

Stuart King

From: Stuart King [stuart@lawrenceking.com]

Sent: 01 February 2008 19:37

To: 'Quigley, Elaine'

Subject: RE: planning application 2007/4680/P Proposed new shopfront at 174-176 Clerkenwell Road, EC1

Thanks Elaine,

This was actually our old original concept sketch produced last April before we went down the contemporary route following the previous misunderstanding regarding the lack or otherwise of planning concerns associated with the existing shopfront and also our client's wish for more simplicity and transparency.

Yes, of course we'll annotate all the proposed materials, finishes, etc, on the CAD elevations in due course. However we have a few concerns with the fanlight proposition that you mention on your last email and we'll attempt to explain them below. We hope you'll take these on board and reconsider if possible. If we can get over this last hurdle we'll aim to have the revised elevations with you by early next week.

A new fan light to 176 is problematic because the solid vertical blockwork dry riser that exists at present is full height and flush on the face of the existing glazed shopfront street frontage, (please refer to the attached site photograph). We can't do much with the dry riser other than face it with a solid panel of some description as it is not within the domain of our client's lease and we strongly feel a new fanlight is not appropriate for several other reasons:

1. The design needs to be considered carefully in 3d rather than 2d. The panel position is on the same plane as the glazed shopfront and although it could look similar to 174 on a theoretical 2d elevation it would never appear similar in 3d reality as it is not within a door recess but pushed much further forward on the glass façade plane.
2. The blockwork would be visible immediately behind a new glazed fanlight and a 'blackened out' fanlight would in effect always appear to be fake and something else altogether. We feel this would be detrimental to the overall streetscape and would also negate the purpose of attempting to replicate one in the first instance by merely drawing attention to the differences.
3. The fanlight would not be above an entrance door, but part of a solid panel that incorporates an existing 'modern' fireman's 'dry riser inlet' access panel (see photo) and would therefore not have a similar relationship to that which exists on the neighbouring 174 shopfront in any case.
4. Our revised design attempts to conceal the blockwork dryriser while respectfully integrating the solid panel into the overall glazed shopfront.
5. After receiving your comments our revised design now incorporates replicated original features including the timber frame, stallriser, transom, toplight details, etc, to match existing profiles where possible.
6. We wish to employ a simple flat signage panel on the same plane as the adjacent glazing and aim to integrate the fire access panel and play down it's existence rather than draw attention to it.
7. The recently completed refurbishment of the main building that our site forms a small part of includes a new ground level main entrance to the residential units. This is located only a very short walk away towards Rosebury Avenue and is of a simple, robust and thoroughly contemporary design. It uses modern materials that are not aiming to replicate a period style and this was given planning permission as part of the overall refurbishment of the main building only recently.
8. We strongly believe that our approach would be more appropriate and respectful of the existing facade rather than attempting to make the new panel appear as a compromised doorway and fanlight with no true purpose or integrity of design.

Can you please give the fanlight some further thought given our serious concerns and also bearing in mind the restrictions of what is imposed on any solution by the existing 176 shopfront design and construction.

We look forward to hearing from you shortly.

2/11/2008

Regards

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From: Quigley, Elaine [<mailto:Elaine.Quigley@camden.gov.uk>]

Sent: 01 February 2008 17:00

To: Stuart King

Subject: RE: planning application 2007/4680/P Proposed new shopfront at 174-176 Clerkenwell Road, EC1

Stuart

The revised design is a great improvement to the previously designed scheme. Is it possible to install a fan light above the spandrel panel in 176 to match no. 174? If so, providing DDA issue is resolved, I feel that all issues have been addressed. On the existing and proposed drawings (to be submitted 1:50) please annotate all materials and finishes.

thanks

Elaine

From: Stuart King [<mailto:stuart@lawrenceking.com>]

Sent: 01 February 2008 16:08

To: Quigley, Elaine

Subject: RE: planning application 2007/4680/P Proposed new shopfront at 174-176 Clerkenwell Road, EC1

Importance: High

Elaine,

Please find attached sketch view of the revised shopfront showing the proposal in principle that takes on board your comments/planning issues and hopefully answers your Team's concerns.

The existing entrance door is in very poor condition and will be replaced with a new painted timber door to match the existing design. The existing dryriser will be concealed behind the new vertical spandrel panel (shown in yellow to the far left hand side). The 176 shopfront will be fully glazed within a painted timber frame with stallriser, transom profiles, toplight details, etc, to match existing profiles.

We are still awaiting confirmation from our BCO regarding DDA access, but meanwhile please let us have your comments on the attached proposals before we take them any further.

2/11/2008

Community Housing Association.
100 Chalk Farm Road,
London NW1 8EH

20 September 2007

our ref: 0703/ 4.1

Dear Sir/ Madam,

Re: Proposed Interior Fit-Out of existing restaurant shell unit, including new shopfront and signage at: 174 – 176 Clerkenwell Road, London, EC1.

We understand that you currently have a freehold interest in the above property.

Please take this letter as formal notification under Section 66 of the Town and Country Planning Act 1990, regarding the above development.

We hereby give notice that our client, Mr N. Basden is applying to Camden Council for planning permission to carry out the internal fit-out of the existing shell finish commercial unit to provide a new 'malletti' pizza bar restaurant, including new glazed shopfront and external signage.

Any owner of the land who wishes to make representations about this application should email to: env.devcon@camden.gov.uk or write to: Planning, Development Control, Camden Town Hall, Argyle Street, London, WC1H 8ND within 21 days of the date of service of this notice.

Yours sincerely,

Stuart King
For and on behalf of Lawrence King Ltd

Cc N. Basden