

SHATTOCK ASSOCIATES

CHARTERED SURVEYORS

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

our ref: JWS/js
your ref: 2006/3093/INVALID

11 August 2006

WACOMM
11/7



Dear Sirs

Re: Land at Rear of 7 Menelik Road (off Asmara Road), London NW2 3RS

I refer to your letter of 11 July 2006 received whilst I was on holiday.

Your guidance in your validation check list is not clear in the requirement for 1:50 plans and elevations and you state photographs are not compulsory.

I understand that this property is not in a conservation area and 1:100 are acceptable..

- In spite of this I enclose revised drawings to a scale of 1:50. 5 copies not 2 copies as requested in your letter
- The window in the downstairs toilet has been drawn on the elevation.
- Proposed sections are enclosed. You refer to 1:100 and 1:20. This is unclear but I have assumed you meant 1:100 through the building and 1:20 through door and window reveals. The windows are to be UPVC double glazed units.
- The drawings have been marked to show compliance with the Accessibility and Lifetime Homes policy and a statement is attached.
- The adjoining garage in No. 23 Asmara Road is shown on the submitted plan together with the side of 23 Asmara Road. However photographs are enclosed which are labelled as requested.
- The information you have requested regarding the fences and gates is shown on the drawings.

In your final paragraph you state 'ensure that 5 copies of all drawings and information are provided'.

This is misleading as you request 2 copies in respect of 1:50 drawings in the first point in your letter.

There was a small error on the initial planning forms in respect of a telephone number. These should be replaced by the 5 copies enclosed.

Five copies are enclosed and I am sending this letter with the drawings and information by recorded delivery dated 11 August 2006 in the sincere hope that this application can be processed and dealt with by the target date accepted naturally of 8 weeks from Monday 14 August 2006.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J.W. Shattock', written in a cursive style.

J.W. SHATTOCK F.R.I.C.S.
for Shattock Associates

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22 June 2006

Dear Sirs

**Re: Proposed new Dwelling
Rear of 7 Menelik Road, NW2 3RS**

I enclose a planning application to demolish an under used double garage at the rear of 7 Menelik Road and replace it with a two storey dwelling.

The original property has parking spaces to the front and side and this garage is not used.

There is now on street residents parking as well.

Having looked around the area it was noted that small detached and semi detached residential units have been built in similar situations.

This property is set well back from the highway, Asmara Road, and adjoins a garage serving 23 Asmara Road.

The other two boundaries are 1.8m high fences against the gardens of 5 Menelik Road and 78 and 76 Westbere Road.

Window to window spacing at the rear is in excess of 28 metres and there are no windows overlooking the gardens of 5 and 7 Menelik Road. I consider that this design takes into account the privacy of existing properties as well as future occupiers and represents an opportunity to provide small family accommodation in an area where homes that are affordable to young people or the elderly are flats with no amenity space.

The site is serviced and this proposal makes economic use of a site in an already developed area.

should you require any further information please contact me.

Yours faithfully



J.W. SHATTOCK F.R.I.C.S.
for Shattock Associates

Business Registration No 2590469 ENGLAND

V.A.T. Registration No 336 7926 24

PROPOSED NEW TWO STOREY DWELLING HOUSE

Rear of 7 Menelik Road (off Asmara Road), London NW2 3RS

Accessibility & Lifetime Homes Policy Statement

1. The car parking width is 3.5 metres
2. The distance from the parking space to the home has been kept to a minimum and is less than 5 metres. The ramp is 1:2 gradient, 1200mm wide with a 900 x 1200 mm landing
3. The approach gradient into the site is 1 in 30 or less
4. The entrance is illuminated and has a covered canopy. The threshold upstand is not to exceed 15 mm
5. This is a single dwelling and the question of communal stairs/lifts does not comply
6. The corridor widths are a minimum of 900 mm. The internal doors are a minimum of 838 mm. The front door has a clear opening width of 800 mm and the doors at entrance level have a 300 mm nib to the leading edge
7. Wheelchair accessibility. The living room has a turning circle of 1500 mm
8. The living room is at entrance level
9. Entrance level bed space. There is sufficient room for an entrance level bed space in the living room that could conveniently be used as such.
10. This property has two bedrooms on the first floor.
The downstairs toilet will comply with point M requirements



11. Bathroom and wc walls are either of block work or reinforced studwork between 300 mm and 1500 mm from the floor to facilitate handrails if required
12. The staircase is 1000 mm width to facilitate a stair lift if required with 900 mm between the handrail and the side wall. There are unobstructed landings at the top and bottom of the stairs
13. Tracking Hoist Route
The ceiling joists will have the compatibility of taking fixings for a hoist from the main bedroom to the bathroom
14. The bathroom layout is such that a wheel chair user can gain side access to the wc
15. Window Specification
The windows are such that people can see out of the window when seated. The opening mechanisms are such that they will be lower than 1200 mm above the floor in at least 1 window per room
16. Switches, sockets, ventilation and service controls will be fitted between 450 mm and 1200 mm above the floor including the kitchen and bathroom.

Conclusion

The design complies with the Lifetime Homes Policy

Signed: _____


J.W. SHATTOCK F.R.I.C.S.
for Shattock Associates