

Delegated Report		Analysis sheet		Expiry Date:		20/03/2007	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Victoria Lewis				2006/5556/P			
Application Address				Drawing Numbers			
89-95 Parkway London NW1 7PP				See decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of Design and Access Statement pursuant to conditon 7 of Planning permission dated 22 September 2006 (ref:2006/0675/P) for demolition of existing buildings behind retained facade and the erection of a new four -storey building to the rear to form a retail showroom at basement and ground floor level, including alterations to shopfronts, and 8 x self contained residential units (5 x one-bed, 2 x two-bed and 1 x three-bed) on first, second and third floors.							
Recommendation(s):		Discharge Condition					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application relates to a group of three-storey terraced buildings situated on the south side of Parkway, within the Camden Town Conservation Area. The neighbouring no.87 Parkway is a Grade II Listed Building.

Nos. 89, 91 and 95 are occupied by retail (Class A1) uses at basement and ground floors, each with residential use above. No.93 is occupied by a solicitors' office on all floors (Class A2). The upper floors of the units have at various times in the past been used as a dental surgery (Class D1) and as office space (Class B1a), although these uses had been discontinued.

Relevant History

There is a considerable planning history to this site, although the most relevant to this application are the following:

2006/0675/P - Proposal: Demolition of existing buildings behind retained facade and the erection of a new four -storey building to the rear to form a retail showroom at basement and ground floor level, including alterations to shopfronts, and 8 x self contained residential units (5 x one-bed, 2 x two-bed and 1 x three-bed) on first, second and third floors – GRANTED subject to a section 106 agreement to secure car-free housing, educational contributions and a BREEAM assessment.

2006/0888/C - Demolition of existing buildings behind retained façade – GRANTED subject to conditions.

Relevant policies

S1 & S2 – Sustainable development
H7 Lifetime homes

Assessment

Condition 7 of permission reference 2006/0675/P is as follows:

Details of a Design and Access Statement shall be submitted for approval prior to the commencement of development on site, detailing the following:

- a. Details demonstrating at the least one of the residential units meets, or could easily be adapted to meet, wheelchair standards;*
- b. Details demonstrating that all residential of the residential units meet 'Lifetime Homes' standards.*

The development shall not be implemented otherwise than in accordance with the approved details.

Reason: To ensure the development provides for access for all users, in accordance with the provisions of policy HG14 of the London Borough of Camden Unitary Development Plan 2000, and policy H7 of the Revised Deposit Draft as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006.

One of the residential units has been shown to be wheelchair accessible; access is level to the entrance and floor surfaces allow for wheelchair compatibility. There is an 8 person passenger lift to allow for vertical movement.

The Lifetime Homes standards comprise 16 standards aimed at ensuring residential developments, be these new build or conversion, are accessible to all and can be adapted to fit occupiers changing circumstances and requirements. The standards relevant to this particular proposal together with how they have been complied with are listed below:

1 – Car parking – N/A. No parking proposed.

2 – Access from car parking – as above

3 - Approach – The approach to the main entrance to the flats is gently sloping along an existing pavement and would be level at the point of entry. This is shown on drawing number 329/145

4 – External entrance – The main entrance to the flats would be illuminated by way of recessed lighting positioned in the fascia above the main entrance door and the threshold would be level with the pavement. The original permission retained the existing shopfront to the building therefore there is no scope to provide a covered main entrance to the flats in this instance.

5 – Communal stairs – The communal stairs is easily accessible from the main entrance to the flats and there would be a landing area on each floor. There would be a lift located next to the stairs and a 1500mm unobstructed wheelchair turning space would be provided in front of the lift entrance. This is shown on drawing numbers 329/168, 169 and 170.

6 – Doorways and Hallways –both would comply with part M of the Building Regulations. All corridors to flats would be 1200mm wide. The LTH standards state that there should be 300mm to the side of the leading edge of the doors on the entrance level. This would only be provided in 50% of the flats.

7 – Wheelchair Accessibility – there would be a 1500mm diameter turning circle in the living room and dining areas to each flat.

8 – Livingroom at entrance level – the flats would be located on the upper floors of the building although there would be no internal stairs to individual flats as all the accommodation would be provided on a single storey. Lift access would be provided.

9 – Houses of 2 or more storeys – N.A. Each flat would be on a single storey.

10 – wheelchair accessible entrance level WC – As above.

11 - Walls in bathrooms and toilets capable of taking adaptations– wall construction of bathrooms and ensuites would be capable of being adapted in the future including provision of handrails.

12 – Lift capability (provision for future stairlift, space for through the floor lift) – N/A. As above

13 – Route for potential hoist from a main bedroom to bathroom – In every flat there is a bedroom next to a bathroom / en-suite. Routes would be between 1.5m and 2.6m.

14 – Bathrooms designed to incorporate ease of access to bath, WC and wash basin – concealed floor drains are proposed which would enable baths to be replaced with level entry showers. Bidets shown in all bathrooms can be easily removed leaving a space of 1000mm to side of toilet to enable side transfer from wheelchair to toilet. The wash basin would mostly be positioned opposite the toilet with a clear gap on 900mm. The distance from the toilet to the pedestal of the wash basin would be 1100mm.

15 – Living room windows – windows facing the street would be replaced with timber sashes to match existing. Lowering the window heights would impact upon the appearance of the facade and would not be acceptable. Cills to windows to the rear elevation of the building would be 850mm from finished floor level. Electronic locking and opening mechanisms can be fitted if required.

16 – Fixtures and fittings – All would be positioned between 450-1200mm from finished floor level.

Conclusion

There is an internal lift to allow for vertical movement within the building. The lifetime homes standards have been complied with and thus it is recommended that the condition be discharged.

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