

B R I M E L O W • M c S W E E N E Y • A R C H I T E C T S

Mr Hugh Miller and Ms Elaine Quigley
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For the Attention of: Mr Hugh Miller and Ms Elaine Quigley

Date: Friday 1st February 2008

Our ref: 080201/0727/3.15/BMA Planning Letter

Dear Ms Quigley,

Ref: **FULL PLANNING SUBMISSION:**
30, 31 & 32 GREAT QUEEN STREET and 26 to 28 PARKER STREET , COVENT
GARDEN, LONDON, WC2

Online planning application submitted 05-12-2007 Ref PP-00328206

Further to the submission listed above and the Camden Planning Incomplete application letter dated 08/01/08, please find attached the following:

1. Complete Set of Drawings as listed on attached Register:
All queries relating to drawing clarification have been addressed in this drawing issue.
2. Details for Balustrade proposed at terrace level – Information Attached
3. Materials for plant Enclosure – Information Attached
4. Materials for Stair enclosures: Powdercoat finish (gunmetal grey) steel frame. Glazed wall panels.
5. Proposed lighting design and details to No 30/31 Great Queen St.- Information Attached
6. Certificate B – Attached
7.
Please also note
8. Materials for 3rd Floor Roof: Ceramic non slip tiles (Grey) lead flashing
9. Materials for 4th Floor roof. Standing Seam (Green to match colour of tiles)

In addition to this a schedule of works with corresponding photographs of existing is included.

Please note changes to proposal since prior submission:

- No new Dormer windows are proposed to the Great Queen Street Façade.
- The Existing Rooflights facing Great Queen Street are proposed to be retained not replaced as previously stated.
- A new wall at basement level may need to be included dependant on fire design strategy

With Respect to Walls to be altered

Please refer to the Museum of London Standing Buildings assessment::

"The fixtures and Fittings of the offices on the first floor and the other upper floors are of moderate architectural and historic interest, especially those on the first floor. They all date from the construction of the building but have been altered subsequently. They are interesting enough to be investigated and recorded before being altered or removed, but not interesting or important enough to be retained in situ." Page 22 – Museum of London Standing Building Assessment November 2007

Please note 1:50 drawings of walls to be removed or altered are included in this submission. A sample of walls from the Second and Third floors have been recorded in 1:50 drawing format. The walls which are proposed to be removed are generic and have been altered with very little original detail. Please refer to the Schedule of Works, Plans and Sections with respect to walls to be removed.

Please also note both a planning Officer (Ms Elaine Quigley) and a conservation officer (Mr Charles Rose) from Camden Council visited the site on 15th October 2007.

I trust the above clarifies the submission, please contact Annabelle Barrington immediately if further information is required.

Yours faithfully,



Annabelle Barrington
Brimelow McSweeney Architects