

earlearchitects

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

8th January 2007

Dear Sir or Madam

87 Marchmont Street, London WC1N 1AL: Planning and Conservation Area Consent

Please find enclosed the following in respect of a full planning application and conservation area consent application:

- 5 signed copies of Planning Application form
- 4 signed copies of Conservation Area Consent form
- 11 copies of drawings as per the attached drawing issue sheets.
- 2 copies of site photographs and proposed photomontages.
- Planning fee in the sum of £265-00p inclusive of VAT.

Background

Earle Architects have been asked by Paul Clement, the leaseholder of flat no. 3 at 87 Marchmont Street to submit a planning and conservation area application for a new top floor residential extension to create a 2 bedroom apartment with improved living accommodation.

We are told by our client that planning permission was originally granted sometime in the early 1990's for a similar roof-top extension and we have drawings for this, so if officers would like copies of these drawings we can get these printed and dispatched immediately.

We have emailed drawings to the Head of the South Area Planning team, Mr. Rob Brew in September and November last year for his comments and he has been kind enough to seek the views of the conservation area team and he has passed on their comments to us, which we have tried to take on board in the enclosed scheme drawings.

Design Statement

We have been advised that as the building is in a conservation area and since it has quite a distinctive front parapet, that we need to demonstrate that the extension would not harm the appearance of the building or raise the building height so that it would dominate its neighbours in both close and long range views.

We have produced a 3D rendered CAD model and superimposed this into photographs of the building in context to demonstrate that we believe we have set the new extension back sufficiently enough to avoid a detrimental effect on the streetscape and retain the distinctive curve of the front parapet. Our client has recently engaged us to over see the extensive refurbishment of the front and rear elevations of the entire building, and the spalling brickwork and damaged copings on the front parapet have been carefully restored in December 2006.

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We have been initially advised that the facing materials of the proposed new extension are of the necessary quality required within conservation areas.

Amenity Issues

We have been advised that as there is other residential accommodation nearby we need to demonstrate that the extension would not result in a loss of privacy, daylight, sunlight or outlook for nearby residents. We have carefully composed rendered 3D CAD views of the new extension with sunlight from the south and looked at the shadow fall and sun-path in relation to the new extension. This exercise led to us adding obscured glass to the curved northwest corner to avoid overlooking nearby residential properties to the north of the extension.

We believe that the other residential properties to the west and south are either sufficiently far away not to be affected or not within the line of sight of the new extension, and we would be more than happy to arrange access for officers to inspect the views from the existing roof if required.

Sustainability Concerns

The construction materials proposed for the new extension will be more sustainable than the existing in terms of conserving heat loss through an existing poorly insulated loft. Wherever possible we propose to recycle the existing lead work sheeting from the existing flat roof and re-use the natural slates on the new front mansard. Latest U-values will be met through using high performance insulations and FSC certified timbers will be used through out the new extension.

We have looked at passive solar control devices for the west elevation and have indicated a lightweight brise-soliel on the drawings. Rainwater harvesting will be employed to capture the rainwater from the flat roof for toilet flushing and ease the storm surge issues Thames Water are keen for designers to encourage clients to adopt. If it would help our case further, we would be prepared to encourage our client to install a sedum roof to slow the rainwater into the sewer or possibly look at incorporating solar thermal collectors on the roof, although we are keen to keep the building's height to the minimum.

Access Statement

It is unfortunate that the existing access arrangements to all of the residential properties at 87 Marchmont Street do not allow us to install a mobility-impaired person's lift or stair lift as the front door leads directly to each of the flat entrance doors on first, second and third floors via a tight stairwell and corridor. Our client has recently engaged us to refurbish the common parts to improve the amenity of the other 2 residents in the block.

We have looked at trying to incorporate a lift at the rear of the property, but the existing ground floor retail premises inhibit this, as there is no access to the rear. Wherever possible we always endeavor to make access possible for all and adhere to the principles of DDA 2004, but in this instance, this is not possible. Furthermore, as the building is not offering a service to general members of the public who may be disabled, we believe we do not have to provide access under the Act.

We trust we have submitted sufficient information to make this a valid planning application, but should the officers dealing with this application require further information or clarification, please do not hesitate to contact the undersigned. Furthermore we would welcome the opportunity of discussing any matters arising either on the telephone, or in person at the premises of the applicant, our client, where the physical constraints of this project can be more readily appreciated.

To enable officers to examine amenity and overlooking issues, we have added 2no A3 sheets with photographs of the existing building and proposed photomontages as well as adding an aerial

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photograph, which shows the nature of the surrounding buildings to the rear of the property, which appear to be largely warehouse and shed-like buildings.

Yours sincerely



Shaun Earle, Dip Arch RIBA
For Earle Architects

Encl: Application pack.

Cc Mr. Paul Clement (including drawings and forms)
060(3.00) planning application 08.01.07

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