

Alec Alexandrou. DIP. ARCH. RIBA. Chartered Architect.

43 Crescent Rise, London, N22 7AW. Tel. [REDACTED] Fax. [REDACTED]

Mob: [REDACTED] Email: [REDACTED]

The Planning Inspectorate.

Room 3/05 Temple Quay House 2 The Square Bristol BS1 6PN

16/09/2015

Dear Planning Inspectorate,

Appeal Reference: APP/X5210/W/15/3130785

13 St Cross Street, London EC1N 8UB.

Draft Statement of Common Ground.

I list below the areas of which I believe there is agreement, between myself and the Local Planning authority of London Borough of Camden:

We have agreed on the design principle, the overall look and image of the building, scale height and mass and its relationship to its surroundings. ** That the building will be in keeping and not negatively impact.

That the colonnades and cantilevered bays to the front elevation are appropriate for the location and that the entrance area now integrates with the main building.

Areas of concern regarding design issues initially raised by the Local Planning Authority have been successfully addressed.

The material used; off white coloured brickwork for the panelling and Colonnades, Grey powder coated Aluminium for the high performance windows and curtain walling system, to the bays by 'Kawneer', galvanised metalwork, 'Alucobond' cladding at high level and use of glass / metal railings, are appropriate for the design and in keeping with the surroundings and will positively contribute.

That the Green roof garden and detailing and biodiversity policy will (in a small way) contribute ecologically.

Lifetime home standards have been exceeded in Lieu of the 10% Wheelchair user access requirement there is 100% accessibility to all the flats proposed.

In particular neighbours' concerns regarding daylight to the adjacent property at 44 Saffron Hill EC1, has been adequately addressed in the report provided by Brooke Vincent & Partners ref: 9529 August 2011.

That the Energy performance of the proposed building will satisfy Local authority/ statutory requirements as reported in the: Energy Statement by Twenty16 Design, dated July 2011.

The Structural Methodology Statement - Basement Impact Assessment, dated 1/3/2012, by Ellis & Moore, Consulting Engineers; has shown that the proposed building will be structurally stable and not negatively impact on its neighbours.

The 2 areas I believe that we have not been able to resolve are:

1. The issue of the windows to 69 – 71 Farringdon Road EC1, On the boundary overlooking 13 St Cross St.
2. The requirement for jewellery workshops as part of a mixed use development.

Yours Faithfully,

Alec Alexandrou.

** (Excluding the relationship to the windows at mansard level of 69 - 71 Farringdon Road EC1, on the boundary of 13 St Cross Street EC1)