

K N O T T A R C H I T E C T S

47 POST ROOM
21 NOV 2006
RECEIVED

Victoria Fowles / Agent / no reply.
Conservation & Urban Design Officer
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Argyle Street
London WC1H 8ND

21 November 2006
211CONDITIONS.SF.DOC

Ref: 13119

2006/5373/L.

Submission of details pursuant
to condition 4a, b, c & d of
approved scheme 2006/3796/L.
dated 25/10/06.

Dear Victoria,

**67 OAKLEY SQUARE NW1 1NJ
LISTED BUILDING CONSENT – CONDITIONS.**

Please find enclosed detailed drawings as required as conditions in relation to the above project.

211.PL.10; DOOR AT GROUND FLOOR TO BE CONCEALED AT KITCHEN SIDE
The door to the kitchen is to be simply fixed shut. The door will remain in full view to the hall side, but will be concealed to the kitchen side. 50x50mm battens fixed to the wall will provide fixing for 12mm mdf sheeting to be painted. The battens will be held away from the door's architrave by 25mm around all sides and the mdf will be fixed only to the battens and held away, never coming in contact with the original features. This work is fully reversible.

211.PL.11; BATHROOM DOOR TO BE CONCEALED TO BATHROOM SIDE.
The bathroom door is to remain as a functioning door but is to be partly concealed to the bathroom side where there is to be a new joinery unit in front. The joinery unit is to be accessed through the existing door at landing and also at the bathroom side for laundry. A glass splash back will partly run in front of the door to the bathroom side. The glass is to be fixed to battens that are at all times held away from the original features as described above. This work is fully reversible.

211.PL.12; PIANO ROOM CONCERTINA DOORS TO BE CONCEALED.
The concertina doors are to be fixed shut and concealed, again using battens fixed to the walls and held away from the original framework allowing the doors behind to remain unaffected and the works again to be fully reversible.

K N O T T A R C H I T E C T S

211.PL.13; NEW FIREPLACE TO KITCHEN

At present there is no surround to the opening at the chimneybreast in the kitchen. It is simply a bare opening to the dimension shown. We propose a simple void opening, plastered to the edges with a minimal strip fire set 400mm from floor level. The build up to this fire is all within the existing opening, we are not proposing any enlargement, and is fully reversible. The option to re-instate a traditional fire surround at a later date is still available.

211.PL.14; NEW EXTERNAL DOUBLE DOORS TO BASEMENT

The existing doors are not original. We are proposing to increase the opening to the double doors back to the original size. In this new void we are proposing two outward opening panels with simple timber frames as shown to be painted white. As the doors we are replacing are not original, we are proposing to install double glazed panels to meet current building regulations in this case.

211.PL.15; NEW EXTERNAL DOUBLE DOORS TO KITCHEN

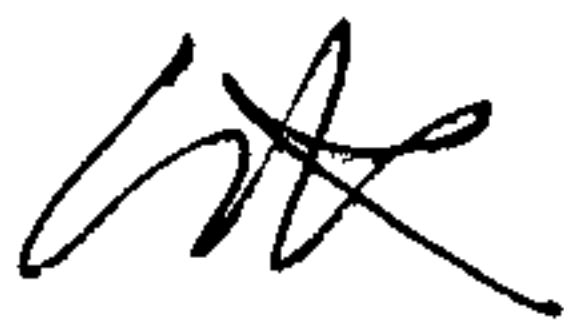
The existing doors to this position are a recent intervention. The opening here has been increased from what was originally window-size and the existing door panels are simply 'infill'. As the dimension of this opening is not in proportion to that of the original or the existing windows to the rear elevation, we feel that the door panels to this opening should be particular. Instead of breaking the opening with a fanlight above, we are instead proposing to treat the opening as a 'special' and allowing elegant tall panels, matching those at basement level, reach the full height of the opening.

211.PL.16; NEW DOOR TO KITCHEN

There is to be a new door to the kitchen area to match the existing door in profile and dimension to the position shown. There would have been an opening originally to this position and we propose to re-instate the door to the exact position of the original as located on opening up on site.

Victoria, I hope the above adequately describes the drawings, but if you have any further queries, please don't hesitate to call,

Kind regards,



PP Suzanne Frawley.