



Diocese of Westminster

PROPERTY SERVICES OFFICE

Ms. Rachel English,
Planning Officer,
London Borough of Camden,
6th floor, Town Hall extension,
Argyle Street,
London,
WC1H 8ND

9 July 2015

Dear Ms English

RE: 27a Parkway, London, NW1 7PN. – Camden Bus Estate Agents
Application: 2015/2976/P

I am writing on behalf of the Diocese of Westminster who own the church next door Our Lady of Hal at 165 Arlington Road, NW1 7EX. . The application site is located in the Camden town conservation area and as an existing open yard behind railings is not imposing on the other buildings. The double height glazed front identified on the artists impressions appear to be fairly substantial and will be quite imposing against the other brick buildings. In respect of the enclosure what has not been identified is the detail for the wall between the front of our property and the site will this need to be built up to form the enclosure and to support the new sedum roof. There are no details on this and the parish have not been consulted on these proposals.

Looking at the application presently the bus houses the reception, there are ancillary toilet and staff facilities on the ground floor and the staff offices are located on the upper deck of the bus. Additional space was created by a single glazed entrance which will be demolished as a part of these proposals. There is not a method statement to address the digging out of the basement area which is to provide the additional floor area for the Camden bus estate agent business. There will be a level of disruption to the local area with skips etc. unless they can be sited within the boundary of the site. The route master bus is to be sited on steel columns and supported under the axles but it is unclear if the lower ground floor will be open below this

Within the lower ground floor area which will be accessed by the new metal stairs there will be additional offices, a plant room to hold the fan coil units and slim air handling units as the air conditioning units on the roof would have been unsightly. One aspect of this is the background noise to the parish offices and facilities next door. There is not a noise and acoustic statement with the paperwork. There is also to be a toilet at this lower ground floor level and the ground floor toilet will be removed. The proposal will not be compliant with the disability discrimination act although the claim is that there will be a management process to deal with this. The new platform will provide access onto the bus and the reception which does appear to be on one level but beyond this there will be limited access.

Please reply to: Property Office, St Joseph's (Chapel Entrance), St Joseph's Grove, London, NW4 4TY

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It does appear as part of the lower floor area that there will be an external courtyard to the front abutting the line of the highway. This may possibly have a glass roof as part of the enclosure and to protect the staff using this area from passers-by. Unfortunately there are no details on this as an open court yard could also cause noise issues which would be a nuisance to the people using the parish offices and the parish facilities next door.

The proposed roof enclosure on the site will be at the same height as that of 27 parkway who enjoy access to the flat roof of their property. While the photographs show some detail the photo identified as rear boundary wall 04 looks as if it will be built up which may interfere with the neighbouring property.

The neighbours have not approached the parish to secure the right to tie the roof of the enclosure into the side of the parish property so I assume that this will be an independent element of the building which will not require support from our property. There is no detail on this.

At this stage while we have concerns that the enclosure is too austere and the basement with the plant will impact on the parish and utilisation of our neighbouring buildings it can be seen that the development will increase the floor area to 80.3 square meters however there are no new employees or an increase in employment numbers identified and the dda requirements are not met but have been compromised with the facilities now sited in the lower ground floor area. We would ask that this is reviewed to be more sympathetic to the conservation area and the neighbouring buildings.

Yours Sincerely

A solid black rectangular box used to redact the signature of Carol Haigh.

Carol Haigh
Estates Surveyor