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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="SOAS, University of London"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="SOAS"/>				
	<input type="text" value="Philips Building"/>	Telephone number:	<input type="text"/>		
	<input type="text" value="Thornhaugh Street"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="WC1H 0XG"/>	Email address:	<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes <input type="radio"/> No			

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Miss"/>	First Name:	<input type="text" value="Lauren"/>	Surname:	<input type="text" value="Ayers"/>
Company name:	<input type="text" value="Atkins"/>				
Street address:	<input type="text" value="Euston Tower"/>				
	<input type="text" value="27th Floor West"/>	Telephone number:	<input type="text" value="02071212691"/>		
	<input type="text" value="286 Euston Road"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="London"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW1 3AT"/>	Email address:	<input type="text" value="lauren.ayers@atkinglobal.com"/>		

3. Description of the Proposal

Please describe the proposed works:

The application is for works to install samples and undertake investigations at the Philips Building, with locations of works in two rooms on the fifth floor and two areas of the link bridge.

1) Replacing windows in two test rooms (539 and 541, located in the inner ring of offices on the fifth floor) as a sample of proposed window replacements. This proposal seeks to remove the existing single-glazed 'Type 8' top-hung and fixed clerestory windows and the 'Type 12' sliding sash, lower main windows in rooms 539 and 541, and it seeks to replace them with new SAPA double-glazed windows, within a single 'bay' (two rooms) in the inner ring of offices on the fifth floor. The proposed SAPA double-glazed replacement windows have been designed to match the original windows as far as possible in terms of material selection (anodised aluminium) and finish, as well as overall size, opening configuration and glazing bar thickness. The existing windows within these two rooms will be carefully removed and stored so that they can be refitted in future if required.

2) Removing the finish to the heads of the partitions in the test rooms to identify how they interact with the concrete slab above, in rooms 539 and 541. This current application seeks to remove a sample area of the wall finish at the heads of the internal partitions in the test rooms (539 and 541) in order to determine the details of the connections between the internal partitions and the reinforced concrete slab structure above. This investigation work will

3. Description of the Proposal

inform the methodology of the future scheme proposing the removal of select partitions. At this stage, the partitions would be left in situ and would not be removed. Once the connection between the internal partition and the reinforced concrete slab is investigated and understood, the area of damage at the heads of the partitions would be made good with gypsum plaster and redecorated to match the existing colour scheme.

3) A borescope survey to be carried out on the link bridge to understand its structure, which will involve the temporary removal of two bricks, which appear to have been removed and replaced previously. It is also proposed to drill a hole in the mortar joints for a borescope survey in the lower ground level of the link bridge structure's north east wall. The fact that there have been intrusive works here before is the reason for the selection of this location for the borescope investigation. The mortar will be cut out around the bricks using hand held chisels, and the bricks removed. Once the investigations are complete, it is proposed to reinstate with the same bricks, and, if broken during removal, with new brick matching that in the surrounding area as closely as possible. It is proposed to repoint the area around these bricks with mortar matching the original in terms of composition, colour, aggregate and joint finish.

See the Design and Heritage Statement for full details regarding the proposals.

Has the work already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

If Yes, please describe and include the planning application reference number(s), if known:

2012/2748/L: Internal alterations to existing offices and teaching rooms at lower ground, second and fifth floor levels, including the installation of new partitions to accommodate 2 additional rooms at second floor level, and the replacement of suspended ceilings at lower ground and fifth floor level.

2012/5318/L: Removal of part of internal block work wall to create opening between two rooms on mezzanine floor to existing educational establishment (class D1)

2014/1643/L: Refurbishment of classrooms including the replacement of doors and ceilings and surface finishes, removal of a non original block work wall between original concrete fins and installation of stud partition wall between rooms 51 & 51A.

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

6. Pre-application Advice

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

The developing proposals have been discussed with Alfie Stroud of London Borough of Camden, and Michael Dunn, of Historic England at a number of meetings, the most recent of which took place on 22 September 2016. At the most recent meeting the emerging proposals were discussed, as was the fact that we planned to apply to test the window samples and other elements in a test room to inform the final design. The general proposals discussed were received favourably at the meeting. These included:

- the replacement of the windows with a system that looks the same externally;
- the refurbishment the peripheral office areas on the 2nd to 5th floors of the Philips Building by opening up the corner offices, removing partitions to create larger offices, introducing slots to bring light into the staircases, raising the ceilings in the corridors and introducing viewing panels in doorways where doors are to be removed; and
- rebuilding the currently poor bridge link structure between the Philips Building and the Holden Building, to better reveal the exterior of the Philips building and increase legibility.

The need to test the proposed alterations in a sample room was also discussed.

This proposal is for the sample testing, which will be undertaken in rooms 539 and 541, two adjacent rooms on the 5th Floor of the Philips building, overlooking the Library roof. Room 535 has been vacated, but will not be subject to any works, and will be set aside to facilitate comparison between an existing room and the testing rooms.

An email was sent by Ken Sabel to Alfie Stroud on 6th December 2016 explaining that we are proposing to remove and replace two bricks within the link bridge structure on the first and second floors for a borescope survey, and that we are intending to remove and replace the windows in rooms 539 and 541 to take measurements of for the testing window frame. This email was seeking confirmation that the London Borough of Camden agreed that these works were 'like for like' and would therefore not require consent.

The temporary brick removal referred to in the email as well as some additional brick removal on the link structure is also proposed in this application, in case the email response disagrees with our interpretation that the brick removal and reinstatement does not need consent. If the London Borough of Camden is agreed that this work does not need consent, we request that this element of the application (described in Pick Everard's "SOAS Schedule of Structural investigations for proposed works to the Philips Building and Link Bridge, SOAS, University of London" which accompanies this application), is ignored.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External Walls - description:

Description of *existing* materials and finishes:

External walls of the link bridge are a twentieth century machine made reddish brown brick, pointed in cement.

Description of *proposed* materials and finishes:

Once the investigations carried out in the pointing are complete, it is proposed to repoint the area of investigation holes with mortar matching the original in terms of composition, colour, aggregate and joint finish.

Internal Walls - description:

Description of *existing* materials and finishes:

Partition walls: either reinforced concrete, blockwork, brickwork or studwork and plasterboard, with a smooth gypsum plaster finish and white emulsion paint

Internal brickwork on link bridge: machine-made reddish-brown bricks with brownish-purple mortar surrounding the two bricks proposed to be disturbed

Description of *proposed* materials and finishes:

Partition walls: gypsum plaster finish to partition walls with white emulsion paint finish, to match existing gypsum plaster and paint

Internal brickwork on link bridge: Once the investigations are complete, it is proposed to reinstate with the same bricks, and, if broken during removal, with new brick matching that in the surrounding area as closely as possible. It is proposed to repoint the area around these bricks with mortar matching the

9. Materials

original of the surrounding brickwork (not matching the poor replacement mortar surrounding these two bricks at present) in terms of composition, colour, aggregate and joint finish.

Windows - description:

Description of *existing* materials and finishes:

Narrow Type 8 casement windows with two outer top hung casements opening outward, and two inner fixed lights. Single glazed, with bronzed anodised aluminium frames.

Four horizontally sliding Type 12 windows with a central mullion. Single glazed, with bronzed anodised aluminium frames.

The original windows will be removed carefully and stored in a safe location with adequate protection for the duration of the test period, so that the original windows could be refitted in future if the full window replacement scheme does not go ahead in the future.

Description of *proposed* materials and finishes:

SAPA Crown Casement Windows in bronzed anodised aluminium frames with double glazing. Type 8 windows with two outer top hung casements opening outward, and two inner fixed lights.

Four horizontally sliding type 12 windows with a central mullion. See Drawing Ref. 20085-T-015 for Type 12 proposed SAPA Crown Casement window detail drawings. The proposed SAPA replacement windows have been designed to match the original windows as far as possible in terms of material selection (anodised aluminium) and finish, as well as overall size, opening configuration and glazing bar thickness. The new SAPA windows will be double-glazed, but they will be situated in the openings so that the external plane of the new windows does not extend further than the plane of the original windows. The additional depth of the windows to accommodate double glazing will be taken up by the window projecting slightly further forward on the internal sill (i.e. into the rooms).

The sample windows will be fitted using sealant at the junction of the sample windows and the building structure, which will be a gun-applied one part low modulus silicone to comply with current BS/BS EN standards. Sealants will be supplied and applied according to manufacturer's instructions to comply with current BS/BS EN Standards. The sealant will be supplied by Dow Corning and the colours tested will be varied and the choice to take forward for the main application will be discussed with Camden and Historic England on site.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please see the attached document 'SOAS - Philips Building Sample Testing Design and Heritage Statement' document for a description of the proposed SAPA double glazed bronzed aluminium windows.

Please also refer to Pick Everard's "SOAS Schedule of Structural investigations for proposed works to the Philips Building and Link Bridge, SOAS, University of London".

Associated drawings are as follows, which provide further information on the proposals:

Site location plan (SOAS-5150627-11)

Level 5 rooms 539 and 541 sample window locations and 535 existing comparison (SOAS-5150627-09)

Existing Elevation SE elevation of the NW range (1:100) (SOAS-5150627-002)

Existing Elevation SE elevation of the NW range (1:20) (SOAS-5150627-004)

SOAS Sample Window Replacement - Proposed SE elevation of the NW range (1:100) (SOAS-5150627-006)

SOAS Sample Window Replacement - Proposed SE elevation of the NW range (1:20) (SOAS-5150627-008)

Window Type 8- Existing Original Windows (20085-T-080)

Window Type 8- SAPA Window as Replacement- CROWN WINDOW SYSTEM (20085-T-084)

Window Type 12 - Sample Window as Existing (20085-T-010)

Window Type 12 - Sample (85-T-015)

10. Demolition

Does the proposal include total or partial demolition of a listed building?

Yes No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

Yes No

If Yes, will there be works to the interior of the building?

Yes No

Will there be works to the exterior of the building?

Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes No

11. Listed building alterations

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Please see the attached document 'SOAS - Philips Building Sample Testing Design and Heritage Statement' document for a comprehensive description of the proposals.

Please also refer to Pick Everard's "SOAS Schedule of Structural investigations for proposed works to the Philips Building and Link Bridge, SOAS, University of London".

Associated drawings are as follows, which provide further information on the proposals:

Site location plan (SOAS-5150627-11)
Level 5 rooms 539 and 541 sample window locations and 535 existing comparison (SOAS-5150627-09)
Existing Elevation SE elevation of the NW range (1:100) (SOAS-5150627-002)
Existing Elevation SE elevation of the NW range (1:20) (SOAS-5150627-004)
SOAS Sample Window Replacement - Proposed SE elevation of the NW range (1:100) (SOAS-5150627-006)
SOAS Sample Window Replacement - Proposed SE elevation of the NW range (1:20) (SOAS-5150627-008)
Window Type 8- Existing Original Windows (20085-T-080)
Window Type 8- SAPA Window as Replacement- CROWN WINDOW SYSTEM (20085-T-084)
Window Type 12 - Sample Window as Existing (20085-T-010)
Window Type 12 - Sample (85-T-015)

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building?

Don't know Yes No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

Yes No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

15. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: <input type="text" value="Bedford Estates"/>	<input type="text" value="07/12/2016"/>
Number: <input type="text" value="29"/> Suffix: <input type="text" value="A"/> House name: <input type="text" value="Bedford Office"/>	
Street: <input type="text" value="Montague Street"/>	
Locality: <input type="text"/>	
Town: <input type="text" value="London"/>	

15. Certificates (Certificate B)

Postcode: WC1B 5BL

Title: Miss

First name: Lauren

Surname: Ayers

Person role: AGENT

Declaration date: 07/12/2016

Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

07/12/2016