

47&49 Gower Street London

External alterations including re-opening up of lightwells under front entrance steps, enlargement of rear basement lightwells, replacement of two doors at basement level with sash windows, replacement of door at rear ground floor level at No 47, replacement of windows at third floor level on front and rear elevations, installation of rooflights and vent terminals on rear roof slopes and internal alterations at basement, ground and first to third floor all in connection with change of use from residential institution (class C2) to 8 self-contained flats/maisonettes (6x1 bedroom and 2x3-bedroom) (Class C3).

Planning approval reference – 2009/2025/L

Notes regarding proposed relationship of new vertical service risers to existing cornices.

It should be noted that it has been possible to reduce the number of proposed vertical service risers to one per property (2 No in total) and locate these within existing niches. Consequently there will be no point at which the existing cornices will be effected by the vertical risers.

Notes regarding the works associated with the down stand boxing high level at 2Nd floor level.

There are existing down stand boxings at high level in No 49 Gower Street (to the front elevation). These conceal reinforcement tie rods, giving lateral support to the front wall (probably as a result of bomb damage during the Blitz). It is proposed to remove the existing tie rod and replace it with a new rod located within the roof void at 3rd Floor floor level, thus overcoming the need for a boxing in this area. The boxing shall be removed and the cornice reinstated. See attached engineers drawing 209341/207/C2 (with architects comments).

Ref: LPAY1029 Notes regarding discharge of planning conditions