

23rd May 2007

2374 – Stat Auth

by hand

South Area Team
Planning Services Development Control
London Borough of Camden
Camden Town Hall
Argyle Street
LONDON
WC1H 8ND

RECEIVED
29 MAY 2007

For the attention of Rob Brew, South Area Team ~~Manager~~

Application Ref: 2007/1703/INVALID
Associated Ref: 2007/1701/NEW

Dear Rob

**Re: 2374 - 43-45 Gray's Inn Road and 22-30 King's Mews – Ref 2007/1703/INVALID
Supplementary information – Ref 2007/1701/NEW**

Further to your letter dated 17th April, regarding the incomplete submission for the above project, we are pleased to enclose 5 copies of the following additional information.

1. Demolition statement

As requested, this is an additional statement to supplement the Historic building report for no 22 Kings Mews. It provides justification for the demolition of no 22 Kings Mews addressing the 3 point criteria set out in paragraph 3.19 of PPG15. We have provided a separate section within the statement to justify demolition of the other existing buildings on the site following the 10 questions/criteria set out by English Heritage for demolition of a non listed building within a Conservation area.

2. Revised computer generated image

As discussed and agreed with Leo Hammond, we have prepared a new view of the proposed scheme taken from the Northern end of Kings Mews. This is taken from opposite the junction with Northington Street (ie on the pavement of no 16 Kings Mews). The view is taken from head height at 1.7m above street level. A separate verification statement is included from our CAD visualisers Glowfrog.

3. Existing and proposed 3D massing / axonometric views

As requested, we have prepared a 3D massing drawing of the existing and proposed schemes, indicating the surrounding buildings and context.

4. Section C-C

This is an additional drawing (no 2374/00-102) to our original submission, taken through the centre of block C looking South.

5. *Detailed shop front drawing for 43 & 45 Gray's Inn Road*

This is also an additional drawing (no 2374/00-084) to our original submission, showing the proposals for the Gray's Inn Road shop fronts. Please note that the proposals for the signage and any advertising will form part of a separate application once a tenant for the unit is in place.

6. *Eco Homes pre assessment Estimator*

Faber Maunsell has been appointed by our client to act as the BREEAM/EcoHomes Assessor. The enclosed is a fully complete EcoHomes Pre Assessment Credit summary, and you will see that the proposed scheme achieves a credit score of 60.49 and a Very Good rating. Furthermore, we can confirm that the following targets set out within the Camden Planning guidance 2006 have been met,

- 60% of the credits have been achieved in the energy section as section 17.11
- 40% of the credits have been achieved in the energy section as section 27.7
- 60% of the credits have been achieved in the water section as section 51.12

7. *Renewable Energy Statement*

A study of the energy consumption, and an analysis of the renewable energy options has been prepared by Waterstone Design, our M&E consultant based upon the London Renewables Toolkit.

8. *Green Roof manufacturers data*

In response to the Councils UDP policy N5 (Biodiversity), we are proposing that the main roof of the proposed scheme be a green roof. The extent of this is as shown on our drawings, and we are pleased to enclose manufacturer's details for your information.

9. *Revised scheme drawings*

As a result of the above changes, it has been necessary to amend a number of drawings. We are enclosing revised drawings as the attached issue sheet, and would be grateful if you would substitute these for those previously issued.

We trust that the enclosed is now sufficient for you to validate the application, and look forward to hearing from you shortly.

Please do not hesitate to contact me should you have any queries on the enclosed.

Yours sincerely



Paul Mathews

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enc

CC John Krieger
David Scharfer