

Gentet, Matthias

From: [REDACTED]
Sent: 28 February 2017 13:31
To: Gentet, Matthias
Subject: 162a Goldhurst Terrace - Corrected set of Planning Drawings.
Attachments: A103_Roof Plan Struc Rev 24022017.pdf; A102_Elevation Struc Rev 24022017.pdf; A101_plan struc rev 24021017.pdf; 105_Section Struc Rev 24021017.pdf; 104_Section Struc Rev 24021017.pdf

Dear Matthias,

Thank you for looking at the new drawings and logged them on file. They are accurate scale visuals of the Camden approved scheme.

My newly appointed Architect and Structural Engineer have both spent time on site at 162, measuring, calculating the correcting the design and structural drawings.

What you have now are true to both the existing and approved structures.

To clarify:

We have not altered any of the roof heights.

We have worked to the heights and scale approved in my planning application.

What you have now are these approved dimensions, shown alongside the existing roof heights of my neighbours and in comparison to the structure that was present when I bought the property.

The boundary parapet wall with 160 is now accurate.

We are not increasing it.

It is already higher than the approved roof height of our application.

There are no amends to the structure. Just corrections to the previous visuals.

This has been confusing for us all, so apologies.

My inclusion of my architects email yesterday was intended to simply answer your earlier question about materials for the new sloping roof cheeks.

The 'parapet' referred to is a small reclaimed brick uprise along the front edge of Bed 3 above the double doors. It is purely decorative.

We felt it was a more attractive finish than the white timber fascia board and will be a far better solution for hiding the roof drainage.

As shown, it does not increase the roof height.

Regarding your concerns with the roof checks. They are now correctly drawn in relation to the agreed finished roof heights.

As you have previously confirmed, amending them from glazing to brick is not structural.

However, to allay any concerns, Lawrence has added some additional annotation and a new simplified the side elevation/section drawing for ease of reading. Please see attached.

Where visible from 164 the cheek will continue externally, as the rest of that approved elevation, in block and render.

Where it extends above the flat roof, when viewed from 160, it will be in reclaimed London Stock (leaded/clad as required for construction purposes).

I know you are aware that we are already well underway with this project and that our timings are sensitive, not just for our own needs, but to those of my elderly neighbours at 160, who are due to move back in, in less than two weeks time.

The process of re-calculating and re-drawing has been time consuming, but I now feel confident that we have a good team on board, who will enable us to produce the best possible building.

I hope that this now clarifies everything. But, if there is anything that is still unclear or you have any further questions could I suggest a site visit this week. I would need to check with Lawrence, as I think it worth you meeting, but I am available this afternoon and after 11am tomorrow.

Kind regards,
Miranda

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Miranda Cahane
Cahane & Associates
