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Paul Wood  
Planning and Development Control  
Camden Town Hall  
Argyle Street  
London  
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Studio 2:08 The Tea Building  
56 Shoreditch High Street  
London E1 6JJ  
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jake@edgleydesign.co.uk

22 December 06

INV-06/12

25 Adamson Road, London. NW3 3HT- 2006/5472

Dear Paul,

In response to your letter of the 06 Dec 2006, please find enclosed supplementary documentation as requested to complete our planning application

- We have already sent an additional fee of £130
- We enclose a full set of drawings at 1:50/ A1 with levels added to the sections
- We have reformatted our original report letter into a separate planning report, and have added the additional information that you requested
- We also enclose an arborists tree report
- We enclose a 1:5 detail of the green roof

We trust this is enough information for you to validate the application- please let us know if you need any further information. We would be grateful for your early comments on this scheme and if you would like to discuss the proposals in more detail I would be more than happy to meet you at your offices.

Regards,

A handwritten signature in black ink, appearing to read "Jake Edgley".

Jake Edgley

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- 2 JAN 2000

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-2 JAN 2007

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**22 December 06**

1NV- 06/12/06 - NW


**25 Adamson Road, London. NW3 3HT- 2006/5472**

**Dear Paul,**

In addition to the documents we dropped off at your office today, please find enclosed a green roof detail and tree photos that were not included with the documents

**Please get in touch if you have any questions**

**Regards,**

  
Jake Edgley

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28 November 06

25 Adamson Road, London. NW3 3HT

Dear Sir,

As architect for Nigel Dyble please find enclosed a planning application for a separate studio extension to the rear of 25 Adamson Road, Swiss Cottage.

Existing

Mr Dyble is the owner of the flat on the ground and first floor (entrance level) and owner of the garden to the rear. At present this is a three bedroom flat entered on the upper level with kitchen and living area and 3 bedrooms, one ensuite and a bathroom downstairs.

Mr Dyble has lived at the address for some time with his wife and children, and would like to extend the property to allow him to remain in the flat while adapting it to the needs of an expanding family.

Proposed

Our proposal is to build a small studio extension in the garden to allow the property to remain viable as a family home. The studio would be used as a residence for a nanny, and as such would have a separate kitchen and bathroom. The garden at the moment rises up at the rear of the house and by excavating down below the existing garden surface level and then landscaping on top we minimise the impact the development has on the adjacent properties.

Amenity of neighbours

In accordance with Camden policy SD6 'Amenity for occupiers and neighbours' the scheme has been carefully designed to prevent any overlooking either to the rear of 25 Adamson Road or to neighbouring buildings. For this reason the extension has no windows to the rear, which would result in a loss of privacy to the existing basement level bedroom. A glass lined courtyard has been sunk into the rear of the plan to bring light and air into the extension, and this will direct any views out away from neighbouring buildings.

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In addition, the extension will have a green roof, which will make it virtually invisible from neighbouring properties.

As we are not raising the level of the garden, there will be no impact on adjoining light levels.

We propose a concrete box type structure, that will act as both retaining structure to the sides and will support the green roof over. The acoustic mass of this structure will also increase the acoustic insulation of the proposal to prevent disturbance to neighbours.

The entrance to the unit has been placed to the alleyway side of the plot, that allows easy access from both the basement level and ground level of the existing flat (via an existing rear stair) while giving a resident nanny some degree of private entry without disturbing the occupants.

It should also be noted that the site is accessible via the side alleyway, which will allow good access to the rear without the need for builders to pass through the building. This will reduce the impact on the owners and common leaseholders by the construction of the extension.

#### Sustainability

The proposals offer a high level of sustainability. From an environmental point of view, the proposal increases the density of the site without reducing the amenity of the rear garden- in effect this is a brownfield development, without the garden looking 'urbanised' as it might do with a traditional ground floor extension.

The building will also be designed to a high environmental specification, with a green roof to retain the existing garden area, and reduced water run off from the site. We will also have a highly insulated structure with minimal glass area, but still with controlled natural ventilation- the building will be designed to be comfortable all year round without the need for wasteful air conditioning.

We will also be exploring the possibilities of a ground source heat pump and solar hot water heating, although these are subject to technical evaluations.

From a social point of view, the proposal creates a larger residential unit more suitable for a family, in accordance with Camden's policy H1 to 'secure the fullest possible residential use of vacant and underused sites and buildings', and policy 2.61 that encourages the creation of large, flexible family dwellings that have garden access.

#### Consultations

In the neighbouring gardens there are large mature trees, the roots of which will extend into the site at the rear of the garden. We have consulted an arboriculturist and our plans reflect his advice in terms of the location of the development relative to the trees. A report on the impact of the development on the trees and the methodology for the protection of the trees during construction will be submitted by our arboriculturist within the next week.

Our client has discussed the proposals widely with the neighbouring leaseholders and freeholders. The freehold to the block at 25 to 31 Adamson Road is owned jointly by the leaseholders, and these leaseholders have met and agreed to the proposals.

Other neighbouring owners have also expressed consent to the proposals.

The scheme has been designed to be at least 3m from any building, which means that there will be no excavation issues in relation to these buildings- the only structures affected by party wall issues are the garden walls to each side.

As mentioned above the scheme has been set back from the trees at the rear of the site to prevent any damage to the trees, and this also reduces the impact on the opposing garden.

We would be grateful for your early comments on this scheme and if you would like to discuss the proposals in more detail I would be more than happy to meet you at your offices.

Regards,

A handwritten signature in black ink, appearing to read 'Jake Edgley'. The signature is stylized with large, flowing loops for the letters 'J' and 'E'.

Jake Edgley