



London Borough of Camden
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c/o Town Hall, Judd Street
London
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Calypso Studios
73 Grange Road, West Molesey
KT8 2PR

13th May 2024

Dear Camden Planning Department.

This covering letter comes in support of the Non-Material Amendment submitted in relation to planning application ref: 2020/3801/P for the erection of 10 x 3-storey terraced family-sized houses (10 x 4 bed) (Class C3).

The NMA seeks to highlight changes to drawing numbers 100 – Ground Floor Plan, 101 – Upper Levels, 300 – Main Elevations and 301 – Proposed End Elevations.

The changes to the consented scheme have manifest during the detailed design development where it was apparent that the existing consented layouts were non-functional and in places, non-compliant with building regulations.

Changes can be summarised as follows and are presented on drawings 0100, 0101, 0300, 0301:

- Plot 1, M4(3) unit has received internal arrangement changes and consequential fenestration updates due to non-compliance with M4(3) standards.
- Plots 2-10 have had the internal layouts unified to ensure that they comply with approved document M. The changes include moving the kitchen and dining room from first floor to ground floor with the bedrooms now on first and second floor with consequential minor amendments to window arrangements as a result.
- Plots 2-10 are no longer served by the rear access deck as a result of moving the kitchen and living spaces to the ground floor in order to meet the requirements of ADM.
- Plot 10 has had the front entrance moved to face the southern path in line with units 1-9. This is due to site boundary and access constraints posed by the planning permission arrangement of having the main front entrance facing, and very close to, the road.

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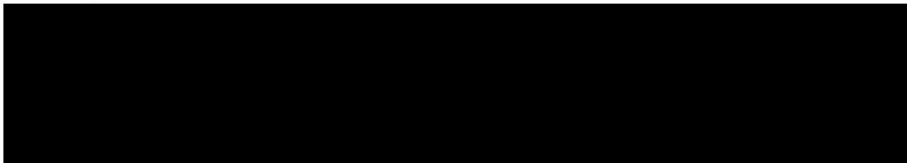
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- Plots 1-10 bay windows serving the principal elevation have been adjusted to make the internal space more usable and allow for occupants to get closer to the windows. The design amendment also provides long term maintenance improvements and also direct the views away from the school elevation.
- Plots 1-10 in several locations the windowsills have been raised to permit compliance with ADK.
- Plots 1-10, due to the removal of the rear access deck, recessed brick panels have been introduced to balance the elevations and maintain the vertical articulation emphasis.
- Plots 1-10, rear garden gates are to be timber closed board for improved privacy and SBD compliance.

We trust the drawings and explanation above are satisfactory. Should you have any questions regarding the NMA please don't hesitate to get in touch.

Kind Regards



James Ford, ARB
Partner - Architect



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