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**From:** Jessica Thomson [REDACTED]  
**Sent:** 21 April 2023 17:28  
**To:** Kate Henry  
**Cc:** Christopher Gilligan  
**Subject:** RE: 2022/4514/P - The Unicorn - design comments  
**Attachments:** CGL-XX-SE-DR-A-060222.pdf; CGL-XX-XX-DR-A-050212.pdf; CGL-XX-XX-DR-A-050210.pdf; CGL-XX-EL-DR-A-060221.pdf; CGL-XX-XX-DR-A-050211.pdf

**Categories:** Blue Category

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Good afternoon Kate,

Thank you for forwarding the Conservation Officer's design comments. We have taken these on board and now attach revised drawings to reflect the advice and consequent design amendments. The blue text below is a summary of our response.

- *“Residential entrance – The design of the residential entrance does not respect the arched opening or the facade in which it has been inserted. Their proposal just removes it instead. I was looking for something that would sit comfortably with the opening and respect the architecture of the building ( a more solid door, centred in the opening).”*

We understand the concern about the loss of the arch. Our initial submission retained this feature, however it was replaced by a more contemporary stone entranceway in the revised proposal (drawing revision 'P1' dated 25/01/23) . This change was intended to clearly differentiate between the different uses and provide a more welcoming, residential character, as raised in your initial design feedback. However, having spent time reviewing the detail this week, we agree that there is potential to achieve this whilst also retaining the arch. We hope you agree that the attached elevation does this successfully.

As you will see in the Brecknock Road elevation, the new residential door sits within the arch, positioned to the left (when viewing from Brecknock Road). Taking on board the officer's comments about centring the door – we explored positioning it in the centre but unfortunately this doesn't allow enough clear space at the bottom of the staircase to meet Building Regulations. We then explored splitting the arch equally in two, with one fixed and one opening door, but this does not leave enough openable width to meet the Part M accessibility requirements. In order to accommodate all of these factors and still retain the original opening we therefore designed an asymmetrical door with a fixed panel to the right which will accommodate the intercom system. We feel that this is visually fitting, utilises the existing opening well and still allows the circulation to work.

The new amendments retain the existing arch and surrounding stonework, but improve the signage above as well as the door, lighting and ironmongery within the arch. We feel that these very subtle moves are sympathetic to the existing architecture but create a clear separate entrance for the residential use. Overall, this improves the Brecknock Road elevation and makes it more easily readable from street level.

- *“Rooftop plant – this is shown on roof plan but not on the elevations. I note there is now a plant enclosure on elevation B-B at first floor level. This is not an acceptable addition to the façade and should be removed.”*  
The area of plant has been arrived at based on MEP guidance and discussion with potential commercial tenants. However, we appreciate that the proposed plant enclosure on the first floor roof space, whilst set

back from the parapet edge, still has the potential be more visible from longer views at street level, therefore we have relocated this to the third floor level. This means very slightly expanding the third floor plant area to accommodate the necessary equipment. This has minimal visual and spatial impact, it is difficult to perceive the adjustment, and still retains the generous communal terrace. As outlined in the submission documents, all plant will be appropriately screened within a louvred enclosure. In regards to the plant not being shown on the elevations, the enclosure is visible in both the Brecknock Road and rear elevations which is accurate.

- *"Ground floor of shops on Brecknock Road. – Some sort of subdivision which responds to the upper floors is required,. This still needs to be addressed."*

We have reviewed the proposed Brecknock Road elevation and agree that subdividing the frontage of the Class E unit better reflects the proportions of the neighbouring retail units, as well as the proportions of the accommodation above. This has been incorporated into the revised drawings.

In regards to the wider consultation process, do you now have all the feedback you require to proceed with a decision? When we last spoke on this you had advised that no comments had been issued by TfL. As I'm sure you are aware, we did undertake a pre-application meeting and subsequent written feedback from TfL in June last year. They expressed their preference for adapting the parking bays on Brecknock Road to accommodate a servicing/loading zone, which is the delivery strategy we then took forward to this planning application in line with their advice. TfL advised in their written response on pg4 that these works fall within Camden's part of the highway network and beyond TfL's boundary, and that the proposal is therefore subject to Camden Council controls and agreement. Given the submission has incorporated TfL's preferred approach and the fact that the Camden Transport Officer has not raised any objection to the proposal will you be proceeding on the basis of their pre-app advice if no further comments are issued as part of the consultation process?

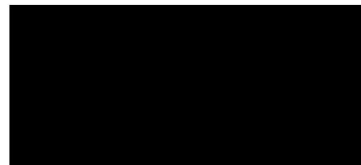
I hope the above/attached is clear and addresses your outstanding design concerns. We will write separately regarding the FVA shortly. In the meantime, please let us know if you need anything further to move things forward.

Kind regards,

Jessica Thomson | Architect | She/Her



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