

10106 – 1-3 Bedford Place, London

10106\_FN01\_151211

File Note: Site Meeting walk round with Tina Garratt LBC 13/12/11

15 December 2011

**Site(File note only)****Attendees:**

Tina Garratt: London Borough Of Camden  
Martin Hurrell: The Bedford Estate  
Bhadresh Shukla: Buxton Ltd  
Dave Nash: Buxton Ltd  
Vincent Winyard: Andrew Lett Architects

**Purpose of the Meeting:**

The meeting was set up to obtain feedback regarding the Planning Conditions applied to the listed Building Consent, the information submitted in response thereto, to discuss detail design development and walk the building.

**Information submitted / Conditions Response:**

TG confirmed that she had received the ALA response to the Listed building Consent but had not fully reviewed the information at this time. Prior to Walking the Building TG and VW ran through the drawings and information issued in an effort to ascertain both the acceptability of the proposals and areas where additional information may be required. The points discussed were as follows. (Item Ref as conditions)

**Item 2a.**

Statement as letter response considered acceptable.

**Item 2b, 2c, & 2d**

Details of new sash window be submitted in due course.

On review of the drawings submitted it appeared that the information was sufficient to allow the conditions to be satisfied in respect of the window / door section / elevation details etc. The profiles of the skirtings and architraves proposed appeared satisfactory with the exception of the skirting to the LG and third floor levels which will be simplified to remove the moulding detail on the top edge.

**Item 2e**

Material samples to be provided in due course.

**Item 2f**

Details of the new stair formed between LG and GL were discussed and was acceptable.

VW further explained the proposal to inset additional metal balustrades between the existing due to the large gaps between those on the two existing stair flights which were considered an acceptable proposal.

**Item 2g**

The design proposal for the Partition in the GF hallway were discussed and agreed in principle. ALA to submit detail drawing of proposal.

**Item 2h**

Details of copings agreed as acceptable.

**Item 2i and 5**

The proposals for the reconstituted stone steps to the rear and the metal guarding were discussed and considered a suitable proposal.

**Item 4**

The method for taking down and storing existing garden wall brickwork was agreed as satisfactory. With regards to the reconstruction as the bond of the existing walls and varies both between and within the walls and not recognisable of being of a particular type so subject to agreement the reconstructed separating garden walls and newly constructed sections in English garden wall bond. These walls will be reconstructed as far as possible from bricks that will be salvaged from the careful taking down of the existing dividing garden walls

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**Item 6**

The three number stairs between second and third floors were re-examined on site and it was agreed that the stairs within building 1 & 2 could be replaced but every effort should be made to retain the stair within number 3 should reasons come to light that make this unfeasible then approval with supporting documentation would need to be submitted for approval.

In addition to the conditions the need to provide smoke ventilation at the head of the staircase was discussed. The method proposed of leaving the existing ceiling in place and forming a false ceiling / plenum below with appropriate cornices to the perimeter was considered an appropriate way of protecting the existing fabric, not compromising the space internally and satisfying the requirements of the Fire Officer. The existing lanterns would be refurbished with the existing wired glass being removed and re-glazed.

In the walk around the following points were discussed.

Where it was necessary to reinforce structural roof elements due to structural requirements or rot the existing would be treated and kept in situ with new elements being installed in parallel.

Evidence of previous alterations were evident and had contributed to much of the movement in the structure these elements were generally to be reinstated where their removal had given rise to structural problems.

It was noted that the main roof structure was generally in reasonable condition but elements did not appear original these were being retained and the roof coverings overhauled.

The areas where existing cornices were to be retained and reinstated were reviewed and discussed and the principles being employed agreed.

It was confirmed that the existing sash windows were being refurbished with secondary glazing being installed. The pattern / arrangement of the frame of the secondary glazing would be such so as to not adversely affect the existing fenestration. The panels and surrounds to the windows would be refurbished with missing sections replaced to match existing.

All Lath and plaster ceilings were being retained where their condition permitted fire resistant upgrading was being achieved with a specialist coating. Some ceilings viewed had previously been replaced by plasterboard ceilings and a number of areas had newer cornices reinstated.

It was noted where sections of wall lining had been removed internally to permit removal of asbestos lagging that much of the wall construction behind was new as were the piped services supporting the fact that the linings where removed had not been original.

Existing floorboards were going to be lifted to permit levelling, and acoustic upgrading of the floors and then be reinstated prior to new floor finishes being laid over retained the fixing of new finishes would be such to permit removal without adversely affecting the floors beneath at a later date.