

London  
1 Kingsland Passage  
London E8 2BB

Manchester  
3<sup>rd</sup> Floor HQ Building  
2 Atherton Street  
Manchester M3 3GS

Architecture  
Urban Design  
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## Levitt Bernstein **People.Design**

### **Catherine Bond**

London Borough of Camden,  
Regeneration and Planning Development Management,  
Town Hall,  
Judd Street,  
LONDON  
WC1H 8ND

03 May 2016

### **2504 Alexandra Road Estate – Listed Building Heritage Partnership Agreement**

Dear Catherine,

Further to recent discussion with you and Claire Brady of Historic England we have pleasure in submitting a revised draft of the Listed Building Heritage Partnership Agreement for the Better Homes Programme at the Alexandra Road Estate.

The changes we have undertaken in consultation with you are :

- 1) Consolidation of Documents into Combined pdf files for ease of access / download.
- 2) Additional Documents you requested.
- 3) Removal of Supporting Documents you consider are not required.
- 4) Text Changes to the Listed Building Heritage Partnership Agreement.

#### **Consolidation**

We have grouped drawings of the existing dwellings by dwelling type files 2-01 to 2-06 and given them meaningful names e.g. *2-01 Existing Layouts Type A1 (Block A)(1 Bedroom)*

We have grouped together the Heritage Assessment Flowcharts for all dwelling types in a single pdf file 1-02 Heritage Assessment Flowcharts

We have grouped drawings of the proposed works to Kitchens and Bathrooms by dwelling type files 2-07 to 2-18 but have kept separate the drawings for 'Low Significance Kitchens' from 'High Significance Kitchen' names are also meaningful e.g. *2-07 Proposed Works (High Significance) Type A1 (Block A)(1 Bedroom)*. This will enable residents to download just the drawings which relate to their type of property.

#### **Additional Documents**

We have produced a Finishes Schedule (*2-19 Finishes Schedule 2504\_23\_07\_P1*) as an alternative to reading the Full Specification file. We have kept the full specification at Appendix 3-04 for those who wish to follow the references shown on the drawings.

We have produced a more detailed methodology for the rewiring (*2-20 Methodology for Rewiring Internal Lighting and Electrical Services*) which incorporates lessons learned from working on the void properties and some illustrations from this work.

We have produced a Salvage Strategy (*2-21 Salvage Schedule 2504\_23\_08\_P1*) to ensure as much as possible of the historic fabric is retained and incorporated in the building as part of the works or remains available for future maintenance, repair or consented work under the LBHPA.

Reference: j/2504/5.2/5.2-LBC-20160503

Directors: Irene O'Leary, Matthew Goulcher, Jo McCafferty, Barry McCullough, Gary Tidmarsh  
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### **Removal of Supporting Documents**

Documents which set up the structure of a future wider LBHPA have been removed to avoid confusion.

Documents which related to the wider estate and external areas and which did not relate directly to the works covered by this agreement have been removed to keep the remaining information focussed and relevant.

### **Changes to the Draft Listed Building Heritage Partnership Agreement**

Two paragraphs added at the start of the Agreement explaining its purpose

Document references updated throughout following consolidation exercise.

Para 1.9 added to confirm the Council has consulted the residents.

Para 4.2 added to acknowledge that the Secretary of State has the authority to terminate this agreement.

Section 5 The Heritage Asset. Description of the Estate expanded and supporting documents previously holding this information have been removed. Reference added to the Heritage Survey currently being undertaken by Levitt Bernstein on behalf of the Council. Schedule of Accommodation added.

Para 6.1 paragraph added to Statement of Significance regarding the concrete worktops and bespoke kitchen cabinets.

Para 7.1 descriptions of the Consented Works expanded to more fully explain the proposals..

Para 7.3 Justification of the Works expanded to more fully cover the existing problems that need to be addressed by the Consented Works.

Paras 7.4.5 and 7.5.5 added to introduce a requirement of existing fitting, components and materials to be salvaged and reused in the works and to ensure a quantity of fittings components, and materials will be retained by the building owner for use in the future maintenance, repair and alteration work consented under this agreement.

Para 9.16. Reference Added to the Heritage Assessment Flowcharts and how these have been adapted to be used as a method of recording the dwelling prior to work being carried out and recording work completed for audit by Historic England.

Para 9.17 added to provide for the eventuality where works are in progress when the Agreement is revoked or lapses.

### **Other**

We are currently liaising with the Project Manager and the contractor to complete a one bedroom (Type A1) void property that could be made available for the residents to view. We will advise you separately of the arrangements made in this regard.

In the meantime we hope that you now have all the necessary information to progress this Listed Building Heritage Partnership Agreement

Yours sincerely

**Andy Jobling**  
Technical Manager

Co Claire Brady      Historic England  
Enc LBHPA  
By Email/post