

COVER NOTE:

RE; 8 Fulwood Place Holborn WC1V 6HG

Dear Planning Team,

This application follows the previous submitted 'Pre App' 2023/4811/PRE which looked to convert the existing property into a residential development with basement commercial retained. The overall comments from the council appear unsupportive of a complete residential conversion, but made suggestion on retaining majority of the office space with reduction of residential units. The main items that we have addressed on this application are;

1. Retained lift access for the single residential unit
2. Overlooking and privacy for inhabitants
3. Utilising GF for communal usage and general amenity
4. Retain office but smaller SME type offices due to change in office habits

The marking material will be supplied separately by the Agenet

Content Page:

Supplied in this application

- a. Design & Access Statement including
 - Comment Schedule for addressing all Pre-App comments
 - Energy Statement
 - Part G – Compliance Report
 - Highways Report
 - Fire Safety Report
- b. DWG 01 – basement
- c. DWG 02 – ground
- d. DWG 03 – 1st floor
- e. DWG 04 – 2nd floor
- f. DWG 05 – 3rd floor
- g. DWG 06 – 4th floor
- h. DWG 07 – roof plan
- i. DWG 08 – proposed sections
- j. DWG 09 – proposed front and rear elevations
- k. OS PLAN
- l. EXISTING SURVEY

Trust this information is clear and allows for validation of the application.

Regards,

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Architect & PM/QS

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