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Conservation & Urban Design Officer
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10004-0701-130318-TSh01

Dear Charles

St Edmunds Terrace: Developments through Detailed Design

Thank you for coming in to meet us on 13 February 2013 to discuss the St Edmunds Terrace project, it was valuable for us to receive your feedback.

At the meeting we discussed how the project is progressing through the detailed stages and highlighted any design items that have developed since consent, to ensure they are dealt with in the most effective manner.

For your information I enclose a copy of the Powerpoint presentation shown at the meeting.

Please find below a list of the items highlighted at the meeting and our understanding of the necessary actions *in italics*.

A - Façade Detailed Design

1. Proposed Stone Cladding to all elevations:
 - Bower's Roach Portland Stone to Basement and Ground floor levels;
 - Fancy Beach Whitbed Portland Stone to First Floor spandrel and above;
 - Flamed Black Granite skirting to interfaces with ground (min. 150mm high).

- The specification of stone was agreed in principle. It was also agreed samples of the proposed stone shall be sent to Camden as soon as possible for accelerated approval. It is expected samples of the stone will be with you at the end of this week.

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Michael Squire Tim Gledstone Murray Levinson Henry Squire
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2. Metal Coping Upstands on 4th and 5th Floor Terraces:

The metal clad upstands have increased in height to conceal the increased depth in insulation to achieve a 0.15 'U' value performance on the terraces. The upstands are recessed behind the prominent stone parapet, the height of which has been maintained.

- Agreed. Details to be submitted as part of the Condition 2 submission.

3. Minor spandrel height amendments on Bay windows:

Due to detailed design.

- Agreed. Details to be submitted as part of the Condition 2 submission.

4. Omission of Juliet Balustrades at ground level:

To enable ground floor residents to open their windows outwards into the courtyard gardens.

- Agreed. Details to be submitted as part of the Condition 2 submission.

5. Plant louvres to replace windows for 3 no. bays on West elevation of Block 1, 2 and 3, top floor:

As previously shown on consented plan but not consented elevations. Louvres are required to serve the indicated plant and will be in keeping with other external metalwork.

- Agreed. Details to be submitted as part of the Condition 2 submission.

6. Change from Stone to 'GRC' soffits:

To maintain a soffit flush with the line of the stone porticos (due to natural stone build-up requirements).

- Agreed. Details to be submitted as part of the Condition 2 and 4 submissions.

All façade detailed design changes can be incorporated in respective submissions for condition 2 and 4. The submission shall be made in early April 2013.

B - Proposed Amendments to Apartment Mix

We discussed the proposal to update the mix of apartments and location of wheelchair units since planning consent, due to detailed design.

The Apartment mix proposals are as follows:

Planning		Proposed	
1 Bed	6	1 Bed	6
2 Bed	8	2 Bed	9
3 Bed	4	3 Bed	12
3 Bed (Duplex)	6	3 Bed (Duplex)	5
4 Bed	6	4 Bed	1
4 Bed (Duplex)	6	4 Bed (Duplex)	4
2 Bed Town House	1	2 Bed Town House	1
Total	37no.	Total	38no.

- One additional 2-bed, gain of seven 3-beds, loss of seven 4-beds.

- It was discussed this could be considered as a non-material amendment. Camden to confirm.

The Wheelchair Unit location proposals are as follows:

Planning		Proposed	
B1 Apartment 2.2	3 Bed	B1 Apartment 2.1	3 Bed
B2 Apartment G1	1 Bed	B1 Apartment 3.1	3 Bed
B2 Apartment 1.2	2 Bed	B2 Apartment 2.1	3 Bed
B3 Apartment 2.2	4 Bed	B2 Apartment 3.1	3 Bed

- Agreed in principle.

C - Proposed Addition of Rooflights

1. Rooflights on roofs of Block 1 and 2 to serve penthouses:
The rooflights will be as flush as possible with the roof level, with a minimal upstand to provide sufficient waterproofing.

- Agreed. Details to be submitted as part of the Condition 2 and 4 submission.

2. Rooflight and terrace to 1st floor level, Block 1:
The rooflight and terrace has been added to enable further natural daylight to the associated apartments.

- Agreed. Details to be submitted as part of the Condition 2 and 4 submission.

D - Townhouse

The internal layout of the Townhouse has been amended to address Lifetime Homes requirements. An amended elevation was proposed at the meeting that showed omission of the windows to the flank walls. It was considered at the meeting that openings on the first floor should remain on the flank wall elevations and the window openings on the north and south elevations should be spaced further apart to reflect the bay spacing on the main buildings.

- These comments have been taken on board and are shown in a revised proposal within the enclosed presentation. Camden to confirm acceptance. Once agreed, details to be submitted as part of the Condition 2 and 4 submission.

E - Proposed Glazed Walkways Between Buildings

The consented scheme proposed to have two covered walkways to provide covered circulation for residents walking between Blocks: one between Block 1 and 2, one between Block 2 and 3. It is further proposed to introduce minimal glazing underneath the covered walkways, to maintain an internal environment for the circulation routes during the winter months.

- Agreed. Details to be submitted as part of the Condition 2 and 4 submission.

F - Thames Water Western Access Road

During detailed design and further on-site investigation works, Thames Water have required the line of the Western Thames Water access road is now slightly curved to enable a satisfactory gradient for access to the Barrow Hill reservoir beyond, steeper than previously envisaged. This does not require the removal of any trees.

As discussed, the proposed workable solution affects the existing residents' parking on the northern side of St Edmunds Terrace to the extent that 1 no. existing parking space will need to be interchanged into the position of the consented access road entrance.

- Agreed in principle. Details to be submitted as a revised submission of Condition 5, which has been consented by Camden 21.12.12.

I look forward to your confirmation that item B can be considered a non-material amendment and agreement that items A, C, D, E and F can be dealt with through submission of planning conditions 2, 4 and 5. We shall be in touch to provide an accurate time of arrival for the stone samples as required for item A1.

In the meantime, should you wish to discuss any of the items above please get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'TBS' with a stylized flourish at the end.

Tim Sheridan

Enc

Cc	T Gledstone	S+P
	R Bochel	S+P