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Butler Hegarty Architects

Catherine Bond
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall Judd Street London WC1H 9JE

18th October 2018

Ref: 24 Church Row London NW3 6UP

Application ref: 2018/4112/L

Description: *Internal works of refurbishment, including the installation of new services and minor internal alterations and repairs*

Email: Catherine.Bond@camden.gov.uk
Sarah.Freeman@HistoricEngland.org.uk

Dear Catherine,

We write following our recent discussion with Sarah Freeman of Historic England, regarding the LBC application for the proposed internal works at 24 Church Row.

As clarification of our proposals, we confirm that the enclosed documents, in the form of an Addendum to the Design, Access and Heritage Statement and revised drawings, seek to confirm the following:

Panelling repair:

Where electrical fittings have been cut into panels and damage has been caused to the historic fabric, it is proposed that the paneling will all be repaired by carrying out careful piecing of the individual damaged boards forming the panels, using similar timber to match the original boards. The repair process is shown on the panel repair drawing 0919317/Sk44, and repaired boards and panels will be reinserted into the paneling as shown.

The text of the schedule of works in the *Addendum to the Design, Access and Heritage Statement (October 2018)* has been amended to reflect this approach.

Electrical fittings:

As discussed with Historic England, we have now revised the proposed electrical installation in response to the significance of the two key rooms and now propose the following revisions to the electrical fittings:

Ground Floor Front Room G.02:

We have removed 3 no. wall lights to the east wall. We have removed switching in panelling at the bottom of the staircase. We now propose to reinstate switches in the rail of the panelling as original per works arrangement. For proposals see Addendum, electrical installation proposal drawing 0919317/Sk54A and drawing 0919317/Sk47A for panelling repairs in this room.

Gary Butler DipArch (Cantab) RIBA
Claire Hegarty DipArch (UCL) RIBA

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First Floor Front Room F.01

We have removed all electrical fittings from the skirting in this room, and will piece in the timber skirting with timber to match existing. We have revised the proposed electrical installation for this room as shown on drawing 0919317/Sk48A and now show floor boxes as detailed on drawing 0919317/Sk89 in adjacent locations.

The revised proposals for the electrical installation are now marked on revised drawings (as listed on the enclosed drawing schedule) and the text of the *Addendum to the Design, Access and Heritage Statement (October 2018)* has been amended to incorporate these revisions as suggested by Historic England.

We trust that this letter, together with the *Addendum to the Design, Access and Heritage Statement (October 2018)* and enclosed revised drawings (as listed on enclosed schedule) clarifies these detailed issues and that the application can now be swiftly dealt with.

Yours sincerely,

Gary Butler



For Butler Hegarty Architects

CC Sarah Freeman, Historic England
Lady Kate Gavron

Enclosed:

Addendum to Design, Access and Heritage Statement October 2018

Revised drawings (highlighted in yellow) as stated in drawing schedule below and issued in their sets as previously submitted.

DRAWING LIST

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24 Church Row		LBC APPLICATION		Sheet No 1 of 5
JOB NO. 0919317/				
Existing Pre-2017 Works Drawings prepared by Carson Conder Partnership				
Draw No	Title			Revision No.

SITE LOCATION PLAN				
1164 PL01	Existing site location plan	A4	1:1250	

EXISTING DRAWINGS				
1164 PL10	Existing lower ground and ground floor plans	A1	1:100	
1164 PL11	Existing first and second floor plans	A1	1:100	
1164 PL12	Existing third floor and roof plans	A1	1:100	
1164 PL14	Existing Section A-A	A3	1:100	
1164 PL15	Existing Section B-B	A3	1:100	
1164 PL13	Existing front and rear elevations	A1	1:100	
1164 D204A	Third Floor Utility Room	A1	1:20	

NB: This existing pre-2017 works drawing set prepared by Carson Conder Partnership, included in this application, was to accompany the Planning and listed building consent application made in 2016.

The existing drawings produced by BHA, included in this application, detail the existing condition after the 2017 works unless otherwise specified.

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24 Church Row				LBC APPLICATION		Sheet No 2 of 5	
JOB NO. 0919317/							
Existing Drawings prepared by Butler Hegarty Architects							
Draw No	Title					Revision No.	
ORIGINAL PRE-WORKS ELECTRICAL INSTALLATION DRAWING (PRIOR TO 2017 WORKS)							
SU21	Original GF Kitchen Plan and Elevations	A3	1:50				
SU23	Original GF Entrance Hall Plan and Elevations	A3	1:50				
SU25	Original FF Drawing Room Plan and Elevations	A3	1:50				
SU27	Original FF Sitting Room Plan and Elevations	A3	1:50				
SU29	Original SF Bedroom Plan and Elevations	A3	1:50				
SU31	Original SF Study Plan and Elevations	A3	1:50				
SU33	Original TF Bedroom Plan and Elevations	A3	1:50				
SU35	Original TF Study Plan and Elevations	A3	1:50				
SU37	Original TF Utility Room Plan and Elevations	A3	1:50				
SU39	Original TF Staircase and Landings Plan and Elevations	A3	1:50				
EXISTING ELECTRICAL INSTALLATION 2017 DRAWINGS, PLANS AND ELEVATIONS OF INTERIOR (AS 2017 WORKS)							
SU22	Existing GF Kitchen Plan and Elevations	A3	1:50				
SU24	Existing GF Entrance Hall Plan and Elevations	A3	1:50			A	
SU26	Existing FF Drawing Room Plan and Elevations	A3	1:50			A	
SU28	Existing FF Sitting Room Plan and Elevations	A3	1:50				
SU30	Existing SF Bedroom Plan and Elevations	A3	1:50				
SU32	Existing SF Study Plan and Elevations	A3	1:50				
SU34	Existing TF Bedroom Plan and Elevations	A3	1:50				
SU36	Existing TF Study Plan and Elevations	A3	1:50				
SU38	Existing TF Utility Room Plan and Elevations	A3	1:50				
SU41	Survey of Paneling – TF Utility Room	A3	1:50				
SU40	Existing Staircase and Landings Plan and Elevations	A3	1:50				
SU42	Survey LGF Cloakroom	A3	1:25				

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24 Church Row		LBC APPLICATION		Sheet No 3 of 5
JOB NO. 0919317/				
Proposed Drawings prepared by Butler Hegarty Architects				
Draw No	Title			Revision No.

PROPOSED PANELLING REPAIR DRAWINGS				
Sk44	Proposed panelling repair Detail	A3	1:2	
Sk47	Proposed GF panelling repairs – Entrance Hall	A3	1:50	A
Sk50	Proposed SF panelling repairs – Bedroom	A3	1:50	A
Sk52	Proposed TF panelling repairs – Bedroom	A3	1:50	A
Sk58	Proposed TF panelling repairs – Utility Room	A3	1:50	A
Sk61	Proposed panelling repairs – Staircase and landings	A3	1:50	A

PROPOSED ELECTRICAL INSTALLATION DRAWINGS; PLANS AND ELEVATIONS OF INTERIORS				
Sk55	Proposed GF Kitchen Plan and Elevations	A3	1:50	A
Sk54	Proposed GF Entrance Hall Plan and Elevations	A3	1:50	A
Sk48	Proposed FF Drawing Room Plan and Elevations	A3	1:50	A
Sk49	Proposed FF Sitting Room Plan and Elevations	A3	1:50	A
Sk56	Proposed SF Bedroom Plan and Elevations	A3	1:50	
Sk51	Proposed SF Study Plan and Elevations	A3	1:50	
Sk57	Proposed TF Bedroom Plan and Elevations	A3	1:50	
Sk53	Proposed TF Study Plan and Elevations	A3	1:50	
Sk59	Proposed TF Utility Room Plan and Elevations	A3	1:50	A
Sk62	Proposed Staircase and Landings Plan and Elevations	A3	1:50	A
Sk89	Proposed Electrical Floorbox Detail	A3	1:25	

PROPOSED M&E COORDINATION COMBINED SERVICES PLANS				
Sk70	Proposed Lower Ground Floor Services Plan	A3	1:50	
Sk71	Proposed Ground Floor Services Plan	A3	1:50	A
Sk72	Proposed First Floor Services Plan	A3	1:50	A
Sk73	Proposed Second Floor Services Plan	A3	1:50	
Sk74	Proposed Third Floor Services Plan	A3	1:50	

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24 Church Row		LBC APPLICATION		Sheet No 4 of 5
JOB NO. 0919317/				
Proposed Drawings prepared by Butler Hegarty Architects				
Draw No	Title			Revision No.

PROPOSED MECHANICAL BUILDERS WORKS PLANS & BUILDERS WORKS PLAN				
Sk81	Proposed Lower Ground Builders Works Plan	A3	1:50	
Sk75	Proposed Lower Ground Mechanical Builders Works Plan	A3	1:50	
Sk76	Proposed Ground Floor Mechanical Builders Works Plan	A3	1:50	
Sk77	Proposed First Floor Mechanical Builders Works Plan	A3	1:50	
Sk78	Proposed Second Floor Mechanical Builders Works Plan	A3	1:50	
Sk79	Proposed Third Floor Mechanical Builders Works Plan	A3	1:50	
Sk80	Proposed Roof Mechanical Builders Works Plan	A3	1:50	
Sk90	Proposed Floor Boards Repairs	A3	/	
1164 D221	Door Schedule	A1	1:20	

PROPOSED GENERAL ARRANGEMENT PLANS				
Sk83	Proposed Lower Ground Floor Plan	A3	1:50	
Sk84	Proposed Ground Floor Plan	A3	1:50	
Sk85	Proposed First Floor Plan	A3	1:50	
Sk86	Proposed Second Floor Plan	A3	1:50	
Sk87	Proposed Third Floor Plan	A3	1:50	

PROPOSED TF UTILITY ROOM AND BOILER ROOM DRAWINGS				
Sk63	Proposed Utility Room Plan and Elevations	A3	1:25	
Sk64	Proposed Utility Room Detail Plans	A3	1:25	
Sk82	Proposed Boiler Room Plan & Section	A3	1:25	

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JOB NO. 0919317/				
As Installed Mechanical Drawings prepared by CuTec Building Services Design				
Draw No	Title			Revision No.

AS INSTALLED MECHANICAL SERVICES PLANS				
16.0622-M-301	Mechanical Services: Heating and H&CW Services Schematic	A1	1:50	
16.0622-M-302	Mechanical Services: Basement and Ground Floor Layouts	A1	1:50	
16.0622-M-303	Mechanical Services: First Floor and Second Floor Layouts	A1	1:50	
16.0622-M-304	Mechanical Services: Third Floor and Roof Layouts	A1	1:50	
16.0622-M-305	Mechanical Services: Hot and Cold Water Services Schematic	A1	1:50	
16.0622-M-306	Mechanical Services: Below Ground Drainage Repairs and Modifications	A1	1:50	

JOHNNY GREY KITCHENS				
KGA 01 rD	Kitchen Plans	A1	1:25	
KGA 05 rB	Fridge Cabinet	A1	1:10	
KGA 06 rB	Drum Cabinet	A1	1:10	
KGA 08 rB	Services Plans	A1	1:25	
KGA 09 rE	Lighting Armature	A1	1:8	
KGA 11rB	Extractor Drawing	A1	1:10	
KGA 13rA	Sink Run	A1	1:10	
KGA 30 rA	Island Workbench	A1	1:10	