

C.1 Consultation with 14-19 Tottenham Mews

14 -19 Tottenham Mews owners contacted:

Phil Wilson – Assoc Director of Estates
Camden & Islington NHS Foundation Trust.
David Wragg – Finance Director of Estates
Camden & Islington NHS Foundation Trust.

The site contained a temporary building , a 2 storey high portacabin dating from the 1970’s. This was formerly used as Community Mental Health Resource Centre.

An application for a new 5 storey building demolishing the existing building and providing the same use and facilities was submitted in 2012 reference 2012/4786/P. This scheme was approved at the end of 2012.

The s106 ref 2.3 “*Adjoining Works*” states the site north of the development known as the Middlesex Hospital Annexe site and the Astor College site for which planning permission is implemented and which according to the Councils Fitrovia Area Action Plan will be expected to include the delivery of an east-west public access route “*Bedford Passage*” between Charlotte Street and Cleveland Street to connect to the Permissive Pathway”

Paul Williams, J. M. G. M. held discussions with the following people:

As stated above Phil Wilson & David Wragg
Camden & Islington NHS Trust

Issues discussed:

- The Middlesex Annex scheme providing a mixed use scheme containing health, commercial and residential use.
- Providing the Bedford Passage linking Cleveland Street to Foley Street with a central connection linking to Tottenham Mews. New public space would be provided.

- Aspirations and delivery time for the Middlesex annex scheme.
- Indicative date for demolition of the Middlesex Annex site
- Discussions regarding the Tottenham Mews site and scheme and was the scheme going to be delivered over the next 5 years.
- Opportunity of using the portacabins as a site compound.
- Demolishing the existing portacabins to use the site compound for the demolition and building contractor.
- The Camden & Islington Trust highlighted that they no longer intended to use the site and that they would not be developing the site.
- Possibility of the site being sold and developed for residential or other uses.

Due to the Mental Health Centre not being developed by the Camden & Islington Trust, developing a detailed landscape proposal with the trust was not feasible at this time.

The main emphasis focused on consultation with Astor College as per the planning condition requirement.

C.2 Consultation with Middlesex House
Derwent London

Consultation with Derwent - Middlesex House

Paul Williams, J. M. G. M.

Introduction Meeting late 2017 / early 2018.
25 Savile Row, London W1S 2ER

Paul Barnes – Llewelyn Davies
Peter Barnoughs – Llewelyn Davies

A meeting was held at Paul Williams office
@ Derwent London Mayfair address Paul
Barnoughs, and Paul Barnes attended.

A presentation of the scheme, plans, sections and visuals was discussed.

The main comment received from Paul Williams was that he preferred this scheme compared to the previous Steffen Bradley scheme that demolished the South House. This was because they proposed building a higher building next to Middlesex House site boundary.

Retaining part of the South House and creating public space was seen as a benefit and would improve daylighting to the Middlesex House.

C.3 Next Steps

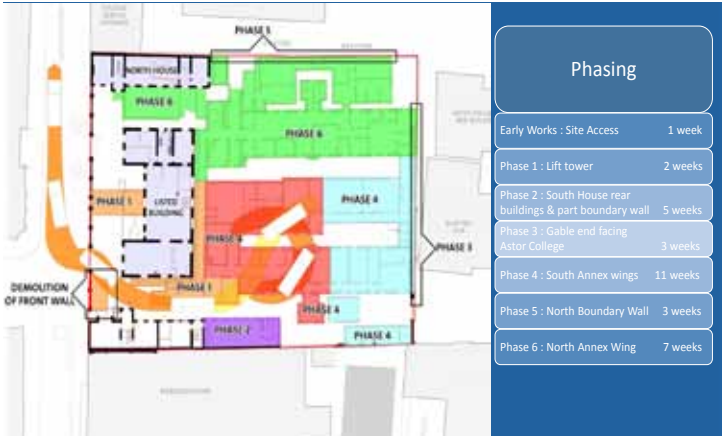
During 2018 - 2019 the following next steps happened.

The Bedford Passage Scheme was amended which involved a PPA agreement with LB Camden.

The scheme was amended at Basement level to incorporate healthcare facilities which consisted of MRI facilities.

The landscape was amended incorporating consultation with LB Camden and neighbouring properties.

The Demolition Management Plan was presented to neighbouring properties and the wider community.



Programme of works

Middlesex Annexe Site - Asbestos & Demolition Works Programme

NO	Name	Start	Duration	Finish	Week	Day	Time	Notes
1	Site Access	02/07/18	1	09/07/18	1	Mon	08:00-18:00	
2	Phase 1: Lift tower	09/07/18	2	23/07/18	2	Tue	08:00-18:00	
3	Phase 2: South House rear buildings & part boundary wall	23/07/18	5	28/08/18	3	Wed	08:00-18:00	
4	Phase 3: Gable end facing Astor College	28/08/18	3	05/09/18	4	Thu	08:00-18:00	
5	Phase 4: South Annex wings	05/09/18	11	16/10/18	5	Fri	08:00-18:00	
6	Phase 5: North Boundary Wall	16/10/18	3	19/11/18	6	Sat	08:00-18:00	
7	Phase 6: North Annex Wing	19/11/18	7	26/12/18	7	Sun	08:00-18:00	

C.4 2018 Demolition Presentation & Neighbours Engagement

The demolition Plan was presented and discussed on the **23rd April 2018, between 6:00pm and 8:00pm at the Equiano Room, Fitzrovia Community Centre, 2 Foley Street, London W1W 6DL.**

The images opposite highlight a sample of the presentation as discussed with neighbouring properties and boundary issues.

This includes the following:

Retaining the Workhouse, North house and part south House.

Early works included site access.

- Phase 1: Removal of the 20th century lift tower next to the workhouse.
- Phase 2: part demolition of South House. After consultation this was moved to Phase 6 so as to provide protection to Middlesex House for noise and dust.
- Phase 3 & 4 Boundary works to Astor College.
- Phase 4 Boundary works adjacent to Tottenham Mews and removing lean to building. Boundary wall was retained and demolished after the archaeology phase.
- Phase 5 & 6 Boundary works to the Welcome building.

Additional items discussed:

- Noise & vibration
- Dust and air quality
- Construction traffic
- Public access
- Light pollution
- Pests
- Ecology & tree protection

Early works

- Site set-up and welfare facilities
- Erection of hoardings/propping to party walls and protection of street trees
- Soft stripping of the buildings (removal of Asbestos)
- Site clearance
- Access works - wall removal & existing gates to be retained & reinstated
- Scaffolding

Phase 1: Lift & Side Extension to South House

- 02 July – 2 Weeks
- Hand demolition used
- Incorporate dust protection measures
- Sensitive noise receptors: Middlesex house.
- Worst Case noise at receptor site = 63dB with BPM in place.

Phase 2: South House rear Parts

- 16th July - 5 weeks
- Hand demolition
- Boundary protections measures
- Proposals developing for the protection of ETFE roof (South Boundary)
- Cut points to limit Noise & vibration transfer into Middlesex House.
- Sensitive noise receptors: Middlesex house.
- Worst Case noise at receptor site = 78dB with BPM in place.

Phase 3: Gable end facing Astor College

- 20th August -3 weeks
- Hand demolition
- Incorporate boundary protection measures
- Sensitive noise receptors affected: None predicted
- Worst Case noise at receptor site = 63dB with BPM in place.

Phase 4: South Annex

- 10th Sept – 11 Weeks
- Machine demolition
- Incorporate boundary protection measures
- Sensitive noise receptors affected: Astor College, Middlesex House, Charlotte St (rear residential).
- Worst Case noise at receptor site = 80dB, 81dB, and 72dB respectively with BPM in place.

Phase 5: Northern boundary between The Welcome Building yard and MHA

- 5th Nov – 3 weeks
- Hand demolition
- Incorporate boundary protections
- Sensitive noise receptors affected: None predicted
- Worst Case noise at receptor site = 50dB respectively with BPM in place.

Phase 6: North Annex

- 26th Nov = 7 weeks
- Machine demolition
- Incorporate boundary protections measures
- Sensitive noise receptors affected: Astor College, Middlesex house, Cleveland St residents, Charlotte St (rear residential).
- Worst Case noise at receptor site = 76dB, 73dB, 70db, and 72dB respectively with BPM in place.

Community Liaisons

- Process for community engagement
 - Construction workers group
 - Community support hotline
 - Community updates
 - Newsletters to community
 - Grievance procedure

Details for community support during the works

Community hotline contact number:
0208 532 5900

Principal Contractor:
Ark Build PLC

Address:
Unit 12, Loughton Business Centre, Langston Road, Loughton, IG10 3FL

Site supervisor & Community liaison officer:
Tomasz Smodyj: 07538 936 515

Out of hours contact number:
0808 186 0012

C.5 2018 Demolition Presentation & Neighbours Engagement - photographs of meeting

The demolition Plan was presented and discussed on the *23rd April 2018, between 6:00pm and 8:00pm at the Equiano Room, Fitzrovia Community Centre, 2 Foley Street, London W1W 6DL.*





DELVA PATMAN REDLER
Chartered Surveyors

C.6 2017 - Present
Party Wall Surveyor

Prior to demolition and the Archeology works Delva Patman Redlar chartered surveyors was appointed on behalf of UCLH Charity to undertake boundary and party wall issues. This involved undertaking surveys and issues relating to construction work.

Listed opposite is the list of surveyors we undertook consultation with along with adjoining owners, or estate management team.

Our Ref: 17596

15th December 2020

Thavies Inn House
3-4 Holborn Circus
London EC1N 2HA
0207 936 3668

www.delvapatmanredler.co.uk

RE: Basement construction plan

In accordance with our appointment under Section 10 (1) of the Party Wall etc. Act 1996, DPR will be required to serve Section 6 (1) and 6 (2) notices for adjacent excavation on the below listed Adjoining Owners and agree any Awards as may be necessary with the Adjoining Owner's appointed Surveyor in the event notices are disputed.

Adjoining Owner	Adjoining property address	Appointed Surveyor
London Power Networks PLC (Co. Reg No. 3929195)	Electricity Substation, 24643, Middlesex House, 34/42 Cleveland Street, London W1	
Derwent Valley Property Investments Limited (Co. Reg No. 1885847)	Middlesex House, 34-42 Cleveland Street, London W1T 4JE	
Central London Commercial Estates Limited (Co. Reg No. 00656914)	14-19 Tottenham Mews, London, W1R 4AA	
Make Limited (Co. Reg No. 05012801)	Lower Ground Floor, Middlesex House, 34-42 Cleveland Street, Fitzrovia, London W1T 4JE	
Chalfords Limited	13 Tottenham Mews, London, W1	
University College London	Astor College, 99-115 (odd) Charlotte Street and Middlesex Hospital Medical School, 43 Howland Street, London	
Lloyds Project Leasing Limited (Co. Reg. No. 1280300)	Astor College, 99-115 Charlotte Street, London W1	

DPR will, where possible and with the agreement of Adjoining Owners and their appointed Surveyors make all reasonable endeavours to record the condition of those parts of the structures adjacent to the notifiable works where damage could be reasonably deemed to have occurred as a result of the same.

Yours sincerely

Senior Partner

Also at:
Delva Patman Redler LLP
The Plaza
100 Old Hall Street
Liverpool L3 9QJ

Delva Patman Redler LLP . Registered in England & Wales OC335699.
A list of members can be inspected at our Registered Office above.



C.7 Consultation with Astor College & LB Camden

A meeting was held with LB Camden, Astor College design team and the Middlesex Hospital Annex design team.

The meeting was held on 30th November 2017 @ London borough Camden offices.

London borough Camden

[Redacted]
[Redacted]
David Pires da Costa (Planning Officer, LBC)
[Redacted]

Astor College Design Team

[Redacted]
[Redacted]
[Redacted]
Jonathan Mann (Architect, Levitt Bernstein)
[Redacted]
[Redacted]

Middlesex Annex Design Team

[Redacted]
[Redacted]
[Redacted]
Graham Bailey (Landscape architect, hlm architects)
[Redacted]
Mark Fritzenberger (Planning consultant, Temple Group)

The following minutes have been attached indicating the level of discussion between all parties.



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ebird@deloitte.co.uk

Minutes

Meeting:	Bedford Passage
Held on:	30 November 2017
Location:	London Borough of Camden ("LBC")
Present:	[Redacted] Planning officer, LBC ("GS") [Redacted] (Planning officer, LBC) ("DPC") [Redacted] (Design officer, LBC) ("FM") [Redacted] Planning consultant, Deloitte ("RM") [Redacted] (Planning consultant, Deloitte) ("EB") [Redacted] (Architect, Levitt Bernstein) ("JM") [Redacted] (Galliford Try) ("LF") [Redacted] Project manager, Arcadis ("MR") [Redacted] Architect, Llewelyn Davies ("PB") [Redacted] Architect, Llewelyn Davies ("CN") [Redacted] (Landscape architect, hlm architects) ("GB") [Redacted] Planning consultant, Temple Group) ("MF")
Copies:	[Redacted] (UCL) [Redacted] Levitt Bernstein) [Redacted] (Levitt Bernstein) [Redacted] Galliford Try)

Introductions

- GS started the meeting with introductions. GS introduced the purpose of the meeting, setting out the two identical conditions which have been applied to the Astor College planning permission and the Middlesex Hospital Annex (MHA) planning permission. These landscaping conditions for Bedford Passage require consultation with the respective neighbouring landowners to ensure a joined up solution to the landscaping of Bedford Passage.
- GS set out the importance of a consistent approach to materiality, including lighting, within the Passage across the two sites.
- RM set out that the Astor College scheme has been designed in consultation with the MHA. The

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scheme presented today is an outcome of several meetings with the MHA.

Design

- JM talked through the design intent of the Astor scheme which includes paving patterns to identify different spaces and thresholds in line with the MHA design. The planting is also in line with the MHA scheme to ensure continuity throughout the passage.
- GB set out the design intention for the MHA scheme.
- FM stated that the breaks and variation in paving was not needed and was over complicated.
- GS reiterated that a simple scheme, that is also easier to maintain, is, in Officer's eyes, preferable.
- GS said subtlety in the design is ok, but big moves are not needed.
- GS does not conceive the passage as a series of spaces which need to be defined or demarcated. GS conceives it as a route where detail can be added to the perimeters (e.g. through planting).

Pedestrian Environment

- GB set out one of the MHA design intentions for the passage is to reinforce the sense of a pedestrian environment through the orientation of street furniture and the choice of materials.
- GS agreed that it is important to reinforce the pedestrian environment. Mopeds / cyclists should be discouraged. However, the current MHA scheme is considered to be too busy.
- DPC and Deloitte to check the Astor S278 and S106 with regards to the dropped curb. PB highlighted that the dropped curb is necessary for the MHA site. GS considered that raising the curb (removing the current dropped curb) may deter non-pedestrian traffic from using the passage.
- PB / GB argued that changes in landscape treatment are needed for wayfinding purposes. GS stated that the buildings are expected to achieve this, not the landscaping treatment.

Materials

- GS set out LBC's preference for York stone to be utilised throughout the passage. GS considered a 3-4m wide strip of York Stone would work effectively. In this way the passage would feel like a continuation of pavement on Cleveland Street and Charlotte Street. D
- GS referenced the Camden Streetscape Design Manual and suggested that this document was referred to for guidance.
- FM assessed the material sample. FM expressed concern about the texture. FM expressed preference for a smoother texture.
- GS suggested that the Camden Streetscape Design Manual was consulted. This sets out LBC's preferences for materials on highways / pedestrian ways. GS advised that LBC's Highways department have a well-defined approach with regards to highways and footpaths materials in conservation areas.
- GB expressed concerns that the material used on the MHA site will need to be suitable in terms of permeability (this impacts flooding and drainage and BREAAM). MHA is concerned that the material used on the Astor site will set a precedent for the MHA site. It was agreed that the main choice of material would need to be chosen collaboratively to ensure it works for both sites.
- GS stated that an alternative to York stone could be acceptable to LBC, if it is suitably justified.

Next Steps

- MHA to examine technical and viability implications of suitable materials.
- MHA and UCL to progress an updated design.

END

C.8 Consultation Regarding Design Issues

Consultation with Astor College

Thursday, 21st Sept 2017. 12:00pm - 2:30pm
Tuesday, 31st Oct 2017, 2.30 - 4.30pm
Tuesday, 23rd January 2018, 10:00am - 11:00am
Thursday, 15th Feb 2018. 11:00am - 12:30pm

Attendees to meetings

[redacted] - Arcadis
[redacted] - UCL
[redacted] - Levitt Bernstein
[redacted] - Levitt Bernstein
[redacted] - Levitt Bernstein
[redacted] - Levitt Bernstein
[redacted] - HLM Landscape
[redacted] - Llewelyn Davies
[redacted] - Llewelyn Davies
[redacted] - Galliford Try
[redacted] - Galliford Try

Discussion regarding Bedford Passage link, level finish to use.

Discussion on materials. At this time discussions focussed on using Marshal Tobermore products.

This was discussed with LB Camden that requested we use granite or York stone.

20th November 2017 - Plans, sections, elevations & Bedford Passage visuals issued to Levitt Bernstein Architects.

Sewage connection - access via Astor college site. Main sewer pipe for the Bedford Passage Development is located on Cleveland Street and Charlotte Street.

Discussions with Gulliford Try to gain access for sewer inspection. The main Astor college building is located next to the Charlotte Street connecting pipe sewer. The proposed new cafe has been located above the main sewer connection

Thames Water required access to sewer pipe which was not possible.

Required investigation / camera inspection to sewer.

Sewer has been blocked up and required redesign of SUDS strategy for the Bedford Passage development allowing for using the Cleveland Street sewer only. This has been submitted and approved.

Boundary Walls meeting with Astor College

Monday, 26th Feb 2018. 10:00pm - 11:00am

Attendees to meetings

[redacted] - Arcadis
[redacted] - DPR
[redacted] - DPR
[redacted] - GIA
[redacted] - Galliford Try

[redacted] - Llewelyn Davies
[redacted] - Llewelyn Davies
[redacted] - Aecom

Meting regarding MHA demolition work and boundary treatment as existing hospital building sits on the boundary to Astor College.

C.9 S73 Planning Application 2018 - 2019

During 2018 - 2019 the design team focussed on the East - west connection linking Cleveland Street and Charlotte street.

Meeting held with LB Camden 31st January 2018. The following amendment to the scheme was discussed:

- Incorporation of MRI scanner facility in extended basement.
- Extension to market housing floorspace through incorporation of lower ground floors to retained north houses
- Changes to affordable housing layouts to improve and standardise units.
- Works to listed building to sub-divide flats at levels 1-3.
- Changes to ground floor of the south house to incorporate community facility
- Minor design changes

As per [redacted] letter dated 23rd Feb these changes were considered acceptable.

Approved 2018/1584/P
Approved 2018/2163/L

LB Camden workshop 21st March 2018
@ Camden Offices

Revised landscape drawings issued to LB Camden prior to the meeting on 19th March 2018

Present Astor College & Middlesex Annex Design Team.

Before the meeting revised landscape drawings was issued to Camden on the 19th March 2018.

C.10 Consultation with Derwent - Tottenham Mews

During 2018 Derwent purchased the Tottenham Mews site.

A meeting was held @ Derwent Office, Mayfair, Wednesday, 8:00 - 9:00 am 15th August 2018.

- Attendees
- Derwent London

UCLH Charity

Llewelyn Davies

Llewelyn Davies

The following issues were discussed with Derwent:

- UCLH Charity issues raised
- Residential use of the site still incorporating health care use at Basement and part Ground Floor.

Visual and physical links from Tottenham Street to Bedford Passage connection.

Retaining ambulance bay on Tottenham Mews to provide emergency access to Bedford Passage.

Existing and proposed links to the Bedford Passage from Tottenham Mews

Healthcare facilities located opposite Tottenham Mews.

Links at basement floor level incorporating floor to ceiling heights as per MHA scheme at basement and ground floor level.

Initial sketch option showing link at basement floor level.

Healthcare entrance at ground floor with access from Tottenham Mews. Building recessed back from boundary wall to reduce fire impact.

Improve view from Tottenham Street, increase public space and create wider connection to Bedford Passage.

Provide large terrace housing to maximise net area reducing circulation space compared to apartments.

highlighted could we provide 6 additional units on our site and not 6 units to the Tottenham Mews site.

LLEWELYN DAVIES

Tottenham Mews Site

For and on behalf of University College London Hospitals Charity (UCLHC)

Site Strategy for D1 & C3 Accommodation @ Tottenham Mews

UCLH charity

In association with

Date : Draft Issue 14-08-2018

1.2 : Planning & Brief Requirements - Existing Ambulance Bay Retained



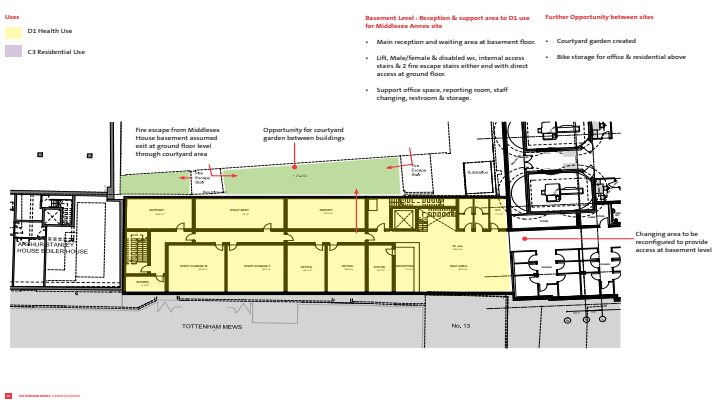
Retain Existing Ambulance Bay & Access

- Existing ambulance bay retained with connection to M&S medical facilities
- May require turning head & shared surface space on Tottenham Mews
- Access for Refuse Vehicle may be required (will require turning space) currently site not accessible for refuse collection.



Ambulance space retained

2.1 : Option 1 - Basement Floor Plan



Uses

- D1 Health Use
- C3 Residential Use

Basement Level - Reception & support area to D1 use for Middlesex Annex site

- Main reception and waiting area at basement floor
- Lift, Male/female & disabled wc, internal access stairs & 2 fire escape stairs within and with direct access at ground floor
- Support office space, reporting room, staff changing, restroom & storage

Further Opportunity between sites

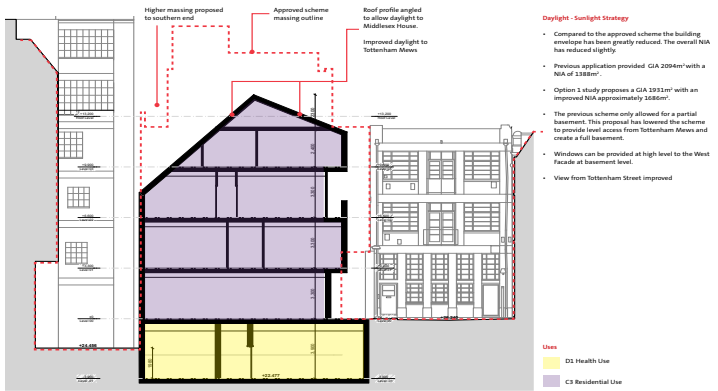
- Courtyard garden created
- Bike storage for office & residential above access at ground floor

Fire escape from Middlesex House basement assumed exit at ground floor level through courtyard area

Opportunity for courtyard garden between buildings

Changing area to be reconfigured to provide access at basement level

2.8 : Option 1 - East-West Cross Section



Higher massing proposed to southern and

Approved scheme massing outline

Roof profile angled to allow daylight to Tottenham Mews

Improved daylight to Tottenham Mews

Daylight - Sunlight Strategy

- Compared to the approved scheme the building envelope has been greatly reduced. The overall V&A has reduced slightly
- Previous application provided GIA 2084m² with a V&A of 1388m²
- Option 1 study proposes a GIA 1931m² with an improved V&A approximately 3886m²
- The previous scheme only allowed for a partial basement. This proposal has lowered the scheme to provide level access from Tottenham Mews and create a full basement
- Windows can be provided at high level to the West facade at basement level
- View from Tottenham Street improved

Uses

- D1 Health Use
- C3 Residential Use

1.0 : Planning & Brief Requirements - View & Connection to Bedford Passage



Area to be opened up to allow view into Bedford Passage



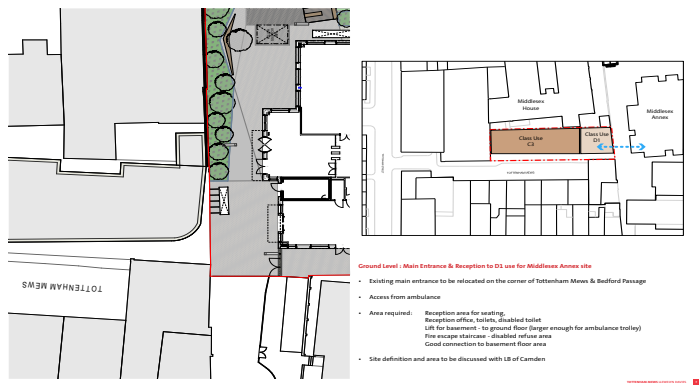
View down Tottenham Mews (proposed view) proposed scheme shown at planning Committee 2018 - raised entrance & balcony removed at ground floor level



View down Tottenham Mews (existing view)

View down Tottenham Mews (proposed view) raised entrance & balcony removed at ground floor level

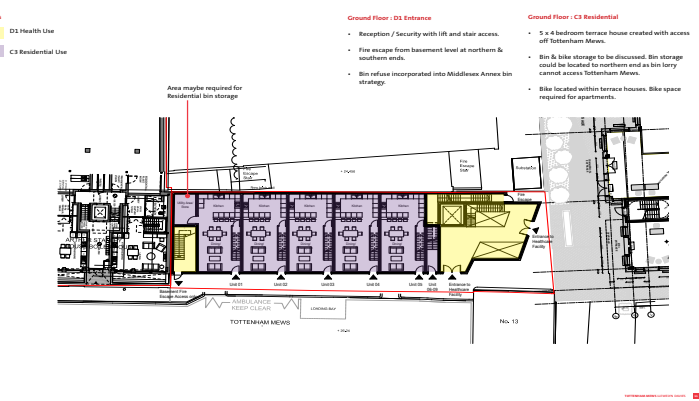
1.3 : Planning & Brief Requirements - Ground Level Requirements for D1 space



Ground Level - Main Entrance & Reception to D1 use for Middlesex Annex site

- Existing main entrance to be relocated on the corner of Tottenham Mews & Bedford Passage
- Access from ambulance
- Area required: Reception area for seating, Reception office, waiting, disabled toilet lift for basement - to ground floor (finger enough for ambulance trolley) fire escape staircase - disabled refuse area Good connection to basement floor area
- Site definition and area to be discussed with UH of Camden

2.2 : Option 1 - Ground Floor Plan



Uses

- D1 Health Use
- C3 Residential Use

Ground Floor - D1 Entrance

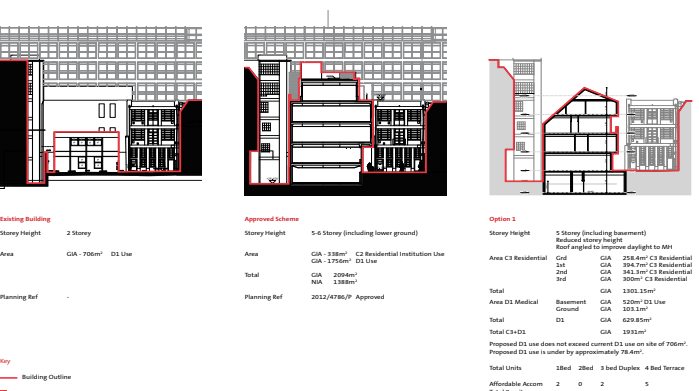
- Reception / Security with lift and stair access
- Fire escape from basement level at northern & southern ends
- Bin refuse incorporated into Middlesex Annex bin strategy

Ground Floor - C3 Residential

- 5 x 4 bedroom terrace house created with access off Tottenham Mews
- Bin & bike storage to be discussed. Bin storage could be located to northern end and bin lorry cannot access Tottenham Mews
- Bike located within terrace houses. Bike space required for apartments

Area might be required for Residential bin storage

3.1 : Approach - Existing / Previous Consented Scheme / Option 1



Existing Building

2 Storey

Area

GIA - 708m² D1 Use

Planning Ref

2011/0760/P

Approved Scheme

Storey Height

5-6 Storey (including lower ground)

Area

GIA - 1388m² C3 Residential Institution Use

GIA - 1775m² D1 Use

Total

GIA - 2084m² V&A - 1388m²

Planning Ref

2011/0760/P

Option 1

Storey Height

5 Storey (including basement)

Basement - 2nd floor

Basement - 1st floor

Basement - 0th floor

Basement - 1st floor

Basement - 2nd floor

Basement - 3rd floor

Basement - 4th floor

Basement - 5th floor

Basement - 6th floor

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C.11 Site Visit with LB Camden

Site visit to Middlesex Annex Site 5th Dec 2018, 2:30 - 4:00pm attended by the following consultants:

██████████ of Camden
██████████ March LB of Camden
██████████ - Temple
██████████ Llewelyn Davies

Workhouse entrance - existing panel not visible.

Existing South & East elevation after 20th century lift removal. Extent of wall and windows retained.

East elevation
Making good existing rear wall
Non-original plaster to be removed from rear wall.
Damaged existing bricks to be removed from outer face.
New brick face constructed with reclaimed bricks and tied back into existing wall.
Mortar & joints to match existing.

Sample panel for brick cleaning inspected
Sample panel for rear wall construction inspected. Both panels approved.

North Elevation
Existing Non-original staircase windows to be drawn and measured.
New single glazed sash window to be constructed based on existing window details
Windows require replacing due to extent of damage and rot.

Agreed Single glazed sash windows for the Workhouse with secondary glazing. Double glazed sash windows for North & South House.

C.12 Consultation during Archaeological Dig - Trial pits

Consultation with Astor College & Wellcome Building regarding burial excavation to east and northern boundaries.

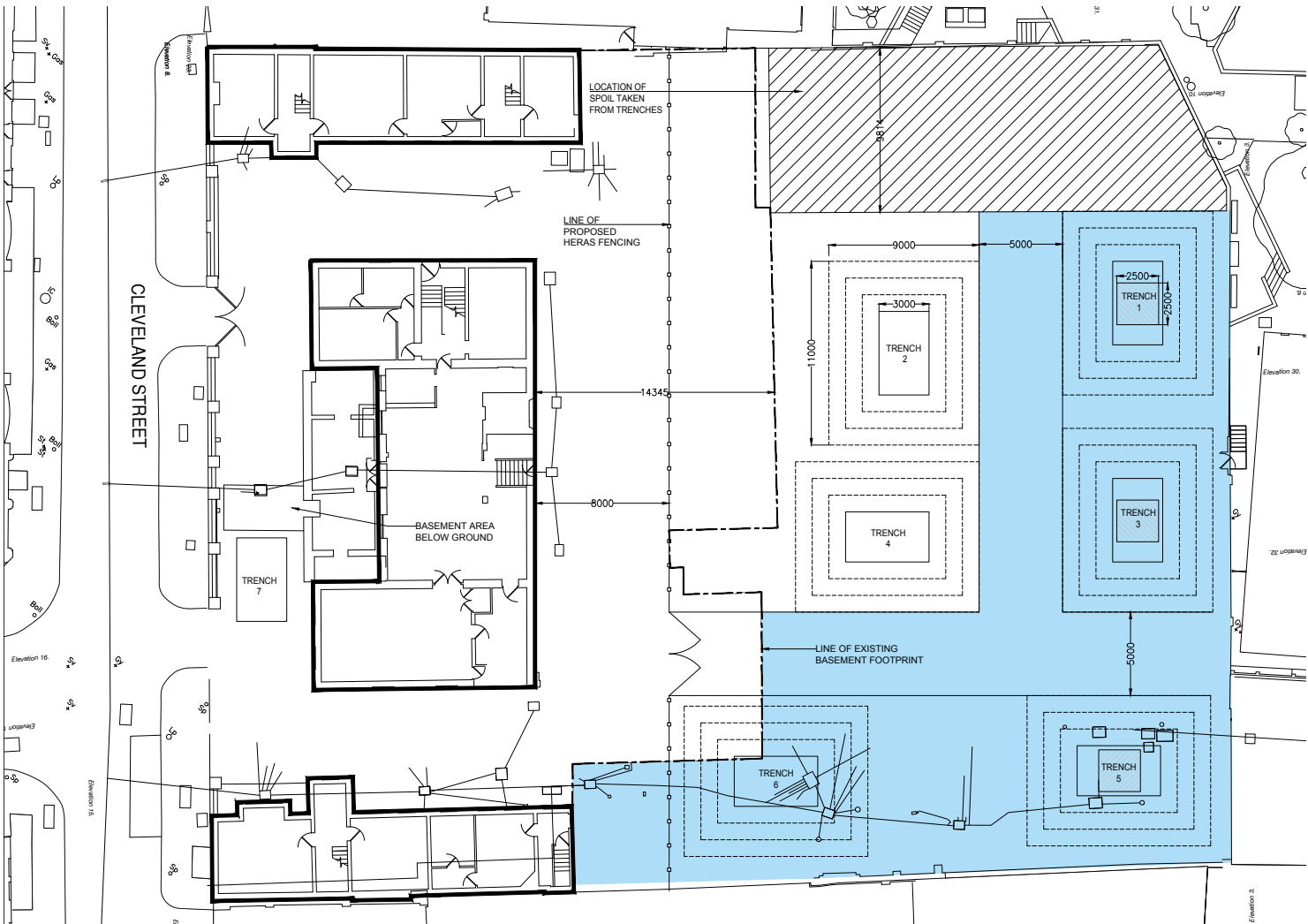
April 2019 - April 2020

MOLA on site undertaking 6 initial trial pits to assess extent of burials.

Discussions with Astor College and advised on Galliford Try completion date for Astor college.

Existing gym could be made available to Morgan Sindall & the Archaeology Team to use as office & welfare facilities during the main archaeological dig phase.

Main Archaeology dig phase
December 2019 - July 2021



C.13 Consultation with LB Camden

Teams Meeting 5th June 2020 - revised scheme

Current delivery of programme
South House alterations

Teams Meeting 5th Nov 2020 - revised scheme.

Discussions regarding changing affordable housing mix.

Proposal changing 2 South house units from Affordable Intermediate to 2 market housing units.

Proposed new build changes
3 units on level 03 and 3 units on level 04 accessed via office space.

18-12-20 BCMP issued to LB Camden for Approval

21st May 2021 - submission S96A to amend approved scheme to provide Basement Level 02 sprinkler tanks and plant space for fire requirements.

1st July S73 revised Tenure PP09809506 submitted.

C.14 Consultation with Origin

The approved 2017 Application for the Middlesex Annex Site the nominated social housing provider was Origin.

13th April 2017 Origin presentation which showed proposed scheme and development. Landscape drawings, GA plans and sections provided with schedule.

10th August 2017 the MHA design team issued with Origin ERs.

During 2017 - 2018 Origin was kept informed of the proposed changes and scheme development.

31st May 2018 - S73 revised scheme - Sent to Origin including plans, sections and elevations for planning application ref 2018/1584/P and Listed Building Consent ref 2018/2163/L

9th Jan 2020 - Approved scheme issued to Origin including all revised planning application drawings.

6th Feb 2020 - marked up plans illustrating affordable social rented & intermediate units.

20th July 2020 - Stage 4 design issued to Origin.

25th Jan 2023 - Updated approved scheme plans issued.

10th Feb 23 - revised drawings issued to Origin.

Monthly meetings are held with origin to discuss any potential issues.

5th May 2023

- 6th June 2023
- 4th July 2023
- 4th Sept 2023
- 2nd Oct 2023
- 6th November 2023
- 4th December 2023
- 5th February 2024

C.15 Consultation with Derwent London

During 2018 Derwent acquired the Tottenham Mews site.

As previously discussed in section 2.10 UCLH charity had discussions with Derwent regarding the Tottenham Mews site.

Further discussions involved demolition of the boundary wall between both sites to allow the Tottenham Mews connection at a later date.

Discussion where held on possibly obtaining the basement floor of Tottenham Mews and part ground floor which would allow a connection between both sites at ground and basement level.

This was also discussed with LB Camden that UCLH Charity was having discussions with Derwent regarding the connection to Tottenham Mews.

Demolition of the existing cabins was raised by UCLH Charity. This would allow the area to be used as a site compound for the Bedford Passage development.

UCLH Charity offered to undertake the demolition work and submit demolition drawings to LB Camden. Derwent advised that they would undertake this work.

During the planning submission stage for Tottenham Mews and the consultation period Derwent never consulted UCLH Charity on the proposed submission for the Tottenham Mews scheme.

UCLH Charity used Tottenham Mews as a site compound from mid 2021 to 2023 during the archaeology and enabling works phase.

UCLHC was asked to vacate the site early 2023 as Derwent needed to start the development.

C.16 Consultation with Origin

During mid 2023 UCLH Charity was advised by Derwent London that Origin was now developing the Tottenham Mews site.

Considering that Origin was the housing provider for the Bedford Passage site, Origin had not discussed any issues with UCLH Charity relating to the Tottenham Mews site before the site acquisition.

The following notes have been provided by [REDACTED] Delva Patman Redlar, highlighting initial consultation with Tottenham Mews Site representatives.

Our first formal interaction from a party wall perspective was via [REDACTED] in March 2023.

Since that point, on the 20th June 2023 the levels issue was raised.

There has been various back and forth since that point, an email to [REDACTED] was on 5th September 2023 rejecting the idea that our development would need to accommodate their proposed development.

We raised our initial queries specifically in relation to party wall matters on 31st March 2023 following a site inspection with [REDACTED] Hopkins of Martin Arnold, listed as below:

1. You will see on the greenhatch survey from looking at photos 2549 and 1902 where the protruding returns are located. It was deemed that the wall along this length belonged to Middlesex Hospital Annexe (MHA). A useful reference point on the east elevation of this length of wall is the breezeblock area. When following the same line down to ground level, there appeared to a red brick wall (now demolished but shown as the higher section of wall on image 1902) built against an immediately abutting wall (also now demolished).

Our view is that external face of the red brick wall (now demolished) is the likely boundary and the likewise, the external face of the yellow brick wall (now demolished) would be the boundary in respect of 14-19 Tottenham Mews. In essence, the boundary runs along the north face of 13 Tottenham Mews and continues to the breezeblock junction. Do let me know what your views on this are but if it is agreed that this is a logical assessment, please can the architect and engineer ensure that their drawings are coordinated to show that the structures proposed on the No. 14-19 land do not extend beyond the deemed boundary by showing the red brick wall (now demolished) on all drawings as well the MHA piles and capping beam.

2. *You will see on the architect's floor plans that there is an intention to set windows within the wall which faces out on to the MHA site and also doors which open out directly onto where the adjoining owner's proposed bicycle store is located. Please can the architect confirm if the glazed elements are fixed (non-openable) and opaque or otherwise?*

3. *Please can the engineer also confirm that they have considered the piles installed on the MHA site and adjacent to the proposed piles on gridline D.*

4. *Can the Engineer also confirm that the RC liner wall along your engineer drawings, gridline 10 do not rely on the piles installed MHA land.*

5. *We would like to instruct an advising engineer to review the proposals put forward. Please can you confirm we may seek engineering advice from [redacted] of [redacted] and Malcolm.*

From the responses to these queries, it became apparent that these were matters that would not fall under the jurisdiction of the Party Wall etc. Act 1996 and [redacted] contacted [redacted] RLP surveyors on 16th May 2023 requesting an undertaking from Origin to progress the non-statutory elements.

In an email dated 23rd May 2023 in which the first set of queries to Frances Jackson were raised, these being:

[redacted] responded as follows:

I have since discussed the matter of permanent access rights over the Bedford Passage with our client and we would like confirmation of the following:

1. *Please refer to document "23153 – 2023-05-23 – Doorway Clarification". Please can you confirm if this is an emergency fire escape route only or is intended to general access to your property.*
2. *Please provide technical information and confirmation of fire resistance of windows located on the north boundary. It is our understanding that the glazed elements are fixed and non-openable (please do let me know if otherwise).*

3. *Please can you provide a project programme showing when temporary access over Bedford Passage will be required and any outline access requirements you are in possession of i.e. scaffold and crane. Please can you also specify what each access element will be required for.*

Once we have this information we can look to book in a meeting if needed.

[redacted] email subsequent to this on 20th June 2023 requested a meeting:

[redacted] Please can we arrange a meeting to discuss various issues between our 2 sites please?

We would like to progress the discussions on the Rights of Access, Levels between the 2 sites, location of the bike racks and how they relate to our site.

Prior to the proposed meeting taking place Conor Healey requested responses on those points raised in his email of 23rd May 2023, summary position as below:

Black text = CH DPR text

Blue text = RLP text

Green text = CH DPR text

Red text = CH DPR text

Yellow text = RLP text

The various text colours reflect the email exchanges between DPR and RLP.

Hi Frances,

Thank you for your email. Please see my [redacted] in red below and within your email.

1. *Please refer to document "23153 – 2023-05-23 – Doorway Clarification". Please can you confirm if this is an emergency fire escape route only or is intended to general access to your property.*

Our preference is for this door to be used only as a fire escape door and our main entrance to the office being off Tottenham Mews; we are currently checking this with BC to confirm that this is acceptable. We are waiting to hear back from them. Thank you and noted. Is there any update in this regard? Your email below does not confirm either way. The Bedford Passage team want absolute clarity as to what you intend to use the entrance facing directly out onto Bedford Passage for. I am informed that use only as an emergency escape will be considered. Permanent general access will not.

2. *Please provide technical information and confirmation of fire resistance of windows located on the north boundary. It is our understanding that the glazed elements are fixed and non-openable (please do let me know if otherwise).*

We have designed all the windows on the north façade as fixed and 60 minutes fire rated as advised by the Fire Consultant.

We don't have any technical information on windows yet as we haven't confirmed a supplier – but we can forward across once a supplier has been chosen. Thank you. Relayed to Llewellyn Davies (LD). This has been discussed with LD and is acceptable subject to you providing the technical information. Please can you confirm an estimated date for release of this information.

3. *Please can you provide a project programme showing when temporary access over Bedford Passage will be required and any outline access requirements you are in possession of i.e. scaffold and crane. Please can you also specify what each access element will be required for.*

Can you clarify what you mean by this please and what information you require that is over and above what will be included within the Party Wall Award? We would like to see a full programme and within this programme at which points access is proposed for notifiable elements and separately for non notifiable elements (if any). It may be best that [redacted] your Party Wall surveyor is consulted on this specific point. I am due to speak with Tom tomorrow morning on a separate but related matter so will ask that an update is provided to you following. This remains outstanding. Please can you confirm when you intend to issue this information.

Another point we wanted to co-ordinate on is the levels on your site. We have our ‘tunnel’ between our building and Nr 13 that connects to your site and there is also the door from the office that has to have a level threshold onto the pavement.

We are just in the process of preparing a levels drawings which we can send over as soon as it is ready, however to give you an indication the office finished floor level is currently set at +26486 so our threshold to the UCLH site will need to be a max of 15mm below this to achieve Part M compliance. Noted and I will relay to LD once the drawings are available for sharing. Please see attached document “23153 – 2023-07-03 – Levels” which show the relevant levels.

A Teams meeting was held on Wednesday 19th April 2023 - 12:00 - 1:00pm. The following people attended:

Zarina Khalid - Origin
Frances Jackson - RLP Surveyors
Simon Katsaris - RLP Surveyors

Simon Healey - Delva Patman Redlar
Peter Darragh - UCLH charity
Debra Fraser - UCLH Charity
Paul Barnes - Llewelyn Davies

During the teams meeting the following issues were raised.

- Landscape boundary issues and Tottenham Mews connecting to the Bedford Passage.
- The first main issue was agreeing boundary wall location as the planning application drawings for Tottenham Mews shows the North Elevation sitting on the former Middlesex Annex southern boundary wall.

- UCLHC raised the issue of openable windows located on the boundary. This is considered a fire issue and would require to be closed at all times.
- It was agreed this needed to be amended and the windows would require cleaning from outside. This would require access from the Bedford Passage. This will be limited due to the permavoid crates and will have a weight restriction.
- The Tottenham Mews Ground Floor Plan within the DAS statement showed a clash with the Bedford Passage bike stand. The submitted ground floor plan for Tottenham Mews deleted the bike stand not illustrating the clash. To help mitigate this issue UCLH Charity has relocated the bike stand and moved the stand further west on the BPD site.
- A door opening onto the Bedford Passage was shown in the approved planning application which would requires access and rights onto the Bedford Passage.
- A revised drawing issued by LB Camden Jan 2024 for this area shows the door relocated from the north boundary to the east elevation. It is now assumed that access to the Bedford Passage is now not required.

During this meeting LD raised the issue that the approved drawings for Tottenham Mews had provided a ground floor level to the North Elevation that did not relate to any landscape level drawings or existing site levels for the Annexe or Astor College.

A Teams meeting with Frances Jackson and Tom [redacted] present was held on 6th July 2023.

The output of that meeting was a schedule of neighbourly matters produced by [redacted] to which DPR has attach the most recent revision.

See page opposite.

[redacted] issued an email to Zarina Khalid of Origin on 5th September 2023 following internal consultation with Paul Barnes LD / [redacted] and Peter Darragh UCLH Charity regarding planning condition No. 28, text as below:

I am writing further to the correspondence in relation to the relative floor levels of the Middlesex Annexe and 14-19 Tottenham Mews development having consulted our client’s lawyers who have advised that there is no requirement for our client to meet your site levels.

Condition 28 of the planning permission provides:

‘Details of Bedford Passage and the boundary interface with the adjacent site (Astor College) shall be submitted to the Local Planning Authority and approved in writing before the relevant part of the works commence.

Such details shall include:

- a) hard and soft landscaping;
- b) security and crime prevention measures.

Such details to be prepared in consultation with the owners of the neighbouring Astor College site and 14-19 Tottenham Mews.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.’

This condition refers only to the details of the boundary interface between Bedford Passage and Astor College, and only in respect of landscaping (hard and soft) and security / crime prevention. These details are to be prepared in consultation with the owners of Astor College and 14-19 Tottenham Mews. There is no reference to floor levels nor to the boundary interface between Bedford Passage and 14-19 Tottenham Mews.

It seems logical that the condition refers only to Astor College given it was already a completed building at the time the planning condition was imposed, whereas the plans for 14-19 Tottenham Mews were uncertain.

While our client has consulted widely in respect of the Middlesex Annexe development, it will not be possible to change the levels to accommodate the design of 14-19 Tottenham Mews.

We are reviewing the position on those other issues set out in your summary and will provide a further update on these in due course.

Teams meeting between Simon Healey and Frances Jackson on 23rd November 2023.

Output of that meeting was to discuss progression of responses to the neighbourly matters schedule (see page opposite).

Appendix C Neighbours Consultation

Query No.	RLP Query	Document reference	DPR comments 2023-08-04	RLP Current Comments - 2023-11-29
1	Now the door has been relocated; please confirm if this information is still required?		Please can the adjoining owner's proposed floor levels be added to the architect's drawings	Drawings are currently being updated to reflect the new proposals for the relocation of the fire escape door; now moved to Tottenham Mews
2	Scaffold License information	7c. 2960-CVA-TM-ZZ-DR-A-03205_ExternalEnvelopeInterfacs-North_P01.1	At roof level, where the 5 th floor is set back please can a dimension be added from the 5 th floor wall face to the assumed boundary, as well as a response from the contractor as to the dimensioned depth of the access that will be required at that level to construct the 5 th floor.	Origin team are working through the information needed for the scaffold licenses and will send these over in due course. As previously discussed the license has been agreed between the lawyers we are just working through the supporting/ technical information. We will let you know timescales.
4	Scaffold License information		Please can RLP submit access proposals (dimensioned drawings / period of access required with relevant activity)	As above
5	Now the door has been relocated; please confirm if this information is still required?	7c. 2960-CVA-TM-ZZ-DR-A-03205_ExternalEnvelopeInterfacs-North_P01.1 - Section 3	Please can section 3 be full height to show the proposed fire escape at ground floor level	Assume this is now not required as we have moved the fire escape door.
6	Now the door has been relocated; please confirm if this information is still required?	7c. 2960-CVA-TM-ZZ-DR-A-03205_ExternalEnvelopeInterfacs-North_P01.1 - Section 2	Please can section 2 show the proposed fire escape door	Elevation drawings will be re-issued to reflect the new proposals
7	Now the door has been relocated; please confirm if this information is still required?	7c. 2960-CVA-TM-ZZ-DR-A-03205_ExternalEnvelopeInterfacs-North_P01.1 - Detail E	Apologies if I am misinterpreting the drawings but Detail E Bedford Passage Elevation shows an open walk through, whereas section 1 appears to show some form of structure at the assumed boundary. Please can it be clarified what this is.	Elevation drawings will be re-issued to reflect the new proposals
10	Underpinning Award; this has now been agreed by Advisory Engineer	6a. 0231-MAP-ZZ-XX-DR-S-1092_Party Wall Sections_C1 - Section 3-3	Section 3-3- shows an intention to underpin the flank wall to 13 Tottenham Mews. Please can proposals be provided to show what it intended for the projecting wall on north elevation of 13 Tottenham Mews (sub and super structure level)	Assumed closed out? agreed and closed out by Advisory Engineer
11	Scaffold License information		Please can RLP provide us with a project programme in gant or similar format to show the periods of access and type required for construction of the north elevation.	Origin team are working through the information needed for the scaffold licenses and will send these over in due course
12	Scaffold License information		Please can RLP submit their temporary works engineer's scaffold designs taking into account the context of the adjoining Bedford Passage site where works are being carried out.	Origin team are working through the information needed for the scaffold licenses and will send these over in due course
13	Meeting held on 24/11/2023; drawing to be updated to reflect discussion; for Piling Party Wall Award	6a. 0231-MAP-ZZ-XX-DR-S-1092_Party Wall Sections_C1 - Section 2-2	Section 2-2 shows the proposed permanent condition at the boundary with our site. Our wall is not indicated on the drawing and will need to be updated to illustrate what is proposed. I understand that the wall may have been underpinned and am checking details for this.	Revised drawing to be sent to Advisory Engineer as per meeting discussion
14		6a. 0231-MAP-ZZ-XX-DR-S-1092_Party Wall Sections_C1 - Section 2-2		Assumed closed out? agreed and closed out by Advisory Engineer

Site visit 15th November 2023 10 - 11:00am
Design team of both parties discussed the current situation regarding proposed levels on site with LB Camden.

Drawings including landscape plans and levels was issued to Origin contractor, party wall surveyor and origin following this meeting. A cover letter explained that the level adjacent to Tottenham Mews could not be lowered any further and that the level had already been lowered substantially compared to the existing levels on the BPD site.

The following Appendix D illustrates existing levels, proposed levels and details.

The Bedford Passage design team has further looked at the implications of lowering the floor levels opposite Tottenham Mews which is not achievable.