

Revision PS9904731 R4

Dated 7/7/00

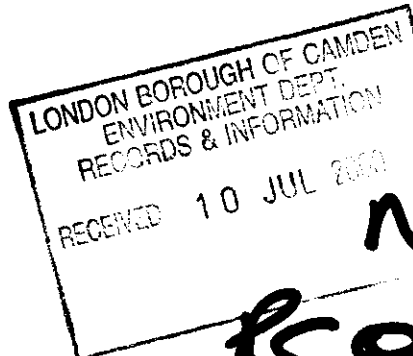
Received 10/7/00

7 July 2000

DIP
Harper Mackay

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Ms Sue Cooke
CAMDEN COUNCIL
Town Hall Extension
Argyle Street
LONDON WC1H 8EQ



N15/22/A

Dear Sue

10 PROCTER STREET

REF PS9904731

PS9904731 R4

We are submitting revised drawings which take into account the various comments discussed at our meeting on 4 July 2000.

1. The height of the rear addition has been reduced by 2no. stories. The height of the building then becomes ground plus 6 floors. We believe that our client has offered a considerable amount toward a reasonable compromise on height. We also maintain that the proposed height is fully consistent with UDP guidelines on height. The criteria set forth by EN 16 states that the height of a development should be "sensitive and compatible" with the scale of the surroundings. This new proposal improves street views by the stepping down of the building mass from the ground + eight story bridge building to the current ground + six storey addition. The upper 2no. additional stories proposed are stepped back from the building edge some 1.2 metres.
2. The south facade has been simplified in response to design team comments. The current proposal is very similar to the facade treatment of the 1998 consented scheme.
3. The landscape/ highway improvement proposals have been omitted.
4. The mix use has been improved in the current proposal compared to the 1998 consented scheme. A1 retail use has increased by some 62% while A3 restaurant use has decreased by some 280%.
5. It is important to note that the client's final negotiations with Youth Hostel Association is to take on the entire retail unit on basement, ground and first floors. The final negotiating point is a planning consent. Needless to say, having a pre-let such as this helps insure the success of such a development. The client is also in negotiations with Kier London to undertake the enabling works for this tenant for an early 2001 possession.

6. Despite the loss of the winter garden atrium space, the scheme is still being developed with a natural ventilated services strategy. This is consistent with UDP policy SRE1, encouraging sustainable development.

We hope that the above issues are dealt with to your satisfaction and that this will enable us to move forward to a consented scheme.

At this time we are submitting 2no. copies each of the following drawings:

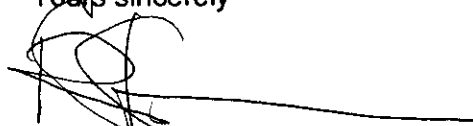
- 691/02/01 Rev B - Basement
- 691/02/02 Rev D - Ground
- 691/02/03 Rev B - First
- 691/02/04 Rev A - Second
- 691/02/05 Rev B - Third
- 691/02/06 Rev B - Fourth
- 691/02/07 Rev B - Fifth
- 691/02/08 Rev B - Sixth
- 691/02/09 Rev B - Seventh
- 691/02/10 Rev B - Eighth
- 691/22/01 Rev B - Section AA
- 691/22/05 Rev A - Section EE

We are also submitting 6no. copies each of the following drawings:

- 691/21/01 Rev A - South Elevation
- 691/21/03 Rev A - West Elevation
- 691/21/04 Rev A - Catton Street Elevation/ East Elevation
- 691/22/06 - South Elevation Detail

3D images of High Holborn facade and Procter Street were submitted previously.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Roy Stevens', with a long horizontal line extending to the right.

Roy Stevens
for Harper Mackay Ltd

cc: M Burroughs - M Burroughs Associates

Enc: as noted

HARPER MACKAY LTD ARCHITECTS & DESIGNERS
33 - 37 Charterhouse Square, London EC1M 6EA
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691: 10 PROCTOR STREET		Drawing Register and Issue Record									
INF	INFORMATION	Code	INF	SCHEME	INF	INF	INF	P	P		
T	TENDER										
CON	CONSTRUCTION		13	3	7	16	18	3	7		
R	RECORD		1	5	5	5	5	7	7		
P	PLANNING		0	0	0	0	0	0	0		
DRAWING NOS.	TITLE	Scale									
HM/691/01/00	Site Plan / Drawing Index	1:1250									
HM/691/01/01	Basement Plan - Existing	1:100									
HM/691/01/02	Ground Floor Plan - Existing	1:100									
HM/691/01/03	First Floor Plan - Existing	1:100									
HM/691/01/04	Second Floor Plan - Existing	1:100									
HM/691/01/05	Third Floor Plan - Existing	1:100									
HM/691/01/06	Fourth Floor Plan - Existing	1:100									
HM/691/01/07	Fifth Floor Plan - Existing	1:100									
HM/691/01/08	Sixth Floor Plan - Existing	1:100									
HM/691/01/09	Seventh Floor Plan - Existing	1:100									
HM/691/01/10	Eighth Floor Plan - Existing	1:100									
HM/691/01/11	Roof Plan - Existing	1:100									
HM/691/01/12	South Elevation - Existing	1:100									
HM/691/01/13	North Elevation - Existing	1:100									
HM/691/01/14	West Elevation - Existing	1:100									
HM/691/01/15	Clifton Street/ East Elevations - Existing	1:100									
HM/691/02/01	Basement Plan - Proposed	1:100	✓	A	✓	A	A	B	B		
HM/691/02/02	Ground Floor Plan - Proposed	1:100	✓	A	A	A	A	D	D		
HM/691/02/03	First Floor Plan - Proposed	1:100	✓	A	A	A	A	B	B		
HM/691/02/04	Second Floor Plan - Proposed	1:100	✓	A	A	A	A	B	B		
HM/691/02/05	Third Floor Plan - Proposed	1:100	✓	A	A	A	A	B	B		
HM/691/02/06	Fourth Floor Plan - Proposed	1:100	✓	A	A	A	A	B	B		
HM/691/02/07	Fifth Floor Plan - Proposed	1:100	✓	A	A	A	A	B	B		
HM/691/02/08	Sixth Floor Plan - Proposed	1:100	✓	A	A	A	A	B	B		
HM/691/02/09	Seventh Floor Plan - Proposed	1:100	✓	A	A	A	A	B	B		
HM/691/02/10	Eighth Floor Plan - Proposed	1:100	✓	A	A	A	A	B	B		
HM/691/02/11	Roof Plan - Proposed	1:100									
HM/691/03/01	Basement Plan - Demolition	1:100									
HM/691/03/02	Ground Floor Plan - Demolition	1:100									
HM/691/03/03	First Floor Plan - Demolition	1:100									
HM/691/03/04	Second Floor Plan - Demolition	1:100									
HM/691/03/05	Third Floor Plan - Demolition	1:100									
HM/691/03/06	Fourth Floor Plan - Demolition	1:100									
HM/691/03/07	Fifth Floor Plan - Demolition	1:100									
HM/691/03/08	Sixth Floor Plan - Demolition	1:100									
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HM/691/03/10	Eighth Floor Plan - Demolition	1:100									
HM/691/03/11	Roof Plan - Demolition	1:100									
HM/691/03/12	South Elevation - Demolition	1:100									
HM/691/03/13	North Elevation - Demolition	1:100									
HM/691/03/14	West Elevation - Demolition	1:100									
HM/691/03/15	Clifton Street/East Elevations - Demolition	1:100									
HM/691/21/01	South Elevation - Proposed	1:200	✓		✓	✓	✓		A		
HM/691/21/02	North Elevation - Proposed	1:200	✓		✓	✓	✓				
HM/691/21/03	West Elevation - Proposed	1:200	✓		✓	✓	✓		A		
HM/691/21/04	Clifton Street/East Elevations - Proposed	1:200	✓		✓	✓	✓		A		
HM/691/22/01	Section AA	1:50	✓		✓	✓	✓		C		
HM/691/22/02	Section BB	1:100	✓		✓	✓	✓				
HM/691/22/03	Section CC	1:100	✓		✓	✓	✓				
HM/691/22/04	Section DD	1:100	✓		✓	✓	✓				
HM/691/22/05	Section EE	1:100	✓		✓	✓	✓		A		
HM/691/22/06	SOUTH ELEVATION DETAIL	AS NOTED									
ISSUED TO:											
Bee Bee Developments											
Jackson Coles											
Rybka Battle											
Packman Lucas											
Brooke Vincent Partnership											
Camden Planning											
Warrington Fire Research											
KIER											
Mike Burroughs Associates											
Weatherall Green Smith											
ISSUED BY:											
For and on behalf of:											

29 June 2000

Rec'd 29/6

Harper Mackay

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Ms Sue Cooke
CAMDEN COUNCIL
Town Hall Extension
Argyle Street
LONDON WC1H 8EQ

Dear Sue

10 PROCTER STREET REF: PS9904731

As discussed last week, we are submitting revised drawings which take into account the various comments from your design team members. They are:

- Height to rear addition
- The louvered box element to the south facade
- The improvements to the pavement

We have introduced the following revisions:

- The rear addition has been reduced in height by two stories to six stories. The 1998 consented scheme allowed for expansion to the fourth floor as well as a plant room covering most of the fifth floor. The new proposal adds one storey to the overall consented bulk. All roof-top plant space will be so located that they will not be visible from the street.
- The current revision removes the feature element.
- The improvements to the pavement will be withdrawn.

At this time we are submitting 4 no. copies each of the following drawings:

- 691/02/01 Rev B - Basement
- 691/02/02 Rev D - Ground
- 691/02/03 Rev B - First
- 691/02/04 Rev A - Second
- 691/02/05 Rev B - Third
- 691/02/06 Rev B - Fourth
- 691/02/07 Rev B - Fifth
- 691/02/08 Rev B - Sixth
- 691/02/09 Rev B - Seventh
- 691/02/10 Rev B - Eighth
- 691/22/01 Rev B - Section AA
- 691/22/05 Rev A - Section EE

We are also enclosing colour 3D images of High Holborn facade and Procter Street.

Yours sincerely

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Roy Stevens
for Harper Mackay Ltd

cc: M Burroughs - M Burroughs Associates

Enc: as noted