

Planning Department
London Borough of Camden
2nd Floor 5 Pancras Square
London WC1H 9JE

30th May 2017

Ref: I31 2017.05 PG-LBC

**RE: PLANNING / LISTED BUILDING CONSENT APPLICATION
PROPOSED REFURBISHMENT OF 2 STOREY APARTMENT AT LOWER
GROUND AND GROUND FLOORS 3 GREAT ORMOND ST WC1N3RA**

Dear Sirs / Madam,

Please find enclosed 3 sets of the following A3 size information in support of a Listed Building Consent Planning Application for the Ground Floor and Lower Ground Floor apartment at the captioned address:

CONTEXT:	I31/P-001/A	Site Location and Drawing List
	I31/P/002/A	Site Photographs
	I31/P/003/A	Site Photographs
	I31/P/004/A	Site Photographs
EXISTING:	I31/P/005/A	Existing Lower Ground Floor Plan
	I31/P/006/A	Existing Ground Floor Plan
	I31/P/007/A	Existing Section A-A
	I31/P/008/A	Existing Section B-B
	I31/P/009/A	Existing Section C-C
	I31/P/010/A	Existing Front Elevation
	I31/P/011/A	Existing Rear Elevation
	I31/P/012/A	Existing Front Room Elevations (Ground Floor Number 3)
	I31/P/013/A	Existing Rear Room Elevations (Ground Floor Number 3)
	I31/P/014/A	Existing Kitchen Elevations (Ground Floor Number 3)
PROPOSED:	I31/P/015/A	Proposed Lower Ground Floor Plan
	I31/P/016/A	Proposed Ground Floor Plan
	I31/P/017/A	Proposed Section A-A
	I31/P/018/A	Proposed Section B-B
	I31/P/019/A	Proposed Section C-C
	I31/P/020/A	Proposed Front Elevation
	I31/P/021/A	Proposed Rear Elevation
	I31/P/022/A	Proposed Front Room Elevations (Ground Floor Number 3)
	I31/P/023/A	Proposed Rear Room Elevations (Ground Floor Number 3)
	I31/P/024/A	Proposed Kitchen Elevations (Ground Floor Number 3)
	I31/P/025/A	Proposed Lower Ground Floor Demolition / Strip -Plan
	I31/P/026/A	Proposed Ground Floor Demolition / Strip-Out Plan
	I31/P/026/A	Proposed Ground Floor Demolition / Strip-Out Plan

The Existing Arrangement (drawings I31/P/001/A to I31/P/014/A)

01. The two-storey apartment is in need of substantial refurbishment and the new owner (my client) wishes to refurbish the property and make it suitable as a family dwelling.
The two storey apartment occupies the lower ground and ground floors of a 5 storey terraced Georgian Grade II* house (number 3 Great Ormond St) and the front of the lower ground floor of the adjoining house (number 5 Great Ormond St). It has a separate rear garden accessed from lower ground floor, front light-wells between the pavement and face of the building also accessed from the lower ground floor and is entered from the common hallway at ground floor.
02. At ground floor the apartment has 5 rooms; a small hallway/lobby, a toilet, a front room (living room, rear room (dining) and a kitchen in the rear wing. The front room has painted timber wall panelling features an archway in the wall separating the front and back of the house. The front room is as it was originally conceived, as the front half of a pair of connecting rooms, whereas in the 1970s the hallway/lobby and dining room were configured from within the rear room with a stud partition and door infilling the aforementioned archway. The staircase connecting both floors is located beneath the main building staircase in the common hallway and is accessed via a short doorway in the rear room.
03. At lower ground floor a doorway in the party wall links number 3 and 5. This was introduced in the 1970s when the property was refurbished to become a family dwelling. Within number 3 the staircase leads down into a hallway off of which are a front bedroom, rear bedroom and a shower room with a doorway leading to the front lightwell (beneath the pavement entrance to number 3). The rear garden is accessed via a doorway at the opposite end of the hallway. Inside number 5 there is another bedroom and a curious amount of space partitioned off as circulation. The lightwell in front of no 5 is accessed via a doorway (beneath the pavement entrance to number 5).
04. At the front of the property there are 4 external vaults beneath the pavement (2 in front of number 3 and 2 in front of number 5) and to the rear is a long open-faced brick vault running alongside the rear garden and beneath the terrace belonging to a separate demise.
05. Painted cast iron railings braced back to the building face define the junction between the pavement and lightwells and the entrance doorways.

The Proposed Arrangement (drawings I31/P/015/A to I31/P/024/A)

06. At ground floor the proposal seeks to simplify the arrangement and return it to the original configuration of two rooms (G-01+G-02) interconnected via an open archway with a separate kitchen in the wing to the rear. The recent stud partitions and doors within G-02 are to be removed with new wall panelling and a panelled cupboard added to make good the appearance of the walls. The open archway is to be reinstated and made good.

07. A new Automist fire suppression system with sprinklers is to be installed in the new cupboard in G-02 to mitigate the loss of the lobby.
08. The existing panelling in the dummy chimneybreast in dining room G-02 is to be modified to accept cupboards integrated within the boundary of the panelling.
09. New fittings and fixtures are to be installed in the kitchen G-03.
10. New central heating and radiators is to be installed to all rooms at ground floor.
11. The ground floor ceilings (G-01, G-02 + G-03) are to be overlaid with insulated plasterboard to improve the acoustic transfer between ground floor and the property above. The cornices are to be taken down and fixed back in position.
12. A new fire rated door is to be introduced in the doorway at the top of the staircase G-04 and dining room G-02.
13. At lower ground floor the proposal seeks to provide a new entranceway via a new metal staircase up to pavement level inserted within the lightwell LG-15 in front of number 3. The non load-bearing masonry wall beneath the archway is to be removed in order to connect the lightwells of numbers 3 + 5 (LG-15 + LG-16) into a single entity.
14. Within number 3 the existing shower room and partition walls are to be replaced by a utility area LG-01
15. In the hallway LG-07 the defunct water cylinder cupboard is to be removed.
16. The masonry supporting wall between the front and rear rooms (LG-02 + LG-06) currently projects 700 mm into the Hallway LG-07 – it is proposed to reduce the extent of this wall to align with the hallway walls and to replace the existing high level beam.
17. A new bathroom LG-06 is to be installed in the rear room and a single bedroom LG-08 formed in the remainder of the room with a new doorway formed in the masonry to the side of the staircase. The stud partition beneath the outer edge of the staircase is to be removed.
18. A new window is to be introduced into the rear external wall of the Studio LG-10 aligning with the windows on the floors above.
19. Within No. 5 it is proposed to remove the part-solid / part-glazed infill from the upper panels of the external door to LG-04 (Bedroom2). It is proposed to fix painted timber frames containing double glazed casement windows to the inner face of the door behind the upper panels.
20. It is also proposed to widen the doorway opening in the masonry party wall linking number 3 and 5 in Hallway (LG-07).

21. The existing stud walls in the front room of No.5 are to be removed and a new double bedroom Bedroom 1 (LG-03) and single bedroom Bedroom 2 (LG-04) are to be formed with new stud partitions.
22. A new WC room (LG-14) is to be formed in the corner of Bedroom 1 (LG-03) connected to the existing stack and enclosed by new plasterboard faced stud walls.
23. At pavement level the railings are to be adjusted to form a new integrated gate and the bracing rod connecting the railings to the building will need to be inverted and raised to enable clearance for the new staircase.

A more extensive description of the proposed works is in the Design and Access Statement document I31-P-000-A

Please don't hesitate to contact me if you require any further information.

Yours sincerely



Peter Goulde
For and on behalf of APT Architects + Designers