

2016/0788/P

-20 Flaxman Tee

1384/08-1610PON01

18 October 2016



Kate Phillips
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Dear Kate,

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20 FLAXMAN TERRACE, LONDON, WC1
PLANNING APPLICATION REF: 2016/0788/P
PRE-APPLICATION ADVICE REF: 2016/3801/PRE

Further to your email dated 23 August 2016, we have thoroughly reviewed the comments provided as part of the pre-application request and have prepared a revised scheme outlined within the Addendum Heritage, Design and Access statement to support application ref 2016/0788/P.

The Addendum Document sets out how we have address your comments and provides further analysis of the site context and the Bloomsbury Conservation Area. This further analysis has also assisted with the revised design approach presented to you through the pre-application process.

Reduction in Height

The primary amendment to the scheme as submitted is the reduction in the roof extension by one floor. The scheme as now proposed will retain the existing pitched warehouse roof and create an extension at second floor level towards Flaxman Terrace to provide additional commercial floorspace (226 sqm).

The height of the extension will sit below the existing former warehouse roof and will extend forwards toward Flaxman Terrace. There are no changes to the rear of the building addressing the previous concerns of the residents at Grafton Mansions.

In particular, given that the height has been reduced and now sits below the existing warehouse roof, levels of daylight and sunlight will be maintained for residents to Grafton Mansions. Further, levels of amenity for residents at Flaxman Lodge will also be protected given that the original scheme as submitted, being a two storey extension, complied with the BRE requirements as demonstrated by the submitted Daylight and Sunlight Assessment.

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Change in Material

As discussed during the pre-application process, the design approach of the scheme has been revised to introduce brick opposed to glass for the extension. This material change reflects the local vernacular and elevational design within the surrounding context to allow the second floor extension to integrate well within the character and appearance of the Conservation Area.

The proposed critical windows to the new extension have retained a horizontal appearance to mirror the floors below but have been reduced in size to reflect officer comments. The windows also reflect the prevailing local character further demonstrating that the proposals will preserve the Bloomsbury Conservation Area.

Summary

In summary, the revised scheme has addressed the pre-application comments raised by yourself to not only preserve and enhance the character and appearance of the Conservation Area but proposes a scheme which complements the existing building at 20 Flaxman Terrace and maintain levels of residential amenity.

I trust that this is sufficient to consider the application further and I would be happy to discuss with you further once you have had the opportunity to review the Addendum document.

Yours sincerely
Metropolis



Paul O'Neill
Director

Encl:-

Addendum Heritage, Design and Access Statement – October 2016;

Revised Proposed Application Drawings:

- 1384-D4099- rev 01 – Proposed Lower Ground Floor Plan
- 1384-D4100- rev 01 – Proposed Ground Floor Plan
- 1384-D4101- rev 01 – Proposed First Floor Plan
- 1384-D4102- rev 02 – Proposed Second Floor Plan
- 1384-D4104- rev 02 – Proposed Roof Plan
- 1384-D4520- rev 00 – Proposed Section AA
- 1384-D4521- rev 00 – Proposed Section BB & CC
- 1384-D4710- rev 00 – Proposed Elevation AA
- 1384-D4711- rev 00 – Proposed Elevation BB
- 1384-D4712- rev 00 – Proposed Elevation CC
- 1384-D4820- rev 02 – Proposed Photomontage 1