

(SR)

REVISIONS

17/1/00

PE9900860R1

Mr Howard Thomson
85 Newberries Avenue
Radlett
Herts
WD7 7EN

H11/1/C

Camden Town Hall
Attn Mr John Davies
Planning Dept
Argyle Street Entrance
Euston Road
London
WC1H 8ND



Dear Mr Davies,

Re Planning Application at 36 Chalk Farm Road, Camden Town, London NW1 8AJ

Further to our meeting at the above premises on the 10th December, I am writing to annotate some of the aims and constraints of the proposed plans for the property.

In developing plans for the building we had in mind the following aims and recommendations:

Retain character of the building.

Particularly in the living room, we wished to retain as far as possible the feeling of space created by the high ceilings and sizeable windows, especially in the corner room.

Reduce wasted space due to two existing stairwells.

The existing layout wastes considerable space in having two staircases, both with discontinuities in direction and both having inappropriate access at ground floor level for desirable flats access. The 36 side stairs have to be removed at ground floor level to isolate the flats from the shop, and the 37 side stairs are very wasteful of space.

Entrance to flats from street, not via car-park.

Numerous estate-agents have advised that the flats entrance should, for reasons of security and lighting, be direct from the street pavement.

Daylight and Noise.

Experience in living at the premises, and visiting the previous second floor flats split to front and rear of the property, strongly suggest that for reasons of natural daylight and noise the living rooms should be at the front of the building and the bedrooms should be at the rear.

The following planning, building regs., and cost considerations and constraints apply:

Avoid removing structural elements.

The costs involved in removing any existing structural stud partitions on the first and second floors and/or any substantial part of the existing rear main wall at second and third floor levels is not justified by any marginal gain in flexibility in internal layout.

Retain external symmetry, specifically of windows

The elevations facing Chalk Farm Road and Harwood Street have considerable external detail requiring that any internal alterations involving the re-alignment of windows retain that detail. In fact the only feasible alterations are the proposed substitution of the two windows onto the existing 36 stairwell into three windows in the same vertical line at the existing matching floor levels, together with matching windows in the extended rear structure. Note the constraint of the existing first floor chimney breast in the 36 stairwell.

Mr Howard Thomson
85 Newberries Avenue
Radlett
Herts
WD7 7EN

PE9900860R1

Retain full ground floor ceiling height at rear of strongroom.

It is essential that the new access stair to the first floor not obstruct access to the ground floor strongroom entrance door and rear of the shop.

Fire Regulations.

In order to meet the maximum travel distance from any point within any flat to the flat entrance, flat hallways are fire protected.

Other plan variations were considered:

Roof as separate Flat or as extension to third floor.

Fire regulations require that any separate floor at the roof height mandates two means of escape in case of fire and, for residential accommodation, an external fire escape down to the first floor flat roof between the stairwells would exceed the 6.5m max height. There is insufficient internal space for two stairwells.

Additional floor in 36 stairwell.

This was considered in order to add an extra bedroom to the first floor flat facing Harwood Street. It was ruled out on the basis that it was not possible to meet the max travel distance for single fire-exit flat, the ceiling height of 2.2m (max) was a tight fit (although possible), and the gain in floor area was substantially offset by the loss due to stair access.

With regard to the car park, we have established that 4 independent parking spaces are possible.


I am still grappling with the CAD package to represent what I want the roof to look like. Essentially it will remain a mansard roof, as at present, with the rear ridge line moved slightly toward the back of the building, sliding patio type doors set between the roof rear eaves and the ridge, with an infill from the roof corner up to the doors of vertical slate covered wall.

I enclose a section through the building and roof adjacent to the centre line of the building, and I also enclose a plan of the car park area showing the four parking spaces at 4.8 x 2.4m sizes.

I have updated the proposed Elevation for Harwood Street. Essentially, as agreed, I am re-positioning the second & third floor rear bedroom windows to provide one rear facing and one facing Harwood Street. The third floor window surround will match the existing third floor windows. Horizontal details will be such as to retain essential continuity of the building.

I trust this is of use in understanding our intentions with respect to the proposed changes.

Yours Sincerely,



Howard Thomson

Encl. -- Updated Plans as list:

PR/Park	Proposed Parking allocation
PR/3-B	Proposed Third Floor
PR/2-B	Proposed Second Floor
PR/1-B	Proposed First Floor
EL/H-B	Proposed Harwood Street Elevation
S/5-A	Proposed Section, Central through Roof