be capable of accommodating a bedroom at entrance level through subdivision of large living room.

10. Both of the proposed flats have WC's at entrance levels.

11. Walls in bathrooms and WC's will have sufficient strength to be able to support the installation of grab rails at later date as and when necessary.

12. If necessary at later date, stair lifts could be installed to serve all floors within 4 bedroom flat (flat B). There is also sufficient space ideally positioned to enable future installation of a through floor lift linking raised ground floor living space to first floor master bedroom if and when required which would provide direct access to master bathroom at first floor level.

13. It would be possible in the future to install tracking to support hoist giving access from main bedrooms to bathrooms.

14. 4 bedroom flat (flat B) provide more than adequate space for ease of access into and use of bathroom by wheelchair users. Studio flat (flat A) is restricted and, but could be reconfigure to allow wheelchair access in / out through removal of shower tray and creating wet room where wheelchair could be positioned under shower.

15. Both flats have living window cill height of 680mm above floor levels, and windows provide easy opening.

16. All controls and, fixture and fittings will be installed at advised heights.

I trust that the above together with amended drawing 0207/202 rev A addresses the points raised within your letter and look forward to receiving acknowledgement in due course.

If you have any further queries please do not hesitate to contact me.

Regards,

David Bellis RIBA

Encl
0207/202 rev A

