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

Our ref: 138/006

Date : 1st June 2007

Dear Sir /Madame ,

RE : 7 ELY PLACE , London EC1N 6RY – Proposal to Erect a mansard roof extension to provide additional office space , create access to 1st floor flat roof for escape purposes and associated internal and external works .

Please find enclosed an application for Planning consent and Listed Building Consent for the proposal as described above which is a listed building in the Hatton Garden conservation area .

We have enclosed copies of drg. no.s 138/01 and 138/02 showing the existing plans ,roofscape ,sections and elevations . We have also enclosed copies of drg. no.s 138/03 and 138/04 showing the proposed alterations . The attached photographs in document 138/008 show the existing roofscapes and facades fronting Ely Place and we have studied the proposed site in relation to it's context with particular attention to no.s 35 and 34 opposite ,no 1-6 adjacent. and no. 10 further along the row . We have also studied the recent application granting consent to no. 33 to erect a mansard roof and the recently completed mansard at no. 6 Hatton Garden whose rear façade faces the rear façade of no. 7 Ely Place .

Our proposal involves altering the rear façade creating an opening in the existing parapet wall at 2nd floor level and replacing the right hand side existing dormer with a full height glazed door giving access onto the flat roof .The materials used would be timber painted to match existing . This would also necessitate the installation of railing along the rear façade as shown on drg. 138/04 . There are precedents for this in the surrounding buildings and at no. 1-6 next door .

The proposed mansard roof would require raising the heights of the existing side parapet walls and chimney stack as shown , in London stock brick to match existing . The proposed glazing in the rear façade at 4th fl. Level would be timber framed sash windows relating in size ,material and configuration to those existing windows on the floors below .

To the front of no. 7 , the proposed new dormer windows would again compliment the existing windows below but all the new proposed windows would be double glazed in accordance to increase sustainability . Elevating the existing chimney stack to the height of that of no. 9 would not therefore , in our opinion conflict with the requirements of EN 38. particularly as the strong parapet line of no.s 7- 9 is not disturbed .

Please refer to our enclosed Design and Access statement for greater detail on the above (doc. No. 138/007 . We look forward to hearing from you in the near future .

Yours Faithfully

Suzanna A. Nour

