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Date 23 June 2014
Our ref 13015/JF/HP/7003760v1
Your ref 2013/6674/P

Dear Ms Peck/Mr Rose

Swain's Lane: Submission of final drawings (ref: 2013/6674/P)

We write to submit revised drawings in respect of the above planning application. These drawings reflect matters discussed at our meeting with Charles Rose on 16 June 2014, and subsequent email correspondence. Appendix 1 contains a revised drawings schedule for ease of reference.

These final drawings show the following agreed design changes:

First Floor

1. No architraves around windows.
2. All windows have been widened to 1400mm (from 1110mm), except the four sitting room windows on the junction at Highgate West Hill which have been widened to 1650mm (from 1110mm). The brick columns between the windows are of changing widths which add variety between the brick and glazing.
3. The window reveals and soffits will be treated with 18mm white render.
4. The metal balustrades have been increased to a height from 1100mm from the internal floor level and positioned within the window recess as previously proposed.
5. Balustrades will be in the same bronze material as the windows.

Second Floor

1. All windows have been widened to 1180mm (from 890mm).
2. The parapet has been lowered to a height of 915mm at the highest point on the eastern end of the West Building rising to 1100mm at the western end and around the junction with Highgate West Hill. We confirm there will be no access out onto the parapet from the units



fronting Swains Lane. The maintenance of the planters/trellis will be a management responsibility.

3. The timber fins have increased in width to 75mm (form 50mm) and will be extended up to the dark copper coping as previously proposed.
4. The planters have been lowered to line through with the lowered parapet to define the trellis as a strong façade element.
5. The zinc cladding and coping has been changed to dark copper (pre painted tecu copper of bronze cladding or similar) to match the large clay tile roof on adjoining buildings.

Brick Colour

1. Revised visuals will be provided prior to Development Control committee showing the proposed brick is a darkened red/brown colour (HG Williams machine made).

Please contact James Fennell or me should you wish to discuss further.

Yours sincerely

A handwritten signature in black ink that reads 'Hayley Phipps'.

Hayley Phipps

Associate Director

Copy

Liam O'Connor

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Liam O'Connor Architects



Appendix 1

Planning Application Drawing

| Drawing title | Drawing number | To Supersede |
|--|---------------------------|---------------------------|
| Site Location Plan | SWL/PL/0.1 | |
| Existing Drawings | | |
| Existing Site Context Plan | SWL/PL/1.0 | |
| Existing Site Plan | SWL/PL/1.1 | |
| Existing Ground Floor Plan | SWL/PL/1.2 | |
| Existing West Building West & North Elevations | SWL/PL/2.1 | |
| Existing West Building South and East Elevations | SWL/PL/2.2 | |
| Existing East Building South and East Elevations | SWL/PL/2.3 | |
| Existing East Building West and North Elevations | SWL/PL/2.4 | |
| Existing Section A-A (West Building) | SWL/PL/3.1 | |
| Existing Section B-B (East Building) | SWL/PL/3.2 | |
| Existing Highgate West Hill Elevation/Context | SWL/PL/4.1 | |
| Existing Swain's Lane Elevation and Context | SWL/PL/4.2 | |
| Proposed Drawings | | |
| Proposed Site and Context Plan | SWL/PL-10.0 Rev B | SWL/PL-10.0 Rev A |
| Proposed Site Plan | SWL/PL-10.1 Rev B | SWL/PL-10.1 Rev A |
| Proposed Basement Floor Plan | SWL/PL-11.0 Rev B | |
| Proposed Ground Floor Plan | SWL/PL-11.1 Rev G | SWL/PL-11.1 |
| Proposed First Floor Plan | SWL/PL-11.2 Rev E | SWL/PL-11.2 Rev C |
| Proposed Second Floor Plan | SWL/PL-11.3 Rev E | SWL/PL-11.3 Rev C |
| Proposed Roof Plan | SWL/PL-11.4 Rev C | |
| West Building: Proposed West and South Elevations | SWL/PL-12.1 Rev C | SWL/PL-12.1 Rev B |
| West Building: Proposed North and East Elevations | SWL/PL-12.2 Rev E | SWL/PL-12.2 Rev D |
| East Building: Proposed South and East Elevations | SWL/PL-12.3 Rev D | SWL/PL-12.3 Rev C |
| East Building: Proposed North and West Elevations | SWL/PL-12.4 Rev D | SWL/PL-12.4 Rev C |
| West Building: Proposed Section A-A | SWL/PL-13.1 Rev D | SWL/PL-13.1 Rev C |
| East Building: Proposed Section B-B | SWL/PL-13.2 Rev D | SWL/PL-13.2 Rev C |
| Proposed Section D-D | SWL/PL-13.4 Rev B | SWL/PL-13.4 Rev A |
| Proposed Section E-E | SWL/PL-13.5 Rev B | SWL/PL-13.4 Rev A |
| Proposed Highgate West Hill Elevation/Context | SWL/PL-14.1 Rev B | |
| Proposed Swain's Lane Elevations & Context | SWL/PL-14.2 Rev B | |
| Part Elevation and Section Showing Windows | SWL/DAS/16.1 Rev C | SWL/DAS/16.1 Rev A |
| Part Elevation and Section Showing Windows/Trellis | SWL/DAS/16.2 Rev C | SWL/DAS/16.2 Rev A |
| Part Elevation and Section Showing Curved Wall Corner Window (1 of 4) | SWL/DAS/16.3 Rev B | - |
| Tree Protection Plan | DFC 1246 TPP Rev C | |



Additional drawings included in the Design and Access Statement **for illustrative purposes only:**

| Drawing title | Drawing number | |
|--|---------------------------|---------------------------|
| Existing Site Images (A) 1 | SWL-DAS-5.0 | |
| Existing Site Images (A) 2 | SWL-DAS-5.1 | |
| Existing Highgate Conservation Area Images (B) | SWL-DAS-5.2 | |
| Existing Holly Lodge Conservation Area Images (C) | SWL-DAS-5.3 | |
| Existing Dartmouth Park Conservation Area Images (D) | SWL-DAS-5.4 | |
| Proposed Illustrative Amenity Plan | SWL-DAS-10.2 Rev A | SWL-DAS-10.2 |
| Design Evolution Plan | SWL-DAS-10.3 Rev A | SWL-DAS-10.3 |
| Section C-C (at north boundary) | SWL-DAS-13.3 Rev A | SWL-DAS-13.3 |
| Existing Image 1 (Viewpoint B) | SWL-DAS-15.1 | |
| Proposed Image 1 (Viewpoint B) | SWL-DAS-15.2 Rev B | SWL-DAS-15.2 Rev A |
| Existing Image 2 (Viewpoint A) | SWL-DAS-15.3 | |
| Proposed Image 2 (Viewpoint A) | SWL-DAS-15.4 Rev B | SWL-DAS-15.4 Rev A |
| Selected Views of Proposal | SWL-DAS-15.5 Rev B | SWL-DAS-15.5 Rev A |
| Proposed Elevation Details (A & B) | SWL-DAS-15.6 Rev B | SWL-DAS-15.6 Rev A |
| Swains Lane View Proposal | SWL-DAS-15.7 Rev B | SWL-DAS-15.7 |
| Rear View Proposal | SWL-DAS-15.8 Rev A | SWL-DAS-15.8 |
| View form Church Walk (Second Floor Terrace) | SWL-DAS-15.9 Rev A | SWL-DAS-15.9 |