

FAO David Fowler  
Planning Department  
London Borough of Camden

10th November 2023

Dear David,

**One Museum Street/ West Central Street**

I write to confirm our involvement with the developers, Simten, consulting on their One Museum Street scheme as the preferred partner for the 19 affordable homes located in West Central Street. We have reviewed the proposals and have been able to make design comments to ensure that the buildings will meet our requirements for use as social housing properties. There will be a major benefit in being able to provide low-cost rent and intermediate homes south of the Euston Road particularly fulfilling a need for a range of different size family and key worker accommodation in the area. The inclusion of two wheelchair adapted homes is also welcomed.

The homes have been appropriately designed including working within limitations imposed by the listed status of some of the buildings. All the new build homes have access to private outdoor space and all homes are dual aspect. The central courtyard will provide a valuable quieter shared amenity space for the residents across the tenures to enjoy away from the main roads at the elevation of the schemes. We have discussed options with Simten to ensure that the best use is made of this space, for example through setting aside an element of the courtyard and associated construction budget to be designed in collaboration with the new residents once in occupation.

The scheme location will enable key workers and families to live close to their places of work at genuinely affordable rent levels, otherwise precluded by typical rental costs in these areas, including larger family homes. The only residual concern we have is the listed status of the properties and potentially high maintenance costs associated with affected elements of the properties. These concerns will be allayed if maximum tolerance for replacement of existing to new for key cost components such as roofs, windows, etc be allowed within the redevelopment.

We support the opportunity to be part of bringing these new homes to the area and look forward to working further with Simten to realise this.

Yours sincerely

Gareth Jones  
Director of Development