



REGAL LONDON **Ryder**

**100-100A Chalk Farm Road
Planning Pre Commencement Condition Discharge
Condition 11 Part B**

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Author
Blerina Berisha

Checked by
Amanda Whittington

This document has been designed to be
viewed / printed A3 double sided.

Introduction

This information was previously granted approval on 27 November 2025, in accordance with the requirements outlined in the planning conditions of the planning application referenced as 2024/0479/P.

The following document has been prepared by Ryder Architecture on behalf of Regal London to illustrate the details in pursuance of discharging the planning condition noted below under planning application reference number 2024/0479/P.

Pre Commencement Condition 11: Protection, Relocation and Restoration of Cattle Trough

Partial discharge of item 11 b:

Prior to commencement of development (other than demolition, site clearance and preparation), details of the following shall be submitted to and approved in writing by the local planning authority:

- a) how the listed trough will be protected during construction work,
- b) the relocation and works of remediation, cleaning and repair of the cattle trough (to align with a separate listed building consent), and
- c) a programme for the works and submission of the listed building consent.

The trough shall be retained and protected from damage in accordance with the approved details, and the works of relocation, cleaning and repair shall be undertaken in accordance with the details and approved programme.

Reason: To secure the protection, preservation and restoration of the trough, ensure proper design and integration into the public realm, and to safeguard the character and appearance of the wider conservation area in accordance with the requirements of Policies D1 and D2 of the Camden Local Plan 2017.an.

Information

Evidence

Proposal for the clean, repair, and relocation of the granite cattle trough

Consultant

Paye Stonework and Restoration

Pricing Notes & Clarifications

The following paragraphs relate to our proposals for the clean and repair of the existing cattle trough and inform the allowances made within the costs provided:

After conversations had with the contractor and understanding of the requirements set out by Camden council, we have outlined the process of the works.

Protection during Construction work

The cattle trough is to be protected by the MC during their contract period. When their works are deemed to have been completed and can commence on site, the MC will remove their temporary protection, so we can then undertake the relocation, cleaning, and repair.

Relocation of the Cattle Trough

The Cattle Trough is made up of various elements; the basin stone, two nr plinth stones holding up the basin, and two nr 'feet' stones. is also a dog trough attached to the main basin.

In order to relocate the cattle trough, the planters within the trough must be removed by others. Once this is complete, we can begin the relocation. So long as there is adequate space on site, we propose using a counterbalanced floor crane to lift the basin to the proposed this can be seen below. We anticipate the basin to weigh approximately 600kg, so a 1 tonne counterbalanced floor crane will be required. crane will lift the basin from fixing points/be strapped around the basin and carefully lifted from its current position, to the side.

At this stage, we assume that the plinths are not fixed into the pavement, and can therefore be moved to from the existing position to the new area using traditional manual handling techniques or via the floor crane. This will set the base for the basin. The basin can then be from the area where it is set aside, and carefully lowered onto the plinth stones.

The two nr feet stones and the dog trough can then also be moved from the existing position to the new position using traditional manual handling techniques. The stones will be positioned in the same position as the original.

At this stage, it is unclear how the stones are to be set/fixd to each other. This is to be developed with assistance from the architect.





Pricing Notes & Clarifications

The above drawing indicates an indicative position for the trough to be located to. The location of the trough is subject to a S278 as defined in the approved landscape drawings. The costs attached on the previous sheet are subject to change depending on the location.

Cleaning

Without any initial cleaning requirements stated by an architect. We propose Doff cleaning all stones making up the cattle trough with the assistance of a detergent/mild chemical. This is to be confirmed by the conservation officer/architect to ensure it meets their desired cleaning expectations.

Repair

Once the trough has been cleaned and had the vegetation removed, then we can look at defining a repair scope. However, the trough to be in a sound state structurally and aesthetically; therefore, without any initial repair requirements stated by an architect at present, we do not propose any repairs being undertaken unless instructed otherwise by the conservation officer/architect at a later date.

PAYE

Ryder Architecture Limited

Middlesex House
34-42 Cleveland St
London
W1T 4JE
United Kingdom

T: +44 (0)20 7299 0550

www.ryderarchitecture.com