



**SQUARE FEET ARCHITECTS**

95 Bell Street, London NW1 6TL • 0207 431 4500 • studio@squarefeetarchitects.co.uk • www.squarefeetarchitects.co.uk

Elain Quigley  
Camden Planning  
By Email - Elaine.Quigley@camden.gov.uk

29<sup>th</sup> November 2022

Dear Elaine,

**2021/2930/P Rear of Barkat House 116-118 Finchley Road**

Below is an extract of your comments from your email dated 29<sup>th</sup> April 22 – your comments in italics for ease of reference, and our comments in bold below each section.

**1. SUSTAINABILITY**  
**a) Demolition**

*Local Plan policy CC1 states that we will require all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. We will e) require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building and f) expect all developments to optimise resource efficiency. Paragraph 8.17 of the supporting text states that all proposals for substantial demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building (see the CPG on Energy efficiency and adaptation).*

*When David and I visited the site we saw that this part of the building is seriously structurally compromised so this is not in dispute. You submitted the engineering report on the state of the existing building following this site visit. Although helpful it doesn't definitively say that the building is incapable of repair. We would need this assessment to be made and submitted for review as this would form part of the justification for the demolition of this part of the building before we could support its removal.*

*In terms of the documents required you would be required to justify the demolition of the existing building (chapter 9 of the CPG on Energy efficiency and adaptation). A condition and feasibility study and options appraisal would be required to be submitted to assess the reuse potential of the existing building. If the demolition of this part of the existing building is considered the only feasible option and can be justified, a whole life carbon assessment (including embodied carbon) should be undertaken to ensure that it is fully considered in the design process.*

Please refer to Cooper Associates report dated 16<sup>th</sup> March 2022, attached.

### **b) Energy and sustainability**

All development in Camden is expected to reduce carbon dioxide emissions through the application of the energy hierarchy. Part L of the Building Regulations sets out the minimum requirements that buildings must meet relating to the conservation of fuel and power. Developments in Camden are expected to exceed Part L of Building Regulations (19% reduction in carbon emissions) through the application of the energy hierarchy. Camden's planning policies use Part L calculations as a baseline that should be exceeded. Please note that new Building Regulations would require a greater reduction of 31% reduction if building regulations approval is sought after 15th June 2022.

As the proposal would appear to fall under works considered as deep refurbishment works you would be required to meet these targets. Please submit narrative around this issue to demonstrate that the proposal would meet these overall carbon reduction targets.

The proposal should also include renewables where feasible. You may like to consider including PV's to the roof to support a reduction in CO2 from onsite renewables.

The existing house was built in the 1960's with uninsulated solid wall construction, and minimal roof insulation or floor. Since then the house has suffered badly from subsidence and so very 'draughty'!

The proposal seeks to replace the section of house with worst construction issues, with a new highly insulated, airtight construction. The roof design has been evolved in order to be angled towards the south facing sun with integrated solar panels, as shown on the plans.

The existing retained 'rectangular' section of the house will be reroofed and upgraded walls to significantly improve the thermal performance of the house. All windows will be double glazed, thermally broken system.

The embodied energy associated with the materials used is to be minimised, using timber frame wall construction, as well as to minimise the use of concrete and concrete blocks.

The existing gas boiler would be replaced with a new highly efficient hot water system.

### **c) Sustainability**

A green roof has been shown on part of the roof of the new extension. Details of this have not been provided.

A sedum roof is proposed on the 'flat' roof over the retained rectangular section of the house.

## **2. DESIGN**

### **a) Form and mass**

My original email dated 26/10/2021 advised that the form and mass of the proposed extensions would have a harmful impact on the character and appearance of the conservation area. The information submitted on 10/11/2021 provided further justification for the proposal and photos have been submitted to try to demonstrate how "invisible" the existing building is in order to justify the height and bulk of the proposed extensions. These comments do not address our concerns about the bulk and scale of the new extensions and our view on this issue remains outstanding. In terms of the existing circular part of the building that is proposed to be removed, its height and form are subservient to the main rectangular part of the building by being lower in terms of its height and smaller in terms of its footprint. This subservience is also achieved by its circular form and detailing (the windows and doors are all at ground floor level). The proposal would increase the overall height of the building to two storey's on both sections of the building. As

set out in the original feedback email, this is not considered acceptable. Extensions should be subservient in terms of their height and size. The proposal fails to meet these criteria.

*This is a backland site which is set against the neighbouring gardens and we fail to see how the proposed extension to the building at 2 storey's wouldn't be overbearing on the neighbouring villas and gardens in the conservation area, namely Numbers 9 and 7. Garden settings are protected from backland development in the Conservation Area Management Strategy, and although this site is already developed, the key thing is to ensure any develop preserves or enhances the garden settings of the neighbouring buildings.*

*Although the site is fairly secluded we struggle to see how the height of the proposed scheme enhances the character of the adjoining villas and their gardens. In order to be acceptable, the height of the proposed extension needs to be reduced considerably. The height of the existing orthogonal part of the building is already equal to the above-grade height of the very substantial student block next door, and it is difficult to see how a further increase in height beyond this would be an enhancement. There is a taller infill building in Trinity Walk but this has a street frontage and isn't of the same backland nature as the subject site.*

I believe through our latest designs issued 1<sup>st</sup> August 2022 (attached), we have addressed the above concerns.

### **3. TREES**

*The application has been supported by a tree statement which states that the proposal would have no impact on surrounding trees. The tree statement advises that there are no trees in the garden of no. 9 Maresfield Gardens. When looking through the photos that I took on site there are tree branches above the fencing to the north of the site in the garden of no. 9. This is supported by google earth dated 2020 that cleared shows the crowns of trees in the rear garden of no. 9 in close proximity to the boundary with the application site (see screen shot below). The proposed plans also show the outline of trees in the garden on no. 9?*

*I have not received comments from the tree officer on the proposal however it would be good to get clarification on this.*

Please find attached an updated tree report from Tretec dated November 22 which I hope addresses your queries and comments.

### **4. AMENITY**

*The proposed two storey extension would extend up to the northern boundary with the neighbouring building at no. 9. It is acknowledged that no. 9 appears to be approximately 18m away from the boundary however given the steep slope of the land from north to south views of the first floor of the extension would be clearly visible from the ground, first and second floor windows in the rear elevation of this building. The residents of no. 9 have objected to the proposal on the grounds of overlooking. No windows are proposed on the northern elevation of the new 2 storey extension however a corner window would be located in the first floor extension to the retained element of the building that would serve a bedroom. It is not possible to tell from the information submitted if this window would result in any harm to the amenity of the properties within no. 9. I am seeking further information on this matter from the neighbouring occupiers.*

I believe through our latest designs issued 1<sup>st</sup> August 2022 (attached), we have addressed the above concerns.

If you have any queries or comments please do not hesitate to give me a call at this office.

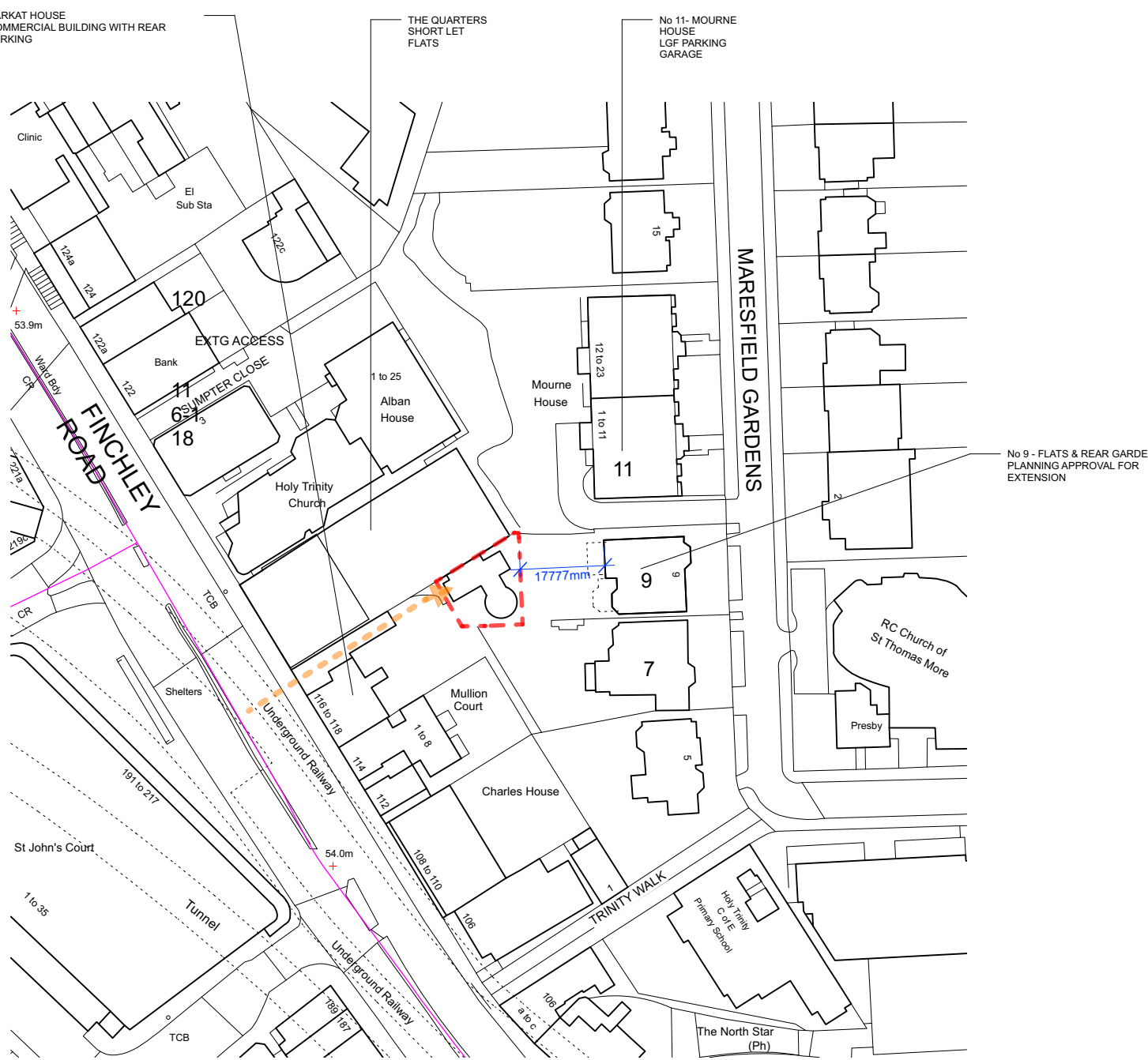
Kind regards,

A handwritten signature in blue ink that reads "Daniel Leon". The signature is fluid and cursive, with a long horizontal stroke at the end.

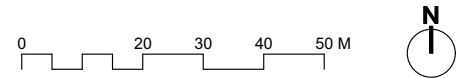
Daniel Leon RIBA - Director  
**For and on behalf of SQUARE FEET ARCHITECTS LTD.**



BARKAT HOUSE  
COMMERCIAL BUILDING WITH REAR  
PARKING



No 9 - FLATS & REAR GARDEN  
PLANNING APPROVAL FOR  
EXTENSION



ORDINANCE SURVEY 1:1250



BIRDSEYE VIEW FROM THE SOUTHWEST



BIRDSEYE VIEW FROM THE SOUTHEAST

notes:  
General notes:  
1. Do not scale drawings. Dimensions govern.  
2. All dimensions are in millimeters unless noted otherwise.  
3. All dimensions shall be verified on site before proceeding with the work.  
4. Square Feet Architects shall be notified in writing of any discrepancies.  
Party Wall Act 1996:  
Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:  
These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
If advice is required please do not hesitate to contact Square Feet Architects.  
KEY

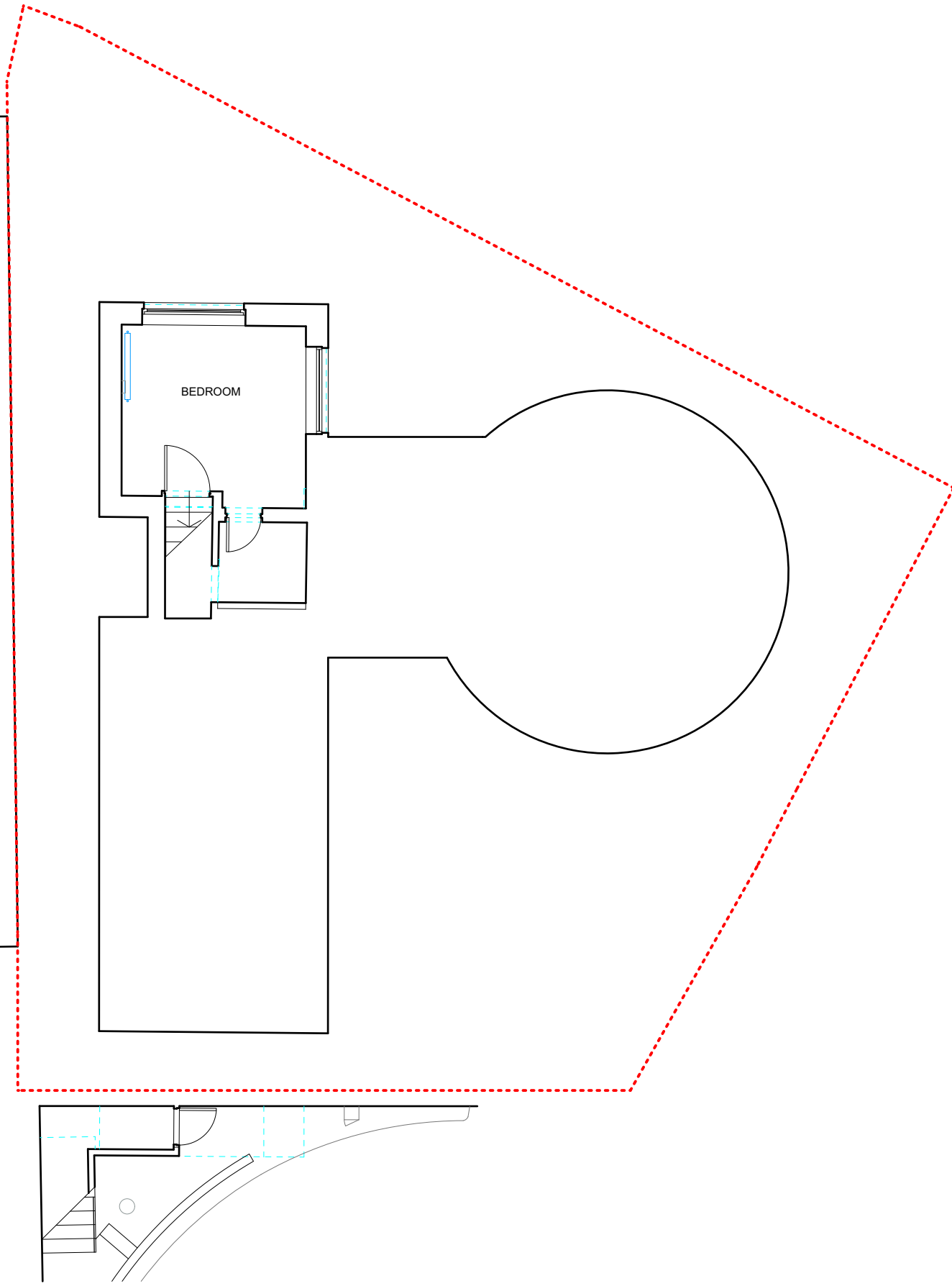
- existing
- to be demolished
- proposed

revision:	
A	06/04/21 Planning Set



**SQUARE FEET ARCHITECTS**  
A : 95 Bell St, London, NW1 6TL  
T : 0207 431 4500  
E : studio@squarefeetarchitects.co.uk  
W : www.squarefeetarchitects.co.uk

drawing title: <b>Location and Existing Aerial Views</b>	
client: Mr R Ambrose	
project: <b>The Rotunda</b>	
date: 06/04/21	scale: 1:1250@A3
drawing number: 1827_L_001	revision: A



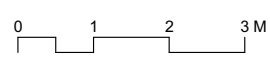
notes:

**General notes:**  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in millimeters unless noted otherwise.  
 3. All dimensions shall be verified on site before proceeding with the work.  
 4. Square Feet Architects shall be notified in writing of any discrepancies.

**Party Wall Act 1996:**  
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

**C.D.M. Regulations 2015:**  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
 If advice is required please do not hesitate to contact Square Feet Architects.

**KEY**  
 black lines existing  
 green lines to be demolished  
 red lines proposed



revision:

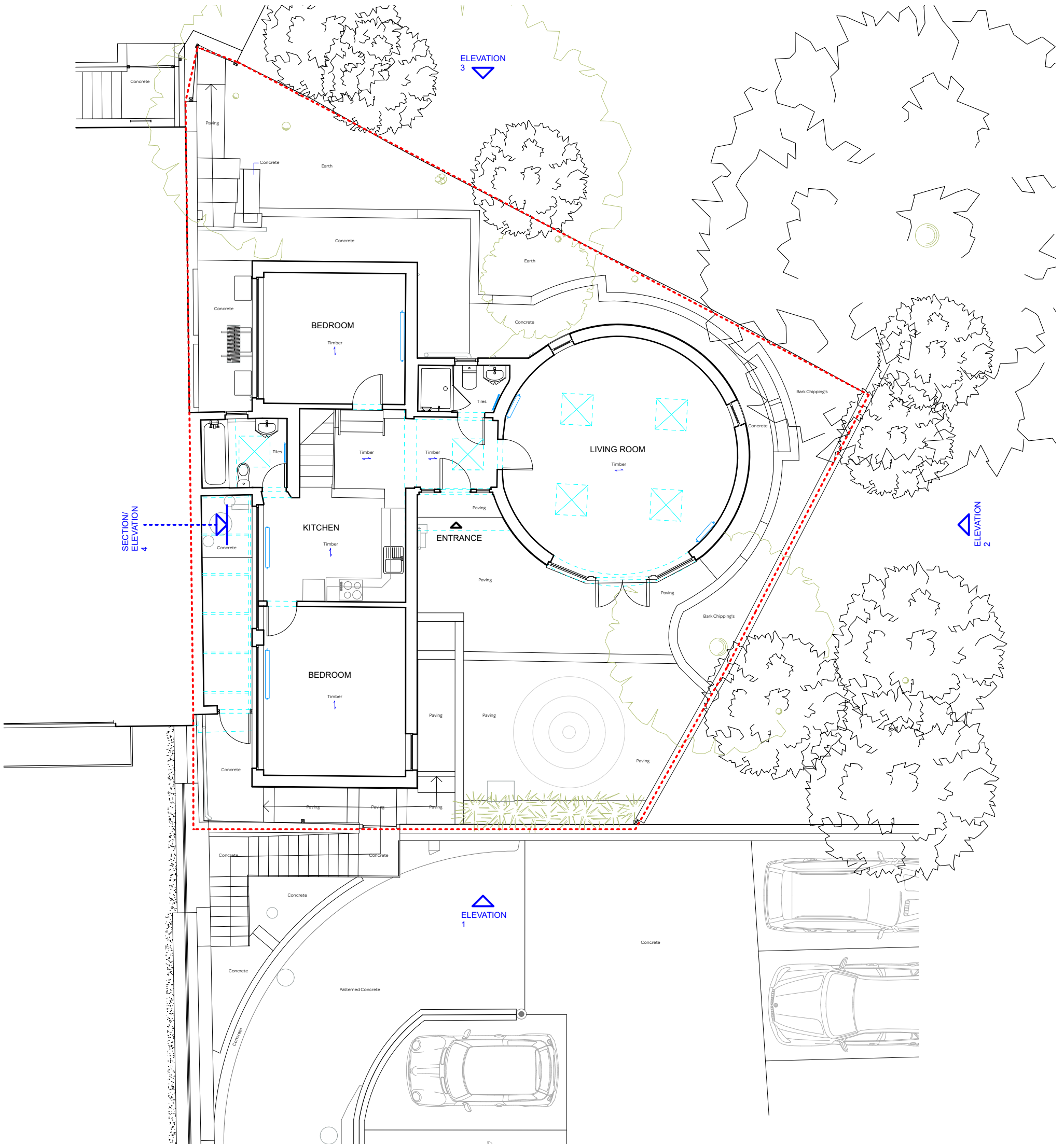
A	06/04/21	Planning Set



**SQUARE FEET ARCHITECTS**  
 A : 95 Bell St, London, NW1 6TL  
 T : 0207 431 4500  
 E : studio@squarefeetarchitects.co.uk  
 W : www.squarefeetarchitects.co.uk

drawing title: <b>EXISTING Lower Ground Floor Plan</b>	
client: Mr R Ambrose	
project: The Rotunda	
date: 06/04/21	scale: 1:100@A3
drawing number: 1827_L_011	revision: A





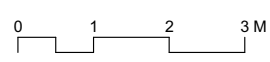
notes:

General notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in millimeters unless noted otherwise.  
 3. All dimensions shall be verified on site before proceeding with the work.  
 4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:  
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
 If advice is required please do not hesitate to contact Square Feet Architects.

KEY  
 black lines existing  
 green lines to be demolished  
 red lines proposed



revision:

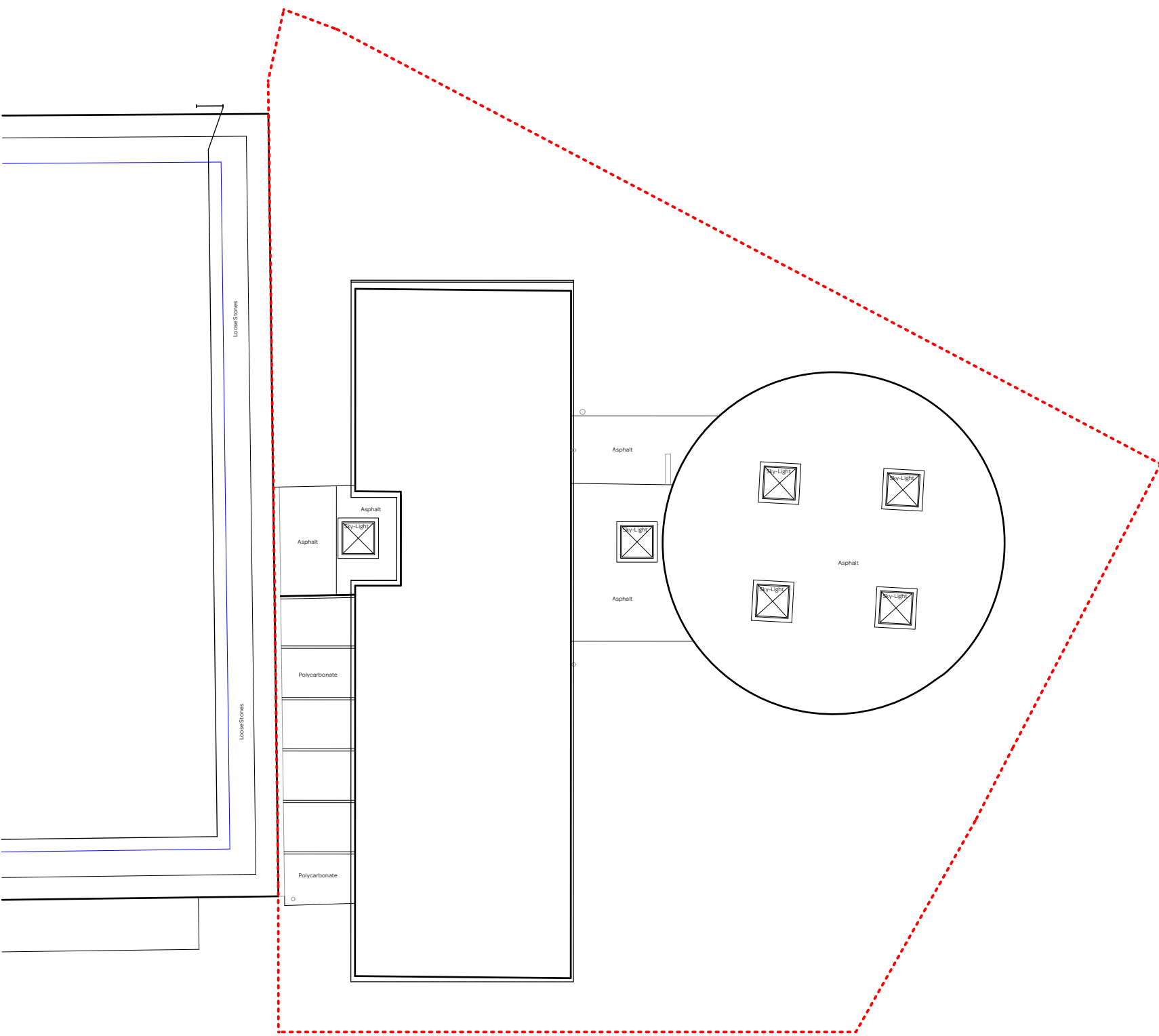
A	06/04/21	Planning Set




**SQUARE FEET ARCHITECTS**  
 A : 95 Bell St, London, NW1 6TL  
 T : 0207 431 4500  
 E : studio@squarefeetarchitects.co.uk  
 W : www.squarefeetarchitects.co.uk

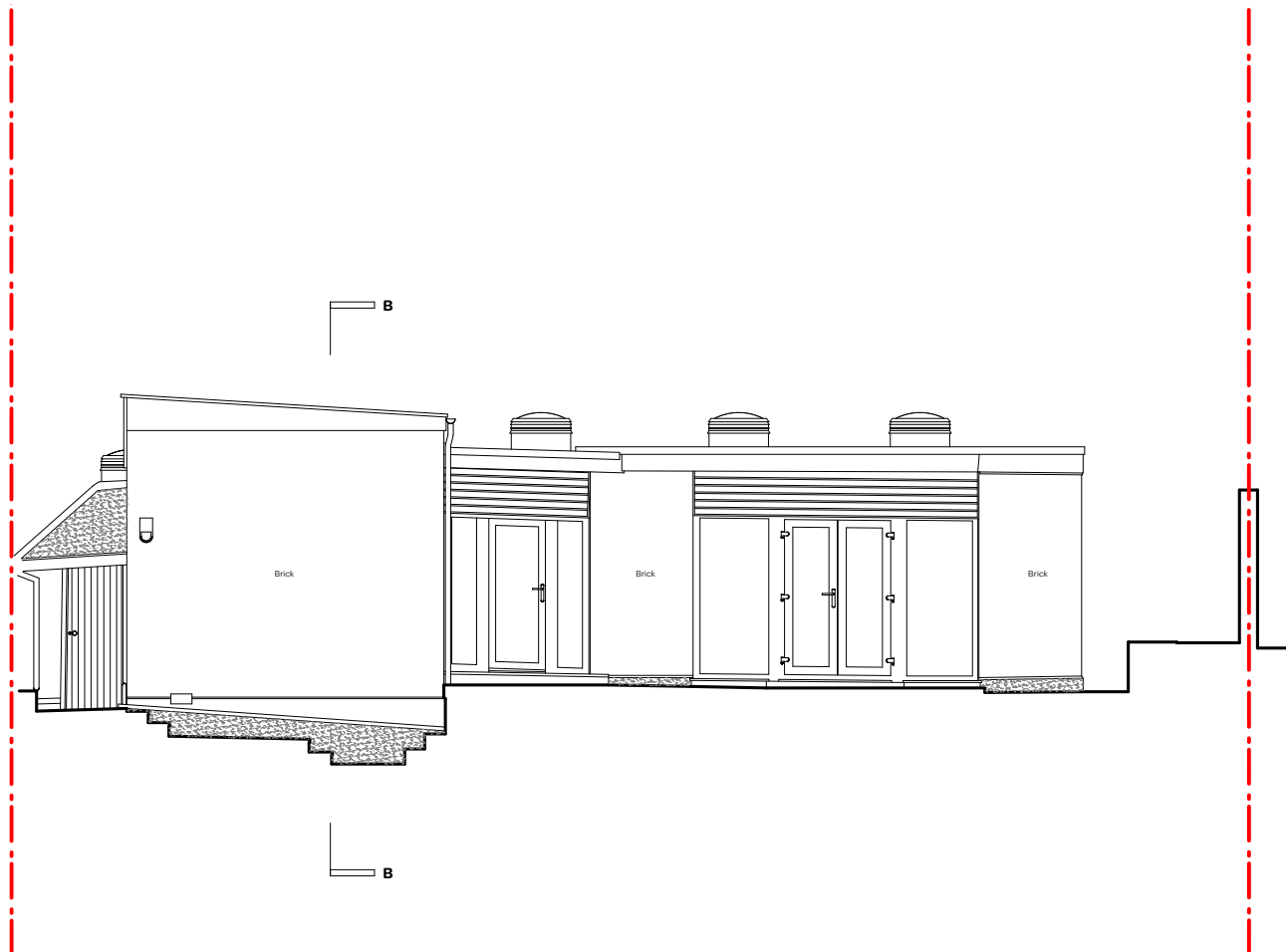
drawing title:

<b>EXISTING Upper Ground Floor Plan</b>	
client: Mr R Ambrose	
project: The Rotunda	
date: 06/04/21	scale: 1:100@A3
drawing number: 1827_L_012	revision: A

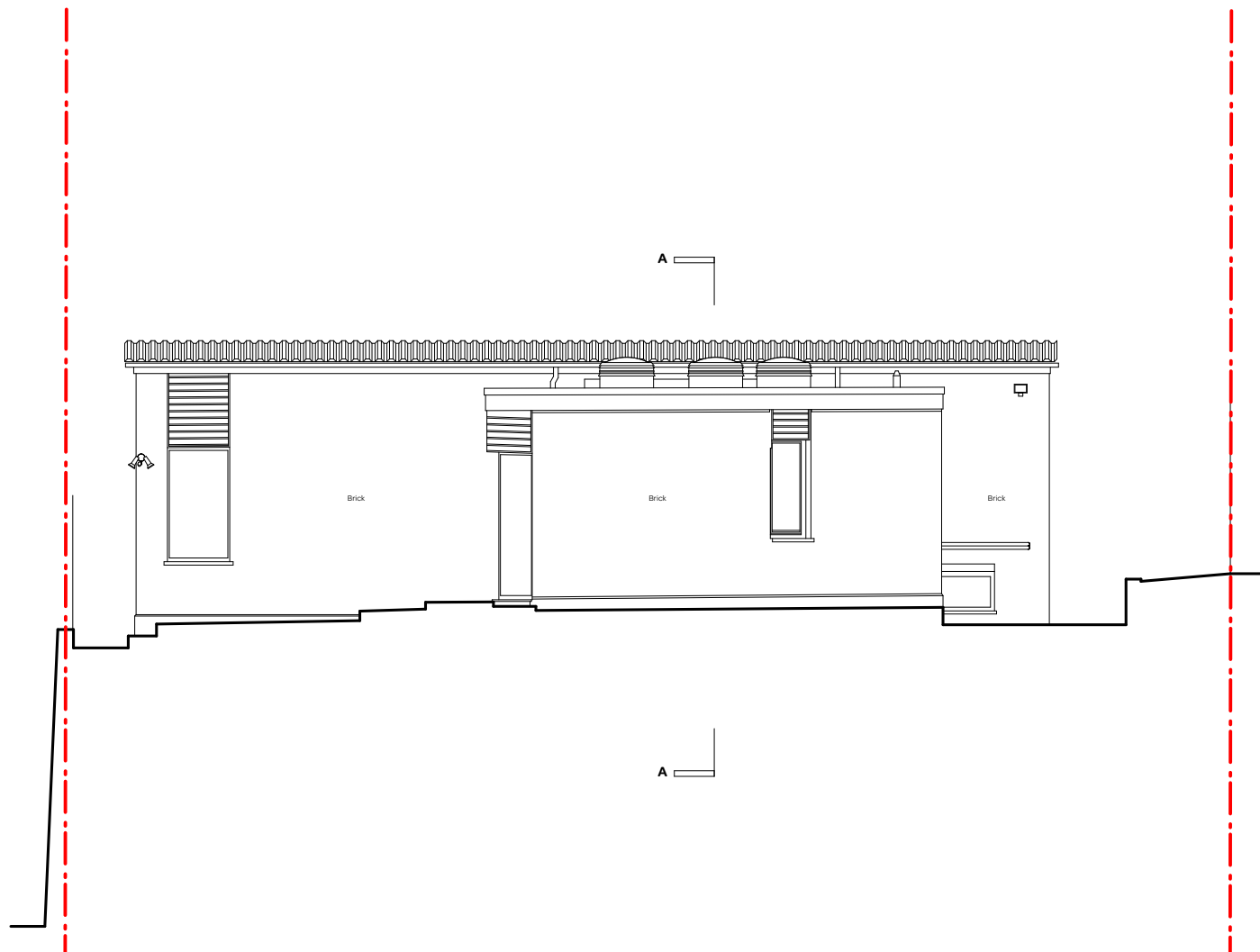


<p>notes:</p> <p>General notes:          1. Do not scale drawings. Dimensions govern.          2. All dimensions are in millimeters unless noted otherwise.          3. All dimensions shall be verified on site before proceeding with the work.          4. Square Feet Architects shall be notified in writing of any discrepancies.</p> <p>Party Wall Act 1996:          Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.</p> <p>C.D.M. Regulations 2015:          These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.          If advice is required please do not hesitate to contact Square Feet Architects.</p> <p>KEY  <span style="border: 1px solid black; padding: 2px;">black lines</span> existing  <span style="border: 1px dashed green; padding: 2px;">green lines</span> to be demolished  <span style="border: 1px dashed red; padding: 2px;">red lines</span> proposed</p> <p style="text-align: right;">0 1 2 3 M</p>	<p>revision:</p> <table border="1"> <tr> <td>A</td> <td>06/04/21</td> <td>Planning Set</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	A	06/04/21	Planning Set																																		 <p><b>SQUARE FEET ARCHITECTS</b></p> <p>A : 95 Bell St, London, NW1 6TL          T : 0207 431 4500          E : studio@squarefeetarchitects.co.uk          W : www.squarefeetarchitects.co.uk</p>	<p>drawing title: <b>EXISTING Roof Plan</b></p> <p>client: Mr R Ambrose</p> <p>project: The Rotunda</p> <table border="1"> <tr> <td>date: 06/04/21</td> <td>scale: 1:100@A3</td> </tr> <tr> <td>drawing number: 1827_L_013</td> <td>revision: A</td> </tr> </table>	date: 06/04/21	scale: 1:100@A3	drawing number: 1827_L_013	revision: A
A	06/04/21	Planning Set																																									
date: 06/04/21	scale: 1:100@A3																																										
drawing number: 1827_L_013	revision: A																																										




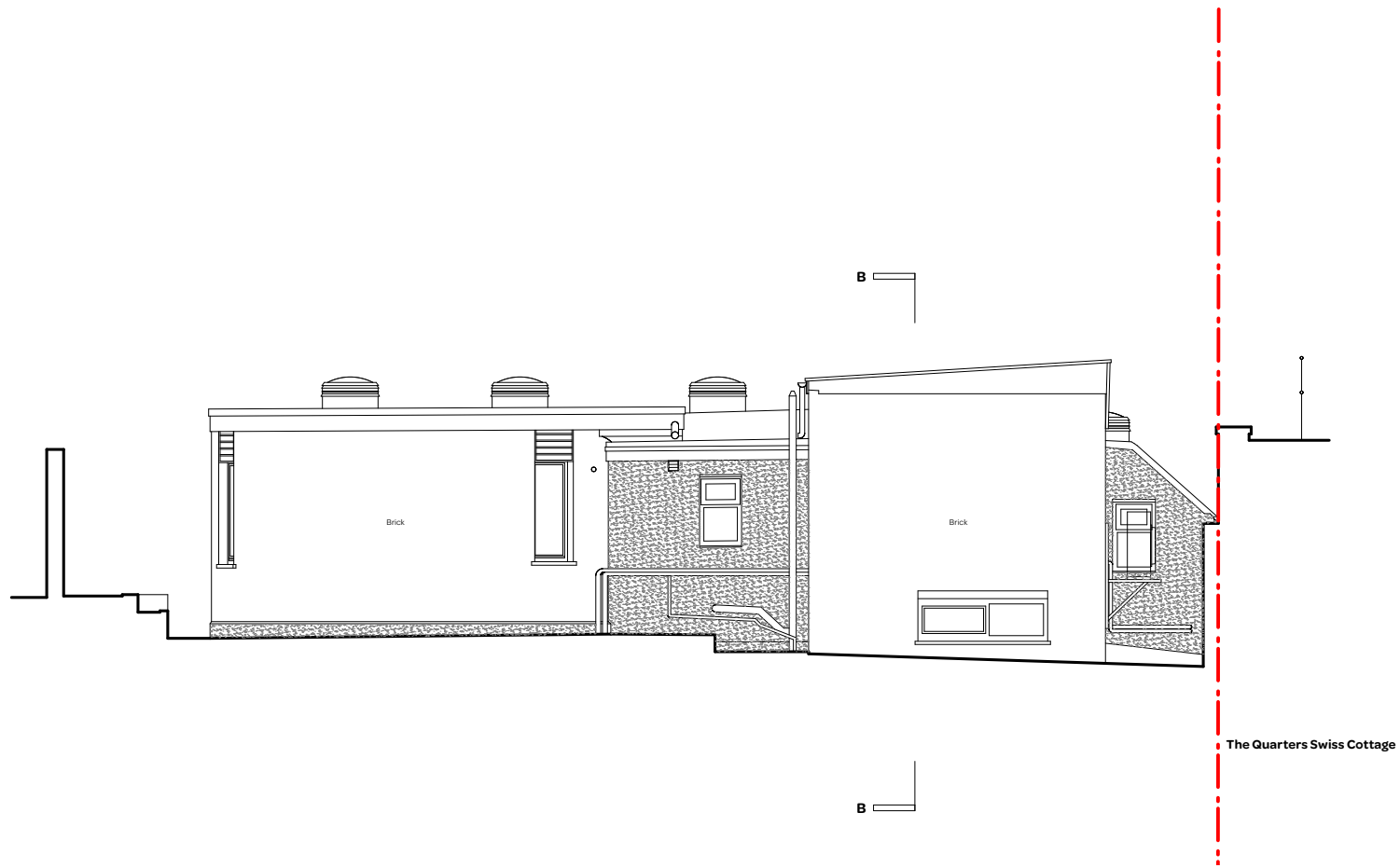


ELEVATION 1 (SOUTH-WEST FACING)

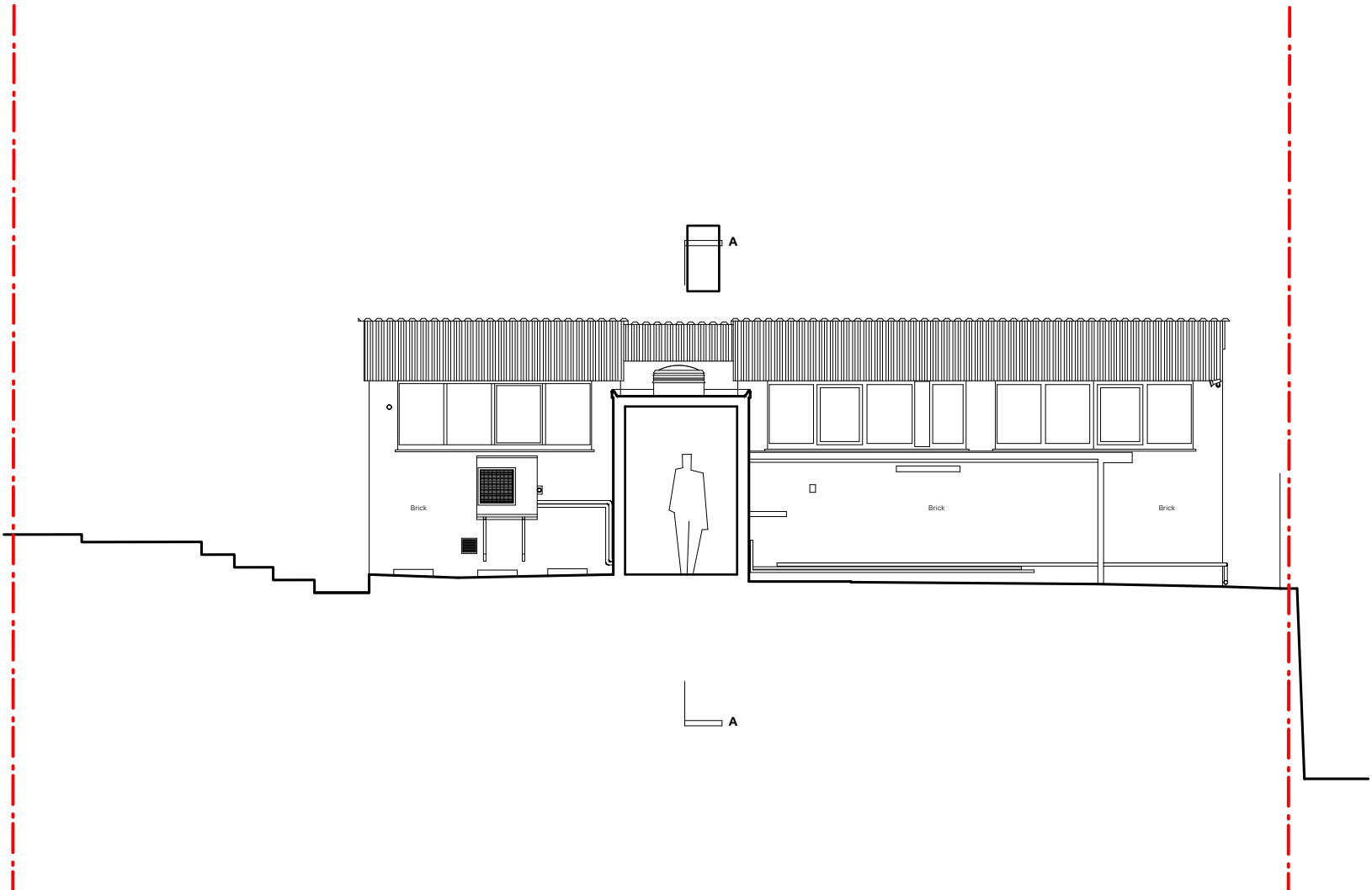


ELEVATION 2 (SOUTH-EAST FACING)

<p>notes:</p> <p>General notes:          1. Do not scale drawings. Dimensions govern.          2. All dimensions are in millimeters unless noted otherwise.          3. All dimensions shall be verified on site before proceeding with the work.          4. Square Feet Architects shall be notified in writing of any discrepancies.</p> <p>Party Wall Act 1996:          Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.</p>		<p>C.D.M. Regulations 2015:          These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.          If advice is required please do not hesitate to contact Square Feet Architects.</p> <p>KEY  <span style="border: 1px solid black; padding: 2px;">black lines</span> existing  <span style="border: 1px dashed green; padding: 2px;">green lines</span> to be demolished  <span style="border: 1px solid red; padding: 2px;">red lines</span> proposed</p>		<p>revision:</p> <table border="1"> <tr> <td>A</td> <td>06/04/21</td> <td>Planning Set</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		A	06/04/21	Planning Set																															<p>drawing title:  <b>EXISTING Elevations South Facing</b></p> <p>client:          Mr R Ambrose</p> <p>project:          The Rotunda</p> <p>date:          06/04/21</p> <p>drawing number:          1827_L_020</p>		<p>scale:          1:100@A3</p> <p>revision:          A</p>		 <p><b>SQUARE FEET ARCHITECTS</b></p> <p>A : 95 Bell St, London, NW1 6TL          T : 0207 431 4500          E : studio@squarefeetarchitects.co.uk          W : www.squarefeetarchitects.co.uk</p>	
A	06/04/21	Planning Set																																										



ELEVATION 3 (NORTH-EAST FACING)



SECTIONAL ELEVATION 4 (NORTH-WEST FACING)

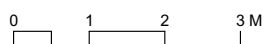
notes:

General notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in millimeters unless noted otherwise.  
 3. All dimensions shall be verified on site before proceeding with the work.  
 4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:  
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
 If advice is required please do not hesitate to contact Square Feet Architects.

KEY  
 black lines existing  
 green lines to be demolished  
 red lines proposed



revision:

A 06/04/21 Planning Set



**SQUARE FEET ARCHITECTS**

A : 95 Bell St, London, NW1 6TL  
 T : 0207 431 4500  
 E : studio@squarefeetarchitects.co.uk  
 W : www.squarefeetarchitects.co.uk

drawing title:

**EXISTING Elevations North Facing**

client:

Mr R Ambrose

project:

The Rotunda

date:

06/04/21

scale:

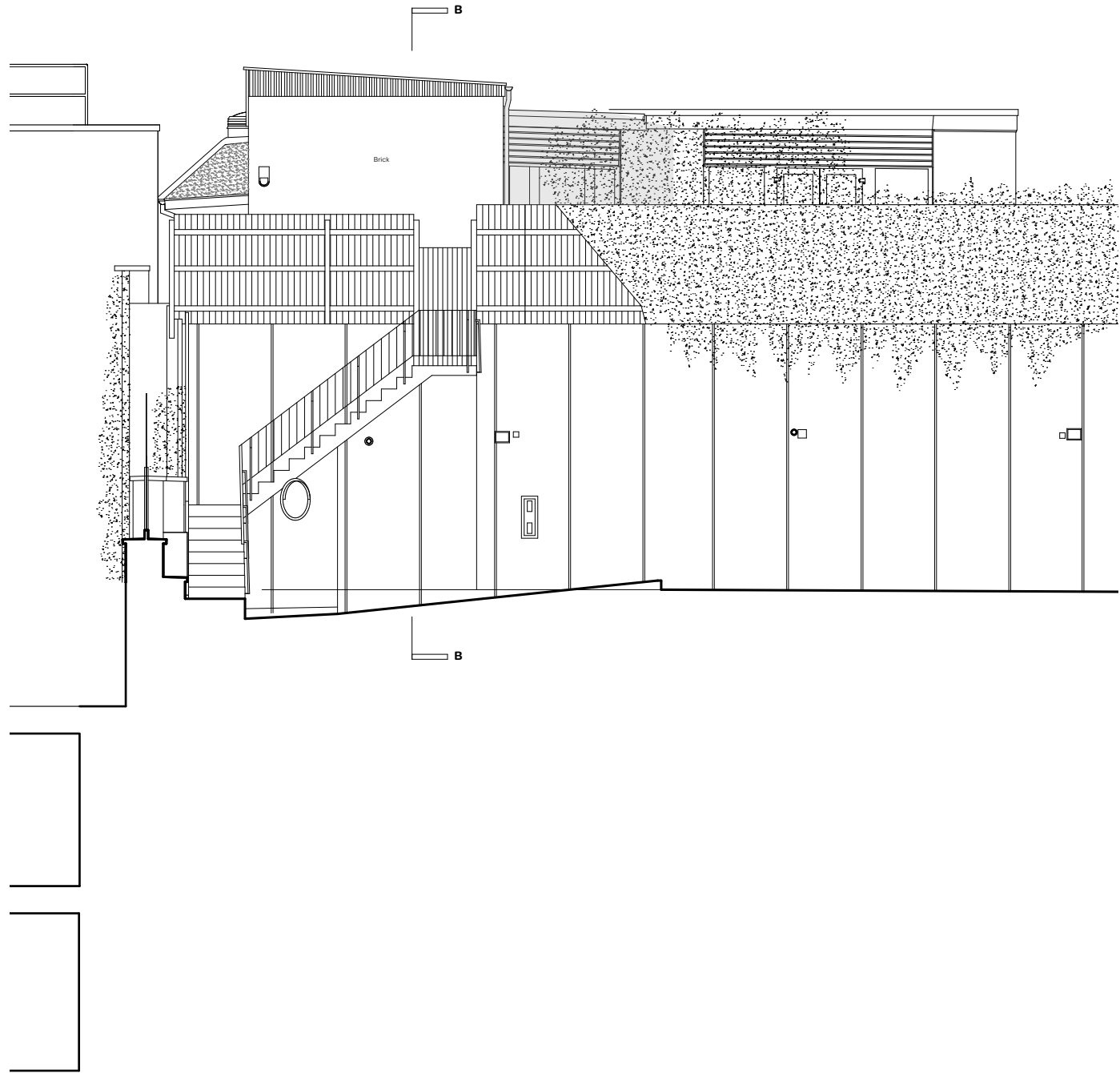
1:100@A3

drawing number:

1827\_L\_021

revision:

A



notes:

General notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in millimeters unless noted otherwise.  
 3. All dimensions shall be verified on site before proceeding with the work.  
 4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:  
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
 If advice is required please do not hesitate to contact Square Feet Architects.

**KEY**  
 black lines existing  
 green lines to be demolished  
 red lines proposed



revision:

A 06/04/21 Planning Set



**SQUARE FEET ARCHITECTS**

A : 95 Bell St, London, NW1 6TL  
 T : 0207 431 4500  
 E : studio@squarefeetarchitects.co.uk  
 W : www.squarefeetarchitects.co.uk

drawing title:

**EXISTING Site Elevation (SW)**

client:

Mr R Ambrose

project:

The Rotunda

date:

06/04/21

drawing number:

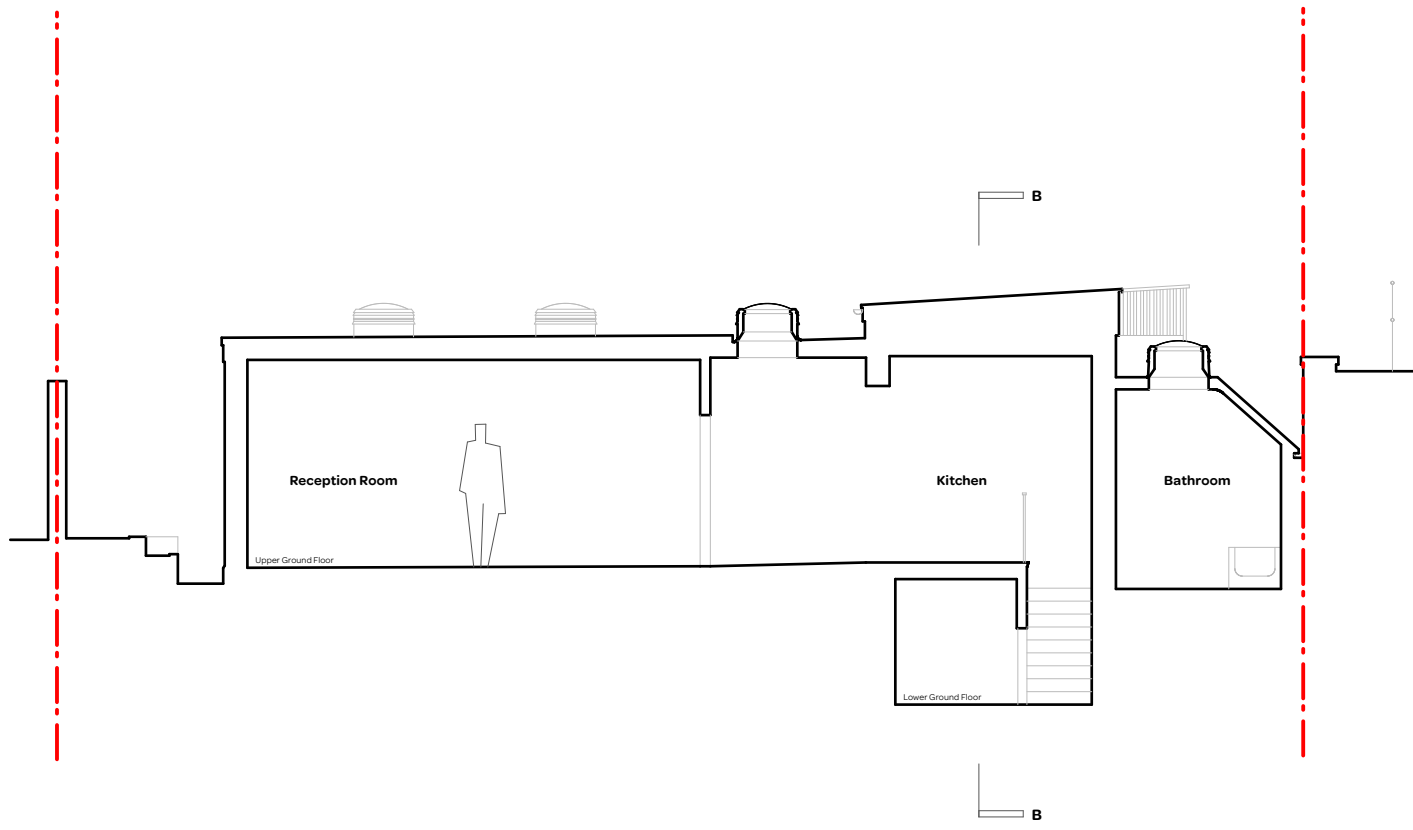
1827\_L\_022

scale:

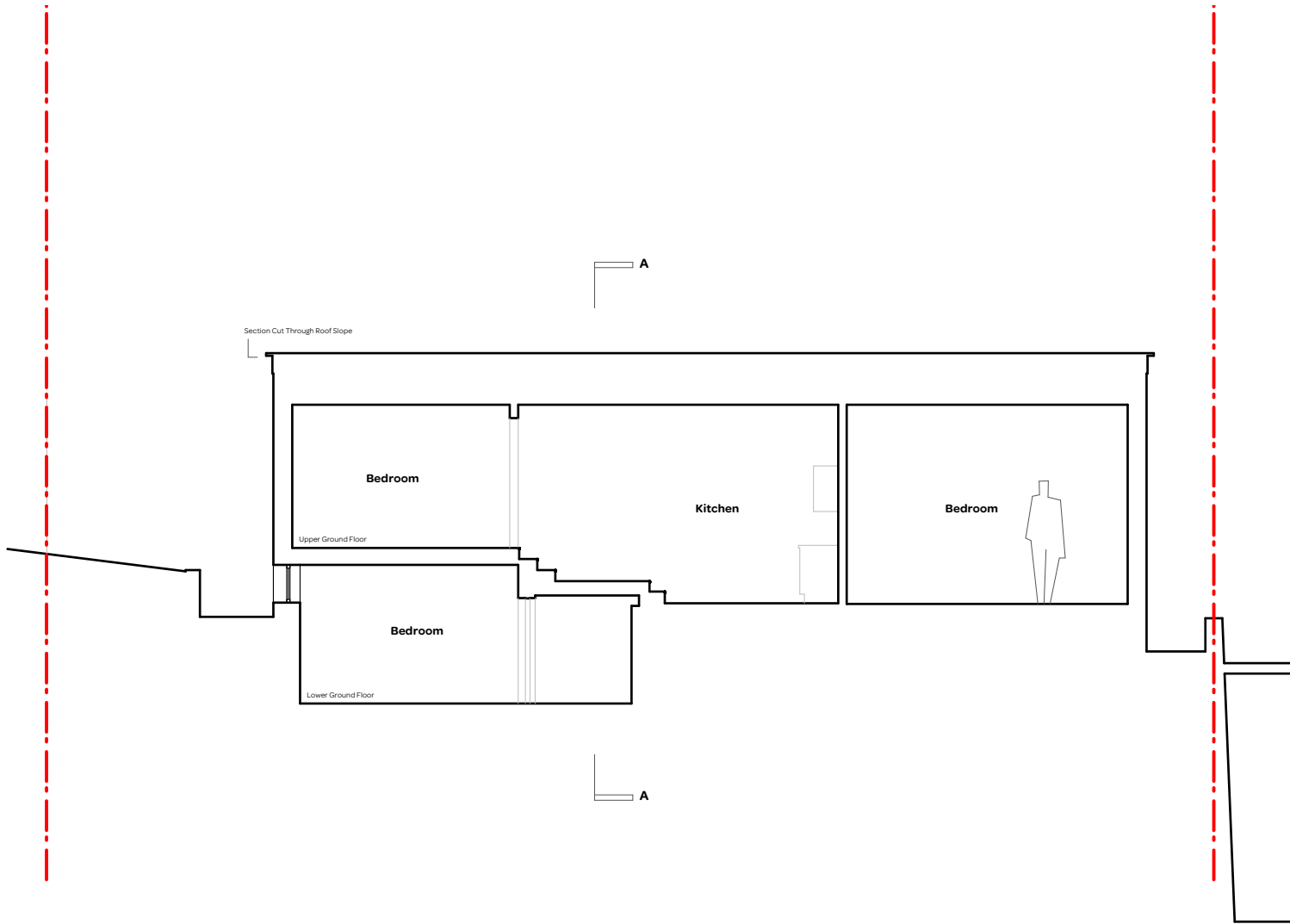
1:100@A3

revision:

A



SECTION AA



SECTION BB

notes:

General notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in millimeters unless noted otherwise.  
 3. All dimensions shall be verified on site before proceeding with the work.  
 4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:  
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
 If advice is required please do not hesitate to contact Square Feet Architects.

KEY  
 black lines existing  
 green lines to be demolished  
 red lines proposed



revision:

A 06/04/21 Planning Set



**SQUARE FEET ARCHITECTS**

A : 95 Bell St, London, NW1 6TL  
 T : 0207 431 4500  
 E : studio@squarefeetarchitects.co.uk  
 W : www.squarefeetarchitects.co.uk

drawing title:

**EXISTING Sections**

client:

Mr R Ambrose

project:

The Rotunda

date:

06/04/21

scale:

1:100@A3

drawing number:

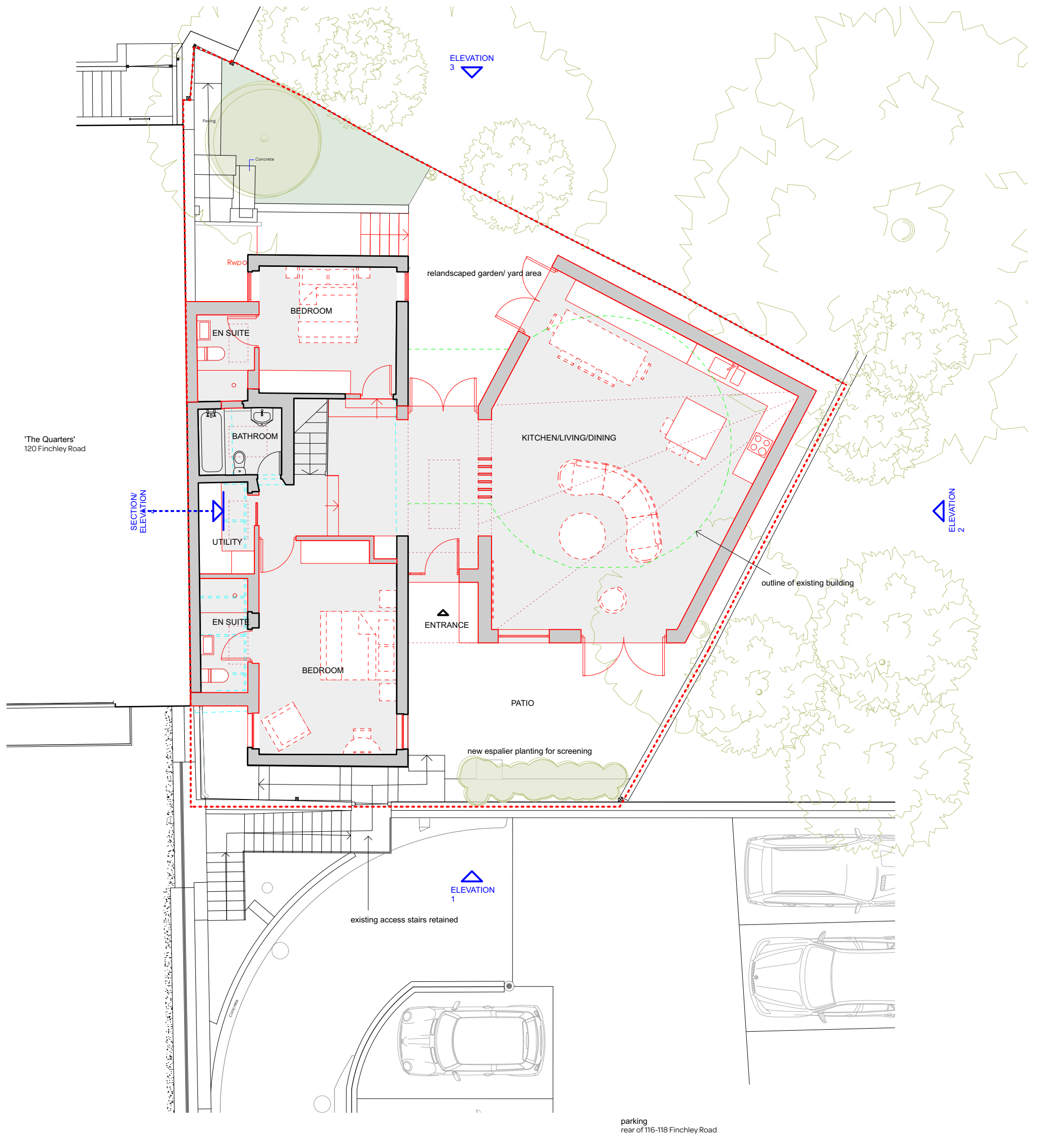
1827\_L\_025

revision:

A







notes:

General notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in millimeters unless noted otherwise.  
 3. All dimensions shall be verified on site before proceeding with the work.  
 4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:  
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
 If advice is required please do not hesitate to contact Square Feet Architects.

KEY

black lines existing  
 green lines to be demolished  
 red lines proposed

0 1 2 3 M

revision:

A	06/04/21	Planning Set
B	18/07/22	Revised Planning Set



**SQUARE FEET ARCHITECTS**

A : 95 Bell St, London, NW1 6TL  
 T : 0207 431 4500  
 E : studio@squarefeetarchitects.co.uk  
 W : www.squarefeetarchitects.co.uk

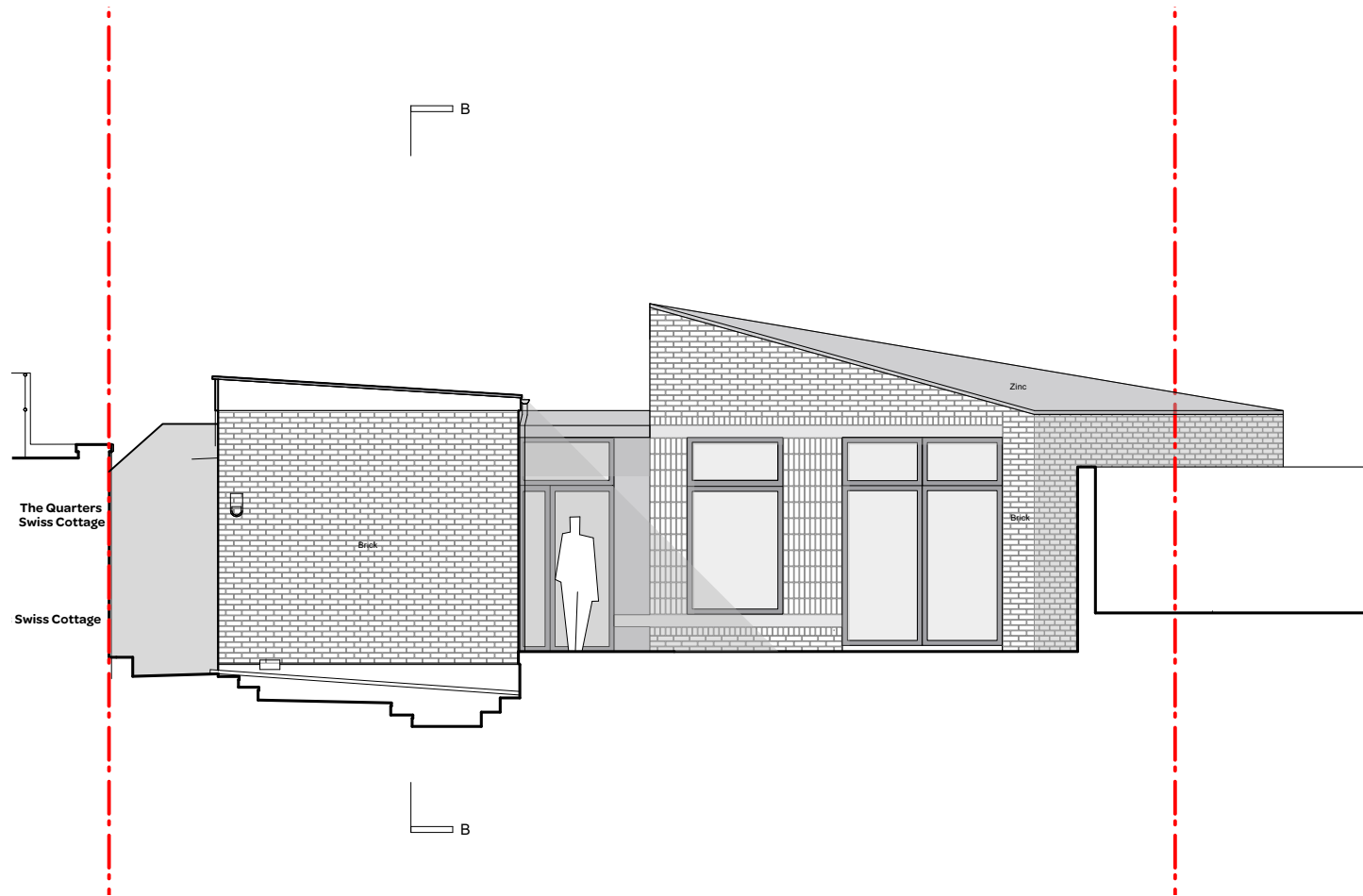
drawing title:  
**PROPOSED Upper Ground Floor Plan**

client:  
Mr R Ambrose

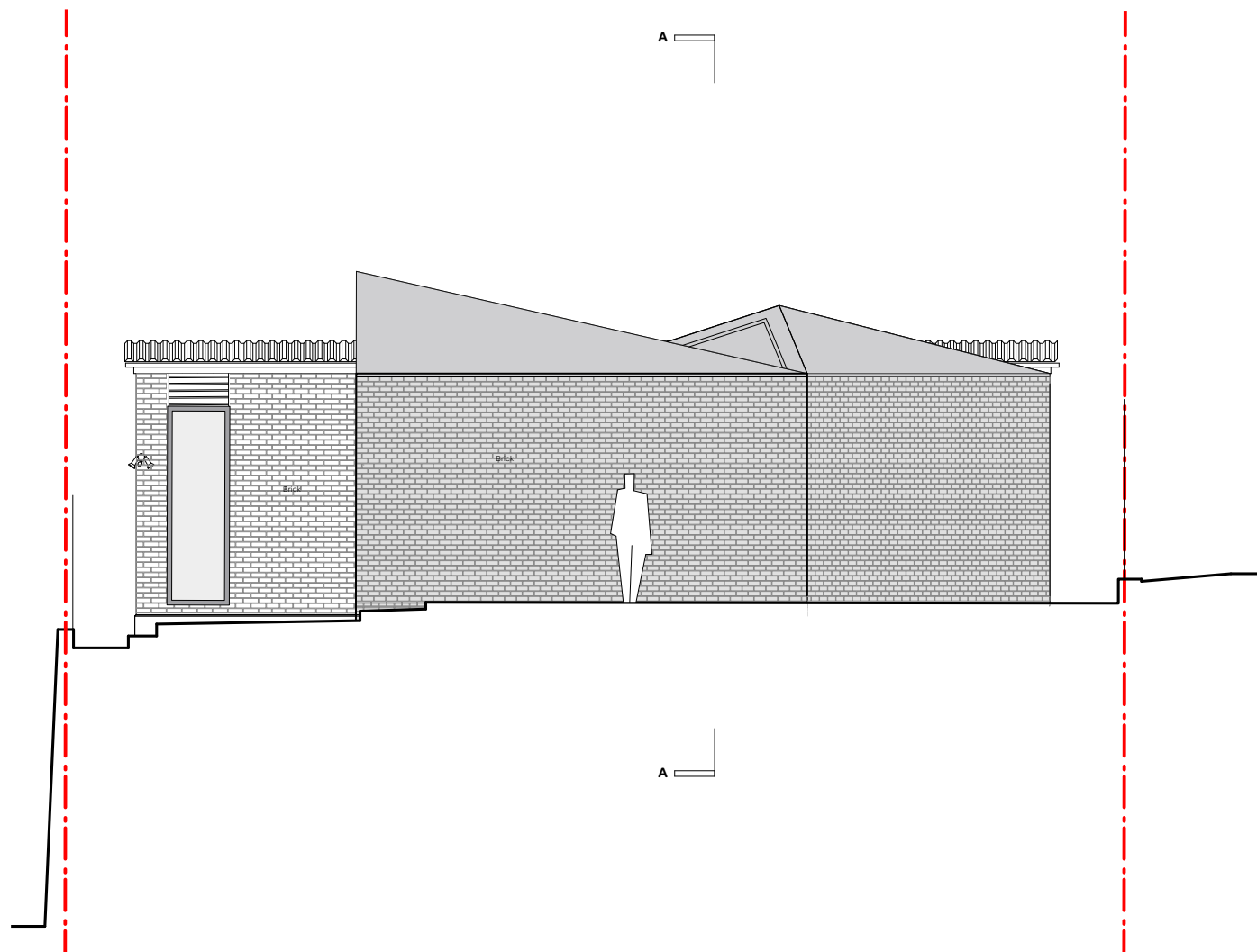
project:  
The Rotunda

date: 06/04/21	scale: 1:100@A3
drawing number: 1827_L_112	revision: A





ELEVATION 1 (SOUTH-WEST FACING)



ELEVATION 2 (SOUTH-EAST FACING)

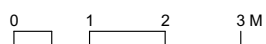
notes:

General notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in millimeters unless noted otherwise.  
 3. All dimensions shall be verified on site before proceeding with the work.  
 4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:  
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
 If advice is required please do not hesitate to contact Square Feet Architects.

KEY  
 black lines existing  
 green lines to be demolished  
 red lines proposed



revision:

A	06/04/21	Planning Set
B	18/07/22	Revised Planning Set



**SQUARE FEET ARCHITECTS**

A : 95 Bell St, London, NW1 6TL  
 T : 0207 431 4500  
 E : studio@squarefeetarchitects.co.uk  
 W : www.squarefeetarchitects.co.uk

drawing title:

**PROPOSED Elevations South Facing**

client:

Mr R Ambrose

project:

The Rotunda

date:

06/04/21

scale:

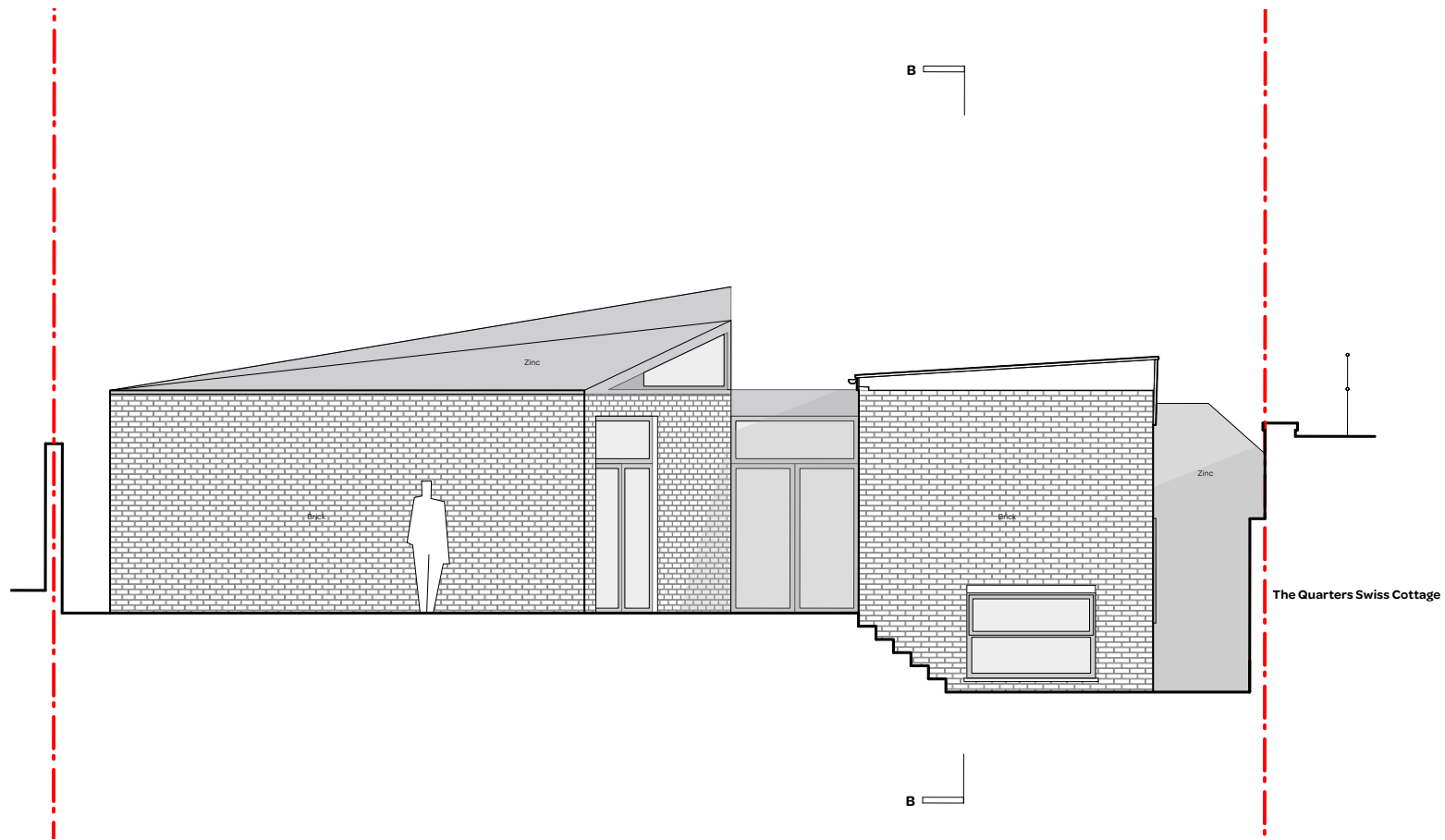
1:100@A3

drawing number:

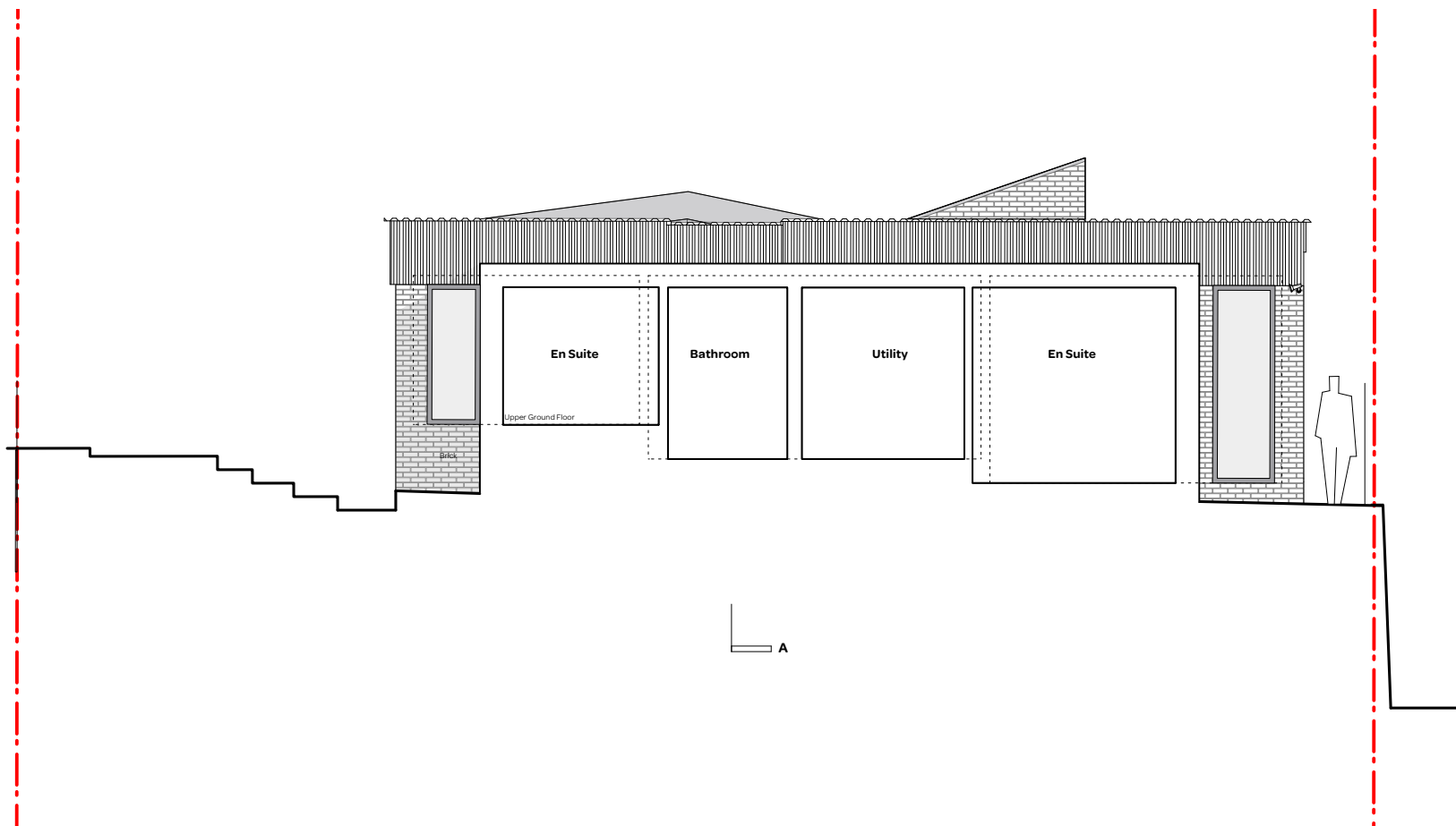
1827\_L\_120

revision:


A



ELEVATION 3 (NORTH-EAST FACING)

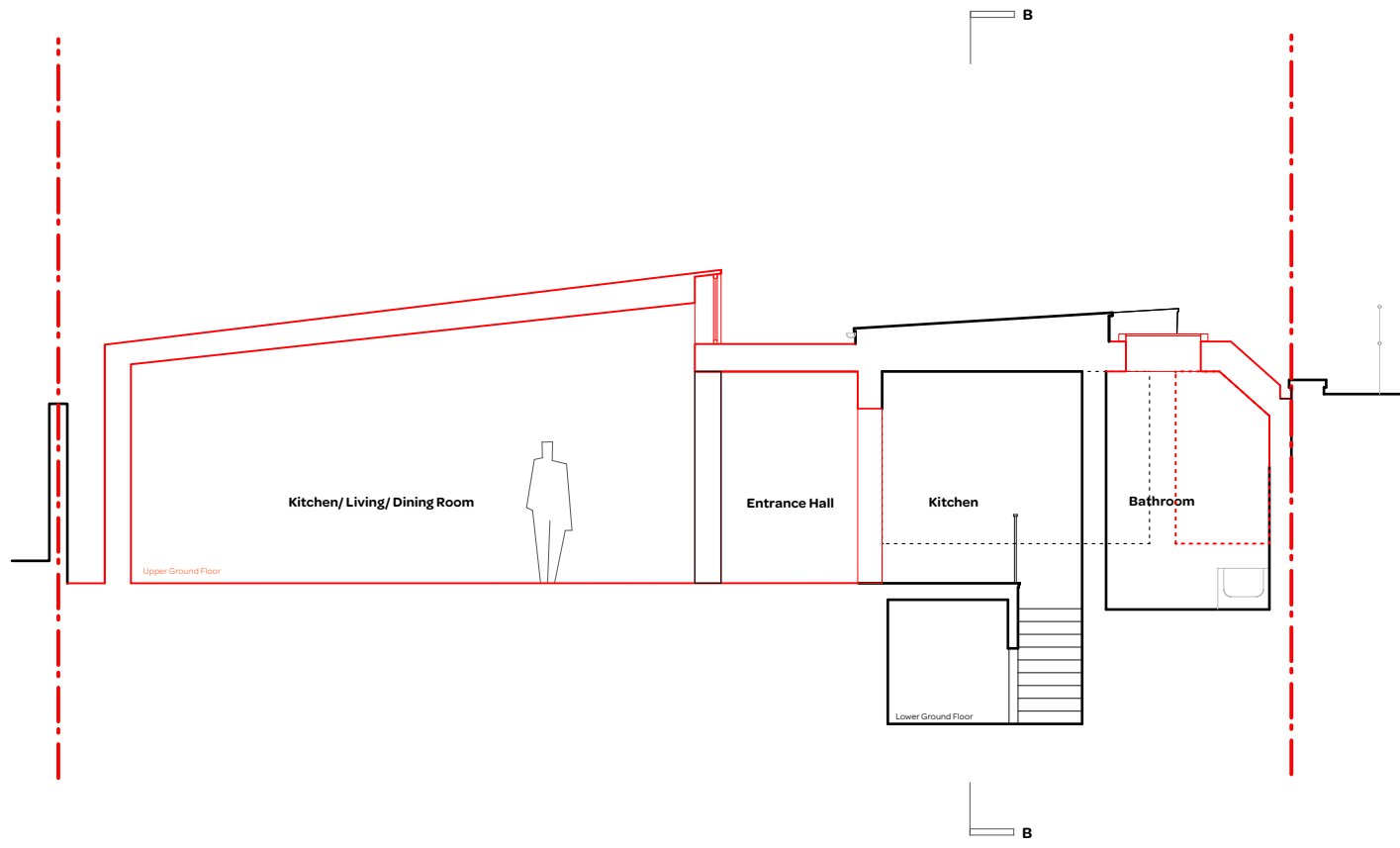


SECTIONAL ELEVATION 4 (NORTH-WEST FACING)

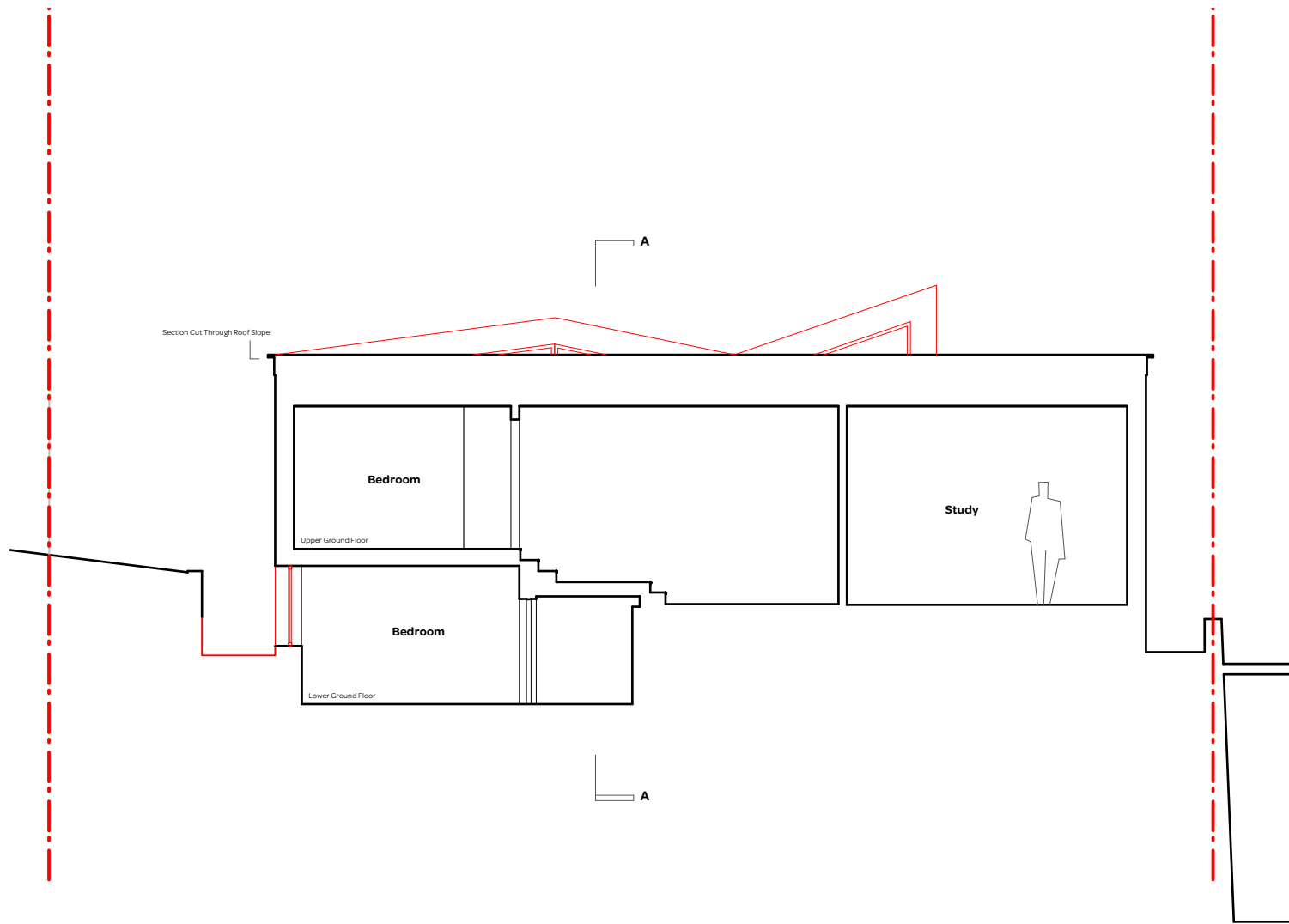
<p>notes:</p> <p>General notes:          1. Do not scale drawings. Dimensions govern.          2. All dimensions are in millimeters unless noted otherwise.          3. All dimensions shall be verified on site before proceeding with the work.          4. Square Feet Architects shall be notified in writing of any discrepancies.</p> <p>Party Wall Act 1996:          Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.</p> <p>C.D.M. Regulations 2015:          These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.          If advice is required please do not hesitate to contact Square Feet Architects.</p> <p>KEY  <span style="border: 1px solid black; padding: 2px;">black lines</span> existing  <span style="border: 1px dashed green; padding: 2px;">green lines</span> to be demolished  <span style="border: 1px solid red; padding: 2px;">red lines</span> proposed</p> <p style="text-align: right;">0 1 2 3 M</p>	<p>revision:</p> <table border="1"> <tr> <td>A</td> <td>06/04/21</td> <td>Planning Set</td> </tr> <tr> <td>B</td> <td>18/07/22</td> <td>Revised Planning Set</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	A	06/04/21	Planning Set	B	18/07/22	Revised Planning Set																									<div style="text-align: center;">  <p><b>SQUARE FEET ARCHITECTS</b></p> </div> <p>A : 95 Bell St, London, NW1 6TL          T : 0207 431 4500          E : studio@squarefeetarchitects.co.uk          W : www.squarefeetarchitects.co.uk</p>	<p>drawing title: <b>PROPOSED Elevations North Facing</b></p> <p>client: Mr R Ambrose</p> <p>project: <b>The Rotunda</b></p> <table border="1"> <tr> <td>date: 06/04/21</td> <td>scale: 1:100@A3</td> </tr> <tr> <td>drawing number: 1827_L_121</td> <td>revision: A</td> </tr> </table>	date: 06/04/21	scale: 1:100@A3	drawing number: 1827_L_121	revision: A
A	06/04/21	Planning Set																																			
B	18/07/22	Revised Planning Set																																			
date: 06/04/21	scale: 1:100@A3																																				
drawing number: 1827_L_121	revision: A																																				







SECTION AA



SECTION BB

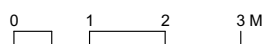
notes:

General notes:  
 1. Do not scale drawings. Dimensions govern.  
 2. All dimensions are in millimeters unless noted otherwise.  
 3. All dimensions shall be verified on site before proceeding with the work.  
 4. Square Feet Architects shall be notified in writing of any discrepancies.

Party Wall Act 1996:  
 Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which required adjoining property owners to be served with a statutory notice.

C.D.M. Regulations 2015:  
 These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015.  
 If advice is required please do not hesitate to contact Square Feet Architects.

KEY  
 black lines existing  
 green lines to be demolished  
 red lines proposed



revision:

A	06/04/21	Planning Set
B	18/07/22	Revised Planning Set



**SQUARE FEET ARCHITECTS**

A : 95 Bell St, London, NW1 6TL  
 T : 0207 431 4500  
 E : studio@squarefeetarchitects.co.uk  
 W : www.squarefeetarchitects.co.uk

drawing title:

**PROPOSED Sections**

client:

Mr R Ambrose

project:

The Rotunda

date:

06/04/21

scale:

1:100@A3

drawing number:

1827\_L\_125

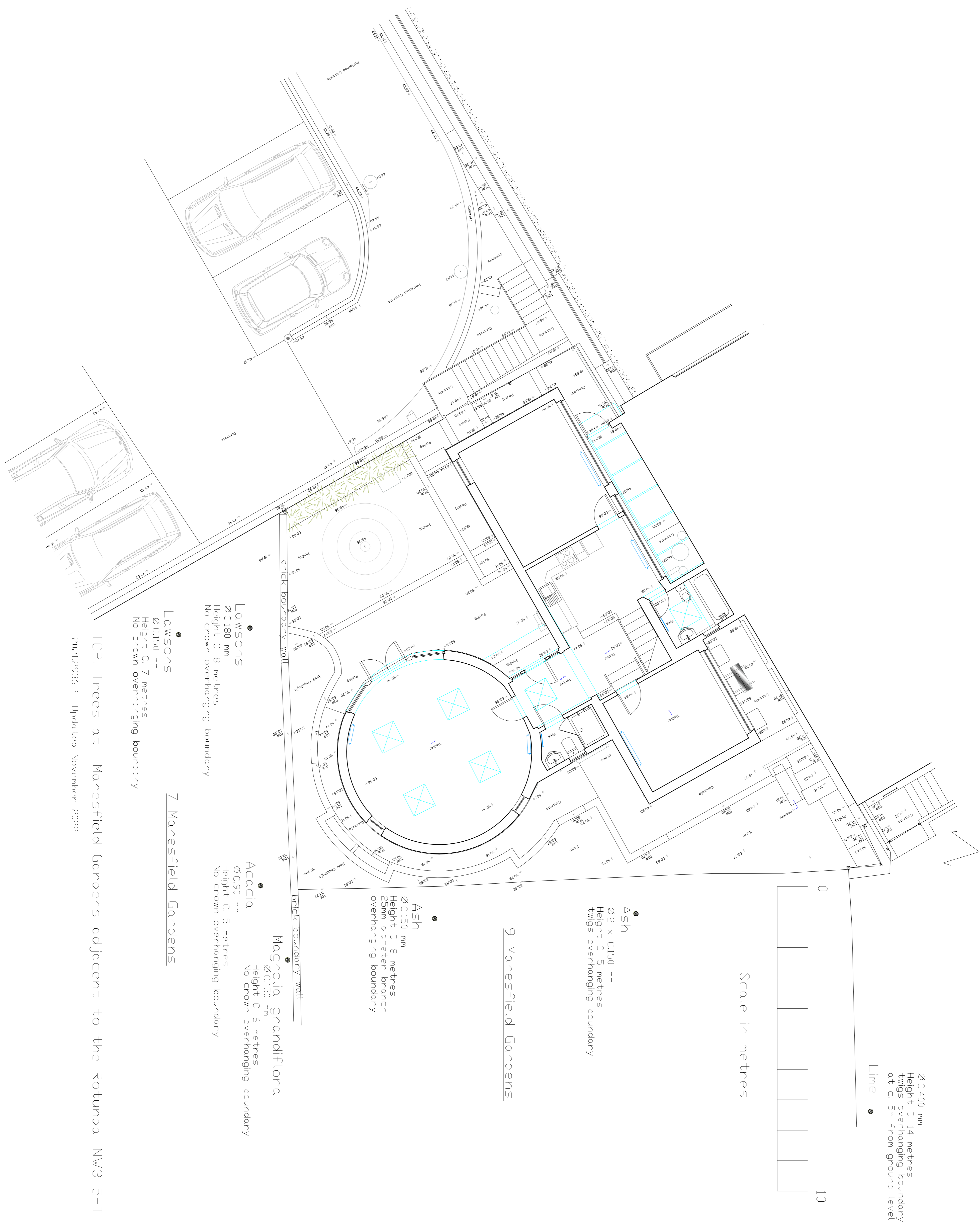
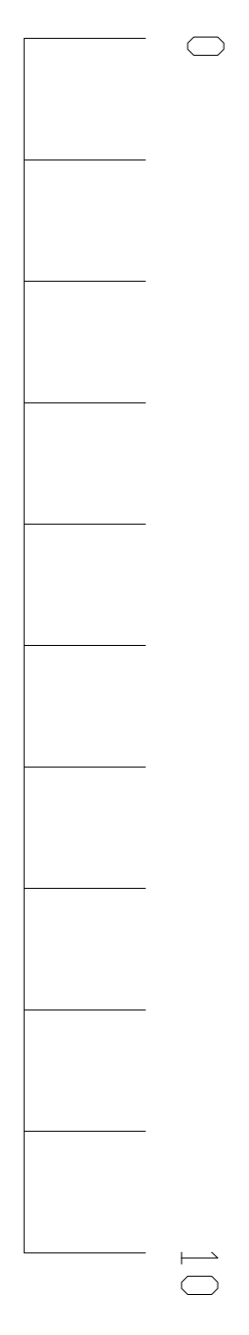
revision:

A

Mourne House, Maresfield Gardens

miscellaneous maples & conifers  
all behind brick walls & at distance

ØC.400 mm  
Height C. 14 metres  
twigs overhanging boundary  
at c. 5m from ground level  
Lime ●



9 Maresfield Gardens

● Ash  
Ø 2 x C.150 mm  
Height C. 5 metres  
twigs overhanging boundary

● Ash  
ØC.150 mm  
Height C. 8 metres  
25mm diameter branch  
overhanging boundary

● Magnolia grandiflora  
ØC.150 mm  
Height C. 6 metres  
No crown overhanging boundary

● Lawsonsons  
ØC.150 mm  
Height C. 7 metres  
No crown overhanging boundary

7 Maresfield Gardens

● TCP, Trees at Maresfield Gardens adjacent to the Rotunda, NW3 SH1  
2021.2936P Updated November 2022

**The Rotunda . Adjacent to 116 -118 Finchley Rd. NW3 5HT**

**2021/2936/P. Tree report . November 2022.**

In the absence of adopted local supplementary planning guidance specific to trees British Standard 5837 2012

“Trees in relation to Design, Demolition and Construction – Recommendations” **(BS)** is used as the criterion for tree submissions to the Local Planning Authority **(LPA)**, the London Borough of Camden.

This report refers to the last paragraph of the introduction found on page 1 of the BS.

The owner of Rotunda has commissioned Square Feet Architects **(SFA)** to design extensions to the accommodation.

Please refer to the current SFA sheet sets which show the location, the existing and the proposed new layout.

Arboricultural Implications assessment.

Please refer to the Trettec plan - **TCP**

This shows :

- The existing building.
- Boundary walls and fences, internal garden walls and paving.
- The reasonably accurate placement of neighbours trees, their estimated heights and stem diameters.
- Spot levels & scale bar.

The LPAs planning register shows that neighbours trees have been well rehearsed in this location.

There are no trees at all within the curtilage of Rotunda.

There are no trees adjacent to the western boundary.





The entire southern boundary comprises of a circa 1.8 metre high brick wall. This wall represents a barrier to root growth from the garden of number 7 Maresfield Gardens to the south. Root barriers aside the proposed works would be outside of the normative root protection areas as described in the BS of these trees.



The garden of number 9 Maresfield Gardens contains 2 Ash saplings. Google earth shows a substantial Copper Beech but this has now gone. There is one branch of c25mm diameter overhanging, the rest of this boundary is to all purposes clear of tree branches.

There is one Lime of stem diameter circa 400mm in the garden of Mourne House, Maresfield Gardens. This is at distance from the boundary and again the proposals are behind root barriers and outside the normative root protection area of this tree. All other trees on adjacent to Mourne House are at distance.

It is a considered view that excavations within the curtilage of Rotunda will not affect any of the neighbours trees and therefore the proposal can be built within the aims and intention of the BS.

Tim Price. M.arbor.A

[tp@tretec.co.uk](mailto:tp@tretec.co.uk) 01209821186