

Your ref:
Our ref: Imperial Buildings
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Date: 15/02//2019

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London

By Email

Dear Sir/Madam,

**RE: PROPOSALS FOR REPLACEMENT AIR CONDITIONING UNITS TO THE ROOF OF THE
IMPERIAL BUILDINGS, 48-58 KINGSWAY, WC2B 6EP.**

Please find enclosed an application submission for the replacement of 2 No. chillers with 12 No. air conditioning units to the roof of Imperial Buildings, located at 48-58 Kingsway, to the rear of 66 Lincoln's Inn Fields. We enclose the following supporting documents:

1. Bidwell's Design and Access Statement;
2. Bidwell's Heritage Statement;
3. Acoustics Report;
4. IHK-LPBP01B Location and Site Plan;
5. IHK-ELEXPR01A Existing and proposed north west elevations;
6. IHK-ELEXPR02A Existing and proposed south west elevations;
7. IHK-RPEXD Existing Roof Plan;
8. IHK-RP07EXA Level Seven Roof Plan Existing;
9. IHK-RP07PRA Level Seven Roof Plan Proposed;
10. IHK-SEEXPR01A Existing and proposed cross section;
11. IHK-SEEXPR02A Existing and proposed cross section 2;

Context

Imperial Buildings comprise grand early twentieth century offices over shopfronts, constructed as part of the redevelopment of Kingsway at the turn of the century. Imperial Buildings are located to the rear of 66 Lincoln's Inn Fields, Camden, which overlooks Lincoln's Inn Fields to the east. The proposed works are minor in nature, comprising the replacement of two large chillers at roof level with twelve smaller air conditioning units. The units are required in connection with the refurbishment of Imperial Buildings planned to take place shortly. The existing chillers are presently screened from view, and the intention of the proposals is to retain the existing screening so that there will be no visual impact to immediate, medium and long views of the building.

66 Lincoln's Inn Fields (Powis House) is a Grade II* listed building, with the main façade orientated to the east facing towards the open area of Lincoln's Inn Fields beyond. Imperial Buildings adjoins Powis House at the rear and as such the works are located within the setting of a listed building as well as

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falling within the Bloomsbury and Kingsway Conservation Areas. Additional heritage assets are noted as falling within the conservation area. The accompanying Heritage Statement has assessed these heritage assets, including the site itself, determining the impact of the proposals upon their significance. This report has found that the proposed works have no impact to the significance of the heritage assets identified.

Please note for the avoidance of doubt, the site and location plan identify a small area within a lightwell that does not fall within the ownership of Farrer & Co LLP. This is shown falling outside the blue ownership boundary, and we confirm this does not form part of the site.

I trust the enclosed provides sufficient information describing the proposals, highlighting the neutral impact. Please do not hesitate to contact me if you wish to discuss any of the proposals or have any questions.

Kind regards



Steve Handforth
Partner, Heritage and Design