

14 FEB 2008

JESTICO + WHILES

14 February 2008

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ARCHITECTS + INTERIOR DESIGNERS

Dear Bethany

**PROJECT OASIS, SITE TO THE REAR OF 202-204 FINCHLEY ROAD, NW3 6BX
FURTHER INFORMATION TO ACCOMPANY APPLICATION FOR FULL PLANNING APPLICATION
DATED 08 JANUARY 2008**

Thankyou for agreeing to meet us at your offices on 17th January 2008. We are encouraged to hear that the new proposal for Project Oasis is better placed for a more favourable decision. We write to address the points made at the meeting with further information and attach herein:

- 1) Regarding noise emitted from the plant located on the roof, we have made contact with Dr John Anani, the Environmental Health Officer, who has agreed to recommend that the a condition be placed on the application This will request that a report demonstrating that LB Camden's noise criteria will met when our specification is established.
- 2) Our Landscape Architect is attempting to make contact with the Kevin Fisher, the Tree Preservation Officer regarding the new proposal to protect the neighbouring trees.
- 3) Regarding the Conservation Officers request of the installation of a green wall. Our Landscape Architect has sourced an appropriate system and we have integrated it with the east elevation as demonstrated on drawing no. 2069-0512-P4. We have also attached details illustrating the type of installation that we are proposing.
- 4) We have illustrated the detail in the build up and articulation of the south elevation using a 1:25 scale drawing with shadow to demonstrate the depth of the facade. We have also looked at the effect of the cover of the building by the neighbouring trees in the summer and in the winter. These are shown in the superimposed montage.
- 5) We discussed the Reason for Refusal number 1 in the Councils letter of 22nd October 2007, and agreed with you that although the UDP expects a mix of uses for the site by means of housing supply (SD3), it is not possible to adequately provide the appropriate services and amenity for uses of any other kind, particularly residential. As you may recall the sole point of access to the site is a 3.2 metre wide by 3.2 metre high vehicle tunnel under the 202-204 Finchley Road, followed by a narrow and sloping 90 metre route past the existing office building and through its car park. Whilst this would be an agreeable

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approach to a place of work, having researched the potential for residential use we believe it would not be a desirable approach to ones home. From a technical point of view, we have determined that it is not possible for refuse vehicles to enter the site, and private collection companies are not prepared to convey waste from the site beyond the sloping part of the route. It is also not possible for fire service vehicles to enter the site and as such we have installed a dry riser pipe to serve the Project Oasis site. This is not appropriate for residential use.

- 6) As per our letter covering the application we have attached a contaminated soil desktop report that addresses Informative number 5 in the Councils letter of 22nd October 2007.

We trust that all your concerns have been resolved and that all information you require is now present. However, if there is anything further you require, please do not hesitate to contact us.

Yours sincerely



Chris Murfin
JESTICO + WHILES

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| encs | Drawings | 2069-0512-P4 2069-0535-P1 |
| | Environmental Noise Assessment – Addendums | |
| | Contaminated Soil Desktop Assessment | |
| | Details of Green Wall Installation | |

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| cc | Mark Rosenberg | Tindall Overseas |
| | Gary Jones | LG Consult |