

22nd October 2021

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Tom Burke
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BDP.

Dear Tom,

CONDITION 3 PART (I) (DETAILS OF LOCATION AND METHOD OF SCAFFOLD FIXINGS) OF LISTED BUILDING CONSENT APPLICATION 20/06650/LBC, NORMAN SHAW NORTH BUILDING, VICTORIA EMBANKMENT, LONDON, SW1A 2JF

BDP on behalf of the Corporate Officer of the House of Commons is pleased to submit the enclosed planning application to discharge condition 3(i) (Details of location and method of scaffold fixing) of listed building consent application ref. 20/06650/LBC, consenting refurbishment works to the external building envelope at Norman Shaw North Building, Victoria Embankment, London, SW1A 2JF.

Background

On 3rd February 2021, full planning (20/06649/FULL) and listed building consent (20/06650/LBC) was granted for a package of envelope works to the Norman Shaw North building, with the following descriptions of development:

20/06649/FULL: *“Alterations to the courtyard eaves to create a roof access gallery; installation of new stone window recesses on the northern elevation; alteration of north western corner stepped plinth; and temporary crane gantry screw piling located in Commissioners’ Yard.”*

20/06650/LBC: *“Refurbishment of external façades; roof repairs and reconfiguration, including reconstruction of chimneys; removal of portacabins and demarcation of the courtyard central oculus; temporary removal of coping stones in the Embankment forecourt; temporary scaffolding fixings; alterations to the courtyard eaves to create a roof access gallery; installation of new stone window recesses on the northern elevation; alteration of north western corner stepped plinth; and temporary crane gantry screw piling located in Commissioners’ Yard.”*

Full planning condition 6(i) and LBC condition 3(i) (Contamination) were attached to application refs. 20/06649/FULL and 20/06650/LBC respectively, and require the following:

“You must apply to us for approval of full details of the following parts of the development:

- i) location and method of scaffold fixings.*
- ii) modified or replacement windows and doors;*
- iii) finishes to lower ground floor of north façade;*
- iv) proposed oculus 'lid' and any associated works;*
- v) any changes to repair strategies following erection of scaffold and cleaning.*

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work in accordance with these approved details.”

The enclosed application seeks to discharge part (i) of listed building consent (20/06650/FULL) condition 3, which requires submission of details of the location and method of scaffold fixings. In accordance, a methodology for fixing, removing and making good the scaffold fixings to the Norman Shaw North building has been provided, along with detailed drawings showing the fixing types to be used, and elevations showing the number and location of fixings on the four external and four internal courtyard façades of Norman Shaw North. Please note that a separate application has been submitted concurrently to discharge condition 6 part (i) of the corresponding full planning consent application (ref. 20/06649/FULL).

The consented Norman Shaw North envelope works permitted the installation of temporary scaffold fixings to support the refurbishment of the external envelope of the building. As set out in the approved Design and Access Statement (document no. 00NSN-2131-BDP-90-ZZ-T-XX-RG-01001 Rev. C01, dated October 2020), a hierarchy of scaffold fixing types was provided, prioritising re-use of existing mesh fixings, then removal of existing bricks to fix to the inner skin of masonry, and finally fixing to the face of the brickwork. A repair strategy confirmed that bricks would be made good with replacements once the scaffold is removed. As such, the scaffold fixing hierarchy sought to ensure the least invasive approach is selected in response to the specific conditions identified on site, catering to the varied nature of the existing brickwork at Norman Shaw North.

The enclosed Scaffold Fixings and Masonry Repair Proposals document (ref. 00NSN-4216-WTS-90-XX-W-XX-RG-00064 Rev. C01) sets out the proposed approach to scaffold fixings. It confirms the scaffold will be fixed to the building using some existing mesh fixings on the external elevations and internal courtyard elevations. The document confirms that a large number of existing fixings have not been used due to the misalignment of heights of the scaffold, given the existing fixings are inconsistently spaced. The methodology further confirms that where it has not been possible to utilise existing fixings, new face fixings into the courtyard and external elevations will be used.

In relation to the repair strategy, the Scaffold Fixings and Masonry Repair Proposals document confirms that fixing holes will be carefully made good primarily with full brick replacement using either salvaged or new bricks. Where it is not possible to do a full brick replacement, as an alternative, a brick plug indent replacement is proposed to existing bricks.

This option for the scaffold fixings has been selected as it is the least harmful out of all options considered. The approach seeks to limit the number of bricks impacted by prioritising the use of existing mesh fixings, and where this is not possible, utilising face fixings that will be carefully made good upon completion of the works, following removal of the scaffolding. The Scaffold Fixings and Masonry Repair Proposals document provides further detail on the scaffold fixing and repair approach, and the locations of proposed fixings is shown on the supporting courtyard and external tie location drawings.

Submission and application fee

The application consists of the following documents:

- This Covering Letter;
- Planning Application Form;
- Site Location Plan;
- Scaffold fixings and masonry repair proposals document (ref. 00NSN-4216-WTS-90-XX-W-XX-RG-00064 Rev. C01)
- Tie locations elevations (drawing no. 00NSN-4216-WTS-90-XX-W-XX-SK-65114 Rev. P02)
- Tie details (drawing no. 6511-17 Rev. P1)
- Courtyard tie locations elevations (drawing no. 00NSN-4216-WTS-90-XX-W-XX-SK-65115 Rev. C01)

The application has been uploaded online to the Planning Portal (PP-10329524). Please note there is no planning application fee applicable to this discharge of LBC condition application.

We trust that the information provided is sufficient to validate the application and look forward to receiving confirmation of this. Please do let us know in the meantime if you require any further information or wish to discuss any specific matters.

Yours sincerely,

A handwritten signature in black ink that reads "ACMay". The letters are cursive and fluid.

Antonia May
Town Planner

BDP.

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