

8 October 2012 / 240

FAO: Seonaid Carr
Regeneration and Planning
Development Management,
London Borough of Camden,
Camden Town Hall, Judd Street,
London, WC1H 8ND

**SUBMITTED
ELECTRONICALLY ONLY**

Dear Seonaid,

**Re: Full Planning Permission and Listed Building Consent applications,
Upgrade of Miranda House Museum, 58 Grafton Way, London W1T 5DL,
Re-submission of withdrawn applications ref. 2012/2914/P and 2012/2999/L
Planning Portal Submission PP-02225116**

Please find enclosed the submission for the above project. The enclosed documents consist of:

1. Application Form.
2. Design and Access Report for the upgrading of Miranda House, prepared by Studio Downie Architects LLP.
3. Scheme Drawings;
 - a). Existing & Demolition Drawings, prepared by Studio Downie Architects LLP.
 - b). Proposed Drawings, prepared by Studio Downie Architects LLP.
4. Appendices:
 - i) Structural Investigations and Proposals, prepared by Conisbee.
 - ii) Energy and Sustainability Report, prepared by Peter Deer and Associates.
 - iii) Noise level and Control Report, prepared by EMTEC Products Ltd.
 - iv) Daylight and Sunlight Report including Daylight and Sunlight Addendum Letter, prepared by GVA Grimley Ltd.
 - v) Access and Inclusivity Statement, prepared by All Clear Designs Ltd.

Following our meeting 31.07.12 at your offices with Richard Black, Hannah Walker and Richard Parish, submission of information 04.09.12 and 18.09.12 and various other correspondences from yourselves and English Heritage the proposals represent a full response to the changes you have requested with the primary points being:

- a) Placing the new lift closer to the existing house and retaining an external courtyard.
- b) Repositioning the service riser.
- c) Considerably reducing the bulk of the new lift enclosure.
- d) Removing the proposed roof terrace. A balustrade is included on the existing parapet as shown for Health and Safety maintenance access only.
- e) Proposing a visually lightweight glass enclosure for the lift. This will be developed with specialist manufacturers as a minimal glass cladding with the support structure located behind the glass skin and example images are included in the Design and Access Report.
- f) Changing the front step lift for a lightwell lift which at ground level will be the same height as the existing front railings.

- g) We have incorporated the changes requested by Richard Parish e-mail of 2.10.12. including retaining the sense of a 6 over 6 sash in the upper section with panels below to the rear existing windows.

Other points to note are:

- a) On the application forms in section 22 the net additional area includes the plan of the lift at each floor level.
- b) Structural Engineer's Appendix C: an indicative detail is included to form openings in the existing rear wall for the passage of services at lower ground level. It is proposed this will occur only on the west side of the existing window at lower ground and all openings/services routes will be subject to detailed development including simplifying the proposals where possible.
- c) A glass floor is indicated on SSK13/P2 – this will be solid.
- d) Services Routes: The proposed routes/positions for the mechanical services are indicated on the architects proposed floor plans with the main plant located in the lower ground floor.
- e) The Structural Engineer's Appendix B: this remains unchanged from the previous application and the proposals were confirmed as acceptable at the meeting at your offices 31.07.12.
- f) Rights of Light Report: As agreed with Bethany Arbery the Rights of Light Report remains unchanged with the agreement that as the new proposals considerably improved the position that an addendum letter would suffice for the application.
- g) The statue to the front façade has been omitted from this application.
- h) The terrace has been completely omitted and with its continued use only as a roof we need to ensure with current Health and Safety requirements that safe access is provided. The completed building manual will recommend maintenance is once a year to check the gutter and rainwater down pipe in the centre of the roof otherwise it will be a very occasional check on the roof covering itself to ensure there is no breakdown of waterproofing seals etc.
- i) Decision period: when we met 31.07.12 at your offices you discussed you would aim to reduce this period from 8 to 6 weeks.

We await confirmation that the application has been processed and validated.

Yours Sincerely,

Craig Downie
For and on behalf of
Studio Downie Architects LLP