

ANDREW LETT ARCHITECTS

Ms Catherine Bond
Development Control Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

28 June 2012

Dear Catherine

1 – 3 Bedford Place, London, WC1B 5JB (Application Reference: 2011/0499/L & 2011/0494/P)

Following our submission to Ms Tina Garratt on 06 December 2011 we now formally submit for the discharge of the Planning Conditions attached to the Decision Notices relating to the above applications.

We attach the completed form - Application for Approval of Details Reserved by Condition and supporting documents as set-out below.

We originally submitted further details in relation to the Conditions on 06 December 2011. This was followed up with a meeting on site with Ms Garratt, The Bedford Estates and ourselves on 15 December 2011 (a further copy of the minutes of this meeting are attached for your information). Where agreements that Conditions had been satisfied were reached at this meeting, this is noted below.

Application ref: 2011/0499/L - Condition 2 a)

In respect of the railings to the street elevation, no new railings are presently proposed, should the need arise to replace any damaged or missing sections at a latter date then details would be submitted, any replacement would have the same material, section, finials and fixing methods as the existing.

The railings to the walls at the rear of the rear gardens are in sections between existing brick piers these are also to be retained and repainted black. No new railings are proposed in these sections.

With this explanation Ms Garratt considered this Condition satisfied at the site meeting on 15 Dec 2012.

Application ref: 2011/0499/L - Condition 2 b), c) & d) – Window & door details

Some of the existing sash windows are dilapidated and will be replaced on a like-for-like basis matching exactly the glazing bar and frame profiles of the existing. The front façade of No. 3 Bedford Place was replaced post-war following WWII damage. The existing sash windows at the

front ground floor where found to have spring balances. These are being replaced to match those in No. 2 Bedford Place.

Details of new windows and doors to the new rear extensions are shown on drawings 10106_EL_101A, EL_102C, EL_104C, 10106_CA_100A & CA_101A. Copies of these drawings were sent to Ms Garratt on 06 Dec 2011 and additional copies are attached.

Internal door details are indicated on detail drawings 10106_EL_301, EL_302, EL_303, and 10106_CA_150, CA_151 and CA_170. Copies of these drawings were sent to Ms Garratt on 06 Dec 2011 and additional copies are attached. Details of new doors including panelling and architraves have been derived from existing doors found on site.

With this explanation and drawings Ms Garratt considered this Condition satisfied at the site meeting on 15 Dec 2012. As mentioned in the minutes the skirting at basement and 3rd floor levels will now be a simple bullnose edge.

Application ref: 2011/0499/L - Condition 2 e) – Facing materials

Consented application drawing 10106_PA_201A specifies a London Stock facing brick for the new rear extensions. I attach samples of the Wienerberger Smeed Dean London Stock brick that was presented previously at pre-application discussions and that we propose to use. Further samples are also available to view on site.

Any repairs necessary to the front entrance steps will be carried out in natural stone to match existing.

The new rear terrace and garden stairs are to be formed from precast stone as indicated on consented drawing 10106_PA_201A.

Application ref: 2011/0499/L - Condition 2 f) – Stairs

New rear garden stairs

The new rear terrace and garden stairs are to be formed from precast stone as indicated on consented drawing 10106_PA_201A. Further details are shown on drawing 10106_EL_101A, EL_102C, EL_103C & EL_104C copies of which are attached.

New internal stairs No. 3 BP between ground floor and basement

Although a stairs in this location was present in Nos 1 & 2 BP, none existed in No. 3 BP. The proposal is for a new concrete and steel railing balustrade stairs to match that in No. 1 BP. Details of this stairs are shown on attached drawing 10106_EL_110.

With this explanation and drawings Ms Garratt considered proposals for this stairs acceptable at the site meeting on 15 Dec 2012.

New Internal stairs Nos 1 & 2 BP between 2nd and 3rd floors.

Although stairs existed in this location they were not original and did not meet current fire/safety requirements. The stairs in this location in No. 3 BP were found to be historic. We agreed with Ms Garratt at a meeting on site on 11 Dec 2011 that the stairs in No. 3 should be retained and refurbished but that new stairs be constructed in Nos 1 & 2 BP. Details of this new stairs are shown on attached drawing 10106_EL_112.

With this explanation and drawings Ms Garratt considered proposals for this stairs acceptable at the site meeting on 15 Dec 2012.

Application ref: 2011/0499/L - Condition 2 f) – Bathroom/kitchen services

Details of proposed service runs for new bathrooms and kitchens are shown on the Services Engineers (CEC) drawings 0797_501C, 502C, 503C, 504C, 505C, 511A, 512A, 513A, 514A and 515A. Details of drainage below the basement ground slab are shown on RWA drawing 3188_08E. Copies of these drawings are attached.

Pipework will connect from fittings via floor voids to existing downpipe locations within existing recesses in the party walls. Bathrooms have plasterboard riser walls in front of the existing masonry walls to conceal pipework. A full height riser is to be formed in front of the existing wall in the rear bathroom/utility room (behind the main stairs).

A new concrete ground slab is to be formed in the basement as the existing lacked insulation and a DPM. In conjunction with this new below slab drainage runs and manholes will be formed with connections to the existing sewer in Bedford Place.

Application ref: 2011/0499/L - Condition 2 g) – Ground floor partition

Details of the new partition within the ground floor hallway forming the entrance to the lower maisonette are shown on attached drawing 10106_GA_102D. The partition is to be formed of skimmed plasterboard on framing and will be fire insulating and sound resisting. It will be set out to align with the outer vertical face of the stair flight and the junction will be formed with a plaster board stop bead and sealed with a removable flexible sealant.

Application ref: 2011/0499/L - Condition 2 h) - Copings

Details of the copings are shown on drawings 10106_CA_100A and 10106_CA_101A. These drawings were forwarded to Ms Garratt on 06 December 2011 and additional copies are attached.

With this explanation and drawings Ms Garratt considered this Condition satisfied at the site meeting on 15 Dec 2012.

Application ref: 2011/0499/L - Condition 2 i) – Garden steps

The new rear terrace and garden steps are to be formed from precast stone as indicated on consented drawing 10106_PA_201A. Further details are shown on drawing 10106_EL_101A, EL_102C, EL_103C & EL_104C. Details of the steps and balustrade are shown on drawing

10106_CA_101A. These drawings were forwarded to Ms Garratt on 06 December 2011 and additional copies are attached.

With this explanation Ms Garratt considered this Condition satisfied at the site meeting on 15 Dec 2012.

Application ref: 2011/0499/L - Condition 3 – Scribing partitions

The consented proposals are to remove more recent partitions and form the original room sizes.

The previous partitioning of the spaces to form student bedrooms led to damage to existing cornices and skirtings and replacements were installed in a piecemeal way. Where this has occurred the proposal is to reinstate cornices and skirtings to rooms, matching new profiles to existing recovered profiles.

The proposed internal layout means that the need to scribe around existing skirtings/cornices does not arise as original room sizes are being restored with like-for-like cornices.

Application ref: 2011/0499/L - Condition 4 – Garden walls

The existing rear garden walls and railings facing onto the rear communal garden are to be retained and re-pointed.

The existing side party garden walls dividing properties are unstable and in places requiring urgent repair/rebuilding with piers on new footings. The party garden wall between Nos 1 & 2 BP did not exist at commencement of construction. In addition some sections of party garden walls must be taken down to accommodate the new rear extensions. The following method statement is proposed for repairs/reinstatement to these garden walls.

Where rear garden side party walls are to be taken down to enable construction of the new rear extensions existing bricks will be carefully removed, cleaned of mortar and set aside for re-use.

Reinstated walls will be formed from bricks salvaged from site and if necessary augmented with purchased off-site second hand bricks. The existing brick bond varies from wall to wall where there has been much patching but Flemish bond is more prevalent than others and it is proposed to use to reinstate walls. Mortar mixes will be lime based to match existing lime mortars.

Application ref: 2011/0499/L - Condition 5 - Steps

Any repairs necessary to the front entrance steps will be carried out in natural stone to match existing.

The new rear terrace and garden stairs are to be formed from precast stone as indicated on consented drawing 10106_PA_201A and in the Landscape Statement accompanying the application.

Application ref: 2011/0499/L - Condition 6 – Internals stairs between 2nd & 3rd Floors.

Condition 6 forming part of the 07 Nov 2011 Decision notice calls for the retention of these stairs.

At the meeting on site on 15 Dec 2012 with Ms Garratt, The Bedford Estates and ourselves it was agreed to retain the stairs in No. 3 Bedford Place (as a relatively intact original stairs) and replace the stairs in Nos 2 & 3 Bedford Place with new stairs. Details of this new stairs are shown on attached drawing 10106_EL_112.

Application ref: 2011/0494/P - Condition 4 – Cycle parking

The condition calls for cycle storage area for 12 cycles. Cycle parking hoops are to be installed in one of the pavement vaults in each of the 3 houses. This will provide storage for 4 cycles per house as shown on drawing 10106_GA_101E.

I would be most grateful for your confirmation of the discharge of these Conditions attached to the Decision Notices.

Yours sincerely



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Encl

- Minutes Meeting 15 Dec 2012 with Ms Garratt on site at 1-3 Bedford Place
- Andrew Lett Architects drawings:
 - 10106_PA_201A
 - 10106_GA_101E, 102D
 - 10106_EL_101A, EL_102C, EL_104C, EL_110, EL_112, EL_301, EL_302, EL_303
 - 10106_CA_100A, CA_101A, CA_150, CA_151, CA_170
- CEC services engineers drawings:
 - 0797_501C, 502C, 503C, 504C, 505C, 511A, 512A, 513A, 514A and 515A
- RWA drawing:
 - 3188_08E
- Samples of Wienerberger Smeed Dean London Stock brick