

*Approval of details
Condition ① and ② (input).*

Our ref: AC/pa
Your ref: PL/8601103/R1 - Case File No F7/2/23

7 March 1988

FAO Sheri Waddell
LONDON BOROUGH OF CAMDEN
Planning and Communications Dept
Camden Town Hall
Argyle Street Entrance
Euston Road
LONDON WC1H 8EQ

Dear Ms Waddell

RE: 80 FITZJOHNS AVENUE NW3

This Project at 80 Fitzjohns Avenue has now been further progressed, and a number of the additional conditions listed in your letter of October 1986 are now being dealt with. With regard to the additional condition 01, relating to details of elevations, we have now provided more detailed information, and enclose two copies each of our Drawings 8723/01E, 02D, and 15B and would draw your attention to the following :

A Crossover

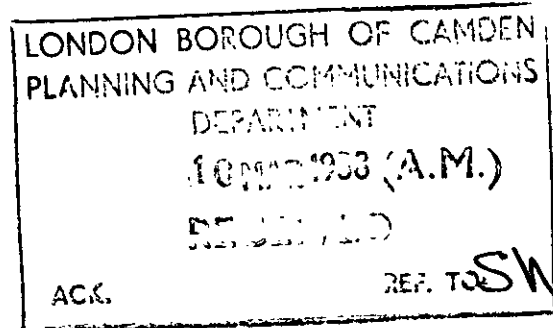
It has been decided to retain the crossover in its present position

B Windows

(i) Link Corridor - There has been a small change in the link corridor windows shown, to introduce a spandrel to contain the steps for the change of level within. The external face of the spandrel will be covered in stained diagonal boarding to match the window frames.

(ii) Dormers to Kitchen and Bedroom 3 Flat 5 - The drawings previously submitted indicated Velux windows on the roof plan drawing but these did not appear on the front elevation. We feel that dormer windows would be more in keeping with the traditional style of this building and these have been included on the front elevation.

(iii) Circular Windows - It was felt that the circular windows were rather out of character with other properties in the immediate neighbourhood and they have, therefore, been replaced with a more traditional style of opening. We understand that this does in fact concur with your own point of view on this particular aspect of the design.



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(iv) Windows at top of Octagonal Tower - When the sections were developed it could be seen that cill height produced by a horizontal slit type of window was unacceptably high. The windows shown on the accompanying elevations have a more realistic cill height of approximately 900mm.

(v) Windows to Breakfast Room Flat 2 - Again the original proposals produced a cill height which was considered inappropriate, and the height of the windows are, therefore, increased producing a cill level internally about 750mm above finished floor level.

(vii) Windows/Doors to rear elevation Ground Floor - The glazing pattern to the windows shown on the approved drawings are now designed and are as shown on the Drawing No 02D herewith enclosed. The window to Bathroom Flat 2 has been reduced in size.

(viii) Window to rear Elevation to Bathroom 1 Flat 3 - This window has been omitted from the elevation, as the room already has a side window facing toward the turret and the second window is considered unnecessary.

C Chimneys

The chimney to the front elevation has been retained but it was found necessary to remove the top portion as this was unstable. This will be rebuilt as the original stack design with capped chimneys, and ventilation to the flues remaining. The chimney nearest the front boundary on the elevation toward No 78 Fitzjohns Avenue is shown as being rebuilt to the original design as this does perform a useful function in serving three coal effect Gas Fires to the Livingrooms. The chimney towards the rear originally shown on the end elevation does not perform any useful function and in our view does not make any significant contribution to the overall design and this has now been omitted.

D Lift Shaft

The shape of the lift shaft at the top has been changed. As the cross sections were developed it became apparent that the line of the intersection of the roof slope with the lift entrance was not viable, and the lift shaft area had to be extended into the roof line to give headroom within.

E Brickwork and Tiling

(i) A contrasting light coloured brick has been chosen for the horizontal bands and corner detail on the turret with the main body of the building being the red brick. We understand that samples have been delivered by the Representative of the Butterly Brick Company and it is confirmed that the corner detail and horizontal bands, Lane End Milton Cream Rustics - Ref: 16/184 are proposed, and for the main body of the building the Milton Hall Medium Reds - Ref: 71/602.

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(ii) Roof and Tile Hung Walls - The roof is covered with a Rosemary plain clay tile as are also the tile hung areas. Bands of Club Tiles are introduced in the tile hung areas which are shown as having one row of three pattern tiles plus two rows of two tiles positioned in relation to the window cills and heads and a few courses below the eaves. Arrangements have been made for samples to be delivered which should be forthcoming within the next few days. The corners of the roofing to the octagonal turret will be purpose made mitred tiles as will also the hip tiles and external corners of the main building.

F External Works

The area of the forecourt will be entirely covered by Blockleys Concrete Paviers, laid broken bond in the pattern shown on Drawing 01E, and samples will be submitted in due course. Paving slabs to terrace areas will be Saxon Light Buff textured 600 x 600. The hard areas will be as defined on the accompanying drawings, but further details of soft landscaping will be submitted later in the Contract.

G Fencing

The fencing is generally 1800mm high of close boarded oak on oak posts. Parts of the original fence may be retained along the rear boundary if found to be in a satisfactory condition. Areas of the front walling were damaged and are to be rebuilt to the original condition.

H Staining to Windows

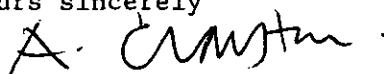
All windows are to be double glazed softwood stained externally, and painted white internally. A dark colour is preferred in order to be compatible with the brickwork, and samples will be submitted in due course.

If reference is made to the approved drawings it can be seen that the architectural style has been very carefully followed with more details being provided where necessary and alterations made only where the original conception was not entirely viable.

We trust that the foregoing explains the development of the Scheme to your satisfaction, and resolves a number of the provisions of the Planning Approval under Reserved Matters. The Landscaping Scheme will be dealt with in the near future, and as you know the intention is to provide a communal garden area for the residents occupying the First and Second Floor Flats with small private gardens to the Ground Floor Flats.

If there is an additional information you require at this stage please let us know. The work on site will be progressing rapidly in the near future and we are looking forward to producing a building of quality which will enhance the immediate neighbourhood.

Yours sincerely



A CLAYTON Dip Arch RIBA FFAS
PETER LING DESIGN AND BUILD PLC

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PS We understand the sample bricks submitted to you on the 25 February have now been located in your Office, and we will be obliged if you could deal with the Approval as rapidly as possible due to extended delivery on bricks, particularly Specials which will be required on this Contract.