

23rd May 2022

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Dear Sir/Madam,

31/32 & 33/34 ALFRED PLACE, LONDON, WC1E 7DP

On behalf of our client, Knighton Estates Ltd, please find enclosed a planning application at the above site for the following development:

"Alterations to the existing building, including revised office entrances at ground floor level, a new lift overrun, new roof top plant enclosure at roof level and an accessible roof terrace at seventh floor level and all associated works."

This application, including all supporting documents are enclosed with this letter. The application comprises the following documents which form part of the application:

- Signed and dated planning application forms including Certificate B,;
- Site Location Plan ref. 21-015-P001 A, prepared by Ben Adams Architects
- Existing drawings, prepared by Ben Adams Architects:
 - Drawing ref. P002 B: Site Plan;
 - Drawing ref. P099 B: Existing Basement Plan;
 - Drawing ref. P100 B: Existing Ground Floor Plan;
 - Drawing ref. P101 B: Existing First Floor Plan;
 - Drawing ref. P102 B: Existing Second Floor Plan;
 - Drawing ref. P103 B: Existing Third Floor Plan;
 - Drawing ref. P104 B: Existing Fourth Floor Plan;
 - Drawing ref. P105 B: Existing Fifth Floor Plan;
 - Drawing ref. P106 B: Existing Sixth Floor Plan;



- Drawing ref. P107 B: Existing Seventh Floor Plan;
 - Drawing ref. P120 B: Existing Alfred Place Elevation;
 - Drawing ref. P121 B: Existing Rear Elevation;
 - Drawing ref. P130 B: Existing Section;
- Proposed drawings, prepared by Ben Adams Architects:
 - Drawing ref. P199 B: Proposed Basement Plan;
 - Drawing ref. P200 B: Proposed Ground Floor Plan;
 - Drawing ref. P201 B: Proposed First Floor Plan;
 - Drawing ref. P202 B: Proposed Second Floor Plan;
 - Drawing ref. P203 B: Proposed Third Floor Plan;
 - Drawing ref. P204 B: Proposed Fourth Floor Plan;
 - Drawing ref. P205 C: Proposed Fifth Floor Plan;
 - Drawing ref. P206 B: Proposed Sixth Floor Plan;
 - Drawing ref. P207 B: Proposed Seventh Floor Plan / Roof Plan;
 - Drawing ref. P400 C: Proposed Alfred Place Elevation;
 - Drawing ref. P401 B: Proposed Rear Elevation;
 - Drawing ref. P500 C: Proposed Section AA
 - Drawing ref. P501 C: Proposed Section BB.
- Design and Access Statement, prepared by Ben Adams Architects;
- Planning Statement, prepared by DP9 Limited;
- Plant Noise Assessment Report and Environmental Noise Survey, prepared by Hann Tucker Associates;
- Fire Statement, prepared by Jensen Hughes.

Summary of Proposals

The development includes minor external alterations to and the refurbishment of the existing building. There are also a number of internal refurbishment works not requiring planning permission.

Following on from the works carried out under the 2015 planning permission, this application seeks to improve the building by achieving the following objectives:

- Better link the basement and ground floor office levels, maximising daylight at basement level;
- Provide a stronger connection with the recently completed Alfred Place Gardens adjacent to the building;



- Modifications to ground floor facade to open up building to recently completed Alfred Place Garden;
- More efficient use of existing roof terraces to allow tenants to use these areas as breakout space

As set out in the accompanying Design and Access Statement, the aspiration for the project is to substantially enhance the building to create high quality commercial floor space and includes the following alterations:

- Revised main and secondary entrances in keeping with the new landscaping to the public realm;
- New roof lights into the basement within the existing undercroft at ground level;
- Relocated plant and enclosures on the 7th floor roof to create a new accessible roof terrace for use by office tenants;
- Incorporation of a new fire fighting lift within the 31-32 Alfred Place staircore as a consequence of the occupiable roof terrace on the 7th floor;

Summary

We trust that the enclosed application pack will allow you to validate the application and we look forward to receiving confirmation of this. In the meantime if you have any questions or queries, please do not hesitate to contact Julian Shirley at the above address.

Yours sincerely

DP9 LTD.

Encs.