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Development Control Planning Services
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INV- 11/08/06 - NE

Attn: Bethany Arbery

31st August 2006

Dear Ms Arbery

RECEIVED
04 SEP 2006

26 ENGLANDS LANE , LONDON NW3 4TG--(SCHEME A)----
YOUR REF : 2006 / 3625

I am writing in response to your letter dated 11th August regarding our application dated 4th August for planning consent to carry out work to this property and following our subsequent telephone conversations.

As requested 5 copies of our drawings are enclosed at 1:50 scale. The following drawings nos ZEL/ 01A , 02 10A and 11, which include additional information as requested , are attached together with new drawings nos ZEL/ 04 and 12 showing the existing and proposed sections.

As stated in my original covering letter I was advised by the duty planner that Conservation area consent would not be required .I confirm that demolition work is restricted to the replacement of the ground floor entrance screen and the removal of non loadbearing internal partitions (these are now indicated on our attached drawings).

The upper three floors of the building form a self - contained family maisonette. This is currently vacant but would appear to have comprised of five bedrooms , a living room , kitchen and bathroom. These uses have now been added to our drawings. The existing and proposed gross floor areas shown on the application form refer to these three floors together with the entrance lobby and stairwell on the ground floor. The remainder of the ground floor and the basement do not form part of my clients demise and consequently no alterations are proposed to them

and they are not included in this application. As requested the gross floor areas are 55sqm to the ground floor and 57sqm to the basement.

As stated on the application form the proposal is for 3 no 1-person studio flats and 1 no 1-person studio duplex/maisonette unit , no one - bedroom units are proposed. The remaining room on the third floor is to provide storage as now indicated on our drawings.

As stated above the only external alteration to the ground floor is the replacement of the defective timber entrance screen as indicated on our drawings.

My clients demise only includes the small entrance lobby at street level ,as mentioned above. This makes the provision of a dedicated refuse and recycling store impossible. Refuse will have to be stored within each individual unit and taken outside on collection days. This would appear to be the current arrangement to the remainder of Englands Lane since all the existing adjacent buildings comprise of residential units directly over ground floor retail or restaurant uses.

Given the current car parking arrangements in the area , my client has no option but to agree to the accommodation being car free.

As stated previously the accommodation comprises 4no one - person studio units. This arrangement is in part because my client feels that small units of this type will provide affordable and appropriate accommodation for first time buyers in this expensive area. The layout is also , however , the result of working with the layout and tapering form of the existing building. It is complementary to this layout , in particular the position of the central staircase and the structural walls surrounding it. This of course cannot be altered in any way because of its relationship with the shop below. Furthermore it avoids the need to make any elevational changes which were not felt to be appropriate because of the building's location in the Conservation Area . Three of the units are 30sqm in area and the fourth is 34sqm. I realise that some of these areas fall slightly below the guidance on standards set out in SPG 2.3.7 but, given the constraints imposed by the existing building , it was felt that this scheme provided the optimum solution.

The layout of the existing building, in particular the arrangement of the ground floor shop, clearly also has an impact on the accessibility of the residential units. Obviously all units are located above ground floor and furthermore the amount of space available at the entrance level is very restricted. Given these constraints, together with the small number of units in the scheme, full wheelchair access is neither appropriate or achievable. However it is possible to achieve mobility standard in the scheme , providing access for ambulant disabled

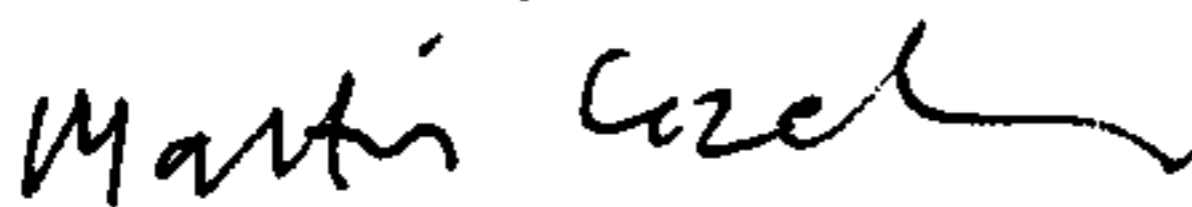
residents. It is intended that the existing stair should be retained and this has generously proportioned treads and is 900mm wide, which would allow for the installation of a stair lift..

You have asked me to specifically address the 16 points set out in the " Lifetime Homes " standards in relation to other issues associated with accessibility. My response is as follows:

- 1/2 - No car parking to be provided.
- 3 --The approach is level.
- 4 -- A level threshold will be provided together with lighting over the entrance.
- 5 -- The existing stair is to be retained -- this is 900mm wide. It is not possible to provide a lift.
- 6 -- 800mm wide doors will be provided throughout.
- 7 -- Adequate space is available for wheelchairs to turn in living areas.
- 8/9 -- not applicable.
- 10 --There is no ground floor accommodation . These are all small units and this is therefore not applicable, however if the bathrooms had outward opening doors wheelchair access would be possible.
- 11 -- Not applicable.
- 12 -- The existing stair is wide enough to accommodate a stair lift.
- 13 -- Not applicable.
- 14 -- see 10 above.
- 15 -- All existing sliding sash windows are to be retained -- these all have cill heights of 800mm or lower.
- 16 -- This will be incorporated at detail design stage

I hope this now gives you the additional information and clarification on your queries which you require to process this application but please contact me if you need anything further.

Yours sincerely



Martin Lazenby

Cc : Alex Zadah , Carltone Ltd