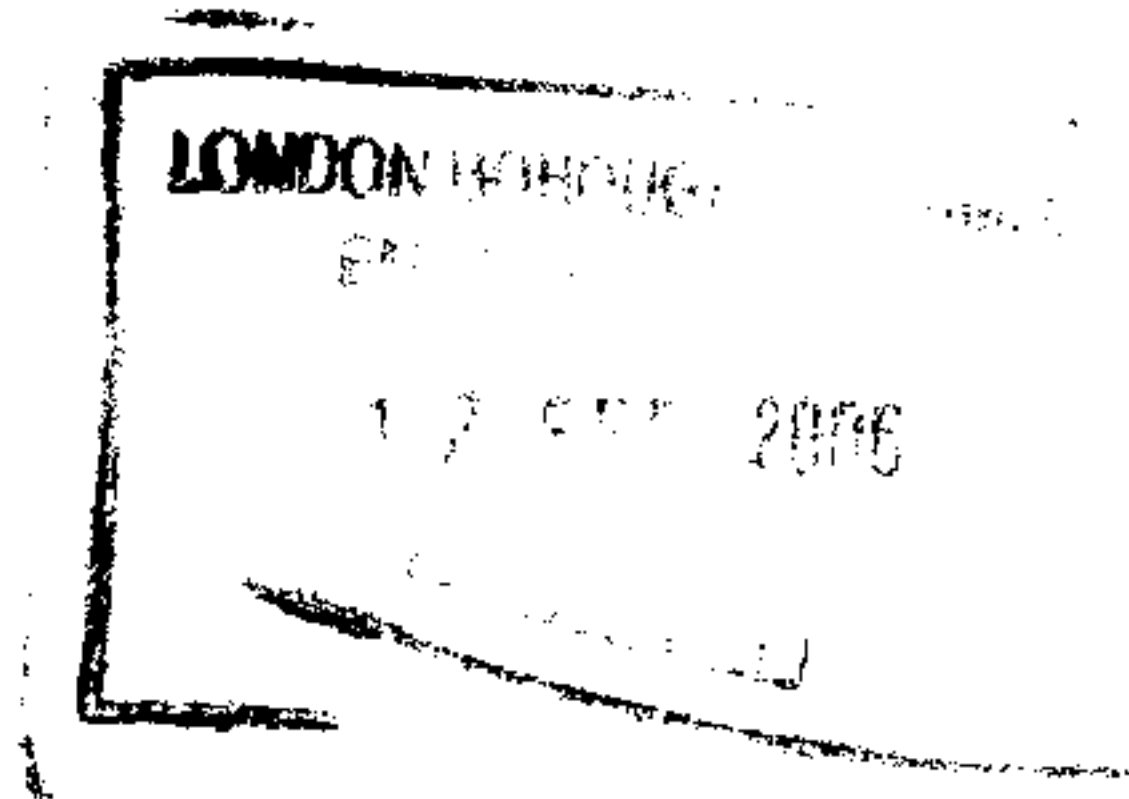




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Development Control Team
Environment Department
Camden Town Hall
Argyle Street
London
WC1H 8ND



5/09/ 2006

Our Ref: CG/TP23

Attention: Gareth Wilson

Dear Mr. Wilson,

27-44 Cartwright Gardens, London WC1, Appl. Ref. 2006/3871

Thank you for your letter dated 25 August 2006 regarding listed building application for no. 34/35. Your comments are answered as follows:

- It is no more proposed to provide a new door and entrance bridge as part of this application.
- Enclosed is photographic schedule indicating the lack of any features, except window panelling on ground and first floor of no.34.
- A schedule of work is included.
- The access statement is included.
- There is no condition where new partitions meet any cornice and/or period skirting.
- All new doors will be in 4-panelled timber. There are no period doors remaining.

I further enclose 10 copies of amended drawings for the existing and proposed ground floor and for the proposed lower ground floor, as well as 4 further sets of drawings to add to the 6 sets already supplied.

I look forward to hearing from you soon.

Yours sincerely

Frederik Herweijer Dipl. Arch. MSc SIA

Encl. as stated above

27-44 Cartwright Gardens, London WC1

No. 34 / 35 Application

Design & Access Statement:

These properties are part of a Victorian crescent overlooking a landscaped area. The lawful use is for Hostel and will remain as such.

No.'s 27 & no.'s 40 to 44 had refurbishment completed this July, and this application for no.34/35 is for the same type of internal refurbishment. No.'s 28 to 33 and no.'s 38/39 have received listed building approval for similar refurbishment.

The existing Hostel provides access to rooms on each floor along corridors following the entire length of the crescent, having broken through the individual party walls. There is only one central entry left, and all the original period entries are now being used as either fire exits or show converted windows for rooms behind.

As realised in the completed refurbishment of no.40 to 44, the aim is to always group together two buildings around an existing stair and re-use an original entry point, in the process eliminating the long corridors and closing in again some of the party walls.

This application for no.34/35 shows access from the road via the reception area of no.36, since the original entry bridges have been removed in the past.

There are no original features remaining in both buildings, except window panelling on ground and first floor of no.34.

Schedule of Works:

All new internal partitions will be constructed in timber studs with rock wool insulation between and two layers of plasterboard on resilient bars either side (skimmed and painted) in order to conform to acoustic requirements. Existing walls in unaltered positions will similarly be upgraded.

The old floorboards will remain and new insulation and timber flooring on resilient bars will be fixed above in order to conform to acoustic requirements.

All vertical ducting is allocated in bathrooms or corridors (as indicated in blue on drawings), and the horizontal connections are running in the existing suspended ceiling voids of corridors and bathrooms.