

Hazelton, Laura

Subject: FW: Audit Fee Request for : 69 Kentish Town Road (2016/2424/P)
Attachments: 1169_07_D - Proposed Section AA.PDF; 1169_08_C - Proposed Rear Elevation.pdf; 1169_12_C - Proposed Lower Ground Floor.pdf; 1169_13_C - Proposed Ground Floor.pdf; 1169_14_C - Proposed First Floor.pdf; 1169_15_C - Proposed Second Floor.pdf; 1169_16_C - Proposed Roof Plan.pdf; 1169_17_A - Proposed Section BB.PDF; 1169_18_A - Proposed Side Elevation.pdf

From: Rebecca Durham [mailto:]
Sent: 02 August 2016 16:23
To: Hazelton, Laura
Cc:
Subject: RE: Audit Fee Request for : 69 Kentish Town Road (2016/2424/P)

Dear Laura,

Many thanks for taking the time to send the comments of the conservation and design team. We have now considered the suggestions and we have been able to do the following;

- We agree that lowering the extension at the rear would make access easier and make it more aligned with the developments either side. We have also had to consider the expense of additional excavation and also the impact of the development in terms of land type, drainage and flooding, as assessed in the Basement Impact Assessment. It is generally agreed that the less excavation the better, therefore we are suggesting a compromise on this and have lowered the proposed extension by 500mm. We have also decreased the mid floor construction thus saving 100mm and allowing the new proposal to be only 400mm lower than the original in terms of excavation. We believe the proposal now meets your criteria as it looks neat from the rear as it is in line with the development at number 71 and only marginally higher than the development at 67. It is also now low enough for the green roof to join to the new first floor extension beneath the window without any sloping. If you look at the new proposed section AA, the top of this new development is almost exactly in line with the existing first floor of the building. The new proposed height for this extension now only requires three steps to the front door within the yard space. We have consulted with the Engineer who undertook the Basement Impact Assessment and he has confirmed that lowering the proposal by 400mm will be suitable and will not cause any further damage than that already stipulated in the BIA.
- We agree that making the first floor rear extension narrower makes it more in keeping with the existing building and neighbouring buildings. We have amended it so that it is half the width of the existing property as suggested, and have amended the internal arrangement in order to best accommodate this whilst providing storage space and access for this new bedroom. In the process we have removed the clerestory window which we feel also makes the rear elevation neater. We have left the window of the first floor extension in the same position, which is now to one side of the extension, this is so that it provides space within the bedroom to put the single bed in the corner of the room, and secondly so that the windows on the rear elevation align with that of the existing house which also neatens the appearance at the rear.

Attached are our amended plans, sections and elevations which I hope clearly show the changes we have made and that you agree that these changes suitably meet the suggested amendments.

We look forward to hearing from you.

Kind regards,

Rebecca Durham

Architect



ARTHURELL + KIRKLAND ARCHITECTS

www.arthurellandkirkland.co.uk