

PDA

Paul Dickinson
and Associates

Anne

→ DC

4 July 2007

Our ref: PD/KH/07 019

Robert Scourfield
Director of Culture & Environment
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8EQ

For the attention of Stuart Minty, Senior Planner, Culture & Environment Directorate

Dear Mr Scourfield

TOWN & COUNTRY PLANNING ACT 1990 AS AMENDED
71 GREAT RUSSELL STREET, WC1B 3BP
LPA REF 2007/2918/INVALID

Thank you for your letter dated 20 June 2007 received 27 June requesting additional information in support of the above application.

Taking each of your bullet points in order:-

(1) Service arrangements for new bathroom/kitchen

I attach 3 sets of drawing nos 2007/62/7 Rev A, 8 Rev A and 9 Rev A. These have been amended to show additional details relating to the servicing of the proposed bathroom and kitchen areas. The drawings show that the services have been designed to cause minimum disruption to the main fabric of the existing building by avoiding cutting into floor joists and using connections to existing drainage runs and SVP(s). New boxings and risers will conceal all new pipework, waste etc and we are using existing penetrations where possible. The extractor hood to the kitchen is a filter type and thus does not require any ducting.

(2) Proposed damp proofing

We are proposing to use a liquid water proofing system for the basement/under pavement vault area. The proposal is to use a Sika 1 render solution with an injected damp proof course. This work will be undertaken in accordance with BS8102:1990 'Code of Practice for Protection of Structures against water from the ground' and relevant Building Regulations. I attach details of the proposed system.

(3) Air conditioning

No air conditioning plant is to be located in the under pavement vaults. It is proposed to use this area to accommodate 2 no. boilers each of 80,000 BTU and to 2 no.

than none. There are existing handrails to the stairs to all floors; these are to be retained by the proposals.

I trust this additional information will assist in progressing the application. Please let me know if you require any further information.

Yours sincerely

pp 
PAUL DICKINSON

Encl.

cc: Howard Crocker – Wigmore Investments
Jeff Kasfikis – Corrigan Gore & Partners
David Hall - Challinor Hall Associates