

Contract No: 06021

13 March 2007

London Borough of Camden
Development Control & Planning
Town Hall
Argyle Street
London
WC1H 8ND

For the attention of Cassie Plumridge

Dear Sir/Madam

Re: 57 Fitzjohn's Avenue, London NW3 6PH
Application Ref. 2007/0903/INVALID

Thank you for your letter dated 1 March which the mail only managed to deliver on 12 March. I have pleasure in enclosing responses in the order of your letter as follows:-

- Existing floor plans of each level are enclosed on sheets 06021/19, 21, 22, 23, 24 & 25. You will note that these have been annotated with the uses, and we have shaded the assumed party walls between the various bed-sits and flats in a darker grey for ease of reference. We have also annotated the elevations as requested.
- We enclose an existing survey of the front garden area on drawing 06021/26, and the proposed front garden area on drawing 06021/27. You will note that there is very little change to this area except the re-surfacing of the existing driveway in porous block paving and additional landscaping to supplement the existing.
- You will note on the existing drawings, on each level we have scheduled the existing accommodation for ease of reference.
- All plans are now labelled "proposed" and "existing".
- We have annotated all elevations with proposed materials and you will note that the elevations are to be retained exactly as existing wherever possible. Any necessary refurbishment will be carried out to match the existing as closely as possible.

Contd./

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- We will shortly be undertaking a full dilapidation survey of the windows and are confident that virtually all of the windows can be repaired. If any transpire to be so badly rotten that they cannot be repaired, they will be replaced with new windows to exactly match the existing.
- Notes have been added to elevation 1 (See drawing 06031/16A).
- Elevations of the proposed bin store are included, annotated to show materials.
- The rear gardens are to be divided with 1.5metre high tannalised timber fencing with hedges. A detailed landscape plan will be prepared to satisfy a future condition if required.
- We have pleasure in enclosing further copies of the Design & Access Statement for consideration.
- We deal with the difficulties in improving disabled access to the dwellings in the Design & Access Statement under the heading "Access". Whilst with all new build properties that we design we attempt to achieve Lifetime Homes standards, it is sometimes not feasible when refurbishing significant historical buildings in a conservation area. We trust you agree with this approach in this instance.
- Please discard the Conservation Area Application as it seems that this is not required.
- It is our understanding that the building is in use class C2 as the property was last used as a House in Multiple Occupation.

We have pleasure in enclosing five copies of all drawings and information as requested and look forward to the application being registered as soon as possible.

Yours faithfully

Malcolm Hester

Encs.

Copy: Sheri Waddell – L.B. of Camden
Frank Pawlowski – Circle 33 Housing Trust Ltd.
Frank Singleton – BMH Construction Co. (Clifton) Ltd.
Tim Sheath – Alan Conisbee & Assoc.