

1321/MF/11a

Jonathan McClue,
Planning,
London Borough of Camden
2nd Floor
5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Wednesday, 06 May 2015

Dear Jonathan,

The Cock Tavern, Phoenix Road, London, NW1

I am writing in response to your e-mail dated 28th April regarding the supplementary information requested for the above planning and listed building applications.

We have updated the sections and elevations with the discrepancy with the chimney position and the drawing note to WD202.

Attached are additional drawings indicating additional window details to the extension. The openable windows at first floor are tilt and turn, painted (polyester powder coated) aluminium. The system specified have structural glass outer panes which reduce the thickness of aluminium frames visible (hence the dotted lines on the drawings). We have indicated a typical head and cill detail of an opening sash window, jamb details of the fixed corner window and jamb details of the ground floor door and screen. The details indicate the proposed window type and reveal sizes.

The proposed refuse and plant doors are louvered we have confirmed the specification as Lang & Fulton Delta Wing 90 galvanised and painted steel doors. Enclosed is a copy of the product literature.

The glazing to the proposed dormer windows will be Slimlite glazing as requested, this has been indicated on the drawings.

mark fairhurst ARCHITECTS

The existing window to the proposed new window to the second floor kitchen and bathroom is a painted timber casement window and probably not of the original design, the majority of the windows on the upper floors being sash windows. We are proposing to replace the casement window with a new painted timber sash window to match the existing windows in the adjacent wall to the first and second floor bathrooms, in sympathy to the overall design of the listed building.

The new opening to the first unit 2 will retain the existing width of the window lowering the cill level to create the opening (refer to 10.04 Scope of Works). Architraves and skirting's will be plain to match existing.

We have not given details at signage at this stage and request this can be conditioned to prevent abortive work. The proposed drawing indicate the existing fascia board renovated with new signage proposed on each side.

The existing satellite dish and aerial have been removed from the proposals.

A schedule of work is located in Appendix B of the Design & Access Statement.

An assessment of compliance with Building Regulations has been added as Appendix C in the Design & Access Statement. We have considered all aspects of the regulations and have described our design approach relative to each relevant part. We consider the proposals are realistic and do not put the listed building at risk.

I hope we have addressed all your concerns regarding the proposed renovations and extension however if you have any queries please do not hesitate to contact me.

Yours sincerely,



Mark Fairhurst

for and on behalf of Mark Fairhurst Ltd. +encls.

Cc Guy Ziser Flame Strike
Ben Rogers 178a