

Other Documents

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PP031281

PETER WOOD & PARTNERS

ARCHITECTS

22b Launceston Place, Kensington, London W8 5RL

Tel: + 44 (0)20-7937 3453

E-mail: mail@pwoodandpartners.com

Fax: + 44 (0)20-7937 5234

Summary of proposals**12a to 14 Cheyne Row London SW3 5HL****Town Planning and Listed Building Applications****June 2003**

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	1 2 JUN 2003				PLANNING	
	C	SW	SE	APP	IO	REC
		ARB	PLS	DES	FEES	

Existing Basement to no 14 (Listed)

External steps to rear courtyard removed.

Existing plant, ventilation and louvers removed.

New York stone stairs and stairwell formed and enclosed with new structural glass roof over.

Reduce Kitchen bulkhead.

New Basement to no 12a

New Basement excavated to provide Lap Pool and ancillary facilities Cinema, Gym and Meditation room, Plant Room, Utility and Wine Cellar. This level linked to Ground Floor by 2 staircases and a stone spiral staircase linking all floors.

Ground Floor 12a

New Conservatory addition to Hall.

New Brick Chimney stack to library.

New Conservation rooflights to Library Roof.

Reduction in porch depth to Library.

Minor changes to internal openings and partitions.

Doorway link to new staircase in no 12a. New internal stone spiral staircase to all floor levels and to existing roof terrace.

Additional rooflight inserted over Dining Room on internal slope.

New Internal gothic doorways inserted to Dining Room.

First Floor 12a

New glazed roof to Ground Floor servery to Dining Room.

Gallery Balcony level adjusted above Dining Room with new glass balustrade.

Internal changes to Bathroom layouts and partitions.

New stone spiral staircase continues up to existing roof gazebo with terrace access.

New dormer window to Master Bathroom to match windows existing elsewhere.

Floor to Bedroom 4 raised.

Roof glazing to Great Room roof rationalised and renewed.

Second Floor 12a

Existing stair turret adjusted to accept new stone spiral stair access to existing roof terrace. Glazed Cupola formed over.

Existing water tank removed on terrace.

PETER WOOD & PARTNERS PP.031281

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Statement on proposals for Planning and Listed Building Applications

12a to 14 Cheyne Row London SW3 5HL

June 2003

As discussed at a pre-application meeting at your offices on 17th December 2002 with your Officers Nick Booth and Justin Ayton. The applicant wishes to continue to use these addresses as a combined one family residence. The area of no 14 only is Grade II Listed.

The main house, arranged around a central courtyard now known as 12a was originally a stables and subject to various uses until it became entirely residential. It incorporates on the street elevation a studio house formally known as Great Cheyne Studios 14a. The whole property has been subject to alterations and extensions over many years to form a residence of considerable character.

Generally all proposals related to this application are listed separately floor by floor in summary attached.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.		12 JUN 2003			PLANNING	
N	C	SW	SE	APP	IO	REC
		ARB	FPLN	DES	FEES	

PETER WOOD & PARTNERS

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Summary of proposals

12a to 14 Cheyne Row London SW3 5HL

Town Planning and Listed Building Applications

June 2003

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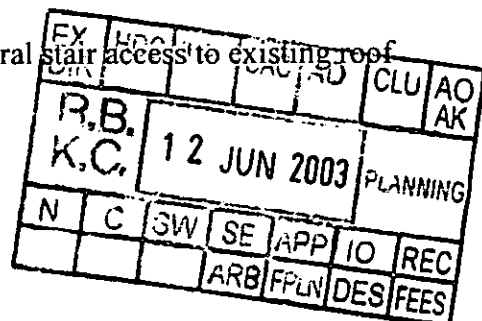
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Existing stair turret adjusted to accept new stone spiral stair access to existing roof terrace. Glazed Cupola formed over.

Existing water tank removed on terrace.



22b Launceston Place, Kensington, London W8 5RL
Tel: + 44 (0)20-7937 3453 E-mail: mail@pwoodandpartners.com Fax: + 44 (0)20-7937 5234

Our ref: 1252/06/001/SCM/erh

9th June 2003

Royal Borough of Kensington and Chelsea
Planning and Conservation Department
The Town Hall
Hornton Street
London
W8 7NX

BY HAND

Dear Sirs,

12a to 14 Cheyne Row London SW3 5HL
Planning and Listed Building Consent Application

We enclose the following documentation and drawings for Town Planning and Listed Approval for the proposed alterations to the above existing combined one family residence at the above address: -

- Cheque for £110.00
- 4 copies of supporting statement
- 4 copies of the completed Town Planning Application Forms
- 4 copies of the completed Listed Building Application Forms
- 8 copies of the following drawings:

Survey as existing at 1:50 scale and photographs

Drawing number: 1252 / S-01, S-02, S-03, S-04, S-05, S-06, S-07, S-08, S-09, S-10, S-11, S-12, S-13, S-14, S-10, S-10, S-11, S-12, S-13, S-14, S-15 and S-16

Scheme as proposed at 1:50 scale

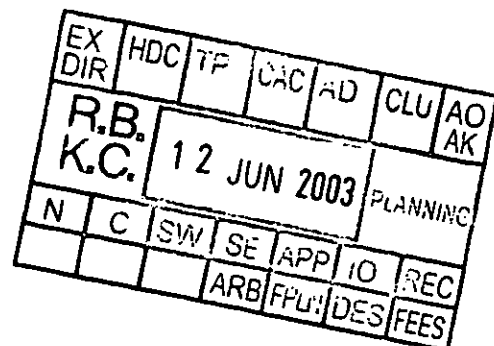
Drawing number: 1252 / P-01, P-02, P-03, P-04, P-05, P-06, P-07, P-08, P-09, P-10, P-11, P-12 and P-13.

Photographs of a scale model of the property will also be available prior to your site visit.

Should you require any further information regarding the application please consult the undersigned.

Yours faithfully,


Stephen Manship
PETER WOOD & PARTNERS



PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Peter Wood & Partners,
22B Launceston Place,
London
W8 5RL

APPLICATION NO: PP/03/01281

APPLICATION DATED: 09/06/2003

DATE ACKNOWLEDGED: 18 June 2003

APPLICATION COMPLETE: 13/06/2003

DATE TO BE DECIDED BY: 08/08/2003

SITE: 12A and 14, Cheyne Row, London, SW3 5HL

PROPOSAL: Minor alterations to Listed Building at No. 14; alterations and extensions to non-Listed building at No. 12A including (1) Excavation of new basement to provide Lap Pool and ancillary facilities, cinema, gym, meditation room, plant room, utility and wine cellar; (2) New ground floor conservatory addition to hall; (3) New chimney stack; (4) New conservation rooflights; (5) New dormer window; (6) Modifications to roof.

ADDRESSES TO BE CONSULTED

- 1. 10-18 (EVEN) + 7-15 (ODD) CHEYNE ROW
- 2.
- 3.
- 4. ALL FLATS, SHREWSBURY HOUSE, 42 CHEYNE WALK.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

19/6
TH
66

CONSULT STATUTORILY

- English Heritage Listed Bdgs - CATEGORY:
- English Heritage Setting of Bdgs Grade I or II
- English Heritage Demolition in Cons. Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- National Rivers Authority
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line/Cross Rail Line 2
- Victorian Society
- DTLR Dept. Transport Loc.Gov.& Regions

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA - CATEGORY:
- Govt. Office for London
- Twentieth Century Society

✓ ✓ TH 19/6

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer
Buildings and their Units

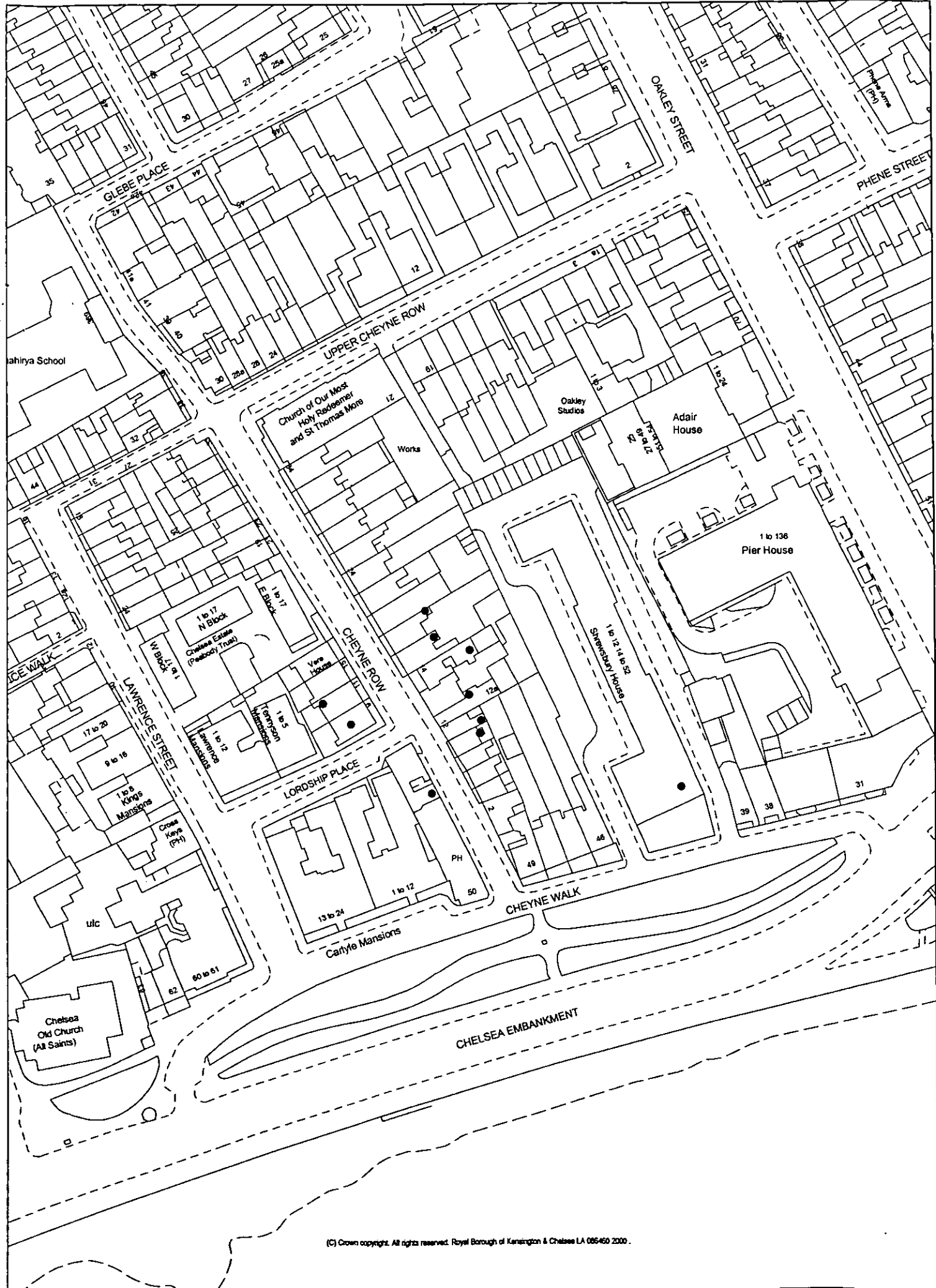
Residential Building	Our Most Holy Redeemer		7	Cheyne Row	SW3 5HS
Building Unit			7	Cheyne Row	SW3 5HR
Residential Unit	Flat 1		9	Cheyne Row	SW3 5HR
Residential Unit	Flat 2		9	Cheyne Row	SW3 5HR
Residential Unit	Flat 3		9	Cheyne Row	SW3 5HR
Residential Unit	Flat 4		9	Cheyne Row	SW3 5HR
Residential Unit	Garden Flat		9	Cheyne Row	SW3 5HR
Residential Building			10	Cheyne Row	SW3 5HL
Residential Building			11	Cheyne Row	SW3 5HR
Residential Building			12	Cheyne Row	SW3 5HL
Residential Building			12a	Cheyne Row	SW3 5HL
Building Unit			14	Cheyne Row	SW3 5HL
Residential Unit	Cheyne Cottage		14	Cheyne Row	SW3 5HL
Residential Unit	Great Cheyne Studio		14a	Cheyne Row	SW3 5HL
Residential Building			16	Cheyne Row	SW3 5HL
Residential Building			18	Cheyne Row	SW3 5HL
Building Unit	Shrewsbury House		42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 1	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 2	Shrewsbury House	42	Cheyne Walk	SW3 5LN

Residential Unit	Flat 3	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 3a	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 4	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 5	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 6	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 7	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 8	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 9	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 10	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 11	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 12	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 14	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 15	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 16	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 17	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 18	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 19	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 20	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 21	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 22	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 23	Shrewsbury House	42	Cheyne Walk	SW3 5LN

Residential Unit	Flat 24	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 25	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 26	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 27	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 28	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 29	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 30	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 31	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 32	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 33	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 34	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 35	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 36	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 37	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 38	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 39	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 40	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 41	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 42	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 43	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 44	Shrewsbury House	42	Cheyne Walk	SW3 5LN

Residential Unit	Flat 45	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 46	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 47	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 48	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 49	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 50	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 51	Shrewsbury House	42	Cheyne Walk	SW3 5LN
Residential Unit	Flat 52	Shrewsbury House	42	Cheyne Walk	SW3 5LN

Total Number of Buildings and Units Found 69



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Map produced by the Royal Borough of Kensington and Chelsea
 Planning Services Department using GGP 19/06/2003: Scale 1:1250



PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

File Copy

1 2079/2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 19 June 2003

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSW/PP/03/01281/NB

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 12A and 14, Cheyne Row, London, SW3 5HL

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Please telephone should you require further information.

Proposal for which permission is sought

Minor alterations to Listed Building at No. 14; alterations and extensions to non-Listed building at No. 12A including (1) Excavation of new basement to provide Lap Pool and ancillary facilities, cinema, gym, meditation room, plant room, utility and wine cellar; (2) New ground floor conservatory addition to hall; (3) New chimney stack; (4) New conservation rooflights; (5) New dormer window; (6) Modifications to roof.

Applicant Sunlight Ltd., c/o Coutts (Isle of Man) Ltd., Coutts House, Summerhill Road, Onchan, Isle of Man IM3 1RB

Yours faithfully

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: PP/03/01281/NB

CODE 1D

Room No:

Date: 19 June 2003

DEVELOPMENT AT:

12A and 14, Cheyne Row, London, SW3 5HL

DEVELOPMENT:

Minor alterations to Listed Building at No. 14; alterations and extensions to non-Listed building at No. 12A including (1) Excavation of new basement to provide Lap Pool and ancillary facilities, cinema, gym, meditation room, plant room, utility and wine cellar; (2) New ground floor conservatory addition to hall; (3) New chimney stack; (4) New conservation rooflights; (5) New dormer window; (6) Modifications to roof.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)

4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 12^A and 14 Cheyne Row
LONDON SW3 5HL

12 A AND 14 CHEYNE ROW

POLLING DISTRICT CRC

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St. Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC	LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N						
19	II							✓			✓					

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:
SYSTEMS
 ENGLISH
 HERITAGE
 DO NOT NEED
 TO BE
 NOTIFIED.
 BRIAN

12A, NEW CHEYNE ROW

Property Card N° : 0160 013 00

Sitename : FORMERLY 14A (S.N. 13.8.72)

Comment :
TP Arch/History : H10461
See Also :

PP031281

Xref :
Notes :

TP No Brief Description of Proposal 1 of 4

ERECTION OF A NEW PITCHED ROOF ON THE REAR TO BE
CONSTRUCTED WITHIN THE EXISTING GABLE WALLS IN PLACE
OF THE EXISTING FLAT ROOF.Received Decision & Date
Completd Conditional 14/11/1972
Revised

TP No Brief Description of Proposal 2 of 4

NOTICE 13/8/72.

Received Decision & Date
Completd
Revised NOTICE 13/08/1972

TP No TP/95/0094 Brief Description of Proposal 3 of 4

ERECTION OF A ROOF ADDITION, AT 12A CHEYNE ROW.

Received 21/12/1994 Decision & Date
Completd 11/01/1995 Conditional 15/03/1995
Revised 10/02/1995

TP No TP/95/0095 Brief Description of Proposal 4 of 4

REMOVAL OF ROOF IN CONNECTION WITH ERECTION OF A ROOF
ADDITION, AT 12A CHEYNE ROW.
(CONSERVATION AREA CONSENT)Received 09/01/1995 Decision & Date
Completd 11/01/1995 Conditional 15/03/1995
Revised 10/02/1995 CAC

14 CHEYNE ROW

Property Card N° : 0160 014 00

Sitename : CHEYNE COTTAGE

Comment :

TP Arch/History :

See Also : 14/149 .

PP031281

Xref :

Notes :

TP No TP/78/1557 Brief Description of Proposal 1 of 2

RENEWAL AND ALTERATION OF THE ROOF STOREY TO PROVIDE
AN ADDITIONAL BEDROOM AND BATHROOM.Received
Completd
RevisedDecision & Date
Conditional
LBC

30/05/1979

Works
Completed
Y 13/06/1986

TP No Brief Description of Proposal 2 of 2

PROPOSED REPLACEMENT OF ROOF TILES AND ALTERATIONS TO
APPROVED DESIGNS OF NEW REAR BAY WINDOW AND ORIEL WINDOW.NO FURTHER APPLICATION
REQUIRED TO 30.5.79.Received
Completd
Revised

Decision & Date

29/02/1980L

14 & 14A CHEYNE ROW

Property Card N° : 0160 015 00

Sitename :
Comment :
TP Arch/History : 36984 H10461
See Also : 14A and 14

PP031281

Xref :
Notes :

TP No Brief Description of Proposal 1 of 1

FORM 4 WINDOWS IN FLANK WALL.

Received	Decision & Date		Works
Completd	Conditional	11/06/1971	Completed
Revised			Y 07/08/1973

14A, OLD CHEYNE ROW

Property Card N° : 0160 016 00

Sitename : RENUMBERED 12A (S.N. 13.8.72)

Comment :

TP Arch/History :

See Also : 14/149 New 14A

Xref :

Notes :

PP031281

***** No cases attached to this Property Card *****

14C CHEYNE ROW

Property Card N° : 0160 802 00

Sitename : REAR OF 47 CHEYNE WALK

Comment : [BC]

TP Arch/History :

See Also :

Xref :

Notes :

PP031281

***** No cases attached to this Property Card *****

12 CHEYNE ROW

Property Card N° : 0160 012 00

Sitename :
 Comment :
 TP Arch/History : H16230
 See Also :

Xref :
 Notes :

PP031281

TP No TP/84/1302 Brief Description of Proposal 5 of 7
ERECTION OF AN ADDITIONAL STOREY

Received 27/06/1984 Decision & Date
 Completd Conditional 18/09/1984
 Revised 17/08/1984

TP No TP/84/1303 Brief Description of Proposal 6 of 7
ERECTION OF AN ADDITIONAL STOREY

Received 27/06/1984 Decision & Date
 Completd Conditional 18/09/1984
 Revised 17/08/1984 LBC

TP No TP/84/0286 Brief Description of Proposal 7 of 7
**SECT. 36: ERECTION OF AN ADDITIONAL
 STOREY TO PROVIDE A LIVING ROOM AND STUDIO.
 APPEAL DISMISSED.**

Received Decision & Date
 Completd Refused 18/05/1985
 Revised LBC

12 CHEYNE ROW

Property Card N° : 0160 012 00

Sitename :
 Comment :
 TP Arch/History : H16230
 See Also :

Xref :
 Notes :

PP031281

TP No Brief Description of Proposal 1 of 7
 NEW FLAT ROOF AND PROVIDE FRENCH WINDOWS GROUND FLOOR
 REAR.

Received Decision & Date
 Completd Conditional 30/12/1971
 Revised LBC

TP No TP/78/0762 Brief Description of Proposal 2 of 7
 ERECTION OF AN ADDITIONAL STOREY.

Received Decision & Date
 Completd Refused 09/10/1978
 Revised

TP No TP/84/0285 Brief Description of Proposal 3 of 7
 ERECTION OF ADDITIONAL STOREY TO PROVIDE A LIVING
 ROOM AND STUDIO.

Received Decision & Date Appeal
 Completd Refused 23/05/1984 Lodged
 Revised Y

TP No TP/84/0286 Brief Description of Proposal 4 of 7
 ERECTION OF AN ADDITIONAL STOREY TO PROVIDE A LIVING
 ROOM AND STUDIO.

Received Decision & Date Appeal
 Completd Refused 23/05/1984 Lodged
 Revised LBC Y

REASON FOR DELAY

CASE NO. _____

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

I have been unable to pass through the case within the target period for the following reason(s) [*highlight as necessary*]

- 1) Delays due to internal Consultation (i) Design
 [*highlight one or all*] (ii) Transportation
 (iii) Policy
 (iv) Environmental Health
 (v) Trees
 (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate – further revisions requested
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



KENSINGTON
AND CHELSEA

Notice is hereby given the Royal Borough of Kensington and Chelsea Council an application:

- (a) for development of land in or adjacent to a Conservation Area.
(d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 020-7361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 020-7727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

SCHEDULE

Reference: PP/03/01281/NB

Date: 27/06/2003

12A and 14, Cheyne Row, London, SW3 5HL

Minor alterations to Listed Building at No. 14; alterations and extensions to non-Listed building at No. 12A including (1) Excavation of new basement to provide Lap Pool and ancillary facilities, cinema, gym, meditation room, plant room, utility and wine cellar; (2) New ground floor conservatory addition to hall; (3) New chimney stack; (4) New conservation rooflights; (5) New dormer window; (6) Modifications to roof.

APPLICANT Sunlight Ltd.,

THE CHURCH OF OUR MOST HOLY REDEEMER
AND ST. THOMAS MORE

CHEYNE ROW, CHELSEA, LONDON SW3 5HS

THE RECTORY

7 CHEYNE ROW, CHELSEA, LONDON SW3 5HS

TEL: 020 7352 0777 FAX: 020 7352 4223

PARISH PRIEST: CANON MICHAEL BROCKIE

MA
9/7

7th July 2003

Your Ref: DPS/DCSW/PP/03/01281/NB

M. J. French, Esq.
Executive Director, Planning and Conservation
The Town Hall
Hornton Street
London W8 7NX

o/NB

Dear Sir,

Proposed development at: 12A and 14 Cheyne Row, London SW3 5NL

I am concerned about the proposed development at 12A and 14 Cheyne Row which is essentially a residential area. I live directly opposite these addresses where Cheyne Row narrows very considerably.

I object to the fact that we don't know who we are dealing with except a Company – Sunlight Ltd. The numbering of the building opposite is somewhat confusing and what appears to be 12A forms part of what was once an artist's studio to which is attached a pretty cottage. Goodness only knows what use the proposed massive set of internal alterations are going to be used for in terms of visitors. How many more visitors will be visiting these premises adding to the parking problems caused by the "Crossed Keys", "La Chaumiere" and parking from other streets closed for endless building refurbishment. In spite of the fact that No 12A is not listed it seems that its original purpose, very obvious from its external appearance even before the 1960s additions, will be greatly altered internally.

There appears to have been a trend allowed by the Royal Borough and noted in Upper Cheyne Row, for massive alterations to be allowed in quiet residential roads – to the misery of those who live hereabouts. These works go on and on for ages. They are bought as moderately sized houses and then they are completely rebuilt behind and underneath.

For all the above reasons I wish to object to the proposed building works.

Yours faithfully,

Michael Brockie

Canon Michael Brockie

EX DIR	HDC	TP	LAC	RD	CLU	AR
P.B.	K.C.	09 JUL 2003	PLANNING			
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EX DIR	HDC	TP	CAG	AD	CUL	AK
18 SHREWSBURY HOUSE						
CHEYNE WALK						
LONDON SW3 5LN						
020 7352 4948						
N	C	S	DE	APP	NO	REC
			ARB	PLN	DES	FEES

O/NB

7 July 03

Mr N. Booth
 Planning and Conservation
 The Town Hall
 Horton Street, London W8 7NX

Ref. DPS/DESW/PP/03/01281/NB

Dear Mr Booth
 Re 12 and 14 Cheyne Row.

Following our visit to your office on 30 June, we have now studied the plans we have received and would like to express the concern of not only ourselves but of others in Shrewsbury House about what the proposed "modifications" to 12A and 14 Cheyne Row mean to us.

In the first place, the plans are not clear as to how a basement, ground floor and first floor are to be accommodated in the existing buildings connected to the parti-wall with Shrewsbury House. While part of these buildings could possibly be made into two levels, the northern part on the new drawings appear to show two levels of windows i.e. a doubling up of the present small windows. We protest against any modifications to any windows overlooking Shrewsbury House, or any shading increase in the height of these buildings which would have a bearing on our own privacy or light.

In the second place, the introduction of a twelve-seater cinema, swimming pool, exercising rooms etc, together with a chimney stack, roof lights and dormer windows cause us considerable concern as to noise and a possible change from the simple domestic dwelling for which our area is intended.

While we are alerting the Shrewsbury House Residents Association to the matter, we wish to

let you know before the due date that
several of us have strong reservations against
the plans as they stand.

We hope you may find it possible to
pay us a quick visit at Shrewsbury House
to get a picture of the way the proposed
changes look to us in our flat.

yours sincerely



(Prof SIR HUGH & LADY FORD)

N. Booth Esq.
Planning Office
The Town Hall
RBK&C
Hornton Street
London W8 7NX

O/NB

12 Cheyne Row
London SW3 5HL
Tel./fax: 020 7352 6483

9 July 2003

Your ref. DPS/DCSW/PP/03/01281/NB

Dear Mr Booth,

Thank you for your letter of 19 June 2003 signed by Mr French, and my apologies for the delay in replying. Unfortunately, my husband, who has multiple myeloma, was in the Hammersmith Hospital having a transplant; and I have been by his side for the past six weeks.

I object to a number of the proposals proposed by the owner for planning permission for no.12A and 14 Cheyne Row. Being a journalist, without any architectural training, I find the plans, which curiously have omitted to indicate where No. 12 or any of the adjacent buildings are, very difficult to understand. This is a problem also encountered by my neighbours. So I would be most grateful if we could possibly arrange by telephone to have a meeting to clarify many ambiguous points. However, meanwhile, I would like to register the following objections:

1. Foundations.

As the proposed plans involve excavation of the land adjacent to my property, for a lap-pool, I am most concerned, because I have no adequate foundations but only footings sitting on river clay. These are very vulnerable to movement and vibration. Not only are the excavation and further building work going to destabilise the footing, there is also danger to the whole fabric of the building, which is listed and dates from the early 18th century.

2. Plant.

As this is proposed adjacent to my building, the vibration and noise from the plant would travel up through the building and not only destabilise the house, but would keep us awake as our bedroom is in direct line of disturbance from the plant. The lack of sleep would be detrimental to my husband's health, and also mine, as I have a serious neurological complaint, which deteriorates with lack of sleep.

3. Water table.

This is very high in the area, as you know, and several times in the past few years, the ground water has come up through the floorboards in the ground floor. Surely, if the building surveyors insist on the basement being tanked, this will substantially affect the ground water pressures.

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*Recorded delivery
RE 3016 6865 56B*

4. Light and privacy.

The proposed lantern at the head of the spiral staircase will cut out light to seven out of nine rooms of our house, and invade privacy to my property as there are two bathrooms facing the proposed new structures.

In fact the existing tower for the staircase was put up while I was out of the country for six months (while on an assignment in South America). This was appreciated by the then owner, Janet Ingram, who, knowing my movements, had the plans for changes to Great Cheyne Studios submitted and pushed through during my absence. The staircase extension seriously cut down my light, as the previous owner knew it would. A further heightening from any future building structure on that particular wall will still further greatly affect my light and quality of life.

The two subsequent owners then tried to put in windows and further structures into that party wall, but you refused them permission since it was deemed that the privacy of my immediate neighbour and myself would be badly affected.

5. Street parking.

Parking is already very restricted in Cheyne Row, and it appears from the plans that, although stated that the facilities are for residential use, the address of the applicant appears to be a company in the Isle of Man. Not only do the details of the facilities appear to raise the serious question of a possible, un-notified, change of use from residential to commercial, but a cinema and a pool with separate changing and other facilities for men and women would appear to be catering for more than normal family use. The increased through-flow of people using the facilities, like cinema and pool, would result in additional cars being parked in an already crowded area making this situation intolerable.

6. Disabled parking.

As my husband is unfortunately disabled due to his multiple myeloma, he cannot walk more than a few steps. He has a purple disabled badge, and we are about to ask for a disabled space. The parking of builders' vans, delivery of goods, and placing of skips, as has been experienced in the past, would make it virtually impossible for my husband to walk from the car to the front door.

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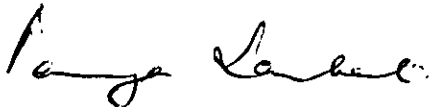
7.Change of ownership?

Does, as stated on your letter, the application of Sunlight Ltd. c/o a bank in the Isle of Man mean that the previous owner has sold out to this company? Therefore, whom precisely are we dealing with? If this is the case, does this ownership-change constitute a modification in the use class from residential. It is particularly important to ascertain who is the rightful owner, and the possible change of function, because it has been noted by myself and the neighbours that the last known owner was only in the country for a few days a year. And yet there seemed to be a steady stream of people calling erroneously at No.12, for No 12a – at least twice a week - I can attest to this from my own experience being woken up very early in the morning and late at night – as well as during the day – by taxis calling at o 12 for people with various names at No.12 A. This also applies to nuisance calls made by delivery men from FedEx to a laundry company.

I shall be grateful to ensure that these important objections are reported to your committee before they consider the application. Of course would be quite prepared to meet you and or the applicant to discuss the matter.

Perhaps you would be kind enough to ask your personal assistant/secretary to 'phone me on 020 7352 6483 or my mobile: 07703 857865 to arrange a meeting.

With kind regards; yours sincerely



Vanya Lambert (Kewley)

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
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K.C.						
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R.D. K.C.	- 9 JUL 2003		PLANNING	
N	G	SW	SE	APP
		AND	PLN	PER

Robert Robinson Associates

16 Cheyne Row, London SW3 6HL
Phone 0207 352 3110/0207 376 3229 Fax 0207 352 3110

o/nb

Re proposed development at Nos. 12A and 14 Cheyne Row, London SW3 5HL. **For the attention of M.J. French, Executive Director, Planning and Conservation.**

I write as immediate neighbour at the location of the proposed development.

OVER-DEVELOPMENT

In this very small dwelling-space it is proposed that what are essentially three separate houses should be combined, this involving deep excavation to provide much additional accomodation underground. Irrespective of the owner's present intentions, it is clear that this would invite use of the dwelling-space by many more occupiers than was ever previously contemplated, and in a narrow street like Cheyne Row, with its distinguished terrace of Queen Ann houses immediately contiguous to the proposed development, this would seriously compromise the quiet and amenity presently enjoyed by the householders.

PLANT HOUSE

The proposed excavation at this part of the site would abut the party wall of No.16, and is thus of special concern to me. I am concerned as to what the plant referred to will consist in, what noise it might generate, what sound-proofing would be required, how specific effluents will be ducted, and other engineering questions that necessarily arise with a concentration of plant in so confined an area.

It is for the above reasons that I oppose permission being granted for this development.

Yours sincerely

Robert Robinson
Robert Robinson

9 July 03

PETER WOOD & PARTNERS

ARCHITECTS

22b Launceston Place, Kensington, London W8 5RL

Tel : + 44 (0)20-7937 3453

E-mail : mail@pwoodandpartners.com

Fax : + 44 (0)20-7937 5234

Our ref: 1252/06/002/PRW/erh
Your ref: DPS/DCSW/PP/03/01281

11th July 2003

Royal Borough of Kensington and Chelsea
Planning and Conservation Department
The Town Hall
Hornton Street
London
W8 7NX

BY HAND

For the attention of: Nick Booth Esq.

Dear Sirs,

12a to 14 Cheyne Row London SW3 5HL
Planning and Listed Building Consent Application

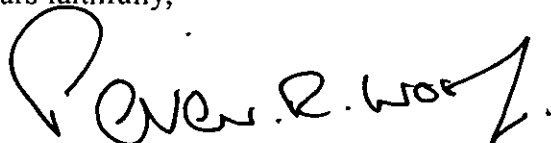
I refer to Nick Booth's telephone call to us 30th June 03 and confirm that I have arranged for access as requested for Wednesday 16th July 03 at 3pm.

I enclose a letter of comfort from the applicant confirming that the Basement proposals are for private use.

A Structural Engineers Method Statement will be forwarded to you shortly.

I look forward to meeting both Nick Booth and Justin Ayton on site as above.

Yours faithfully,



Peter Wood
PETER WOOD & PARTNERS

EX DIR	HDC	TF	CAC	AD	CLU	AO AK
R.B. K.C.	14 JUL 2003				PLANNING	
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(58)

SUNLIGHT LTD

July 10, 2003

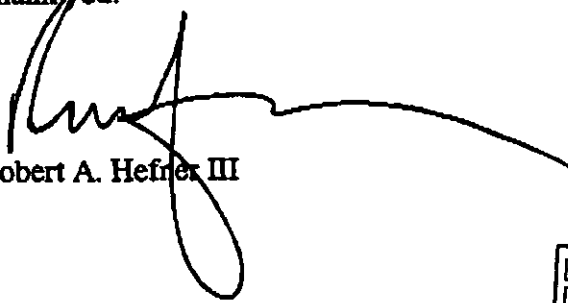
The Royal Borough of
Kensington and Chelsea
Planning and Conservation
The Town Hall
Horton Street
London W8 7NX

Re: Proposed Development at 12A and 14 Cheyne Row, London, SW3 5HL

Dear Sir or Madam:

Please be advised that the proposed alterations to the basement of the referenced property are intended *solely* and *entirely* for the private use of the owner. No other use is planned or proposed.

Thank you.



Robert A. Hefner III

EX DIR	HDC	TR	C-C	AD	CLU	AO AK
R.B. K.C.	14 JUL 2003			PLANNING		
N	C	SW	SE	APP	IO	REC
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SUNLIGHT LTD
C/O COUTTS (ISLE OF MAN) LTD, COUTTS HOUSE, SUMMERHILL ROAD
ONCHAN, ISLE OF MAN IM3 1RB

PETER WOOD & PARTNERS

ARCHITECTS

22b Launceston Place, Kensington, London W8 5RL

Tel : + 44 (0)20-7937 3453

E-mail : mail@pwoodandpartners.com

Fax : + 44 (0)20-7937 5234

Our ref: 1252/06/003/PRW/dh
Your ref: DPS/DCSW/PP/03/01281

15th July 2003

Royal Borough of Kensington and Chelsea
Planning and Conservation Department
The Town Hall
Hornton Street
London
W8 7NX

For the attention of: Nick Booth Esq.

Dear Sirs,

12a to 14 Cheyne Row London SW3 5HL
Planning and Listed Building Consent Application

I refer to our letter dated 11th July 2003 and enclose Philip Beadle & Associates' Construction Method Statement dated 4th July 2003 for your consideration, as requested.

Yours faithfully,


Peter Wood
PETER WOOD & PARTNERS

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	16 JUL 2003			PLANNING		
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			ARB	FPLN	DES	FEES

13

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Professor Sir Hugh and Lady Ford
18 Shrewsbury House
Cheyne Walk
London
SW3 5LN

Switchboard: 020 7937 5464
Extension: 2699
Direct Line: 020 7361 2699
Facsimile: 020 7361 3463
Email: Nick.booth@rbkc.gov.uk
Web: www.rbkc.gov.uk

4 August 2003

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCSW/PP/03/01281/NB

Your reference: -

Please ask for: Nick Booth

Dear Lord and Lady Ford,

Town and Country Planning Act 1990

12a and 14 Cheyne Row, London

Re: Alterations and extensions to include excavation of new basement, erection of two conservatories, rooflights, dormer window, chimney stack and minor modifications to roof.

I write with reference to your letter dated 7th July 2003 regarding the above proposal. It is noted that you raise a number of concerns and queries with regard to the proposal similar to those expressed at an earlier meeting with the Case Officer, Mr Nick Booth at the Town Hall on the 30th June of this year. A site visit has now been undertaken by Mr Booth and Mr Justin Ayton of the Conservation and Design Section of this Department, which included an examination of the rear of the site from the communal area of Shrewsbury House. As a result of this visit, I can confirm the following.

The site in question has its origins as a slaughterhouse. At some point in the late Victorian period however, the slaughterhouse was closed and the original buildings were either replaced or altered as the site became popular with Artists. A number of Studio and artists residences were created and this informal arrangement continued until some point prior to 1948 when the whole site became a single residential unit. The site itself consists of a number of linked but distinguishable separate buildings of various heights and styles centred on an open courtyard.

With regard to your particular queries in relation to possible changes to the part of the site adjacent to Shrewsbury House, it is noted that the flank wall of two interlinked buildings form the rear boundary. It has been confirmed that these buildings do not form part of the nearby Tudor wall. The buildings in question are split over two levels, one providing existing bedroom and kitchen facilities, and the other taking the form of a large drawing room with internal mezzanine floor. Having examined the submitted plans on site, the Agent acting on behalf of the Applicant has confirmed that it is not proposed to increase either the height of these buildings, or to introduce any additional windows or alter or enlarge existing windows within this flank wall. Similarly, it can be confirmed that the proposal does not seek the sub-division of these buildings to provide additional internal floors other than the introduction of a basement. Whilst the planning application does propose the erection of two single storey conservatories within the courtyard, the Case Officer is satisfied that these extensions would neither be visible from, or have any significant detrimental effect upon Shrewsbury House.

The primary aspect of the proposal relates to the extent and proposed use of the new basement space. Your concerns and comments with regard to this element of the scheme are noted and are widely mirrored in the comments received from occupiers of other neighbouring properties. Policies within the


Council's Unitary Development Plan with regard to extensions of residential properties are largely restrictive. As a consequence of this, and due in part to the high property values associated with the area, there has been a marked increase in applicants seeking the extension of living accommodation in the form of subterranean development. Whilst relatively large for a residential site, the proposed scale of the proposed basement at 12a to 14 Cheyne Row is not unusual within this area. Whilst the Council does not resist development of this type in principle, it is considered important that such development does not harm the amenity and character of the surrounding area, or the structural stability of surrounding buildings, especially listed buildings or those which stand within conservation areas. The Council have made the Applicant aware that before full and proper consideration of the proposal can be made, a detailed structural survey and working method statement must be submitted and scrutinised by the Head of Building Control. Similarly, the Council will need to be fully satisfied that all plant associated with the ventilation and air-conditioning of the basement would not raise background noise levels in any way. The Applicants structural survey was recently received in this Office and has been forwarded to the Head of Building Control accordingly.

With regard to your expressed concerns, it should be noted that no planning permission has been sought to use the site or the additional facilities that would be provided, as anything other than its current form as a single residential dwelling. The change of use of the site from residential to commercial would be viewed as wholly inappropriate by The Royal Borough and would be resisted.

In the event that all aspects of the scheme are considered acceptable by Planning Officers, the proposal will be put before the Councillors at a meeting of the Planning Services Committee. In this event, you will be notified of the time and date of the Committee by post 5 working days prior to the meeting. Alternatively, in the event that Officers are not satisfied with any part of the scheme or if the structural survey is not received in the near future, the application will be refused under delegated powers.

I trust this goes some way in answering your queries with regard to this matter, although should you have any additional queries concerning this matter, please feel free to contact Mr Nick Booth. It should be noted however that the above represents the opinion of Officers of this Department and that this does not prejudice any decision of the Planning Services Committee on this or any other future application placed before it.

Yours sincerely


M J French
Executive Director, Planning and Conservation

cc. Councillor Corbett-Singleton

PETER WOOD & PARTNERS

ARCHITECTS

22b Launceston Place, Kensington, London W8 5RL

Tel: + 44 (0)20-7937 3453

E-mail: mail@pwoodandpartners.com

Fax: + 44 (0)20-7937 5234

Our ref: 1252/06/004/PRW/erh

1st August 2003

Your ref: DPS/DCSW/PP/03/01281

Royal Borough of Kensington and Chelsea
 Planning and Conservation Department
 The Town Hall
 Hornton Street
 London
 W8 7NX

For the attention of: Nick Booth Esq.

Dear Sirs,

BY HAND

1st Revision

5A

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.					- 4 AUG 2003	
PLANNING						
N	C	SW	SE	APP	IO	REC
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12a to 14 Cheyne Row London SW3 5HL
Planning and Listed Building Consent Application

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4/8

Further to the site visit with Nick Booth and Justin Ayton on the 16th July 03, I confirm that we have taken the following points raised into consideration: -

- 1) The survey of the Library roof has been revisited and the roof and gable end raised which is now reflected on the drawings and overcomes the possible problem of overlooking to the proposed dormer window adjoining.
- 2) Section Lines: to simplify the reading and location of these a key to all proposed sections has been added to each of the section drawings.
- 3) Structural glass enclosure to rear of no 14. Solid return on GF plan omitted section through glazed roof shown small parapet added to the existing roof over w/c shower to simplify glass roof detail more notes added.
- 4) Glazed roof to Drawing Room. Note added about replacement glazing to be obscured.
- 5) Glazed roof to Master Bathroom First floor extended slightly.
- 6) Existing Roof terrace. Note added about removal of existing water tank. Also indication of existing railings to be retained and existing terrace tiles to be replaced in stone. Corners of tower structure splayed to reduce bulk.
- 7) Existing GF porch. Note added to drawing P.08 stating porch removed and oak retained for use elsewhere.
- 8) Tree. Royal Borough of Kensington and Chelsea Tree Officer to look at the tree. PWP stated that they have a tree report if required.
- 9) Structural Engineers report. PWP stated that this had already been sent to you.
- 10) Chimney breast at Lower Ground Floor of no 14. Chimney Breast now retained and existing beam between breast and party wall shown. Notes added to show what exists. Photographs of chimney breast enclosed.
- 11) Illustrative sketch. Sketch of glazed roof to no 14 looking from courtyard and also looking towards conservatory now provided.

As requested we enclose 6 copies of the following proposed substitute drawings incorporating the above where required: -
 1252 / P01a, P02a, P03a, P04b, P05b, P06b, P07b, P08b, P09b, P10b, P11b, P12b, P13a, P16, P17 and S.17

Yours faithfully,

Peter R Wood

Peter Wood
PETER WOOD & PARTNERS

J/T
 COPY OF PLANS
 TO INFORMATION
 OFFICE PLEASE

CONSTRUCTION METHOD FOR ALTERATIONS

to

**11A & 14, Cheyne Row
London
SW3 5H.**

on behalf of

Robert Hefner III

Ref. PRB/638

Date: 14th July 2003

Philip Beadle & Associates
Philip Beadle & Associates

Chartered Structural Engineers

56, Mayfields
Grays
Essex
RM16 2XL

Tel./Fax: 01375 386197

E-mail: philipbeadle@tinyworld.co.uk

Philip Beadle & Associates

Philip Beadle & Associates

Chartered Structural Engineers

12A & 14, Cheyne Row, London SW3 5HL.
 Ref: PRB/638
 14th July 2003

INTRODUCTION

In addition to other more minor structural alterations and extension of the buildings, it is intended to construct a new basement under much of the site area. As part of the planning approval process and general appraisal of the project, the method of basement construction requires consideration. The following is therefore both a description of the potential problems appertaining to the scheme and proposed method of construction.

THE SITE

The site is located on the east side of Cheyne Row, at the junction with Lordship Place. The site is positioned directly between other properties on Cheyne Row (No.'s 12 & 16) and in places the buildings share either a Party Wall, or Party Fence Wall. The rear of the site backs onto Shrewsbury House. A site plan is attached to this report, for ease of identification, as appendix A.

The site and surrounding area is relatively flat and fairly close to the River Thames north embankment. There is a large tree within the boundaries of the site, located in a central courtyard area, between the various buildings making up the property.

We have no first hand details of the soil conditions for the site at present. However, geological maps indicate the subsoil to be Level 1 River Terrace Gravel and this accords with our experience of the locality. A detailed soil investigation will be undertaken, in due course, to establish the precise conditions for the site.

River Terrace Gravel is of high bearing capacity and no difficulties in supporting the loads from the existing/revised building construction are anticipated. Being a granular material, the potential problems with construction are mainly in the temporary conditions. The soil will require careful consideration whilst works are undertaken, to ensure it is fully restrained in position. The potential for collapse of excavations will be greater if ground water conditions are in close proximity, or above the level of the new basement floor. We do not anticipate difficulties with a high water table, but our investigations will establish the existing conditions and the proposed methods of construction adapted, as necessary. Similarly vibration is a potential hazard to the stability of the ground and damage to adjoining buildings. Consolidation settlement is also a potential source of damage to the existing buildings, but this can be avoided by careful working.

EX DIR	HDC	TP	CAC	AD	CLU	AC AK
R.B. K.C.	16 JUL 2003				PLANNING	
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			ARB	FPLN	DES	FEES

Philip Beadle & Associates

Philip Beadle & Associates

Chartered Structural Engineers

12A & 14, Cheyne Row, London SW3 5HL.
Ref: PRB/638
14th July 2003

THE PROPERTY

The property is a series of linked buildings, of differing age, appearance and construction.

One section of building already has a basement, which is adjoining the property of number 14, Cheyne Row, making this area three storeys high (lower ground, ground, first floor and roof). All the other building sections are two storeys, above ground level (ground, first floor and roof).

The various parts of the property have different plan dimensions, storey heights and appearances, but share a typically traditional construction of solid ground floor, suspended timber first floor and roof. External walls are generally fair-faced brickwork, in solid construction. Internal walls are a mixture of solid brick/breeze and timber studwork.

Details of the existing buildings are indicated on Peter Wood & Partners (Project Architects) drawings 1252 - S-01 etc. Details of the proposed alterations are indicated on Peter Wood & Partners drawings 1252 - P-01 etc. Reference to these drawings should be made for greater information relating to the scheme.

THE PROPOSALS

In conjunction with the formation of the basement, other more minor structural alterations are proposed. These include formation of new openings in load bearing walls, additional first floor areas, provision of new staircase access etc. The alterations will have some effect on the buildings, but are of much less importance than the basement construction. Nevertheless, the alterations will be considered as part of the overall requirements, in both the temporary construction conditions and the final design situation.

The new basement area will be constructed under all the existing buildings, with the exception of the small section where a lower ground floor already exists. The area includes the central garden courtyard area, where the large tree is located. The new basement area represents approximately 75% of the overall site plan. Included within the basement will be accommodation for various plant equipment, a wine store, gym, cinema and a "lap" swimming pool. The usage is therefore an extension of the existing domestic arrangements.

The new basement construction will be in close proximity to the boundary/party walls and adjoining buildings. The appropriate Party Wall Award approvals are to be obtained for the works. Building Regulation Approval is also to be obtained, on production of final design details.

Philip Beadle & Associates

Philip Beadle & Associates

Chartered Structural Engineers

12A & 14, Cheyne Row, London SW3 5HL.
Ref: PRB/638
14th July 2003

GENERAL CONSTRUCTION METHOD & TEMPORARY WORKS.

The design details are yet to be finalised but the basic approach being adopted is as follows.

The stability of the ground conditions and avoidance of damage to both the existing buildings on the site and those adjoining is paramount. All temporary conditions and that of the final design requirements will be considered in the works.

The existing buildings will be provided with such temporary bracing as necessary and the excavations carried out in sequential operation to protect the buildings/sites against damage by collapse, vibrations caused by the works and consolidation settlement.

The outer walls of the new basement will provide a resistance to lateral earth/water pressures, surcharge from adjoining buildings/roads, as well as support of vertical superstructure loads. The retaining walls will generally be formed in reinforced concrete, constructed in sequential operation. The reinforced concrete retaining walls will be designed as a cantilever section, to allow adequate support of lateral pressures in the temporary conditions. The sequencing of excavation/construction will be undertaken with all due consideration to the stability of the site/adjoining buildings.

In some locations the use of secant piling may be used to form the retaining walls, depending on access availability. Where secant piling is employed, temporary support of the pile tops will be provided until such time as the ground floor construction can give the support, as required in the final design condition.

The new basement construction will also support the existing building constructions above ground floor level. Support to the existing buildings will generally be provided by introduction of new steel beams/columns and brick piers, transferring loads to the new basement reinforced concrete foundations. In the temporary condition, the existing building will be supported on steel needles/stools & props, for excavation and insertion of new steelwork etc. Existing openings will be provided with bracing/temporary support, as appropriate. Existing foundations will be cut back, to suit the new construction requirements. The existing buildings will be pinned up solid to the new basement construction and any disturbed area made good, on completion.

In addition to the temporary vertical support of the existing building superstructures, lateral bracing/propping will be provided, as appropriate to the conditions.

The ground floor areas of the buildings and garden courtyard area will be reinstated as the basement ceiling enclosure. The construction of the new basement roof/ground floor slab will be undertaken as a mixture of in situ cast reinforced concrete and pre-cast concrete units.

Philip Beadle & Associates

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12A & 14, Cheyne Row, London SW3 5HL.
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Method Sequence.

1. Carefully remove the existing large tree, located in the central courtyard area. Works are to be undertaken by a qualified tree surgeon, in such a manner so as not to endanger the existing buildings on and surrounding the site.
 - 1.1. Though there is some desire to retain the existing tree, it is considered inappropriate for the location. In addition, the proposed excavations are bound to damage the root system, even with the most extreme of care and the tree would become unstable. It is therefore considered that the best option would be to take down the tree and replace it with a more appropriate specie to the location.
2. Carefully remove all other plants from the garden area. Protect & set aside, where possible, for reinstatement on completion of the structural works.
3. Locate and isolate all services to the building. Provide temporary connections/supplies for the duration of the works, to any areas affected. Drain surveys have already been undertaken and further investigations are scheduled for all other services.
4. Strip out existing building structures, where affected by the works.
5. Carefully break out areas of ground floor oversite concrete slab inside the building areas affected by the proposed excavations.
6. Carefully break out areas of paving etc in the open courtyard area.
7. Carefully install secant piling, where indicated, giving due consideration to potential vibration damage of buildings. Works undertaken by Specialists.
8. Carefully excavate for basement construction, in short lengths/areas, using sequential operation. Construct reinforced concrete retaining wall sections, with threaded connectors, for linking of adjacent sections. Provide temporary support for excavations, as necessary to suit the local site conditions/protection of the workforce/existing buildings.
9. In conjunction with other excavations, install temporary needles/propping of the existing buildings, as necessary. Provide temporary foundation pads/steel props etc, as necessary to suit the excavations/new basement/ground floor construction.
10. Provide temporary lateral bracing to top of secant piling, or partially construct the new ground floor, to suit local/final design conditions. Carefully undertake basement/new stair access excavation, in conjunction with other sequential operations.
11. Carefully undertake excavation for lap pool, giving due consideration to temporary support requirements and sequencing of other works.
12. Excavate for new drains/pumps etc. giving due consideration to temporary support requirements and sequencing of other works. Install drainage and other services, as required.
13. Construct reinforced concrete pad foundations/spreader beams/pool retaining walls etc.

Philip Beadle & Associates

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Chartered Structural Engineers

12A & 14, Cheyne Row, London SW3 5HL.
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14. Install steel columns/brick piers and ground floor beams etc. for support of existing building construction, replacement ground floor/garden areas. Pin up solid to existing structures. Remove temporary support needles etc. Make good, as required.
15. Carefully cut off existing concrete foundation projections, as required. Make good, as required.
16. Construct reinforced concrete ground floor slab areas/new stair access etc. Install pre-cast concrete ground floor units etc.
17. Carefully carry out other structural alterations to the existing building and construct extended areas.
18. Reinststate garden courtyard area.
19. General make good, as necessary.
20. Provide replacement tree and planting.

Note the above procedures are based on the assumption that a high water table does not exist and measures for dewatering etc will not be required. Should the proposed soil investigation indicate otherwise, consideration for dewatering, other appropriate measures and the suitability of the general construction approach will be undertaken.

Report prepared by,



P.R. Beadle CEng. MStructE.
PHILIP BEADLE & ASSOCIATES

Philip Beadle & Associates
Philip Beadle & Associates
Chartered Structural Engineers

12A & 14, Cheyne Row, London SW3 5HL.
Ref. PRB/638
14th July 2003

APPENDIX A

Site Plan – Peter Wood & Partners drawing 1252 – S-02

Philip Beadle & Associates

Chartered Structural Engineers

RECEIVED

12 AUG 2003

Planning & Conservation Department
Royal Borough of Kensington & Chelsea
C/o Peter Wood & Partners
22B, Launceston Place
London
W8 5RL.

56, Mayfields
Grays
Essex
RM16 2XL

Tel./Fax: 01375 386197
E-mail: philipbeadle@tinyworld.co.uk

Our reference: PRB/638

Your reference:

Date 11 August 2003

Dear Sirs, **Re: 12A & 14, Cheyne Row, London SW3 5HL.**

Further to recent discussions between Peter Wood & your Mr. N. Booth, we understand that Mr. Jackson, of the Borough Building Control department, has been provided with a copy of my construction method statement, for the proposed basements/alterations to the above property and asked to comment, with respect to the safety of adjoining buildings etc.

Several matters have been raised and I have subsequently spoken to John Jackson, regarding the construction method etc. Our understanding is that Mr. Jackson has raised no objections to the proposals, but has suggested that further information will be required, in due course.

No detailed structural design has yet been undertaken and the construction method statement is based on a preliminary assessment of the requirements. Further detailed information will be provided on temporary works, underpin & piling methods, together with the sequencing of construction. In addition to the formation of the basement, we are proposing to carry out various alterations to the existing buildings and the temporary support requirements/stability of existing buildings will be considered in the overall scheme, as well as the basement construction. All these factors will be carefully considered by myself, in the overall design for the project and again, in conjunction with the appointed specialist contractor.

We anticipate appointing Abbey Pynford PLC, as a nominated contractor for the basement construction, including the secant piling and underpin/retaining wall excavation/construction. As you know, Abbey Pynford are a nationally recognised specialist in this type of works and the intention is to employ them, or other similarly experienced specialist, to work with the main contractor, who again will be selected from our approved list, after careful consideration of their suitability for the type of project. We have several very experienced main contractors, capable of dealing with this type of works and we will ensure that all temporary works are carefully considered, as well as the final construction.

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Philip R. Beadle CEng MStructE

Philip Beadle & Associates

Philip Beadle & Associates

Chartered Structural Engineers

The piling will be of an auger type installation and the risk of vibration damage to adjoining buildings will be minimal. This and excavations for the underpin/retaining wall construction will all be carried out in sequential operation, together with all necessary temporary propping/bracing of the existing structures, to ensure that no damage to the buildings on and surrounding the site takes place.

Details of the sequencing of construction, temporary propping/bracing etc. will be provided with the finalised design drawings and calculations, which will be submitted to Building Control, in due course. This information will also form part of the Party Wall Act agreements, between our client and the adjoining owners.

We trust this additional assurance that all works will be undertaken in a professional manner, with full consideration to the safety of the adjoining buildings etc, will allow your recommendation for the grant of planning permission.

Yours faithfully,



Philip R. Beadle
PHILIP BEADLE & ASSOCIATES

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PETER WOOD & PARTNERS

ARCHITECTS

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E-mail: mail@pwoodandpartners.com

Fax: + 44 (0)20-7937 5234

Our ref: 1252/06/004/PRW/erh
Your ref: DPS/DCSW/PP/03/01281

NB

12th August 2003

Royal Borough of Kensington and Chelsea
Planning and Conservation Department
The Town Hall
Hornton Street
London
W8 7NX

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For the attention of: Nick Booth Esq.

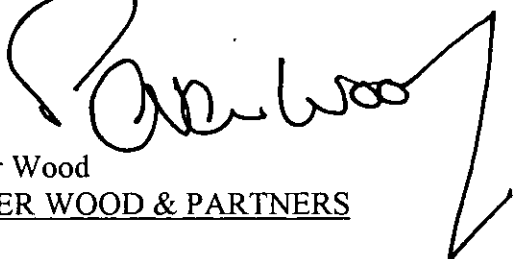
Dear Sirs,

12a to 14 Cheyne Row London SW3 5HL
Planning and Listed Building Consent Application

I refer to your telephone call and enclose Philip Beadle and Associates letter dated 11th August 03 covering the points raised and following their discussion with Mr Jackson of Royal Borough of Kensington and Chelsea Building Control.

Where Philip Beadle refers to Abbey Pynford PLC as a preferred nominated subcontractor or similarly recognised specialist, we were impressed with a specialist firm called Roger Bullivant who held a CPD Seminar at Royal Borough of Kensington and Chelsea on the 1st April this year which we attended when Building Control were also represented and who will also be approached in due course.

Yours faithfully,



Peter Wood
PETER WOOD & PARTNERS

cc- Caroline Cass
Philip Beadle

