



Planning Resolution Ltd
Thorncroft Manor
Leatherhead
Surrey
KT22 8JB

Mr Charles Thuairé
Development Management
London Borough of Camden
5 Pancras Square
London
N1C 4AG

8th March 2015

Dear Charles

**Town & Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
2-6 Southampton Row, London, WC1B 4AA**

On behalf of Havza Ltd, Planning Resolution Ltd submit via the planning portal a planning and listed building consent application for *'two new access ladders, associated platforms, and man safe cable system to the chapel roof and approved roof extension in the lightwell'* to the approved hotel scheme at 2-6 Southampton Row, London, WC1B 4AA.

The proposal is to introduce two new access ladders and associated platforms to the chapel roof and approved roof extension in the lightwell. The requirement for maintenance of both the chapel roof and new mechanical apparatus is related to the adaptive reuse of the formerly derelict building.

The planning and listed building consent application is supported by a Design and Access Statement which includes a Heritage Impact Statement.

The currently approved planning and LBC documents show a ladder in a different position on the chapel roof, refer consents 2012/5592/P & 2012/5591/L, drawings GA02 Rev P19; GA03 Rev P17; GA04 Rev P17.

The proposed location of the access stair has been chosen for two reasons: a) it is the least visible from the streetscape and public realm; b) it is secured with new fixings in the segment of the roof which has significant material decay and is therefore not intrusive or damaging to original fabric.

The proposed system comprises two platforms and two stair lengths that will provide access to both the new roof extension (to the south of the chapel), the chapel roof and the cupola. A man safe cable system will be installed in the lower gutter of the chapel roof and the roof material upgrade will ensure that the lead lined gutter is suitable for walking on.

The cupola has an existing black painted metal railing that is considered sufficient safety from falling, but it is expected that operatives will remain harnessed and connected at all times. A collapsible handrail will be installed on the ladder-stair on the chapel roof. This will reduce any visual impact during the periods that roof access is not required.

The proposal has reduced the potential impact of the stair by specifying a collapsible handrail, which will only be visible when the system is in use. While roof access is crucial to the operation of the building and protection of the historic fabric, the handrail will be used infrequently thereby further reducing any potential impact.

Penetrations are proposed into the roof fabric to accommodate the stair structures and the ManSafe cable eyes which will be clamped to the existing structure. Details 586SK750 and 586SK750A demonstrate how the required components can be introduced with minimal impact on the existing fabric.

This approach does not harm the intactness of the existing roof structure and can be reversed in the future if the access strategy is to be revised.

I enclose the following supporting documents:

- Design and Access Statement (including Heritage Impact Statement), produced by Harper Downie Architects which details the proposed works and specification and type of materials.
- Drawing no: 586dM05, 586dM19, 586PA02E, SK750, SK750A

We trust that the submission is sufficient and look forward to confirmation of validation in due course. However please contact me if you wish to discuss any matters in the meantime.

Yours sincerely,

David Williams
Director
Planning Resolution Ltd

david@planningresolution.co.uk

tel: 07702 759034