

# **SEVEN DIALS WAREHOUSE, COVENT GARDEN**

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On behalf of CBRE GI

## **Planning Statement**

11<sup>th</sup> October 2016

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**CBRE**  
GLOBAL  
INVESTORS

**CBRE**

# CONTENTS

<b>1.0 Introduction .....</b>	<b>2</b>
<b>2.0 Site and Surroundings .....</b>	<b>3</b>
<b>3.0 Site Designations and Allocations .....</b>	<b>4</b>
<b>4.0 Listed Building/Conservation Area Status.....</b>	<b>5</b>
<b>5.0 Planning History .....</b>	<b>8</b>
<b>6.0 Pre-application Consultations .....</b>	<b>10</b>
<b>7.0 Planning Policy Overview.....</b>	<b>11</b>
<b>8.0 Proposals and Justification.....</b>	<b>17</b>
<b>9.0 Conclusion.....</b>	<b>19</b>

# 1.0 Introduction

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- 1.1 This Planning Statement has been prepared to support an application for Listed Building Consent for Category B Strip-out works at Seven Dials Warehouse in Covent Garden. This report has been prepared by CBRE Ltd for CBRE Global Investors, the asset managers of the building. The Category B works proposed, if granted by LB Camden, would allow the project team to carry out more intrinsic investigations, allowing for clearer information to be available when furthering designs for the comprehensive refurbishment of the building.
- 1.2 This statement provides background information including a description of the site and surroundings and planning history. In addition, the proposed strip-out has been assessed in relation to relevant planning policy. This statement concludes by providing LB Camden with a justification for the proposed Category B strip-out works.
- 1.3 For clarity, it should be noted that the wider refurbishment proposals will be the subject of a separate detailed planning application, application for listed building consent and advertisement consent. The information to support wider refurbishment proposals is currently being prepared and is proposed to be submitted during October 2016.
- 1.4 The ultimate goal, through the comprehensive and sympathetic refurbishment of Seven Dials Warehouse, is to achieve a high quality finish to office accommodation, restoring the historic warehouse character where possible. This will include exposing brickwork and original features. As part of these future proposals, the reception area will be improved and the entrance shall benefit from better visibility to serve future occupiers.
- 1.5 Structure of this planning report is as follows:
  - **Section 2** – provides a description of the site location and its surrounding area;
  - **Section 3** – provides an overview of the site’s designations and allocation;
  - **Section 4** – provides a description of the listing of the building, as prescribed by Historic England and Conservation Area status as described in the ‘Seven Dials (Covent Garden) Conservation Area Statement’;
  - **Section 5** – provides a review of relevant planning history;
  - **Section 6** – provides relevant details of the pre-application meeting
  - **Section 7** – provides a summary of Planning Policy against which the application will be considered;
  - **Section 8** - sets out the development proposals and justifications;
  - **Section 9** – provides the summary and conclusions.

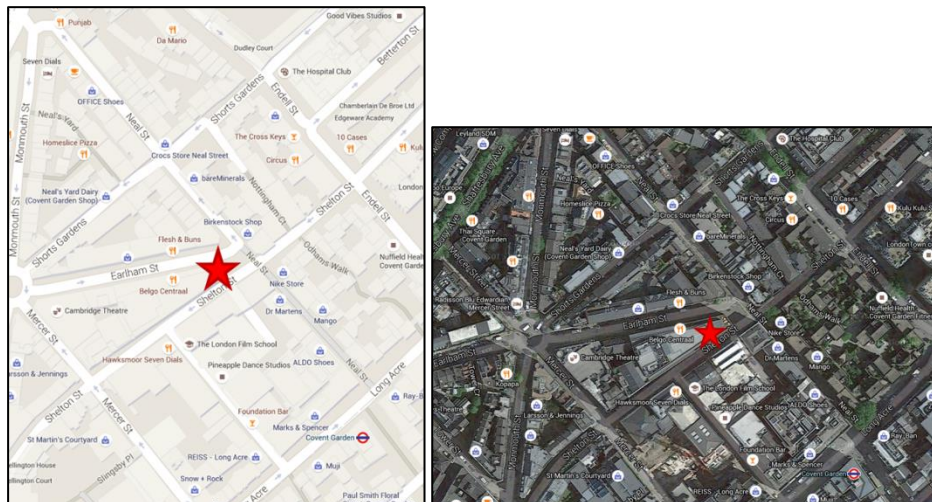
## 2.0 Site and Surroundings

### Existing

- The site is situated within the London Borough of Camden Local Authority area. The Westminster City Council area borders the site to the south along Shelton Street.
- The property comprises retail and restaurant use at ground floor level, with office space above. The office space includes for existing community use comprising the 'Covent Garden Community Centre' also known as the 'Seven Dials Club'.

### Surrounding

- The surrounding area is primarily commercial in nature, with retail, leisure and office uses predominating.
- The area is well connected with a PTAL rating of 6b.



### 3.0 Site Designations and Allocations

3.1 The Seven Dials site is situated within Camden Borough Council, although it borders Westminster City Council to the south along its Shelton Street Elevation. The following designations are applicable to the site, with reference to both Camden and Westminster:

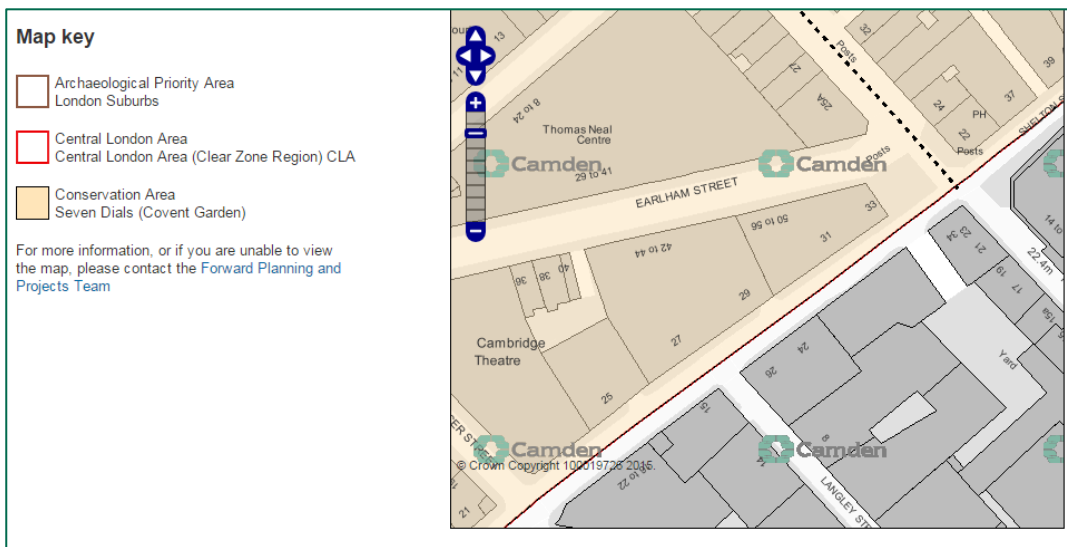
**Camden:**

- Seven Dials (Covent Garden) Conservation Area
- Archaeological Priority Area
- Central London Area

**Westminster:**

- Shelton Street is a designated Stress Area.

3.2 It should be noted that the property is also Grade II Listed, with several other Listed Buildings within the immediate area.



## 4.0 Listed Building/Conservation Area Status

### LISTED BUILDING STATUS

- 4.1 A copy of the List Entry Summary has been included below, providing a description of the building in relation to aspects of heritage importance. This has been taken directly from the Listed Building Register available on the website of Historic England.

#### List Entry Summary

- 4.2 This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: SEVEN DIALS WAREHOUSE

List entry Number: 1061403

#### Location

SEVEN DIALS WAREHOUSE, 27-33, SHELTON STREET  
SEVEN DIALS WAREHOUSE, 42-54, EARLHAM STREET

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**Parish:**

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 25-Jul-2002

**Date of most recent amendment:** Not applicable to this List entry.

#### Asset Groupings

- 4.3 This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

#### List entry Description

##### Summary of Building

- 4.4 Legacy Record - This information may be included in the List Entry Details.

##### Reasons for Designation

- 4.5 Legacy Record - This information may be included in the List Entry Details.

##### History

Legacy Record - This information may be included in the List Entry Details.

##### Details

- 4.6 798-1/0/10200 SHELTON STREET 25-JUL-02 (North side) 27-33 Seven Dials Warehouse  
EARLHAM STREET (South side) 42-54 Seven Dials Warehouse

## Listed Building/Conservation Area Status

### GVII

- 4.7 Former Brewery Building. 27-33 Shelton Street and 42-54 Earlham Street. Mid-19th century, designer unknown. Yellow stock brick with granite dressings; roof not visible. Occupying a narrow wedge-shaped site, narrowing to the east, this former brewery building comprises a five-storey structure with a granite plinth, a granite impost band, a brick cornice and parapet.
- 4.8 **EXTERIOR:** the narrow three-window wide east front has a large central opening with a pedimented door surround, retaining a gas lamp bracket to the centre. The longer side elevations have a mixture of window openings, generally with sash windows, some of which have been enlarged in recent times, but which retain their brick arches. The south elevation retains a loading bay with a crane hoist. Large granite-lined door surrounds are found on each side elevation too, as well as smaller openings.
- 4.9 **INTERIOR:** inspected in part; the basement, currently the Belgo Restaurant, retains its cast iron columns, jack-arched roof and barrel-vaulted cellars to the east, with a stone-paved floor. Other cast iron columns remain in situ within the retail space at upper levels.
- HISTORY:** this block formed part of the former Combe's Brewery, the origins of which go back to the early 18th century. It expanded in the mid-19th century, becoming the 4th largest London brewery by the 1880s; it amalgamated with Watney's in 1898, and was vacated by them in 1905. According to the 1888 Goad Insurance Plan, this building was the cooling and fermenting section of the brewery, and was linked at its upper levels with bridges connecting this block with its neighbours to the north and south. Discussions for constructing such bridges were commenced in 1861, which is a probable terminus ante quem for the building's construction. The building had various post-1905 uses: the largest of which was as a stationers' warehouse. Despite considerable lesser alterations, the building retains its pronounced industrial character, and as such is an unusual survival in inner central London. It also possesses strong group value with already listed brewery buildings to the south, over the boundary in the City of Westminster.
- 4.10 **SOURCES:** Watney Combe Reid archives, Westminster City Archive; Goad Insurance Plan; Alfred Barnard, 'The Noted Breweries of Great Britain and Ireland' (1889) vol. I, 274 ff.; Hurford Janes, 'The Red Barrell. A History of Watney Mann' (1963).

### Selected Sources

#### Books and journals

- 4.11 Barnard, A, The Noted Breweries of Great Britain and Ireland, (1889), 274 ff  
Janes, H, The Red Barrell. A History of Watney Mann, (1963)

### Other

- 4.12 Title: Goad Insurance Plan Source Date: Author: Publisher: Surveyor:  
Westminster City Archive, Watney Combe Reid Archives,
- 4.13 National Grid Reference: TQ 30155 81089



### CONSERVATION AREA (SEVEN DIALS ESTATE CONSERVATION AREA STATEMENT)

- 4.14 The 'Seven Dials (Covent Garden) Conservation Area Statement' is relevant to this building and therefore this application for listed building consent. There are a number of relevant references to the building and locality that any refurbishment proposal should take into account.
- 4.15 Seven Dials is listed in the Conservation Statement as a building which makes a positive contribution. In addition a number of shopfronts on Earlham Street are specified as a 'Shopfront of Merit'. This includes Belgo restaurant.



## 5.0 Planning History

- 5.1 **2012/1402/P** - Installation of a louvre extract within existing window at rear first floor mezzanine level to Shelton Street elevation, together with additional ducting to the existing internal flue located at first floor mezzanine level. – Granted 19.06.2012
- 5.2 **2012/0658/L** - Installation of a louvre extract within existing window at rear first floor mezzanine level to Shelton Street elevation, together with additional ducting to the existing internal flue located at first floor mezzanine level. – Granted 19.06.2012
- 5.3 **2010/1195/P** - Temporary installation of a fibreglass elephant structure and associated informational plaque on the public highway to the front of 42 Earlham Street for a 3 month period - Granted 30.04.2010
- 5.4 **2008/5026/P** - Installation of two condenser units at roof level on the south-east (Shelton Street) elevation of existing office (Class B1). – Granted 24.12.2008
- 5.5 **2008/5102/L** - Installation of two condenser units at roof level on the south-east (Shelton Street) elevation of existing office (Class B1). – Granted 24.12.2008
- 5.6 **2008/3517/L** - Refurbishment of the interior ground and mezzanine floors. – Granted 07.10.2008
- 5.7 **2008/2994/L** - Internal refurbishment of basement, ground floor and first floor of existing retail shop (Class A1). – Granted 29.09.2008
- 5.8 **2008/0059/L** - Internal works to office space including the installation of cellular demountable partitioning and the installation of new condenser units to the existing roof plant enclosure. – Granted 09.06.2008
- 5.9 **2007/6258/P** - The installation of new condenser units to the existing roof plant enclosure. – Granted 09.06.2008
- 5.10 **2007/3801/L** - Samples of materials and details of repair methods for internal and external fabric of the building, pursuant to part of condition 5 of listed building consent dated 13 August 2007 (ref: 2004/2895/L) for alterations involving the partial removal of roof and replacement with new roof, including works to internal surfaces, windows and doors. – 24.09.2007
- 5.11 **2007/0264/L** - Works associated with the erection of glass canopies above two entrances doors on the Earlham Street elevation. – Granted 05.04.2007
- 5.12 **2007/0262/P** - Erection of glass canopies above two entrances doors on the Earlham Street elevation. – Granted 05.04.2007
- 5.13 **2006/4038/L** - Details of materials and repair methods relating to the fabric of the building pursuant to part of condition 5 of listed building consent dated 13.08.04 (ref. 2004/2895/L) (for alterations involving the partial removal of roof and replacement with new roof, including works to internal surfaces, windows and doors). – Granted 24.10.2006
- 5.14 **PSX0004558** - Refurbishment, alteration and extensions following fire damage to provide a mix of offices, community and restaurant uses including the erection of a roof extension at fifth floor level and roof top plant and associated alterations at ground floor level and facades, as shown on drawing numbers: Existing/Demolition drawings 633/P DE 5000 - 5010 (inclusive) Proposed drawings 633/P PB 5000B, PG5001C, P1 5002B, P2 5003A, P3 5004A, P4 5005A, P5 5006A, P6 5007B, P7 5008C, P E 5004D, P E 5005 D, P E 5006 D, GA E 5007A , PS 5021 B, P S 5022 C, External window schedule Revision A dated 19 December 2000 to be read in conjunction with GA E 5001F, GA E 5002 E. 633/GA SK CO 081A, 633/GA SK CO 082, 633/GA AS 017C, SK CO 040A, SK CO 041A, SK CO 042A,

## Planning History

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SK CO 048A, 633/P SK 5017, P SK 5018, P SK 5019 Manufacturer's details and detailed drawings Bike1, 200/1, 200/2, 200/01A, 200/CHAN Additional Information Submitted in Support of the application but not forming part of the approved drawings (i)View Studies FPA 633/P LO 5001A, P SK 5013A, 5014A, 5015A, 5016A, 5022A, 5023A, 5024A, 5025A, 5026, 5027 (ii) axonometric of roof plan level 633/P SK 5020, 633/PD 500B, PD5001B (iii) reports Traffic and parking report dated January 2001 Proposed Servicing code Green Travel Plan Acoustic report dated 14/12/00 Daylight and sunlight studies dated 27/4/01 and 16/5/01 Note dated 24/4/01 relating to parapet wall level – Approved (subject to appeal) 18.04.2002

5.15 NB: This application was subsequently subject to a number of approval of conditions

## 6.0 Pre-application Consultations

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- 6.1 A pre-application meeting has taken place on the 31<sup>st</sup> August 2016.
- 6.2 A pre-application response was received from LB Camden on 22<sup>nd</sup> September 2016.
- 6.3 The response primarily focused upon the longer term refurbishment proposals for Seven Dials Warehouse. However, advice was also sought in relation to proposed strip-out works that can be undertaken to the building.
- 6.4 Confirmation in Section 9 of the pre-application response stated:
- 6.5 *“Of the works proposed, it was confirmed via e-mail that the removal of all modern lighting, cabling furniture and furnishings, kitchen units and internal signage could be removed. It was agreed that modern timber veneer cladding within bathrooms could be removed, as well as small sections of the modern floor and ceiling finishes (maximum of 1m2 in size) to enable exploratory investigations. It was also agreed that plasterboard finishes could be removed from the walls at first floor level upwards to expose areas of brickwork for assessment, however, metal studwork fixings attached to the brick walls, must be left in place and no brickwork repairs should be undertaken ahead of further details / agreed methodology to be established as part of the listed building consent process”.*
- 6.6 *“Work not agreed as part of the soft strip works noted above should be included within the submission of listed building consent”.*
- 6.7 Subsequent to receiving the pre-application response, the applicant and project team consider it extremely beneficial for further Category B strip-out works to progress in advance of any application for the wider refurbishment proposals. It is understood that these works will require listed building consent, hence the preparation and submission of this application.

## 7.0 Planning Policy Overview

- 7.1 Camden's Development Plan comprises the London Plan, a Core Strategy Document (2010) and a Development Policies document (2010). A new-style Local Plan has recently been submitted for examination and as such, its policies also carry some weight when assessing applications. The key policy aspects are provision of employment space, heritage and amenity. For ease of reference, we have split relevant planning policy out between these specific aspects.

### Heritage / Design:

#### 7.2 London Plan

- **Policy 2.11 Ab** states that the Mayor will and boroughs should:

Seek solutions to constraints on office provision and other commercial development imposed by heritage designations without compromising local environmental quality, including through high quality design to complement these designations.

- **Policy 7.8 Heritage Assets and Archaeology** states:

c) Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate;

d) Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

#### 7.3 Camden Core Strategy

- **Policy CS9 Achieving a Successful Central London** states:

The Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit. We (Camden) will:

a) recognise its unique role, character and challenges;

f) take into account the specific identity of the areas within Central London when taking decisions on planning applications and in relevant initiatives and works;

i) preserve and enhance the area's historic environment;

- **Policy CS14 Promoting High Quality Places and Conserving our Heritage** states:

"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

a) requiring development of the highest standard of design that respects local context and character;

b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;

d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views."

# Planning Policy Overview

## 7.4 Camden Development Policies

- **Policy DP24 Securing High Quality Design** states:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- h) the provision of appropriate amenity space;

- **Policy DP25 Conserving Camden’s Heritage** states:

Conservation areas - In order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;

For listed buildings, it states:

To preserve or enhance the borough’s listed buildings, the Council will:

- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.”

## 7.5 Forthcoming Local Plan (Submission Draft)

- **Policy D1 Design** states that the Council will seek to secure high quality design in development. The Council will require that development:

- a) respects local context and character;
- b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 - Heritage;
- c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d) is of sustainable and durable construction and adaptable to different activities and land uses;
- e) comprises details and materials that are of high quality and complement the local character;
- g) is inclusive and accessible for all;

# Planning Policy Overview

- l) incorporates outdoor amenity space;
- m) preserves significant and protected views;
- o) carefully integrates building services equipment.

- **Policy D2 Heritage** states that the Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets, including conservation areas and listed buildings.

In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e) require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

To preserve or enhance the borough’s listed buildings, the Council will:

- j) resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k) resist development that would cause harm to significance of a listed building through an effect on its setting.

## Employment:

### 7.6 London Plan

- **Policy 2.11 Ab** states that the Mayor will and boroughs should:

Seek solutions to constraints on office provision and other commercial development imposed by heritage designations without compromising local environmental quality, including through high quality design to complement these designations.

- **Policy 4.2 offices** states that the Mayor will and boroughs should:

c) encourage renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility

d) seek increases in the current stock where there is authoritative, strategic and local evidence of sustained demand for office-based activities.

### 7.7 Camden Core Strategy

- **CS8 – promoting a successful and inclusive Camden economy:**

The Council will secure a strong economy in Camden and seeks to ensure that no one is excluded from its success. We will:

a) promote the provision of 444,000 sq m of permitted office floorspace at King’s Cross as well as in the range of 70,000 sq m of office provision at Euston with further provision in the other growth areas and Central London to meet the forecast demand of 615,000 sq m to 2026;

- **Policy CS9 Achieving a Successful Central London** states:

The Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit. We (Camden) will:

# Planning Policy Overview

- b) support Central London as a focus for Camden’s future growth in homes, offices, shops, hotels and other uses;
- c) seek to ensure that development in Central London, in the growth areas of King’s Cross, Euston, Tottenham Court Road and Holborn and beyond, contributes to London’s economic, social and cultural role while meeting the needs of local residents and respecting their quality of life;
- n) allocate sites within Central London for appropriate uses, including offices and housing, in the Camden Site Allocations document.

## 7.8 Camden Development Policies

- **Policy DP13 Employment Sites and Premises:**

The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business.

## 7.9 Forthcoming Local Plan (Submission Draft)

- **Policy E1 Economic Development** states that the Council will secure a strong economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses. Camden Council will:

- b) maintain a stock of premises that are suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions;

- f) direct new office development to the growth areas, Central London, and the town centres in order to meet the forecast demand of 695,000sqm of office floorspace between 2014 and 2031;

- g)ii) Support Camden’s industries by supporting proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2 – Employment premises and sites;

- **Policy E2 Employment premises and sites** states that the Council will encourage the provision of employment premises and sites in the borough.

## Amenity

## 7.10 Camden Core Strategy

- **CS5 – Managing the impact of growth and development** states:

The Council will protect the amenity of Camden’s residents and those working in and visiting the borough by:

- e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

- f) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and

- g) requiring mitigation measures where necessary.

# Planning Policy Overview

## 7.11 Camden Development Policies

- **Policy DP26 Managing the Impact of Development on Occupiers and Neighbours** states:
 

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

  - a) visual privacy and overlooking;
  - b) overshadowing and outlook;
  - c) sunlight, daylight and artificial light levels;
  - d) noise and vibration levels;
  - e) odour, fumes and dust;
  - f) microclimate;
  - g) the inclusion of appropriate attenuation measures.

## 7.12 Forthcoming Local Plan (Submission Draft)

- **Policy A1 Managing the Impact of Development** states that when assessing proposed developments, the Council will:
  - a) Seek to ensure that the amenity of communities, occupiers and neighbours is protected; and
  - b) See to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities.

The factors that will be considered by Camden Council include:

- c) visual privacy, outlook;
- d) sunlight, daylight and overshadowing;
- e) artificial lighting levels;
- f) transport impacts, including the use of Transport Assessments, Travel Plans and Servicing and Delivery Management Plans;
- g) impacts of the construction phase, including the use of Construction Management Plans;
- h) noise and vibration levels;
- i) odour, fumes and dust;

### Accordance of proposals with relevant planning policy:

- 7.13 The additional Category B strip-out works are proposed to ensure that the amount of information available to inform latter refurbishment designs is maximised. By undertaking these strip-out works now, the applicant’s project team will be in a position to understand existing services, alongside the quality of the building’s existing structure and materiality. This will inevitably allow for a more considered and sympathetic design, maximising the opportunity for future refurbishment to improve and restore the building.
- 7.14 The proposed Category B strip-out works, hereby applied for, fully accord with local and national planning policy; particularly those policies relating to heritage, employment and



## Planning Policy Overview

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design. If approved, the strip-out work proposed will enhance the opportunity to provide a high-quality employment space that will be fully sympathetic to the form, scale, materials and architectural qualities of the building.

## 8.0 Proposals and Justification

- 8.1 The applicant is now finalising arrangements through tender for a contractor to begin Category B strip-out works.
- 8.2 Through previous correspondence, LB Camden has allowed a number of Category B strip-out works to proceed in advance of Listed Building Consent being required.
- 8.3 However, a number of further Category B strip-out works are required in order to fully inform the detailed design solution for the refurbishment of the building. These additional works are the subject of this application for Listed Building Consent and are reviewed in detail below:

### Ground & Mezzanine Floor Studio

- 8.4 **Remove all piping and ductwork associated with the kitchen area(s) and cap off water at incoming source.**

*We have approval to remove all kitchen units, sinks, worktops etc. Before we can remove these items, it is necessary to isolate / cap off the incoming services at their source. It will be necessary to disconnect some pipework whilst capping off. It therefore makes sense to remove any associated pipework in-between capping off and the facilities they are serving to avoid any confusion within the re-design of M&E services.*

- 8.5 **Remove stud partition walls as noted in red on the marked up drawings.**

*The partition walls are a modern addition to the building and form part of a CAT B fit out that was completed by the previous tenant. These element(s) specifically the ground floor toilet partitions are independent of the original building fabric and need to be removed in order for us to understand any hidden services within the partition walls and progress a co-ordinated design with the M&E that can be submitted for our full Planning Application and Listed Building Consent.*

- 8.6 **Remove all internal doors as noted in red on the marked up drawings.**

*These internal doors are independent of the original building fabric and are limited to the ground floor only. More specifically these doors are mainly associated with the ground floor toilet partition walls which we need to uncover/remove. The only two other additional internal doors within the ground and mezzanine floors are between two recent CAT B fit out partition walls where the gym partition was added and at the top of the stairs between the main office entrance and the studio office (ground and mezzanine floors).*

### Third to Fifth Floor Offices

- 8.7 **Remove all stud partition walls as noted in red on the marked up drawings.**

*We have been given approval to remove all plasterboard from the metsec frame on all perimeter walls (email dated 01.09.16) to assist us with understanding the quality of the brick behind as this will feature as part of the proposed office design.*

*In removing perimeter plasterboard, we will also need to remove the CAT B fit out partition walls that abuts this plasterboard. The partitions were introduced as part of a tenant fit-out element to temporarily cellularise the open plan office space and can easily be removed in the same way as erected without impacting upon any of the original building fabric. The removal of these elements again will uncover any M&E services that have been incorporated within the partitions as part of the tenant requirements, i.e. air-conditioning, power sockets etc. and will allow us to consider these within our proposed design submitted for our full Planning Application and Listed Building Consent.*

## Proposals and Justification

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**8.8 Remove all internal doors as noted in red on the market up drawings**

*This item in the spec goes hand-in-hand with the above removal of the cellular partition walls. These formed part of the previous tenant fit-out and it is not possible to remove the temporary cellular partition walls without removing the doors within the openings.*

**8.9 Remove all plaster-vaulted coffer from the ceilings taking care not to damage any of the chilled beams, which are to be retained.**

*It is necessary to remove this element on the third to fifth floors, which was introduced as part of the post-fire 2008 fit out. It is constructed in modern plaster and conceals behind it ducting and pipework associated with the M&E services. The removal of the plaster in these locations will enable us to understand the existing M&E services concealed behind them. Once we have a thorough understanding of these ducts and pipework it will assist us to progress our exposed services design for the planning submission. The desired overall aesthetic of exposed services will as a result be better informed and detailed within the design for our Planning Application and Listed Building Consent.*

**8.10 Remove all plasterboard ceilings and soffits to expose the building structure behind.**

*This element is associated with the cellular partitioned spaces, when removing the walls within these areas the ceilings would also need to be removed. The removal of these ceilings will enable us to understand the existing M&E services that have been introduced as part of the previous tenant CAT B fit-out. Once we understand the services in these locations we can progress our design for proposed M&E services ahead of our Planning Application and Listed Building Consent.*

**8.11 All timber veneer panels to be removed from WC walls and partitions.**

*Note: We are now proposing that this is done on the fourth and fifth floors only. The third floor will be retained for welfare facilities until a later date.*

*The veneer panels are toilet partition panels and removable access panels to the risers behind. The cubicle partitions are independent of the building structure and were constructed in the re-built building core following the post-fire construction and would not impact on any of the original building fabric. Where veneer panels are fixed back to walls they are fixed back to newly constructed block walls. The removable access panels are designed to be taken off in these locations during normal building use, and should not require consent.*

## 9.0 Conclusion

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### Overall summary of proposal:

- 9.1 This application for Listed Building Consent has been submitted to seek consent for additional Category B strip-out works over and above those that have already been allowed by LB Camden.
- 9.2 These additional works are essential to ensure access to adequate information about the building. This information will subsequently ensure that a high quality, sympathetic scheme can be designed for onward submission to the local planning authority for consideration.
- 9.3 We are currently preparing a detailed planning application and application for listed building consent for the detailed refurbishment works. We would therefore urge the Council to grant approval for these Category B works at the earliest possible time.