

Development Control Team
Camden Town Hall
Argyle Street Entrance
Euston Road
London WC1H 8ND

13th December 2007

Dear Sir / Madam

**33 Maresfield Gardens, NW3 5SD - Lower / upper ground floor flat
Rear Extension and improvements to existing**

We write this letter in support of the Planning Application enclosed for a rear extension and for general improvements to the flat/maisonette that consists of the entire upper ground floor and the garden side of the lower ground floor to 33 Maresfield Gardens, London NW3 5SD.

Following a conversation with your Duty Planning Officer about the proposals for this property explained below, we understood that due to the nature of this application, no Conservation Area Consent Application is needed, and that 4 full sets of the information should be submitted. It is with this in mind, together with applying the advice given by your Officer regarding the scheme in general, that we have put together the enclosed information for your consideration.

This application is for;

1 *extending the existing rear extension by 4m at its existing width*

The current extension is build out from the rear of the original building at lower ground level by 4.5m and has a terrace on its roof accessed from the upper ground floor. It is not full width and sits in a sunken part of the garden. We propose extending a further 4m into the garden continuing at the same width as the existing. This brings the extension in-line with the southern neighbour's extension at 31 Maresfield Gardens.

a *replacing the existing related balustrading*

The terrace over the existing extension is balustraded in black iron railings. We propose that the new railings are glass, with discrete flat stainless steel uprights on the inside face and with a natural timber handrail above. We feel that this lighter and more transparent approach will benefit the aesthetic of the building externally and will also allow clearer views from inside out.

b *replacing the existing external staircase from upper to lower ground*

We proposed replacing the existing metal staircase and associated handrail with a staircase constructed out of timber and handrail to match new terrace balustrade.

c *new windows relating to the new extension at rear and side*

There will be 3 new openings to the rear garden from the lower ground floor new extension – 2 sets of sliding doors (1 fixed 1 sliding panes) and 1 hinged door. We are proposing a new sash window on the side elevation to bring extra light into the kitchen area. The windows to the rear are to be of single pane double glazed sheets as shown, to bring as much light as possible into the basement and to allow a feeling of transparency between the living and garden areas. As this lower ground area is sunken and hidden by

high neighbouring walls we do not think that proposing this style of glazing in this area will be detrimental to the building's appearance.

The existing rooflight will remain in its current location, either as it is or if the building work deems it necessary it will be re-made.

d *minimal local excavation around new extension*

We propose lowering the existing ground level by 0.30m to give increased ceiling height and more light to the lower ground floor level. There will be minimal associated re-leveling in the garden area closest to the extension, as shown on the drawings attached.

e *new natural stone paving to terrace and lower garden area*

f *tall planting to both sides of the new terrace*

We propose to install tall potted plants – shrubs and small trees – freestanding, to increase privacy on the terrace above the new extension.

2 *proposed improvements to existing*

replacing some of the windows to existing openings at upper and lower ground floors

As shown in the drawings – we propose replacing the existing timber windows sash windows to match in proportion and detailing the existing sashes at higher level in the building.

MATERIALS for Rear Extension and Improvements;

- all new window and door frames to be HW painted white and double glazed.
- new sash windows proposed on side elevation (3 single) and on rear elevation (2 doubles 1 single) to match existing sashes in detail and material.
- all new structural openings for doors and windows are to have Georgian brick arches in facing bricks at heads to match existing brick detailing.
- all new facing brickwork for extension and new coping bricks to match existing.
- new glass balustrade with stainless steel uprights and natural stained HW timber top rail to replace black iron railings.
- new timber staircase to replace black iron stair with rail to match balustrading.
- paving to terrace and to lower part of garden to be in natural stone slabs.

The drawings and information enclosed are as listed in the Planning Application Form. You will note that we have not included a front elevation or a south side elevation. Our proposals do not relate to the front of the property (but we have included a photograph to put the scheme in context) and there is no "elevation" view to the south side as it is flanked closely by the neighbouring building and garden wall, whereas the north side has the passage through to the garden.

We believe that the general improvements to the fenestration and brickwork, will largely improve the currently cluttered rear elevation and will enhance the character of this building and preserve its integrity for the future.

Yours faithfully

Elantha Evans

Elantha Evans
Evans & Shalev Architects

cc Michael Black