

Matthias Gentet
Development Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

24th March 2015

Dear Matthias,

79-86 CHANCERY LANE, LONDON, WC2A 1BQ – SIGNAGE APPLICATION FOR PLANNING PERMISSION IN RELATION TO APPLICATION REF: 2015/0619/A AND 2013/2159/P

On behalf of Raingate Limited ('the applicant'), we enclose a planning application for new signage. The signage comprises denoting the office entrance, punctured lettering on the two security gates of Chichester Rents and also engraving in the pavement along Chichester Rents. The signage of this application will complement that of the recently approved application 2015/0619/A. The signage will establish clear recognition of Chichester Rents, differentiating it as a different entity to the prime office accommodation, in relation to the approved application ref: 2013/2159/P comprising;

"Redevelopment of building to provide reconfigured office floorspace (Class B1) and the creation of a new office reception at ground floor level, replacement of mansard roof at fifth floor level, infill extension from first to fourth floor level, reconfigured residential floorspace (Class C3) to provide five new apartments (2 x 1 bed and 3 x 2 bed) at first floor level, together with reconfiguration of existing retail arrangement along Chichester Rents and Chancery Lane, and the creation of a new pedestrian route from Bishop's Court."

There are four signs proposed, these are summarised below:

- Sign 1 – Entrance to the office reception area, above the door entrance (Drawing Ref 1966 PL 60 – Rev C1);
- Sign 2 – Punctured lettering on two of the security gates (no. 1) leading to Chichester Rents (Drawing Ref 5446-01 – Rev. B);
- Sign 3 – Punctured lettering on the security gates (no. 2) leading to Chichester Rents (Drawing Ref 5447-05 – Rev. 0)
- Sign 4 – Chichester Rents engraved in the ground at either end of Chichester Rents (Drawing Ref 1966 EW 11 – Rev. C2).

Signage

A sensitive approach was taken with the signage design to avoid any adverse impact to the appearance of the building and its surroundings (CS14 Promoting high quality places and conserving our heritage; DP24 Securing high quality design). Whilst the detailed plaque signage of application 2015/0619/A was

used to promote the tenants of Chichester Rents, this application's signage will denote the key functions; the office accommodation of 81 Chancery Lane and the retail arcade of Chichester Rents (DP30 Shopfronts).

Engraved signage at ground level will help enhance the improved public realm offer throughout Chichester Rents. The proposal has been carefully considered in terms of access, and will not pose as a trip hazard to the arcade. The engraved signage in the pavement will be flush with the paving slabs (Drawing Ref 1966 EW11 – Rev. C2). The material of the four signs will be stainless steel, with "Futura Light" font lettering and be consistent with signage of application Ref 2015/0619/A to complement each other.

The proposed signage illustrates the preferred typeface and lettering with all relevant dimensions as illustrated on Drawing Ref 1966 PL 60 – Rev. C1. The proposed signs help support the reconfiguration of the four retail units pertaining to the initial redevelopment consent (Ref: 2013/2159/P), and will ensure that the Chichester Rents units are clearly promoted and displayed in line with the Council's guidance (Para 7.31, CPG1).

In summary, the proposed signage will help the visibility and vitality of the key functions; the office accommodation of 81 Chancery Lane and the retail arcade of Chichester Rents. Further details of signage lettering and dimensions can be found in the accompanying drawings and materials of this application.

Application Documentation

Accordingly, in addition to this Covering Letter, we enclose:

- Completed application form for consent to display an advertisement;
- Red Line Site Location Plan (Drawing Ref PL 01) prepared by ORMS;
- Signage in Paving Detail (Drawing Ref 1966 EW 11 – Rev. C2) prepared by ORMS;
- External Signage over Office Portal Entrance (Drawing Ref 1966 PL 60 – Rev. C1) prepared by ORMS;
- Proposed Ground Floor Plan (Drawing Ref 1966 GA 02 – Rev. C6) prepared by ORMS;
- Section - Gates 1 and 2 Signage Detail (Drawing Ref 1966 SG 01 – Rev. C1) prepared by ORMS;
- Ground Floor Plan – Detail Area (Drawing Ref 1966 EW 04 – Rev. C2) prepared by ORMS;
- Ground Floor Plan 2 – Detail Area (Drawing Ref 1966 EW 02 – Rev. C2) prepared by ORMS;
- General Arrangement and Details for Gate 1 (Drawing Ref 5446-05 – Rev. 0) prepared by Crovin Metalworks Limited;
- General Arrangement and Details for Gate 2 (Drawing Ref 5447-05 – Rev. 0) prepared by Crovin Metalworks Limited; and
- A cheque to cover the application fee of £110.00 for advertisements relating to the business on the premises.

The application was uploaded to the Planning Portal (Ref: PP-04018603) on Tuesday 24th March 2015.

We look forward to receiving confirmation that the application has been registered. If you require any further information, please contact Amy Lee on 0207 182 2791 or Shaun MacArthur on 0207 182 2651.

Yours faithfully,

A handwritten signature in blue ink that reads "CBRE" with a long, sweeping underline that extends to the right.

CBRE LIMITED

ON BEHALF OF RAINGATE LIMITED