

Consultants

JWP/TS/DP1431

6th October 2006

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Mr. S Minty
Planning Department
Development Control
Camden Town Hall
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London
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Dear Mr Minty

11-13 GOODGE STREET, LONDON, W1

Further to our meeting on 29th September to discuss design comments in relation to planning applications 2006/3769/P, we have considered the issues raised and set out the amendments to the application below. Our clients have made significant alterations to the proposals and have addressed all the issues raised.

In providing our response we submit the following documents and revised drawings:

- Drawing 440_02_07_102 Rev P2;
- Drawing 440_02_07_101 Rev P2;
- Drawing 440_02_07_sk105 Rev A; and
- 10 copies of Lifetime Homes Standards Assessment Table.

Provision of a 3 bedroom unit

As requested, a 3 bedroom unit has been accommodated with the development. This has resulted in a change to the unit mix, with 6 x 1 bedroom units and 1 x 3 bed unit, with all units meeting the Council's minimum room sizes.

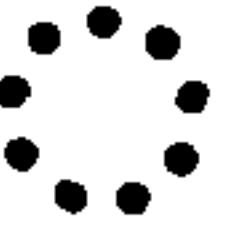
The new fourth floor layout is shown on revised plan 440_02_07_sk105 Rev A. As agreed, a sketch drawing has been provided with the completed drawing sent to the Council early next week.

Lifetime Homes Standards/Wheelchair accessibility

The proposed scheme is fully Lifetime Homes compliant as demonstrated by the Lifetime Homes Standards statement which is submitted in support of the planning application.

A wheelchair lift is proposed to be provided which will allow wheelchair access from ground to first floor level. Camden's policy H7 requires 10% of units to be wheelchair accessible, equating to 1 unit for the proposed development. By providing a wheelchair lift this would allow access to 2 units, exceeding the 10% requirement. Again, revised drawings will be sent to the Council early next week showing the wheelchair lift.

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Water Consumption

As requested, our client's renewable energy and sustainability advisors, Halloran Payne, have re-evaluated water consumption for the development, and have also considered additional water saving measures to improve the water usage across the development.

It is proposed to use the following items listed below to reduce water consumption. This will also be complemented by the rain water harvesting system (backed up by mains water supply in dry periods).

- Low flush dual cisterns that operate on 6/3 litres/flush compared to the conventional 9/12 litres will be provided. This will generate a potential saving of 30-50% on water usage for the toilet usage;
- Flow regulators/orifice discs fitted on wash hand basin taps can reduce flow to between 6-12 litres/min compared with 15 litres/min. Water savings vary from 30-60% depending on time of operation; and
- Water efficient showerheads (low-flow) 5-9 litres/min compared to conventional 20 litre/min provide savings of 50-70% compared to conventional shower heads.

Generally with the water saving devices we are proposing, the overall water consumption will be reduced by 5-20% below the target level of 42m³. In terms of the ECOHOMES pre-assessment, the scheme had previously achieved a score of 1.67 for water usage. With the water saving measures proposed, this figure has increased to 6.67 out of a possible score of 10.

BREEAM retail assessment

As discussed, it is not possible to undertake a BREEAM assessment for the retail component of the development as the unit is a shell with no fittings currently proposed.

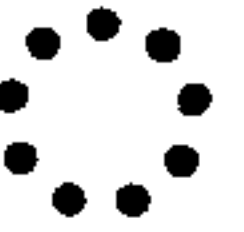
As agreed the requirement to undertake a BREEAM assessment and achieve a 'very good' rating for the retail unit should be dealt with by condition.

In addition, our client's will include the requirement to achieve a 'very good' rating in any lease that is signed with a retail tenant.

Retail Frontage- Manifestation

As requested two levels of manifestation are proposed to be provided for standing and wheelchair users on the glazed retail doors.

We trust that we have now addressed all issues raised, with no outstanding points remaining to delay the determination of the application. Please could you confirm that as previously advised the application will be presented to the Planning Committee on 26th October.



If there is anything further we can assist you with then please do not hesitate to contact either Jim Pool or Tom Sweetman at this office.

Yours sincerely

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Enc.

**Allies and Morrison
Architects**

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440_81N_GSI_061005

file note **Tottenham Court Road – Goodge Street**
440
05.10.2006

**Lifetime Home Standards for
11-13 Goodge Street**

Lifetime Home Standards	11-13 Goodge Street	Compliance
<u>Car Parking</u> Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width.	As with the existing development, it is proposed not to provide car parking within the site. Two disabled spaces are provided on Chenies Street within 60 metres of the site	N/A
<u>Access from Car Parking</u> The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	see above	N/A
<u>Approach</u> The approach to all entrances should be level or gently sloping.	Approach to entrance is levelled (gently sloping)	Yes
<u>External Entrance</u> All entrances should be illuminated, have level access over the threshold and have a covered main entrance.	Entrances are illuminated and have level access over threshold. Entrances are not covered due to security issues (to avoid people sleeping in entrances and to avoid 'blind' corners).	Yes (although note covered entrance not suitable in this location)
<u>Communal Stair</u> Communal stairs should provide easy access and, where homes are reached by a lift, it should be fully accessible.	Communal stair provides easy access and is fully accessible.	Yes
<u>Doorways & Hallways</u> The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than	Width of internal doorways and hallways conform to Part M.	Yes

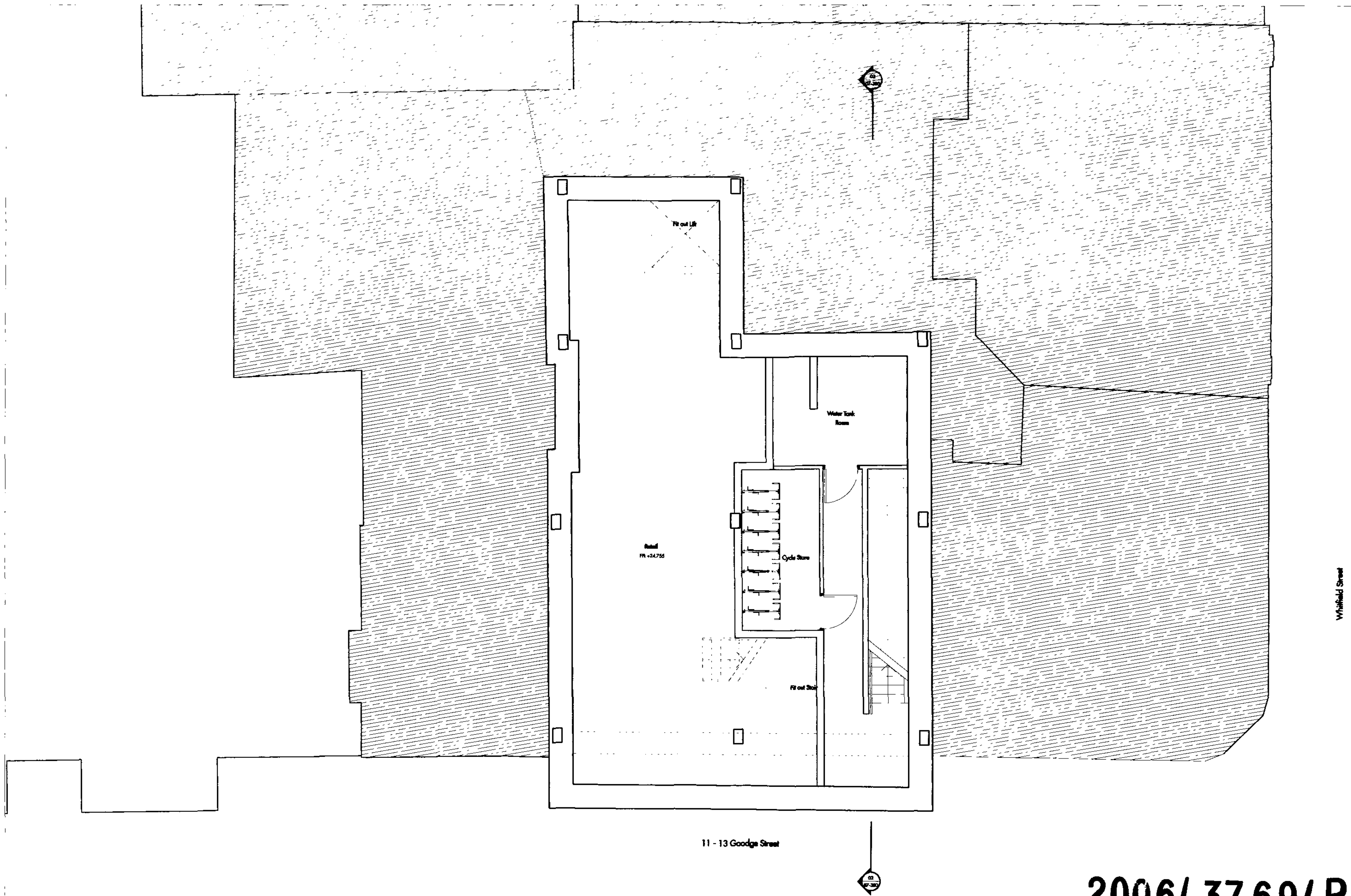
2006/3769/P

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800mm. There should be 300mm nib of wall space to the side of the leading edge of the doors on entrance level.		
<u>Wheelchair Accessibility</u> There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.	There is no provision of a communal lift. Future stair lift could be installed to communal stair from Ground to First Floor. Flat GST 1 could be therefore wheelchair accessible with sufficient circulation space for a wheelchair.	Yes 10% wheelchair accessibility
<u>Living Room</u> The living room should be at entrance level.	living rooms are at entrance levels.	Yes
<u>Two or more storey requirements</u> In houses with two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.		N/A
<u>WC</u> In houses with three bedrooms or more there should be a wheelchair accessible toilet at entrance level with drainage provision enabling a shower to be fitted in the future. In houses with two bedrooms the downstairs toilet should conform at least to Part M.	3 bedroom flat has wheelchair accessible WC and drainage for shower. There is no provision of 2 bedroom flats.	Yes (although the 3 bedroom flat is on the fourth floor and therefore not wheelchair accessible)
<u>Bathroom & WC Walls</u> Walls in the bathroom and WC should be capable of taking adaptations such as handrails.	Walls in bathrooms are capable of taking adaptations such as handrails.	Yes
<u>Lift Capability</u> The design should incorporate provision for a future stair lift and a suitable identified space for a through the floor lift from the ground to the first floor, for example to a bedroom next to the bathroom.	There is no provision of a communal lift. Future stair lift could be installed to communal stair from Ground to First Floor if required.	Yes
<u>Main Bedroom</u> The design and specification should provide a reasonable route for a potential hoist from a main bedroom to the bathroom.	Design provides reasonable routes for a potential hoist from main bedrooms to bathrooms	Yes

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<u>Bathroom Layout</u> The bathroom should be designed for ease of access to the bath, WC & wash basin.	Bathrooms are designed for ease of access to bath, WC and wash basin.	Yes
<u>Window Specification</u> Living room window glazing should begin no higher than 800mm from the floor level and windows should be easy to open/operate.	living room window glazing begins no higher than 800mm AFFL and are easy to open/operate.	Yes
<u>Fixtures & Fittings</u> Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450mm and 1200mm from the floor).	Switches , sockets etc. are located between 450 and 1200mm above FFL.	Yes



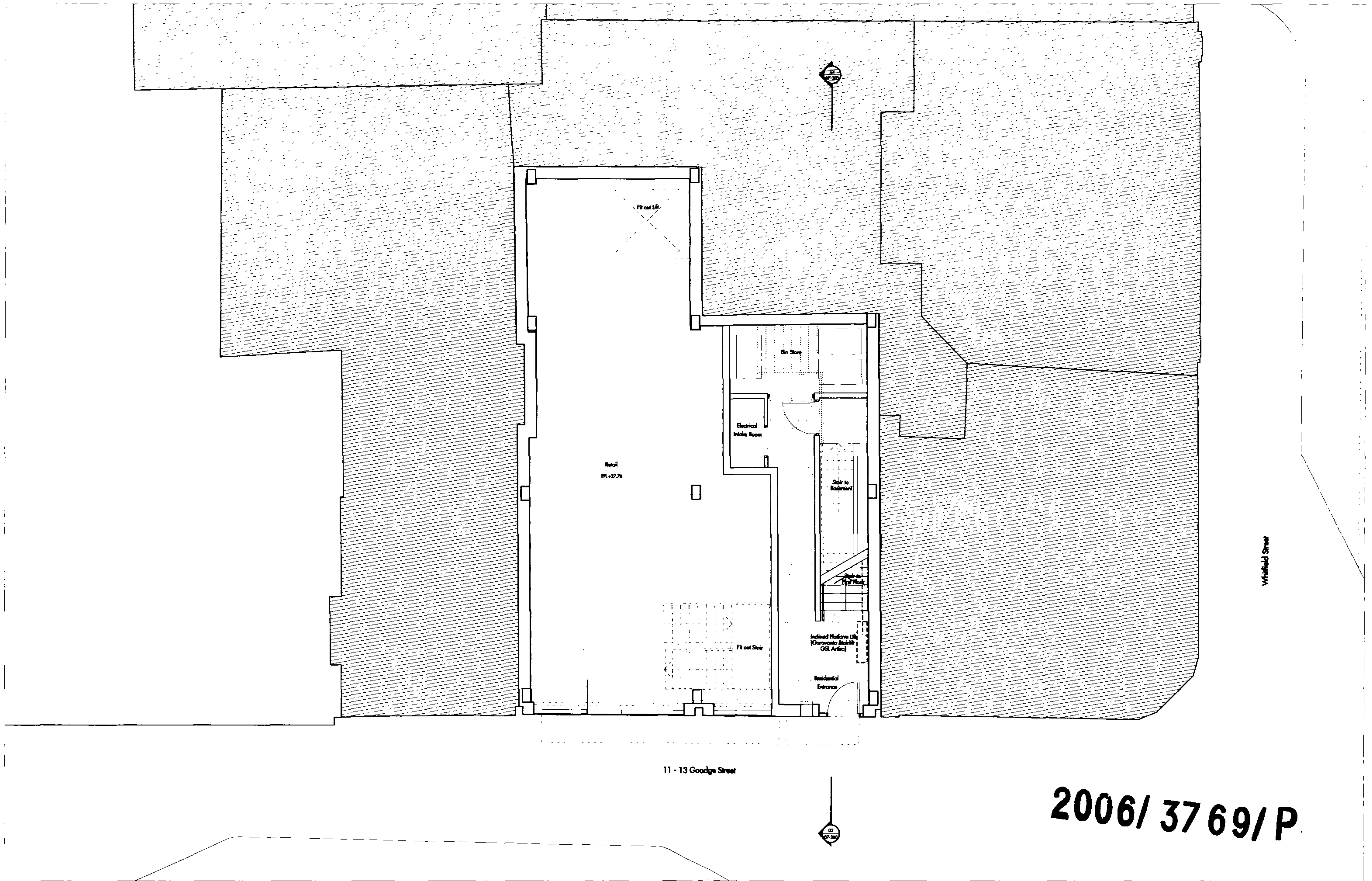
2006/ 37 69/ P

Rev. P1 31.07.06 Issued for Planning
Rev. P2 10.10.06 Reissued for Planning

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11 - 13 GOODGE STREET
PROPOSED BASEMENT PLAN
PLANNING
440_02_07_100
SCALE: 1:50 @A1 1:100 @A3

P2
Revision



Rev. P1 31.07.06 Issued for Planning
 Rev. P2 10.10.06 Reissued for Planning

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11 - 13 GOODGE STREET
 PROPOSED GROUND FLOOR PLAN
 PLANNING
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P2
 Revision



9 Goodge Street

11 - 13 Goodge Street

15 Goodge Street

Whitfield Street

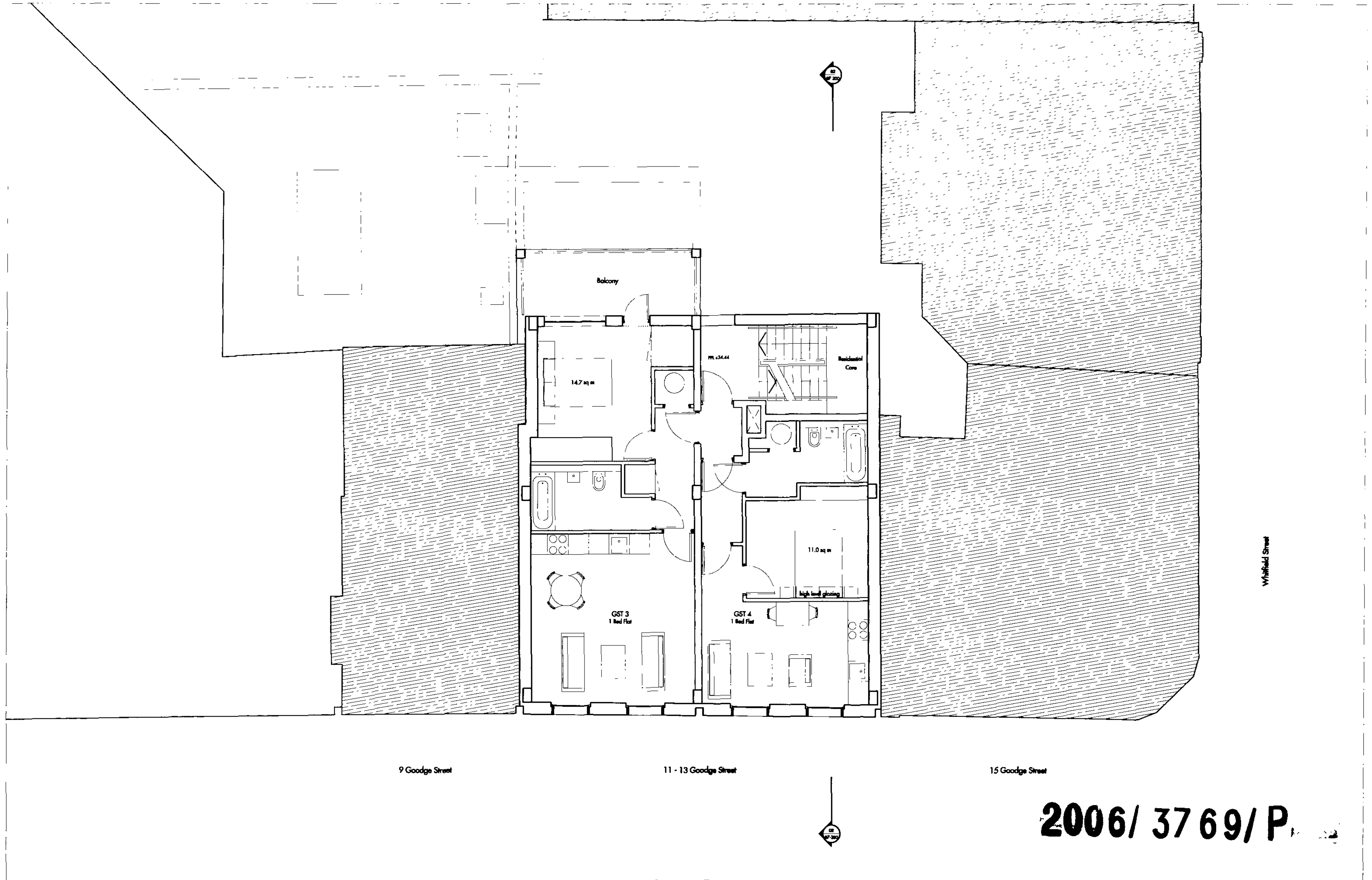
2006/ 37 69/ P

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11 - 13 GOODGE STREET
PROPOSED FIRST FLOOR PLAN
PLANNING
440_02_07_102
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P2
Revision

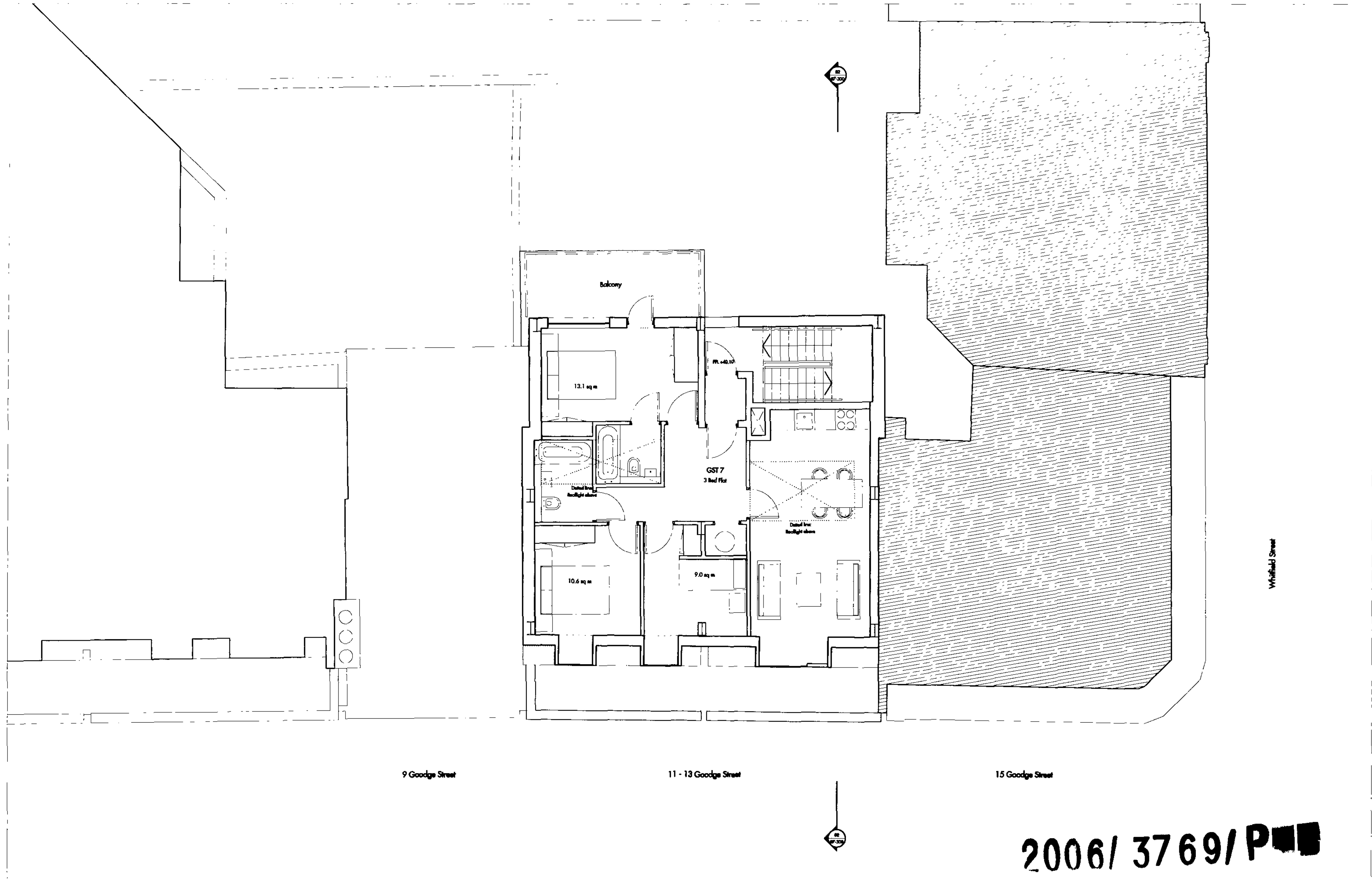


Rev. P1 31.07.06 Issued for Planning
 Rev. P2 10.10.06 Released for Planning

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11 - 13 GOODGE STREET
 PROPOSED SECOND FLOOR PLAN
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P2
 Revision

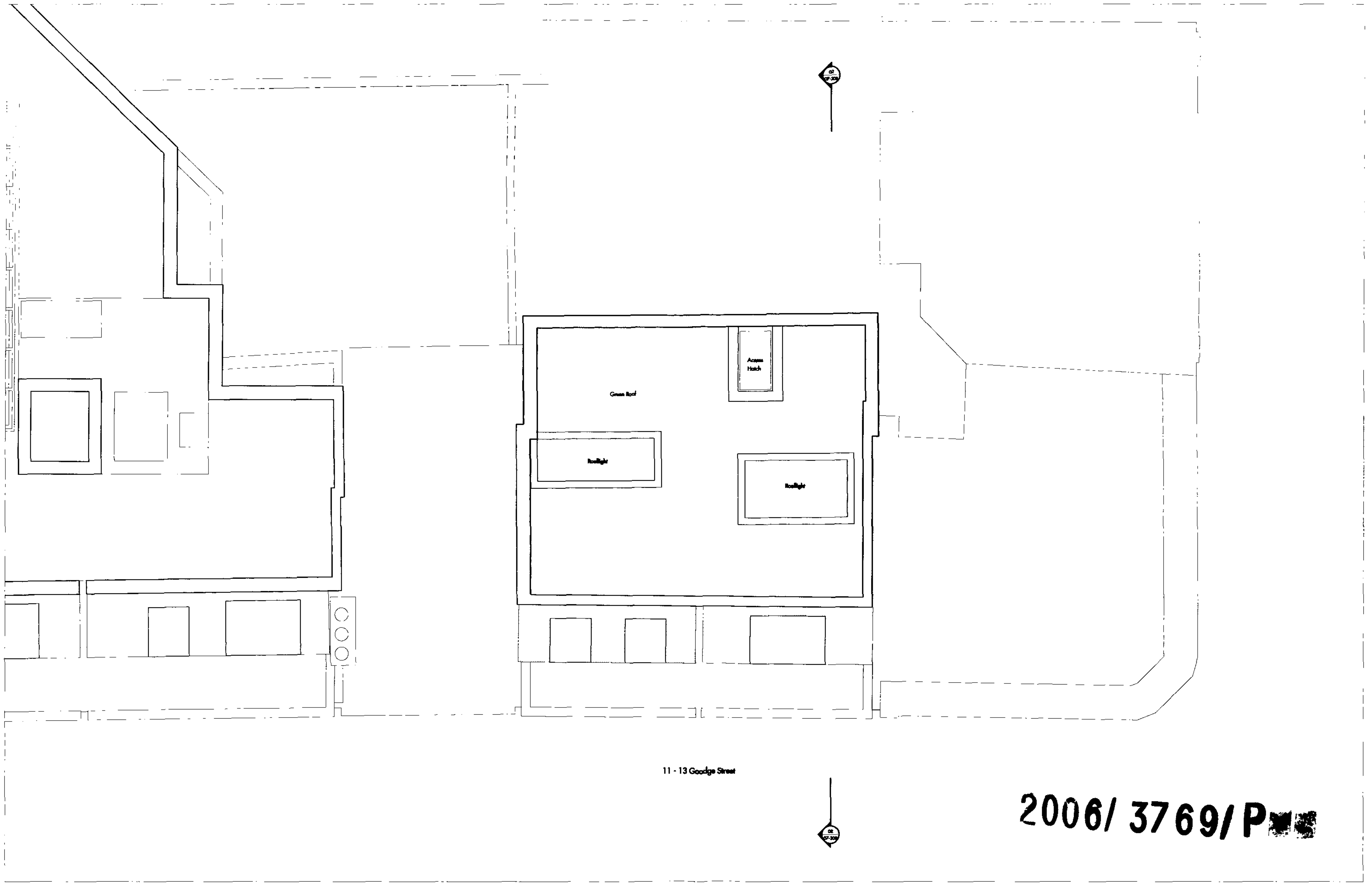


Rev. P1 31.07.06 Issued for Planning
 Rev. P2 10.10.06 Released for Planning

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11 - 13 GOODGE STREET
 PROPOSED FOURTH FLOOR PLAN
 PLANNING
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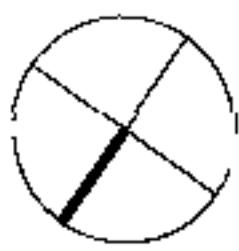
P2
 Revision



11 - 13 Goodge Street

2006/ 3769/P

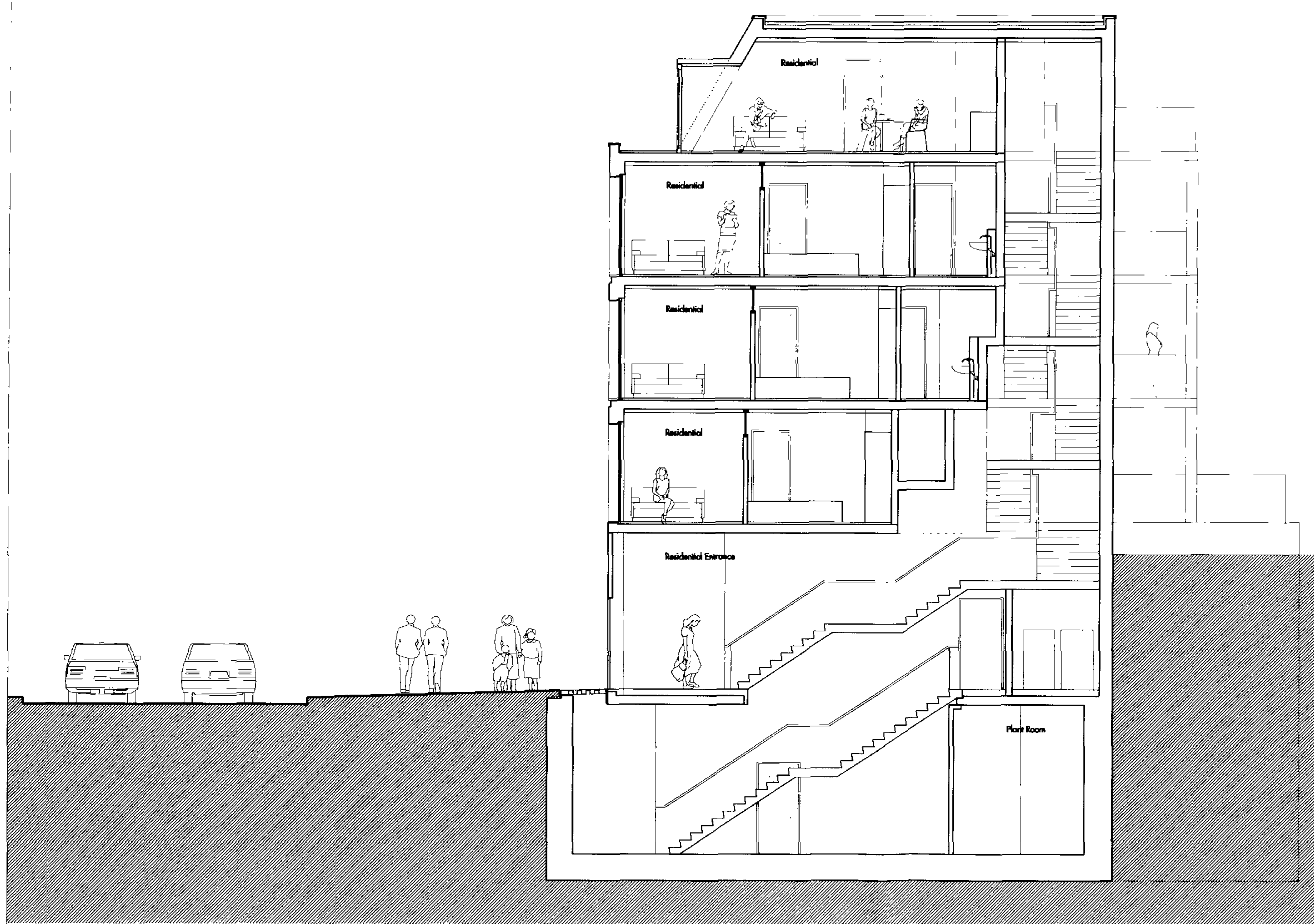
Rev. P1 31.07.06 Issued for Planning
Rev. P2 10.10.06 Reissued for Planning



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11 - 13 GOODGE STREET
PROPOSED ROOF PLAN
PLANNING
440_02_07_106
SCALE: 1:50 @A1 1:100 @A3

P2
Revision



FFL +43.30 Roof
12

FFL +40.10 4th
11

FFL +37.27 3rd
10

FFL +34.44 2nd
9

FFL +31.61 1st
8

FFL +27.78 Gnd
7

FFL +24.00 B
6

2006/ 3769/ P

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Rev: P2 10.10.06 Reissued for Planning



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11 - 13 GOODGE STREET
PROPOSED SECTION AA
PLANNING
440_02_07_300
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P2
Revision



Tottenham Court Road

9 Goodge Street

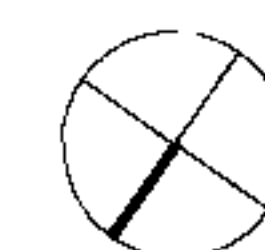
11 - 13 Goodge Street

15 Goodge Street

Whitefield Street

2006/ 3769/ P

Rev. P1 31.07.06 Issued for Planning
Rev. P2 10.10.06 Released for Planning



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11 - 13 GOODGE STREET
PROPOSED GOODGE STREET ELEVATION
PLANNING
440_02_07_200
SCALE: 1:100 @A1 1:200 @A3

P2
Revision