



Our Ref: SRD/GLP/1523

Date 15<sup>th</sup> January 2021

**Proposed Residential Development; 42-44 Carlton House, West Street, Dunstable.**

Priory Gate SSAS

Completed Work:

We confirm the following work is complete and copies are with our client.

Planning Stage:

**Planning Approval CB/19/01315/PADO (12<sup>th</sup> June 2019) Change of Use Offices to Residential.**

- 001 Location Plan
- 100 Existing Block Plan
- 101 Existing Plans Sheet 01 – Existing Ground and First Floor
- 102 Existing Plans Sheet 02 – Existing Second Floor and Roof Plan
- 103 Existing Elevations - Existing Front Elevation (Victoria Street) and Side Elevation (West Street)
- 200 Proposed Plans Sheet 01 – Proposed Ground and First Floor showing New Stair core.
- 201 Proposed Plans Sheet 02 – Proposed Second Floor and Roof Plan showing New Stair core.
- 202 Proposed Elevations Sheet 01 – Proposed Front Elevation (Victoria Street) and Side Elevation (West Street)

**Planning Approval CB/19/02218/FULL (25<sup>th</sup> September 2019) Alterations to fenestration and façade treatment.**

- 001 Location Plan
- 100 Existing Block Plan
- 101 Existing Plans Sheet 01 – Existing Ground and First Floor
- 102 Existing Plans Sheet 02 – Existing Second Floor and Roof Plan
- 103 Existing Elevations - Existing Front Elevation (Victoria Street) and Side Elevation (West Street)
- 104 Existing Elevations Sheet 02 – Existing North Elevation
- 200 Proposed Plans Sheet 01\_Rev A – Proposed Ground and First Floor as approved with alterations to fenestration.
- 201 Proposed Plans Sheet 02\_Rev A – Proposed Second Floor and Roof Plan as approved with alterations to fenestration.
- 202 Proposed Elevations Sheet 01\_Rev B – Proposed Front Elevation (Victoria Street) and Side Elevation (West Street) as approved with alterations to fenestration.
- 203 Proposed Elevations Sheet 02\_Rev B- Proposed North Elevation with alterations to fenestration
- 204 Existing and Proposed Street Scene\_Rev B – Victoria Street Scene showing alterations to fenestration

**Planning Approval CB/20/0017/FULL (27<sup>th</sup> July 2020) Creation of 3<sup>rd</sup> Floor to create 1 dwelling and associated alterations.**

- 300 Proposed Plans Sheet 01\_Rev D – Proposed Ground and First Floor showing alterations to Bin/Cycle Store and Balcony at first floor.
- 301 Proposed Plans Sheet 02\_Rev D – Proposed Second Floor showing alterations to fenestration and proposed third floor showing existing Stair Core and Lift (no DDA compliant).
- 302 Proposed Plans Sheet 03\_Rev D - Proposed Roof Plan
- 303 Proposed Elevations Sheet 01\_Rev E – Proposed Front Elevation (Victoria Street) showing alterations to Bin/Cycle Store, proposed balcony and Third Floor.
- 304 Proposed Elevations Sheet 02\_Rev D\_ Proposed Side Elevation (West Street) showing proposed balcony and third Floor.
- 305 Proposed Elevations Sheet 03\_Rev E- Proposed North Elevation
- 306 Existing and Proposed Street Scenes Sheet 01\_Rev E- Victoria Street Scene
- 307 Existing and Proposed Street Scenes Sheet 02\_ Rev C-West Street Scene
- 308 New Floor Space Block Plan Rev A – showing 3<sup>rd</sup> floor area
- 309 Proposed Site Plan with 45° assessment – in relation to neighbouring property Inkniel House.

**Building Regulations Stage:**

- 401 Proposed Plans Sheet 01 – Detailed Ground and First Floor Plans layout utilising Existing Stair and wall types.
- 402 Proposed Plans Sheet 02 – Detailed Second and Third Floor Plans layout utilising Existing Stair and wall types.
- 403 Proposed Section A-A – Detailed Section
- 404 Proposed Section B-B – Detailed Section and Building Regulations Specification Notes.
- 405 Existing and Proposed Elevations – indicating proposed materials for third floor.

The Architect is willing to re-assign the Copyright to the above documents to the new owner(s) following payment of agreed final fees.

**We confirm that the following work will be required to be completed.**

**A. Preparation and submission of a Discharge of Planning Conditions application to cover the following: -**

- Submit materials samples for external surfaces, roof and rainwater goods.
- Submit details of obscurely glazed screen fencing or screen walling along the boundary with the communal roof terrace and third floor residential unit
- Submit plan, elevation and section at 1:20 or 1:50 detailing a scheme of ‘making good’ to the rear side boundary fence adjacent to No. 40 West Street.
- Submit in writing details of private refuse collection indicating dates of collection and type of collection.

- Submit, in writing, parking layout indicating single parking space within the curtilage of the property clear of the public highway with the removal of the gate at the entrance in order to prevent vehicles having to wait on the street.
- Submit scheme for secure and covered parking of cycles on the site.

**B.** Preparation and submission of a planning application to amend application ref. CB/19/02218/FULL (25 sept 2019), to show the retention of the original stair from ground to second floor.

The Building Regulation application has been prepared up to submission to the Local Authority for the conversion only of the existing building,

**C.** Update the Building Regulation Application pack to include the additional third floor unit which was granted under a separate application. This requires structural engineering assistance to advise on the suitability of the existing structure and their recommendations for the proposed additional floor.

**We offer a Fee Quote to the new owner(s) of the site to carry out works in A, B, C above in the sum of £3,056.25 plus VAT.**

Important Notes:

This fee quote does not include the following items: -

- Local Authority application fees
- Building Control application and/or inspection fees
- Specials consultant fees, eg., SAP assessment calculations
- Party Wall consultant
- Structural Engineer fees
- Principle Designer requirements
- Production Information or Tender documentation stages

Yours sincerely



Stuart R Duffy (Managing Director)  
**Keith Davidson Partnership Ltd**  
[stuart@keithdavidsonpartnership.com](mailto:stuart@keithdavidsonpartnership.com)