

TM/HM/PD8351

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30 September 2015

Planning Advice and Information Service
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Dear Sir/Madam,

**WHICH? HEADQUARTERS, 2 MARYLEBONE ROAD, LONDON, NW1 4DF
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
APPLICATION FOR MINOR ALTERATIONS TO BASEMENT WALLS TO PROVIDE SERVICES
NECESSARY**

Planning Portal Ref: PP-04529554

On behalf of our client Which?, please find enclosed an application for Listed Building Consent. This application seeks approval for proposed internal works to facilitate plant in the basement of the building.

The application comprises the following:

1. Completed application form for Listed Building Consent
2. Existing survey drawings (see drawing schedule below)
3. Proposed drawings (see drawing schedule below)
4. Photographic evidence of existing fabric referenced to basement plan
5. CIL Form

For the avoidance of doubt, this letter comprises the Design and Access Statement and the Heritage Statement for this application.

Background

The work to the basement of the listed building is part of the wider refurbishment works to the Which? HQ.

The consented proposals include the relocation of the existing lifts to the outside of the building in Peto Place, floor extensions in the vicinity of these lifts and the addition of a storey on top of the building to house new conferencing and catering facilities. These proposed alterations exclusively affect the 1980's building extension.

The Which? Headquarters building comprises two distinct and separate structures: the listed building facing Marylebone Road, and a 1980's reinforced concrete frame extension on Albany Street and Peto Place.

The listed building originally dates from the 1820's and comprises three separate buildings that were historically known as 4, 5 and 6 Albany Terrace. Currently, the main access to the building is through the former no. 5 Albany Terrace. The internal layout of the houses is partially retained, with the previous party walls clearly separating the three.

The three buildings create a frontage that is roughly symmetrical and have masonry facades rendered with stucco. Structurally, they are of traditional loadbearing masonry construction, with some loadbearing timber stud walls supporting timber floors. The roofs are a mixture of pitched and flat timber roofs covered in slate, with lead ridges, flashings and gutters.

The party walls rise through the roof and are continued with rendered chimney stacks.

The original timber floors in the ground floor of number 4, the building's main entrance, have been replaced in the 1980's with reinforced concrete slabs in order to support a marble tiled finish. These new slabs are supported on concrete blockwork walls, visible from the existing plant rooms at basement level.

As part of this 1980's refurbishment, works were carried out to the basement of the listed building, including the removal of a stairwell, the installation of a new reinforced concrete floor slab, as well as other modifications to alter room layouts. It is understood that some local underpinning to existing brick corbel foundations was also carried out.

There are currently a large amount of services within the basement area of the listed building, commensurate with the use of the rooms as plant rooms, shower rooms, kitchen and refectory room for the staff. Photographs of the existing services and basement conditions can be found in an Appendix to this application, reference 'ME_BASEMENT PLAN WITH IMAGES'.

Proposals

Minor alterations are proposed to the fabric of the listed building in the form of builderswork holes to distribute services within the basement as necessary to implement the consented scheme. Alterations are also proposed to the ground floor to build up nibs and the insertion of a Fan Coil Unit.

A significant amount of existing ductwork will become redundant and, wherever possible, new services are routed through existing penetrations. Where this is not possible, proposed openings through masonry walls are classified according to their size.

1. Circular openings up to 150mm diameter or rectangular openings up to 150mm wide can be formed without the requirement for a lintel.
2. Circular openings up to 200mm diameter or rectangular openings up to 200mm wide can be formed without the requirement for a lintel provided there is at least five courses of masonry above the proposed opening and no other openings or loads applied in close vicinity. Where these are proposed through a spine wall or a wall upon which a floor bears, a lintel will be provided.
3. Openings larger than 200mm wide will require lintels and will be looked on a case by case basis.

Submitted Drawing Schedule

Drawing Name	Reference	Scale
ASK-063 Listed Building Basement Plan Existing	ASK-063 BASEMENT EXISTING	1:75 @ A0
ASK-064 Listed Building Basement Plan Proposed	ASK-064 BASEMENT PROPOSED	1:50 @ A0
A-021 Listed Building Ground Floor Plan Existing	A-021 GROUND FLOOR EXISTING	1:100 @ A0
ASK-072 Listed Building Ground Floor Plan Proposed	ASK-072 GROUND FLOOR PROPOSED	1:50 @ A0
Basement plan with images showing existing conditions	ME_BASEMENT PLAN WITH IMAGES	N/A
CIL Form	CIL FORM WHICH BASEMENT	N/A

Planning History

This application is required to provide the plant services necessary to upgrade the listed building and provide new office space as granted by previous consent, ref. 2013/5886/L, for 'Refurbishment and extension of existing offices (Use Class B1) at 2 Marylebone Road and 1-9 Albany Street in regards to internal alterations at 2 Marylebone Road'.

Assessment

The proposed works will use existing holes where possible and where not possible, will minimise the impact to the building by identifying and penetrating non-historic fabric. The proposed works replace the existing profusion of plant in a more energy efficient manner

In the light of the extensive alteration that already exists in the basement there is no harm to the special interest of the building.

We trust that the application material is complete and look forward to receiving notification of validation. Should you require any further information or have any queries, please do not hesitate to contact Helen Marrison (020 7312 7455 or helen.marrison@montagu-evans.co.uk).

Yours faithfully

MONTAGU EVANS LLP

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