PROPOSED DESIGN: HOTEL

7.0

7.1 INTRODUCTION

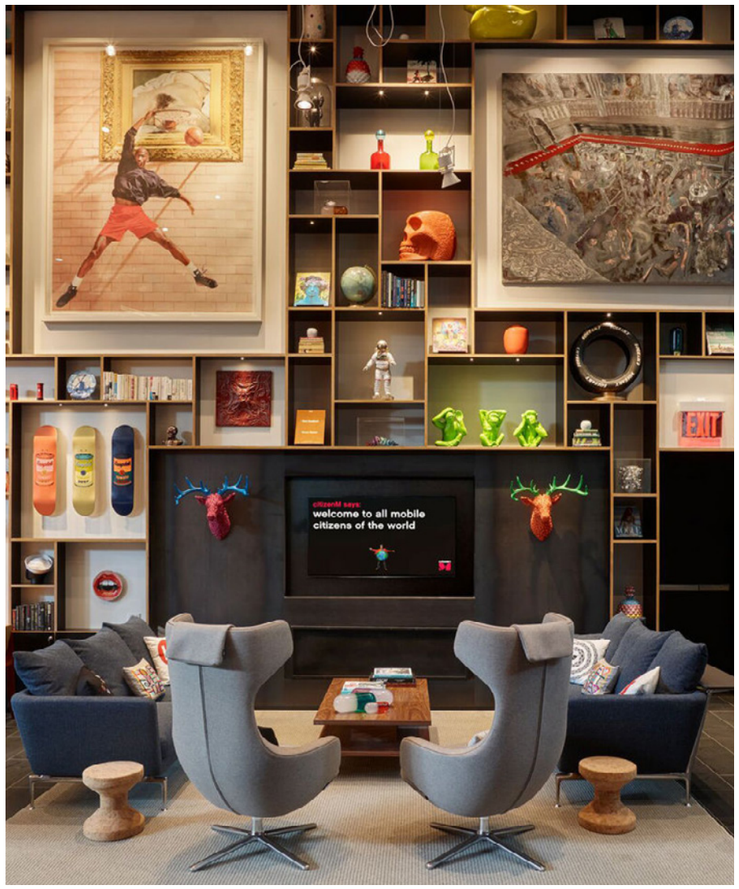
Tourism is a key part of the London economy, valued at over £10 billion per annum, which accounts for up to six per cent of the capital's GDP.

The sector employs approximately 350,000 people, accounting for ten per cent of total jobs in London.

The area currently suffers from a lack of high quality but affordable hotel accommodation, the opportunity to provide this vital missing resource which is fundamental to the success of a vibrant city thas been assessed and tested to complement the reinstatment of a world class theatre back to the Saville.

The Camden Development Plan encourages hotel use in areas with high public transport accessibility, Shaftesbury Avenue has a PTAL of 6b and is therefore highly accessible making a complementary use to support the reinstatement of the theatre appropriate for a hotel in transport accessibility terms.

The remodelling and upper-level additions to the Saville will provide a mix of hotel room sizes to be operated by CitizenM hotels.



7.2 AMOUNT

The constant 'testing' of the architectural solution through the scheme design and key stakeholder consultation process has ensured that while both in-principle and detailed issues may be raised in the discussion they have always been tested against the holistic solution.

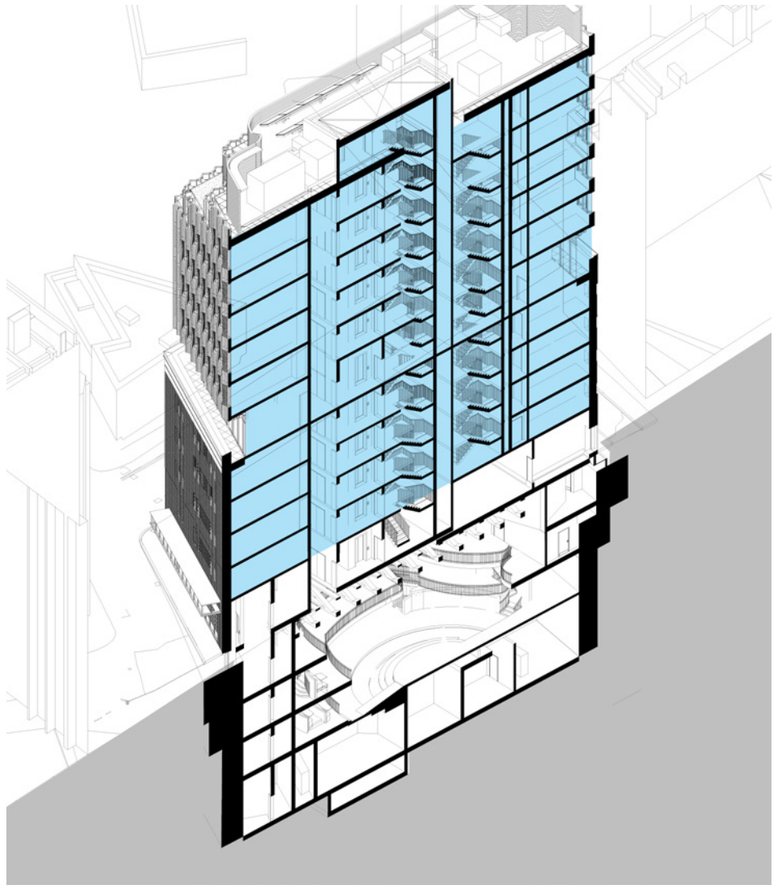
Through the consultation process the design has become more detailed and the aesthetic and technical resolution more refined, however, the fundamental underlying design and layout principles of the theatre have not become compromised or undermined but enhanced and improved.

The submitted massing proposals have been designed to allow the building layout, form and elevation approach to respond to the influencing site factors and brief requirements to ensure that the theatre can operate both

in terms of servicing logistics and technical operations for the performances including the location and height of the stage rigs.

The simplistic shape of the proposed building has been conceived through the recognition of the functionality of the theatre and the consideration of many contextual conditions both immediate and in the wider neighbourhood perspective.

The proposal includes 6,164m² GIA of hotel floor area arranged over levels 01 to 10.



7.3 LAYOUT

Designed to promote a balanced amount of activity to Stacey Street and New Compton Street, the hotel entrance has been purposefully located to be visible on the corner of Stacey Street utilising an existing entrance into the retained façade.

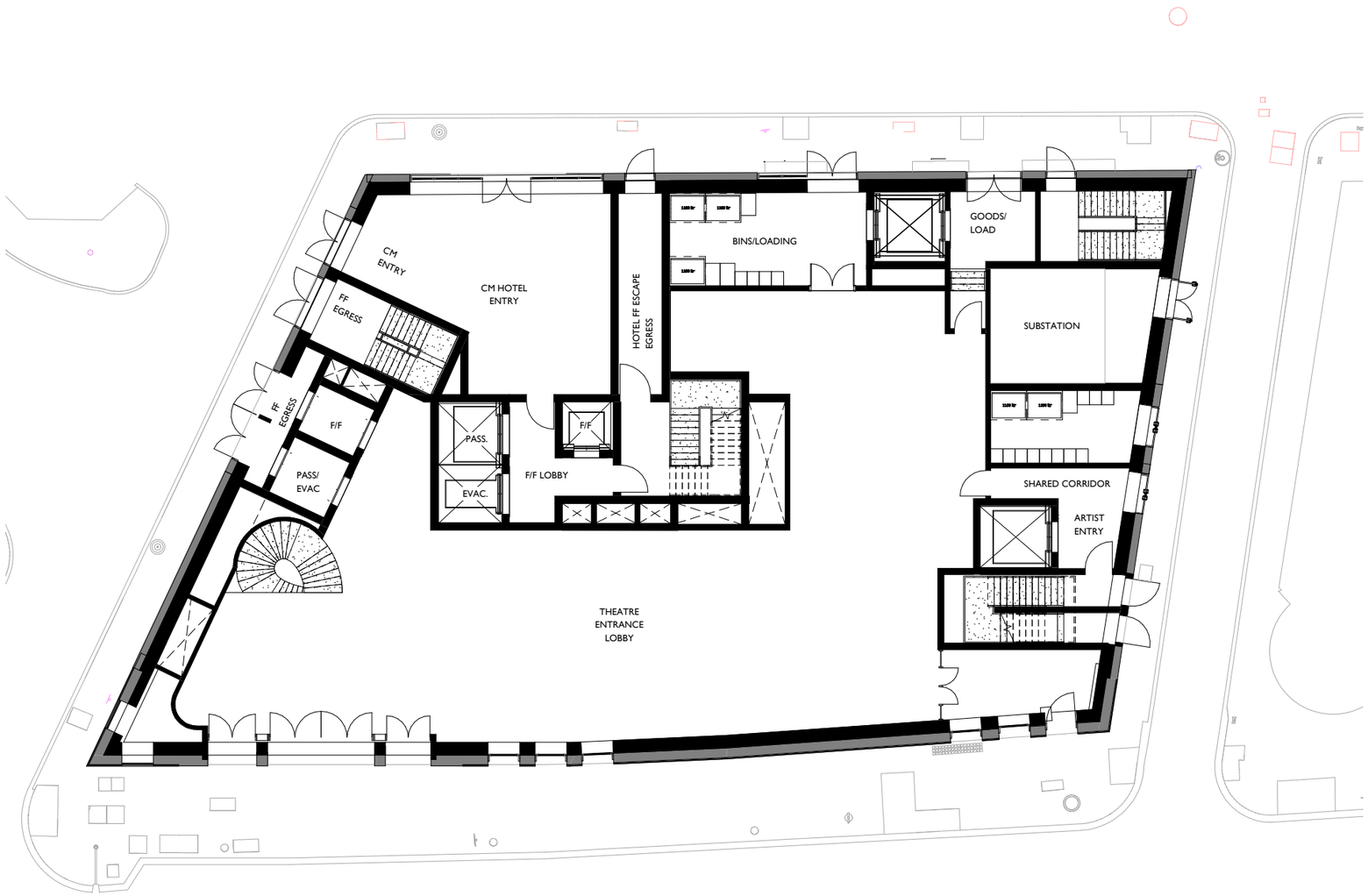
The location of the corner entrance maintains the primacy of the theatre entrance onto Shaftesbury Avenue and removes the potential of visitor movement conflict between the two uses whilst activating New Compton Street to deter anti-social behaviour from the internal functions of the hotel which will positively improve natural surveillance to Phoenix Gardens which has been welcomed by local residents during the consultant meetings.

The hotel has been configured to provide the guests with an extensive range of breakout and communal facilities at existing roof level which will also be available to the general public.

The ground floor of the hotel has been carefully designed to respect the conditions of the surrounding area through the measured balance of activity and movement.

The room layouts of the upper floors follow the profile of the pleated façade, whilst the partial re-use of the existing building for hotel use adopts a more flexible room format whilst the solidity of the front elevation is utilised to meet the requirements of the hotel operators back of house and ancillary facilities which donot rely upon natural light.

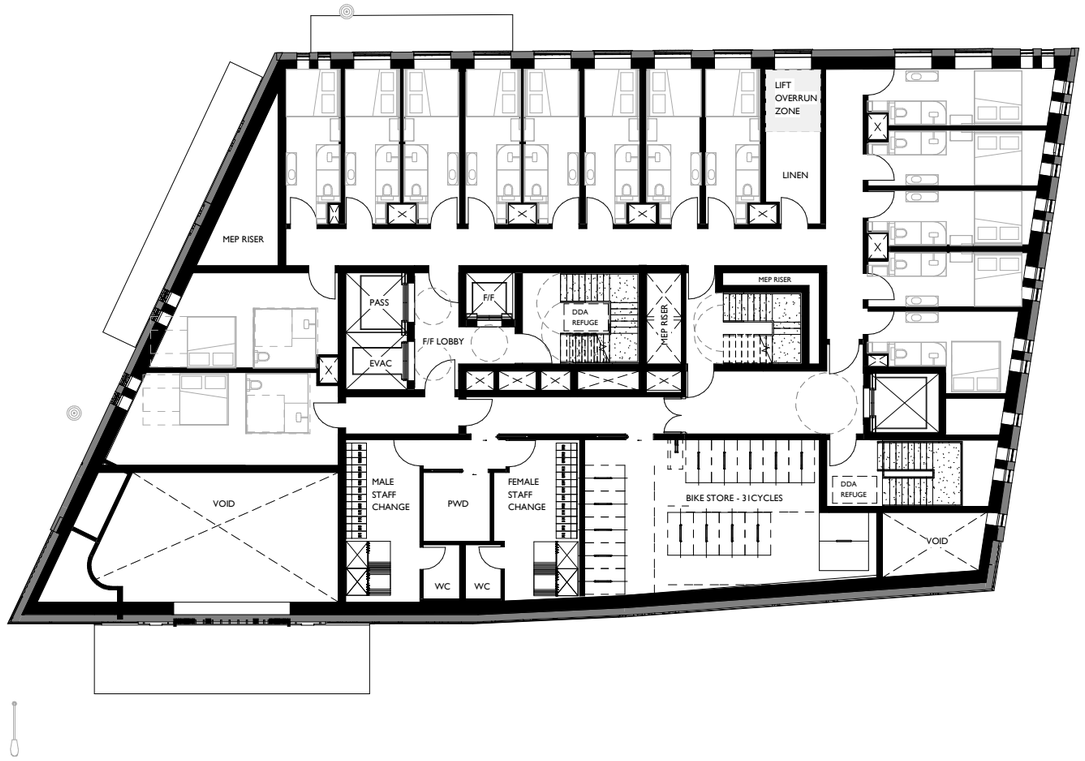
Through a considered layout and maintaining the established street enclosure provided by the existing building with the upper levels shaped to respond to the surrounding context, the scheme will proactively encourage the development of a constructive relationship with the nearest resident and business communities.



Ground Level

The design at ground floor seeks to activate the public experience by providing porosity to what was historically a limited experience at street level.

The existing entry will be reinstated to match the grandeur of its original historical composition, with glazing brough back to the arched window at high level. A triple height void will accompany this window and allow dappled light into the theatre below. This volume overhead, as well as the new feature stair to the theatre below, will create a sense of grandeur for theatre users. The foyer space will be assisted by a large scale foyer/dining experience which will intertwine with the theatre. The ancillary uses of the building, such as the substation, servicing and cycle parking access will occur on the easter edge of the building (St Giles Passage). Moving along Stacey Street, a new entry will provide access to the hotel lobby. Located on the corner of Stacey Street and New Compton Street, this will provide activation to the northern edge and allow for visual connectivity with Phoenix Gardens. Centrally located is a hotel core which terminates at ground floor and services the upper floors of the development.



Level 01

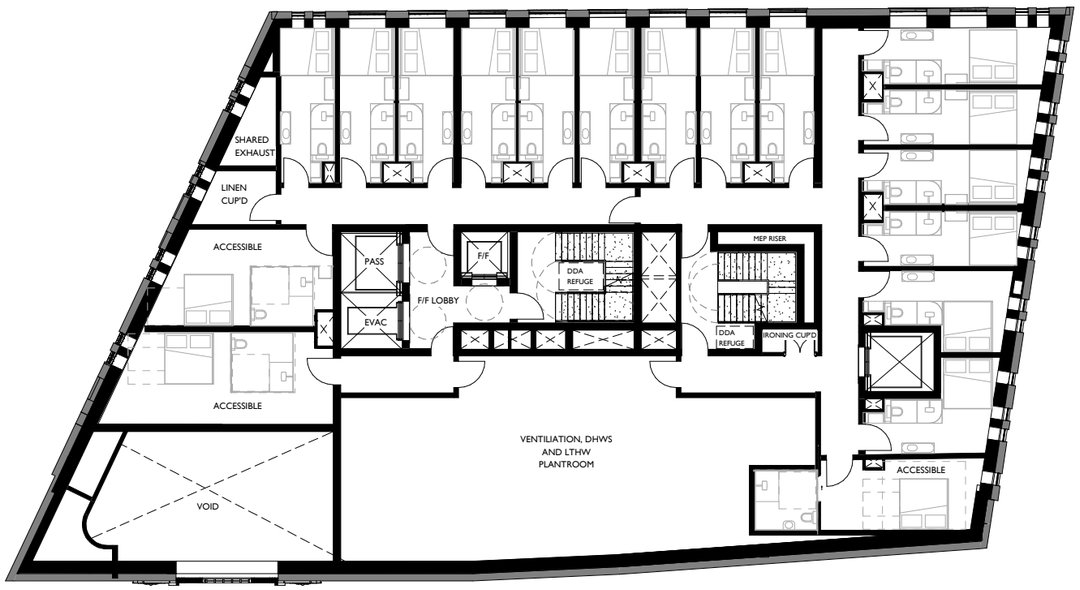
Level 01 will house the End of Trip facilities for the development, which will sit on the Shaftesbury Avenue side of the building. These EOT facilities can be accessed via the dedicated cycle lifts (accessed at Level 0G from St Giles Passage) and stair.

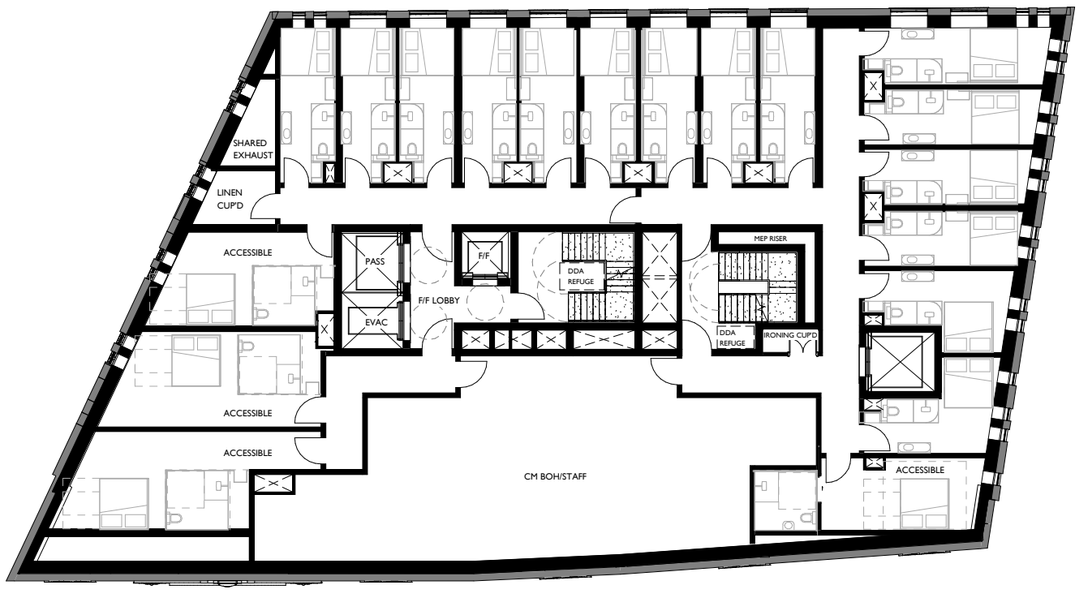
A large void over the theatre entry will occupy the South western corner of the building, directly over the theatre entry and adjacent to the heritage window.

The additional space on the floor plate will be housed by hotel keys. These hotel keys obtain natural light via reinstated crittal windows recreated to match the existing listed façade.

Level 02

Both Level 02 and 03 will house plant for the development, which will be located on the Shaftesbury Avenue façade. This makes an efficient use of a windowless space, for use of plant and MEP equipment. Again, the void over the Theatre entry in the South West corner of the building provides the additional height over the entry, while the rest of the floor plate is dedicated to hotel rooms.



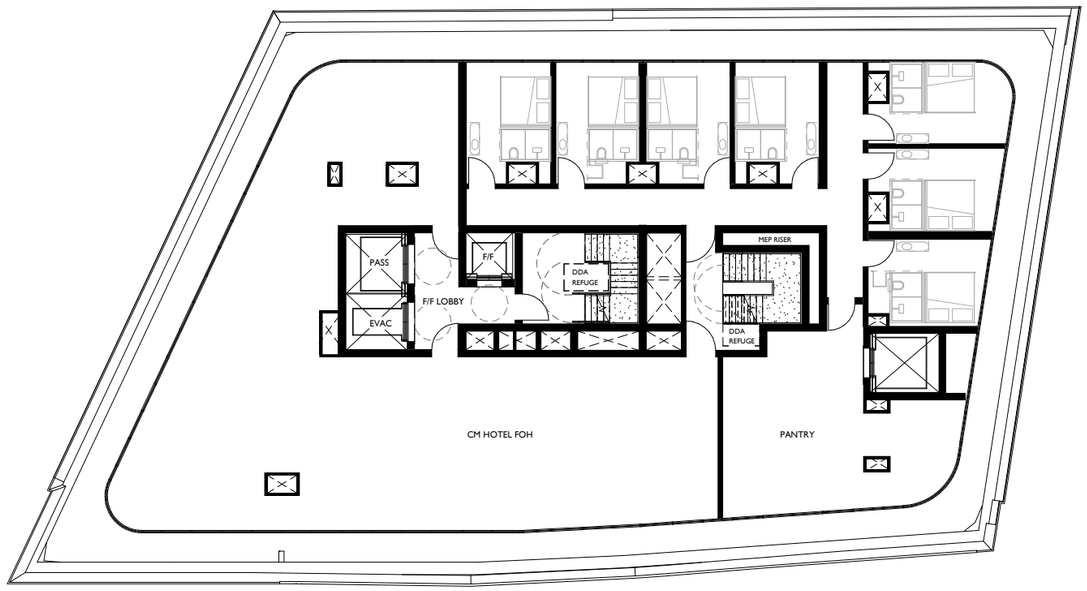


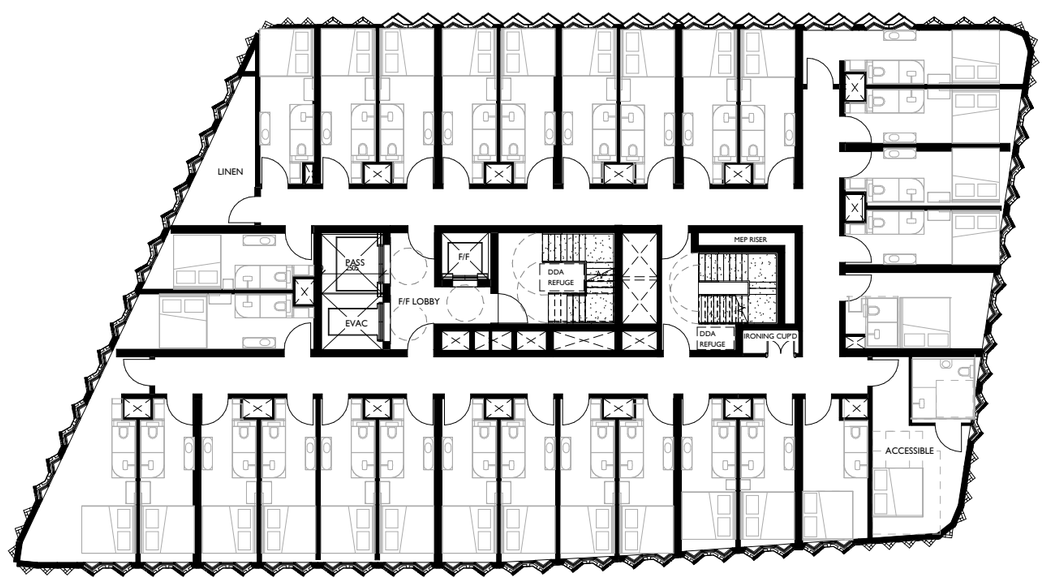
Level 03

Both Level 02 and 03 will house plant for the development, which will be located on the Shaftesbury Avenue façade. This makes an efficient use of a windowless space, for use of plant and MEP equipment. Again, the void over the Theatre entry in the South West corner of the building provides the additional height over the entry, while the rest of the floor plate is dedicated to hotel rooms.

Level 04

Following a similar layout to the levels below, Level 04 swaps plant and MEP for the hotel BOH spaces. These provide adjacency to their FOH spaces above which can be accessed by the shared lift. At this level, there is no void over the South West corner of the building, which is used for hotel keys.





Level 05

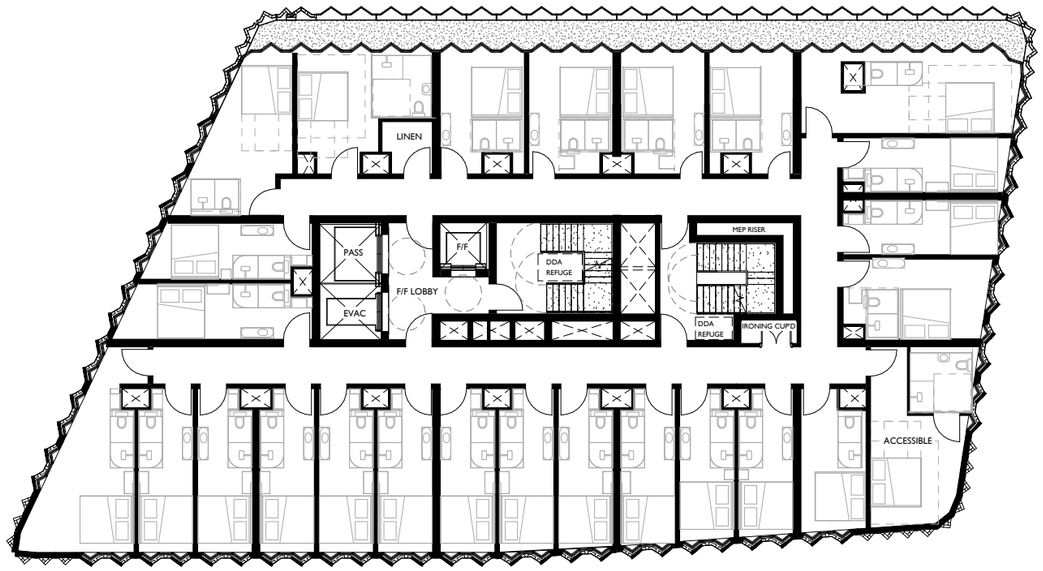
As the main FOH space for the hotel, this space will be accessed via hotel jump lifts from ground floor. Upon reaching the level, hotel guest will experience and expansive FOH area with loose furniture and F&B facilities. The proposed glazing line will provide relief from the existing parapet edge, to create a visible distinction between the existing listed façade and proposed hotel extension above.

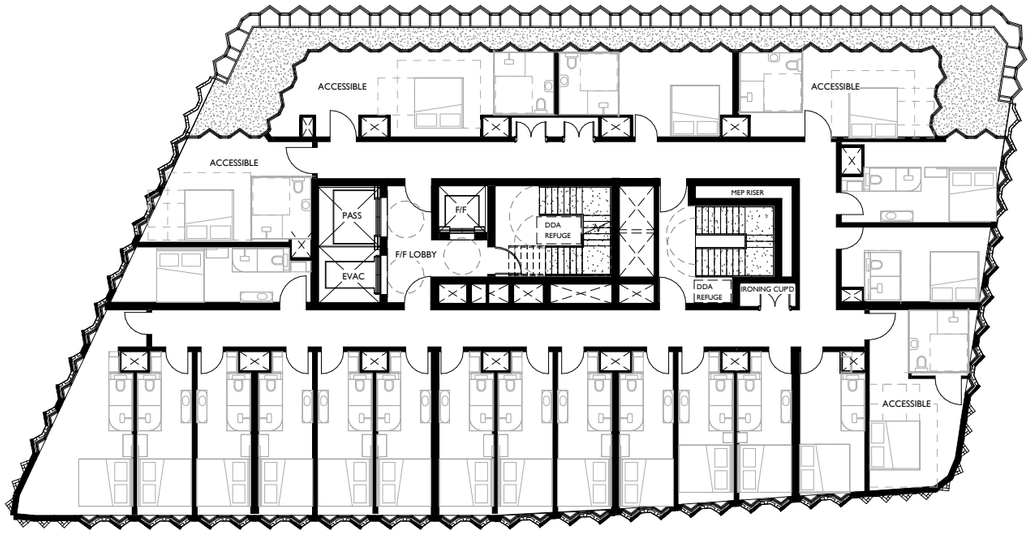
To the North East of the floor plate, there will be an allocation of hotel keys.

All of the proposed external areas will be landscaped.

Levels 06 - 08

Serviced by the central hotel lifts and stairs, these typical levels house hotel rooms, as well as a small provision for linen and ironing rooms. All corridors are 1500mm in width to allow for wheelchair access around the perimeter of the core.



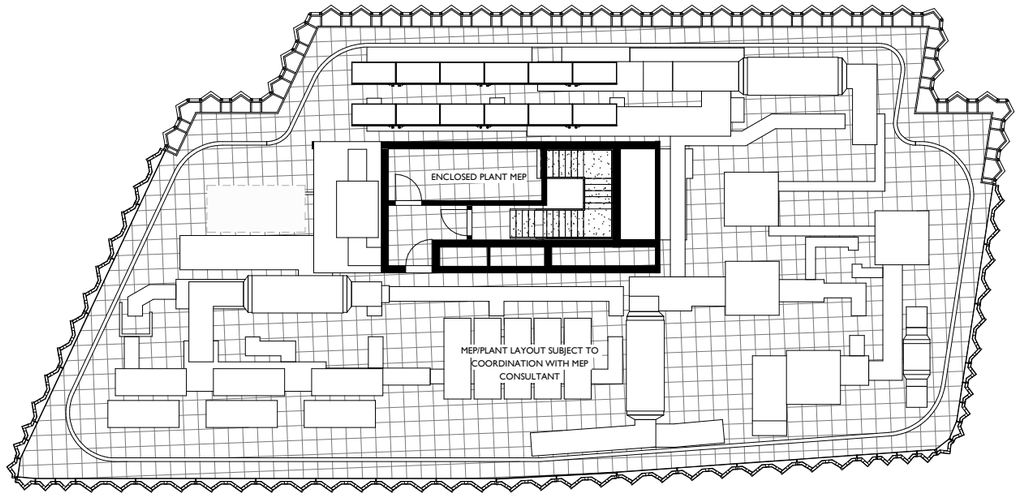


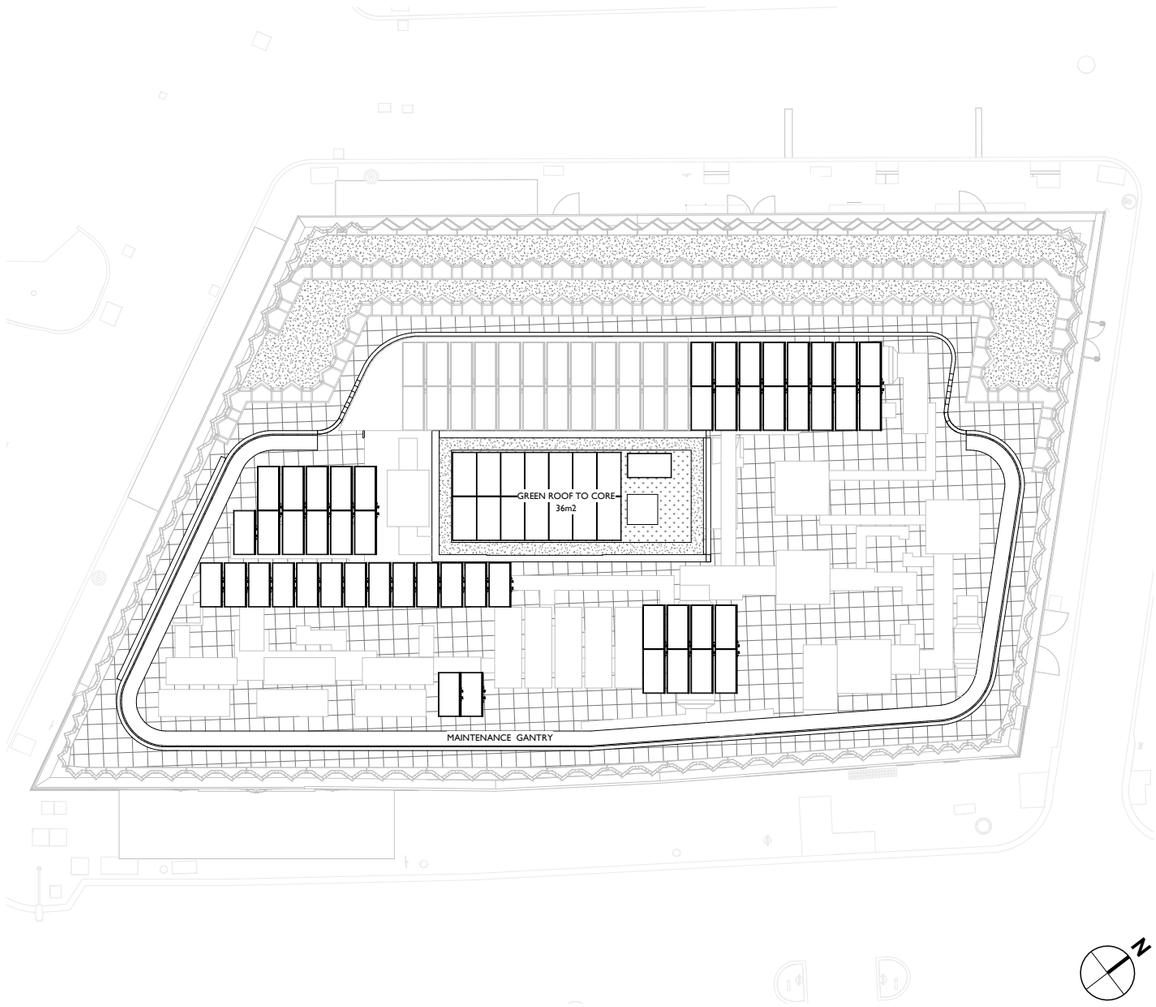
Level 09

With the risers aligned to the rooms below, this level follows a similar layout but will introduce an 1800mm setback from the New Compton Street façade. This will allow for planting along this edge to tie in with Phoenix Gardens to the north.

Level 10

Much like below, this level will introduce an additional step in the massing with a further 1800mm setback. This will allow for a small landscaped area (non accessible for hotel guest) which will provide visual connection with the park below.



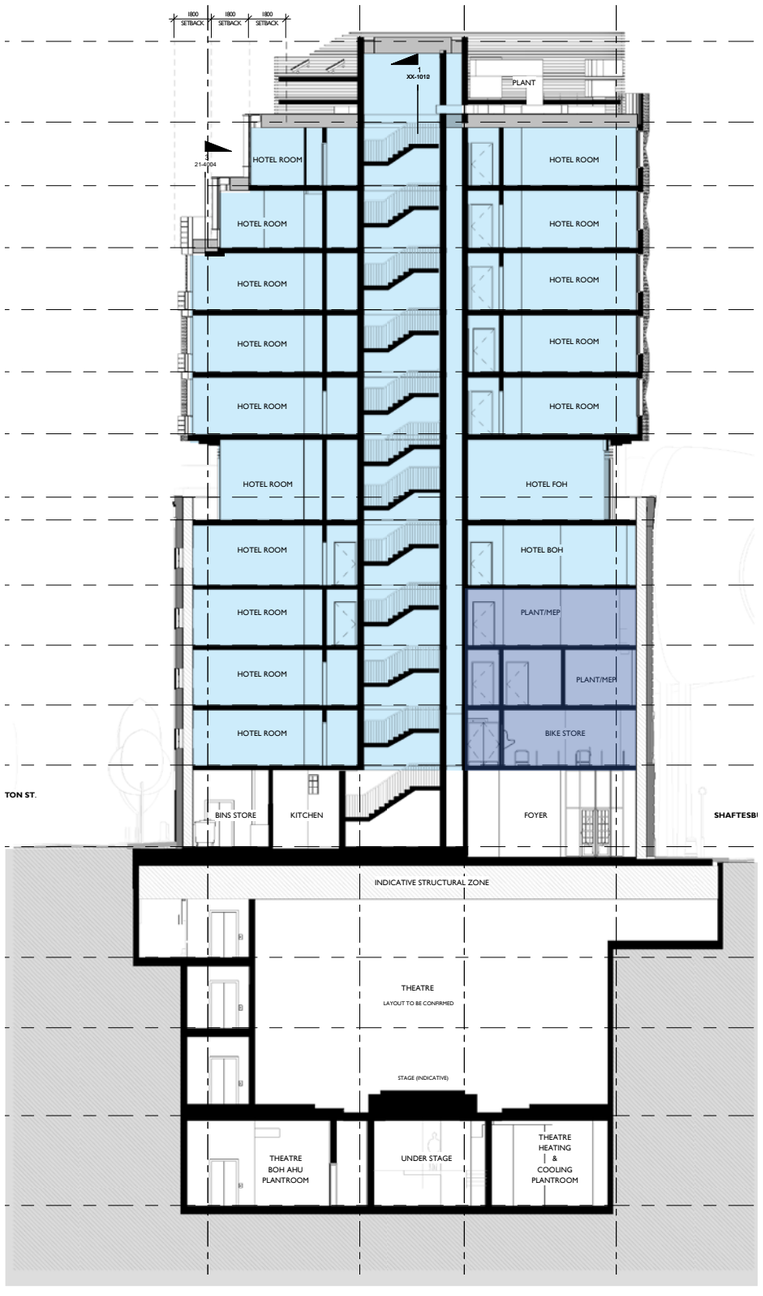


Level 11

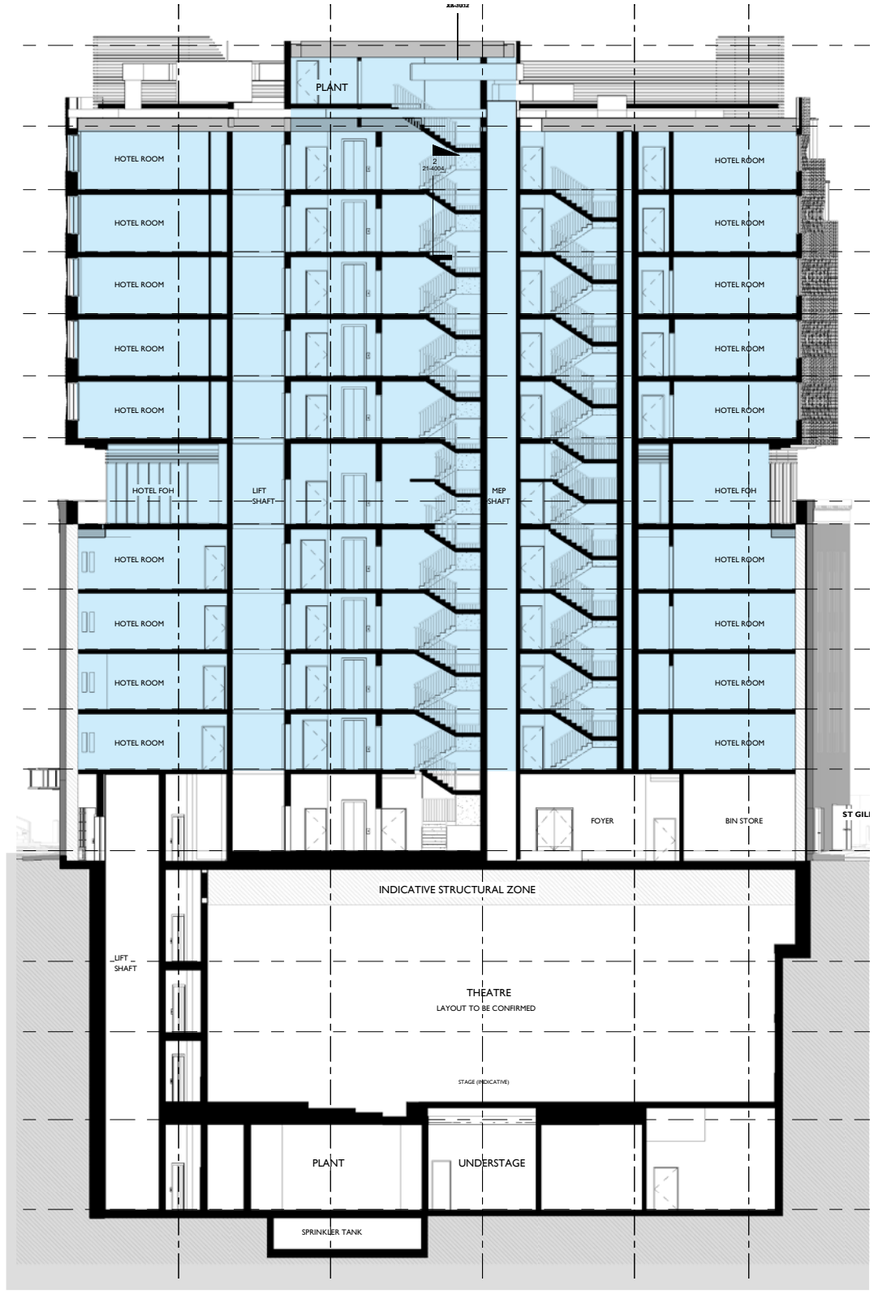
An additional setback on the New Compton Street façade, as well as a recess from all edges of the building will provide further visual relief for the upper floor. A hroizontabl acoustic louvre will enclose the roof plant at this level, accessed via a single stair from the hotel cores below. Green roof and PV provision above the core has been introduced to increase the urban greening factor for the site.

Roof Plan

The uppermost roof contains a 36m² green roof with PV panels over. Additional PV panels will sit on a frame on top of the roof plant equipment as shown.



Section 01



Section 02

7.4 FIRE SAFETY

Fire Safety

For the hotel portion of the building, the fire safety guidance in Approved Document B (AD B) 2019 edition, including amendments, has been used as the principal basis for the fire safety strategy.

All areas will be provided with sufficient exits and escape routes to achieve the minimum required exit widths and travel distances in accordance with BS 9999:2017 (for the theatre portion of the building) and Approved Document B: 2019 inc amendments (for the theatre portion of the building). In all instances this will be submitted to building control for approval ensuring these parameters meet the functional requirements of The Building Regulations.

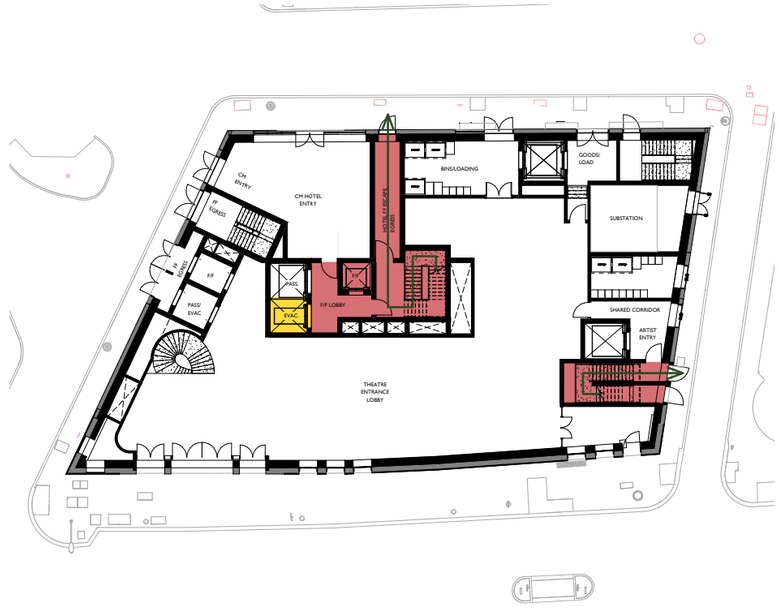
Full occupant capacity calculations will be provided in the Fire Strategy, which consider the exit capacities of each of the floor plates.

The travel distances in the hotel portion of the redeveloped building will in most instances align with the recommendations in Approved Document B. The travel distance limits given within are outlined in the table below.

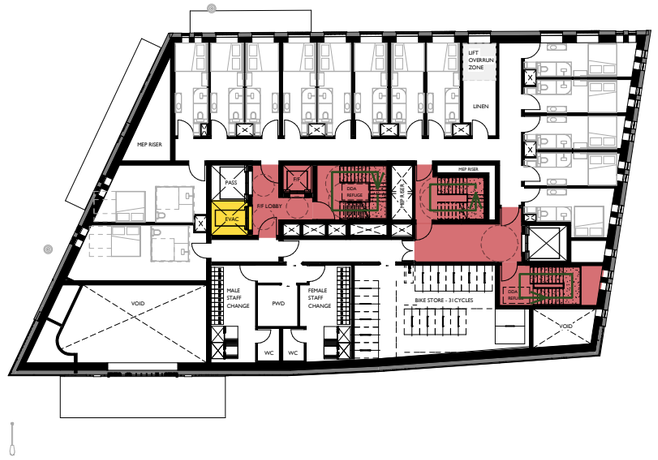
The egress widths will be determined in accordance with Table 2.3 of Approved Document B.

The building is to be provided with one evacuation lift in the hotel portion of the building (and one evacuation lift in the theatre portion). Both evacuation lifts will be located within a firefighting shaft, separate to the firefighting lift and will open into the firefighting lobby. At discharge, a ground floor route directly from the evacuation lifts to outside will be provided via a protected corridor.

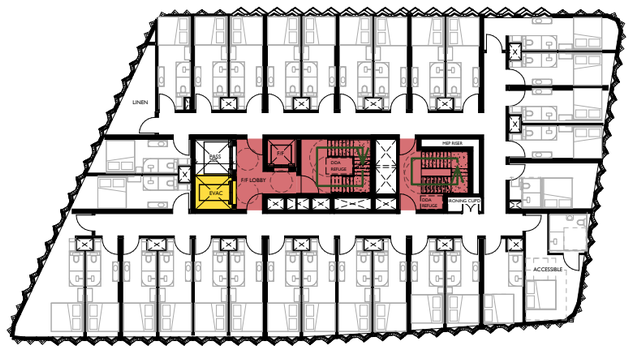
The hotel portion of the building has a high occupant load. Egress checks and calculations have been assessed in detail within the Fire Strategy report.



Ground Level



Level 01



Typical Level

Fire Fighting & Egress Route

Evacuation Lift

Stairs Evacuation Route

7.5 INCLUSIVE DESIGN

Introduction

Buro Happold Inclusive Design were engaged during early scheme design phases and have assessed the proposals against planning policy, statutes and good practice guidance and the scheme is being designed to take into consideration the requirements of the London Plan 2021 and The London Borough of Camden planning policies to create an accessible and inclusive built environment.

The development proposals will aim to achieve an accessible and inclusive environment that will meet the needs of all users, by removing barriers that create undue effort, separation, or special treatment, so that everyone, regardless of disability, age or gender will be able to use the facilities of the scheme equally, confidently, and independently with choice and dignity.

Equality Act 2010

The Equality Act 2010 provides the legal framework that protects disabled people from discrimination. The Act replaced the Disability Discrimination Acts 1995 and 2005 (DDA) and creates a piece of anti-discrimination legislation across nine 'protected characteristics': age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The Equality Act 2010 carries ongoing responsibilities which will continue once Saville Theatre development is complete. As part of considering the design of the building and the physical environment, the developer and operator will need to have robust and suitable management policies and procedures in place to ensure the obligations of the Act are met once the building is in operation.

Inclusive Design Overview

The hotel will be the 'new build' element, being constructed from Level 02 through to Level 10, with the reception floor level being at Level 05. Access is via the main lift core or adjoining Stair on the ground level.

The other floor levels will accommodate hotel bedrooms, including accessible rooms, provided on differing levels to provide a choice for hotel guests.

The reception at Level 05 will ensure that all facilities available for guests will be accessible, including:

- Reception point
- Bar and refreshment facilities
- Lounge / informal areas
- Sanitary facilities (including provision of an accessible WC facility)

As for the remainder of the building, the lift and stair provision will meet the guidelines set our below:

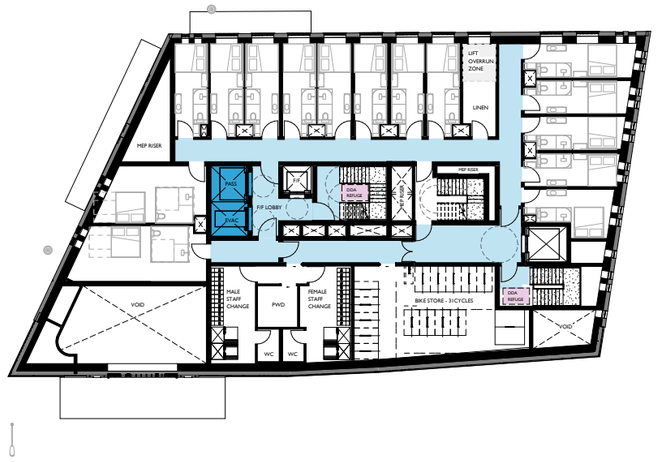
- Ramped access will meet Clause 10.2 in BS 8300-2 and where any ramp exceeds 300mm in vertical rise, will be supplemented with stepped access as well.
- All storeys will benefit from passenger lifts that will meet the minimum requirements of AD M and BS 8300-2. Whilst the minimum lift car size of 1100mm x 1400mm would meet Building Regulations requirements, the provision of larger 2000mm wide x 1400mm depth will be considered both to enhance access, but also ensure sufficient capacity for the expected use at peak times.
- In addition, general access stairs will also be provided, meeting the minimum provisions in AD M, with risers between 150mm-170mm and goings between 250mm-400mm. Detailing of the stairs will be considered as the scheme progresses into Stage 3.
- General access stairs will be made available as an alternative to lift access, for those users who prefer to use stairs.
- Stairs used for egress (descent only) can be detailed as a utility stair, as noted in AD M, with risers between 150mm-190mm and goings of between 250mm-400mm.
- Horizontal circulation to bedroom corridors is generally shown as 1500mm. The scheme will be further reviewed with the aim of providing sufficient provision of access and circulation as well as passing and turning for wheelchair users.

Accessible hotel bedroom accommodation provision will meet the guidance set out in the London Plan, with 10% of rooms being accessible. The location of accessible rooms are shown on the layout plans.

The detailing of the accessible bedrooms will follow the guidelines in Clause 19.2 in BS 8300-2. These will be further reviewed and developed during the Stage 3 design.

7.5 INCLUSIVE DESIGN

Ground Level



Level 01

Level 02

Level 04

Level 05

Typical Hotel Level

Primary Public Access Point (Level)

Secondary Servicing Access Point (Level)

Level Access Across Floor Plate

Lifts

DDA Refuge

Wheelchair & Ambulant User Rooms

7.6 ACCESS & SERVICING

Introduction

Consideration of site access and its servicing strategy have been an integral parts of the design process. The design team has considered all aspects of access requirements for the scheme and the strived to find the ultimate solution since the inception of the design.

The developer has engaged a specialist transport consultant Momentum, who have worked closely with the design team on the development proposals for the redevelopment of Saville Theatre.

Travel and Access

A Framework Travel Plan (FTP) has been prepared by Momentum in support of the planning application. When executed effectively, the FTP promotes the use of environmentally sustainable forms of transportation and discourages reliance on private vehicles. The aim of a travel plan is to reduce the reliance on private cars, promote healthier travel options, and reduce the environmental impact of commuting.

Delivery and Site Servicing

A Delivery and Servicing Management Plan (DSMP) has been prepared by Momentum to consider the delivery and servicing arrangements of the proposed development and forms part of a suite of documents supporting the planning application. The aims of the DSMP are to:

- Create a greener and safer environment for future occupiers and local community, as well as for the staff of delivery and refuse collection organisations
- Promote use of low or zero emission vehicles for delivery and servicing whenever possible
- Manage the timing of deliveries of and servicing to reduce the impact in peak periods; ensure appropriate routing strategies are in place for travel
- Minimise the impact of the servicing and refuse collection for the site on the local community and maintain good relations with neighbours.

Construction Logistics

Momentum have also been appointed to provide transport and highways advice in relation to the re-development and construction phase of the Saville Theatre proposal. Momentum have produced an Outline Construction Logistics Plan (CLP) that forms part of a suite of documents supporting the planning application. The overall objectives of the submitted Outline CLP are to:

- Lower emissions
- Enhance safety – both vehicles and road users safety
- Reduce congestion and trips overall, especially in peak periods

7.6.1 CYCLIST ACCESS & PARKING

Access

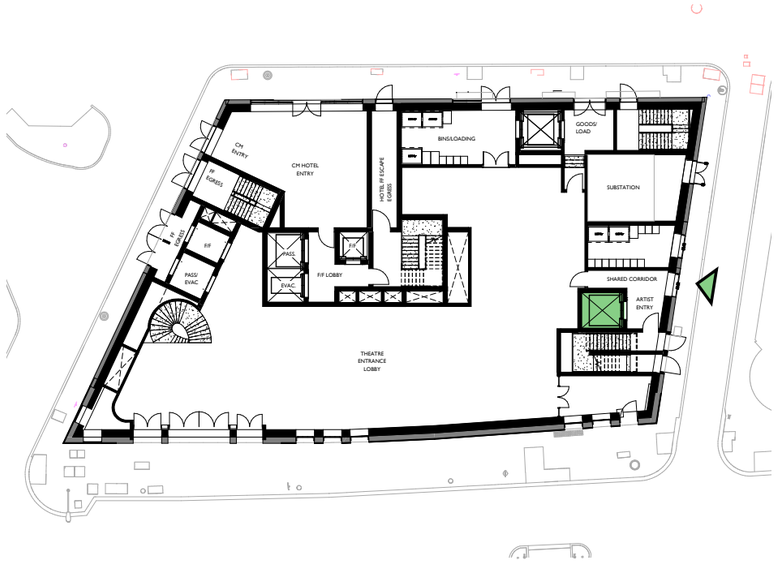
The site's beneficial location should encourage many user journeys to be made by bicycle. With a central location, the development is within easy access to London's wider cycle network.

Cycle Parking

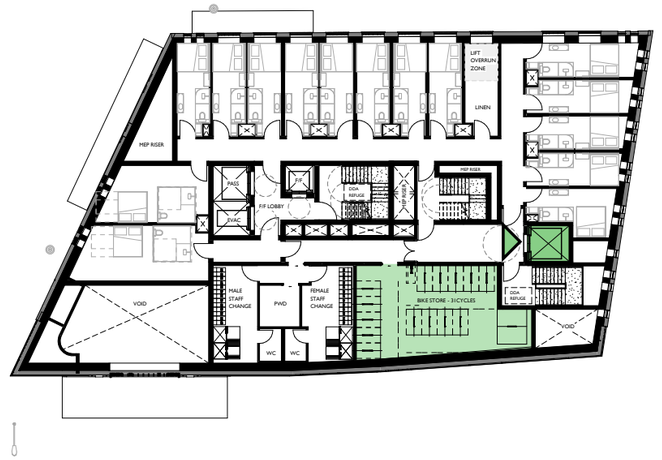
Cycle parking has been designed to cycle parking standards set out in the TFL Proposed Guidelines and caters to a wide range of cyclist needs and bike types. Further information and explanation is provided in the Framework Travel Plan (FTP) submitted as part of this application.

The proposed cycle parking strategy ensures ease of access to the facilities from outside and in. Long-stay parking areas will include a mix of two-tier racks, sheffield stands and spaces for larger bikes.

It is proposed that employees of the theatre and hotel will have access to a shared space with 31 dedicated long-stay cycle spaces located in a secure room at Level 01. This space is accessed by cyclists via the entrance and lift located along St Giles Passage and is connected internally to the hotel core, connecting to the main concierge area at Level 05. A minimum of 10% of the spaces in this area will be suitable for larger bikes.



Ground Level



Lifts to the Bike Store

Bike Store

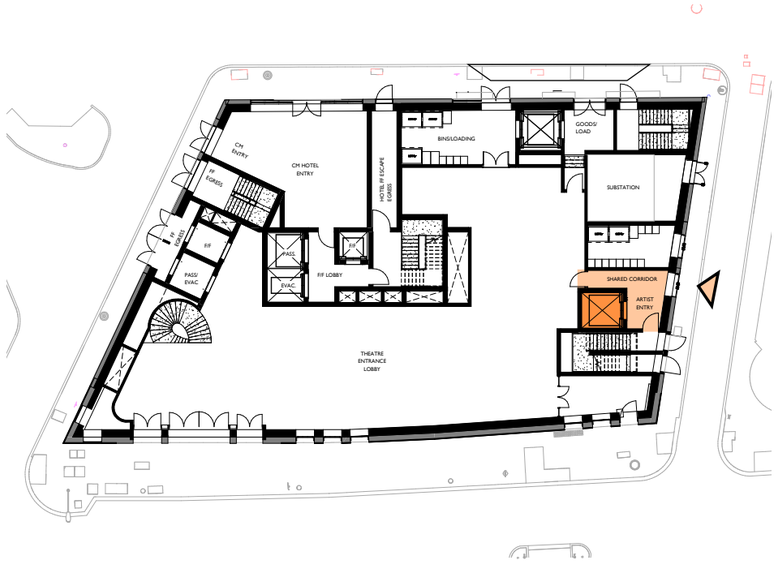
Level 01

7.6.2 DELIVERIES & SERVICING

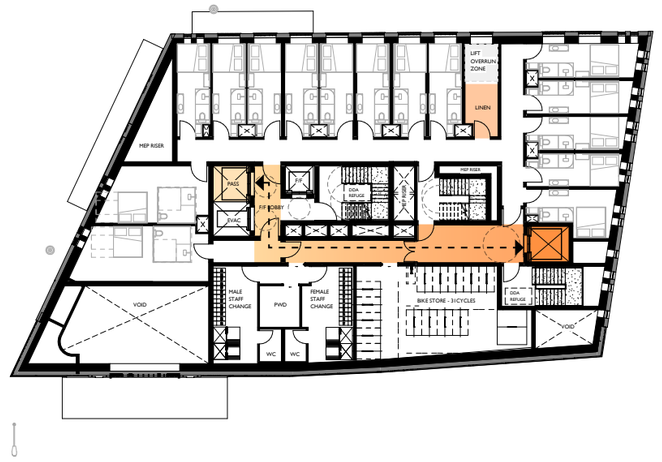
Hotel

The Hotel will be serviced via a loading bay/bin store located on St Giles Passage. This lift will also provide access to the shared End of Trip facilities at Level 01. For Hotel goods such as linen, the operator will be required to move goods to the centrally located lift core, which will provide access to the upper levels of the development (Level 06-10). Alternatively, food and other goods can be transported directly to the hotel FOH space via the goods lift which terminated directly in the operator's pantry space.

For additional detail, please refer to the Delivery and Servicing Plan attached to this application.



Ground Level



Level 01

Level 04

Level 05

Typical Hotel Level

Service Area

Hotel Service Lift

Restaurant and Hotel Shared Lift

7.6.3 WASTE MANAGEMENT

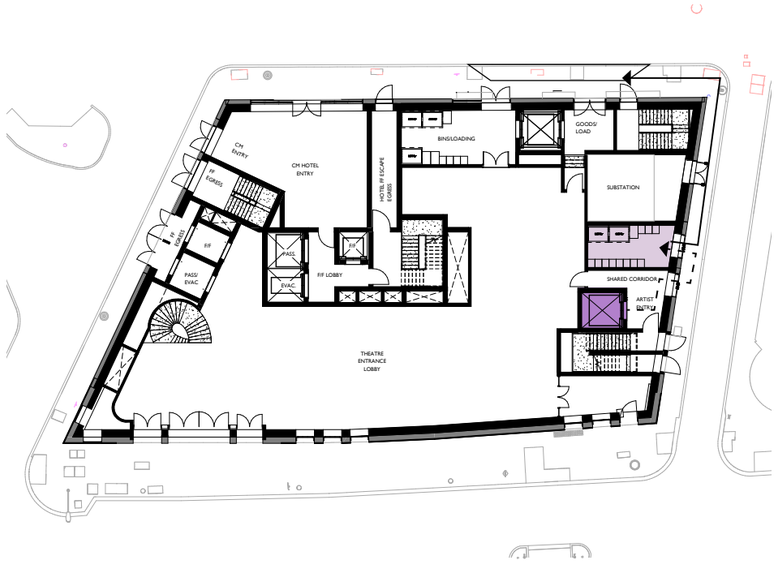
Hotel

Located next to the Hotel Loading is the dedicated bin store. This will house all the waste for the hotel and FOH levels above. For waste travelling from the upper floors to ground level, the hotel operator will need to use the centrally located lift core and transfer at Level 01 to the goods lift, before bringing down to the bin store at ground floor. All waste from Level 05 can be moved through the dedicated Goods lift from Level 05 down to ground.

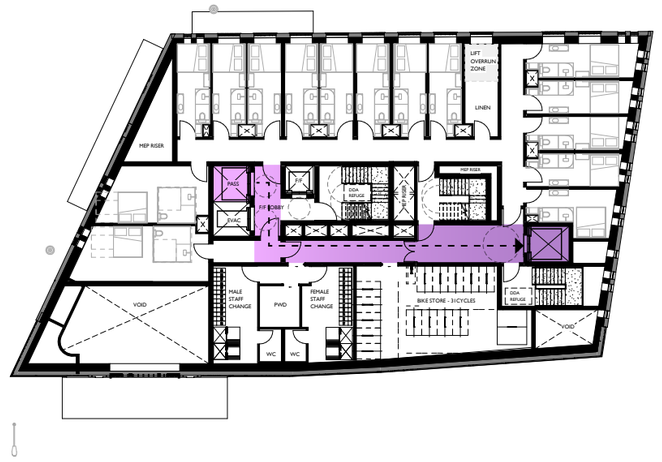
Hotel Bin Provision

- 1 x 1,100L Eurobin for general waste
- 1 x 1,100L Eurobin for recycling
- 1 x 360L wheeled bin for glass
- 10 x 140L wheeled bin for food

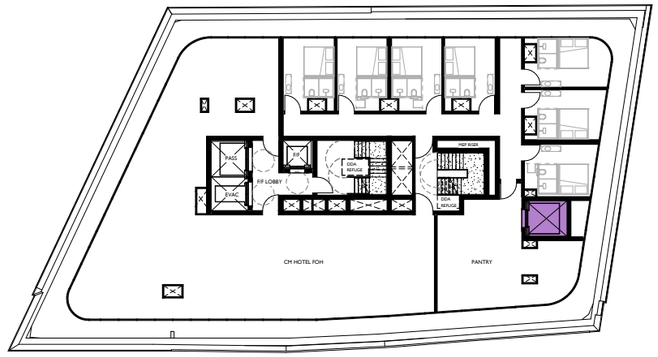
For additional detail, please refer to the Delivery and Servicing Plan attached to this application.



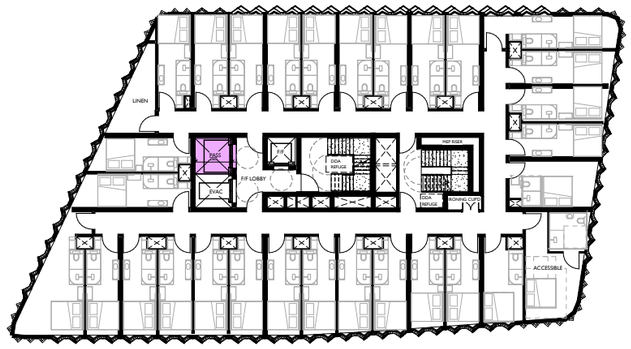
Ground Level



Level 01



Level 05



Typical Hotel Level

Bin Store

Restaurant and Hotel Shared Lift

Hotel Service Lift

ECOLOGY & LANDSCAPE DESIGN

8.0

8.1 LANDSCAPE VISION

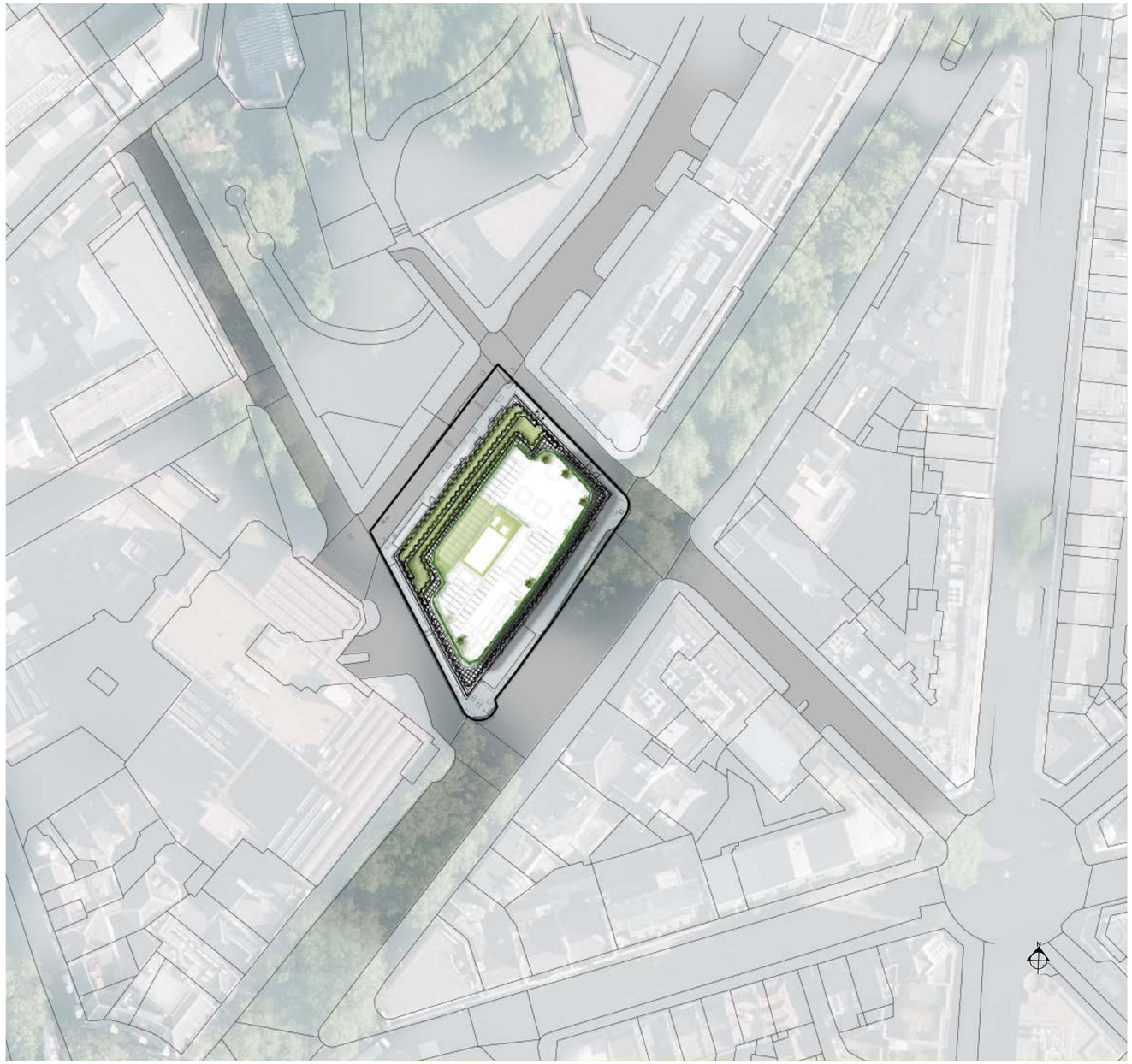
Landscape Design

The landscape scheme for the redevelopment of the Saville Theatre provides an opportunity to create a superb setting for future hotel and theatre visitors alike. In parallel with the visitor experi-ence, significant habitat and biodiversity enhancements are also provided by the landscape elements set within the scheme.

Urban greening is provided by green walls, green roof systems and a range of raised planters. Botanical interest will include flowering, scented and textural species; offering a varied and rich experience to visitors and wildlife.

Selected landscape elements will be on-view by hotel guests via the suite windows, providing visual interest. Within the central front-of-house floor, an external terrace will provide a place for visitors to enjoy a drink, sit and relax. Views of the Shaftesbury Avenue will be provided at key areas.

Precedent Images



Illustrative Plan

8.2 LANDSCAPE PLANS

Key
LANDSCAPE DETAILS

RAISED PLANTER
Metal / corten fabricated, cl mbing / green wall planting only

GREEN ROOF
Extensive substrate, e.g. sedum

GREEN WALL
Vertical tensile trellis, including evergreen, flowering and scented climbing plants

NOTES:
All planters and green walls will require automated irrigation and maintenance access.

Key
LANDSCAPE DETAILS

INTEGRAL PLANTER
ORNAMNETAL SHRUB AND HERBACEOUS PLANTING

Key
LANDSCAPE DETAILS

INTEGRAL PLANTER
ORNAMNETAL SHRUB AND HERBACEOUS PLANTING

Key
LANDSCAPE DETAILS

RAISED PLANTER
Metal / corten fabricated, including seating / bench element

INTEGRAL PLANTER
ORNAMNETAL SHRUB AND HERBACEOUS PLANTING

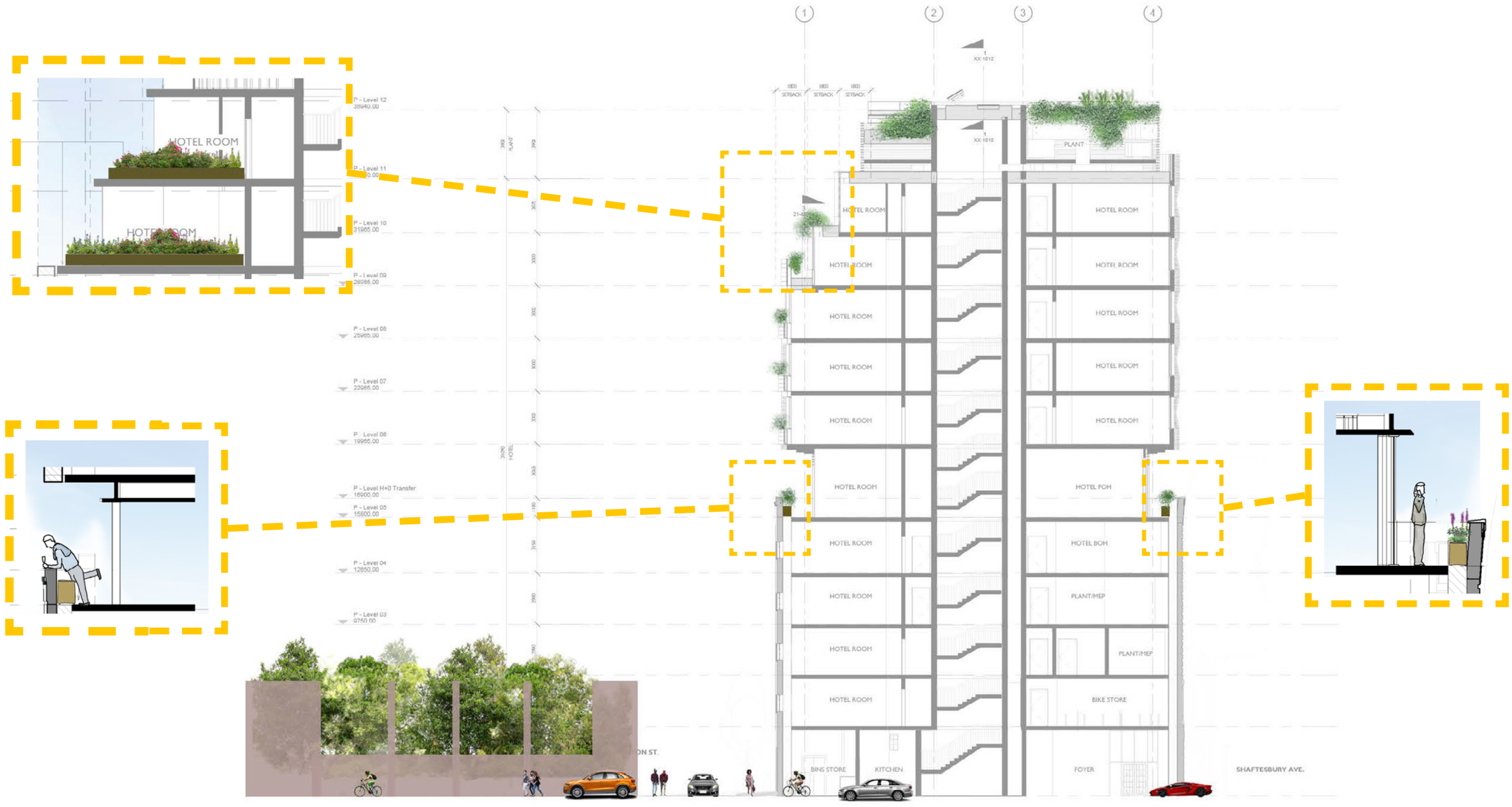
GREEN WALL
Vertical tensile trellis, including evergreen, flowering and scented climbing plants

NOTES:
All planters and green walls will require automated irrigation and maintenance access.

Plans not to a recognizable scale.

8.3 LANDSCAPE DETAILS

Landscape Elements Illustration



ENERGY & SUSTAINABILITY

9.0

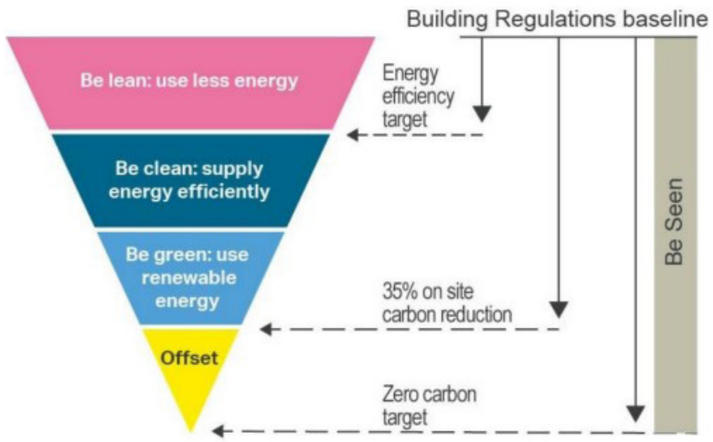
9.1 ENERGY STRATEGY

Energy Strategy

The energy strategy adopted for this project proposes recommendations regarding the approach to reducing carbon dioxide (CO2) emissions and optimising energy efficiency within the development. This strategy summarises the pertinent regulatory and planning policies applicable to the Proposed Development, and sets targets commensurate with these policies, which the Proposed Development will seek to achieve. The Energy Strategy has been developed using a 'fabric first' approach through the 'be lean', 'be clean', 'be green' energy hierarchy.

The strategy will be assessed against the New London Plan (2021) which requires that Non-residential developments should target 'zero carbon' – i.e., 100% reduction in CO2 emissions for regulated uses. Of this target, 15% should be from passive measure and a total 35% reduction should be achieved from on-site measures. Any shortfall is expected to be made up by a cash-in-lieu payment. The London Plan also stipulates that major developments should comply with regulations around selecting heat sources for communal heating supply and must monitor and report their energy performance post construction so as to demonstrate alignment with the net zero target.

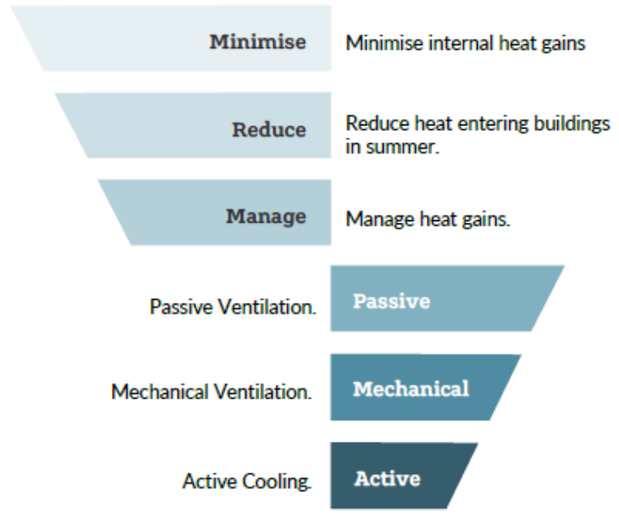
Additionally, the strategy has been formulated to ensure that the development will meet the requirements for both national and local policy with specific consideration of The Camden Local Plan (2017), the Camden SPD Energy Efficiency and Adaption (2021) and Building Regulations Part L (2021).



Overheating & Cooling

In tandem with the energy and CO2 emissions appraisal, measures for the minimisation of cooling demand and mitigating risk of overheating have been considered.

The London Plan Policy 5.9 (Overheating and Cooling) requests that developments should reduce potential overheating risk and reliance on air conditioning systems. A 'cooling hierarchy' is provided below and the Proposed Development has sought to follow this hierarchy.



Minimising internal heat gains:

The following mitigation methods will be implemented to minimise the internal heat generation through energy efficient design at the Proposed development:

- Energy efficient lighting (i.e. LED) with low heat output.
- Insulation to heating and hot water pipework and minimisation of dead-legs to avoid standing heat loss.
- Energy efficient equipment with low heat output to reduce unnecessary heat gain.

Reducing the amount of heat entering the building in summer

The following mitigation methods will be implemented to reduce the amount of heat entering the building in summer within the proposed development:

- Facades have been developed with suitable glazing-to-solid ratios, with particular focus on south facing orientations.
- Suitable g-values will be specified to further control solar heat gains as required; and
- Buildings will have the capability for internal blinds to be installed to improve occupant comfort.

Manage heat gains

- Opportunities to expose thermal mass to help to further regulate internal temperatures will be explored where possible.

Passive ventilation

- The potential for passive ventilation via opening facades to facilitate a mixed-mode ventilation strategy has been considered within the facade design and will be evaluated further during the next stage of design.

Mechanical ventilation

- Mechanical ventilation is an important element of building services, to maintain good indoor air quality throughout the day by providing fresh air and extracting vitiated air. Providing fresh air minimises the risk of stale and stagnant air and limits the risk of condensation and mould growth as well as benefitting the occupants' physical and mental wellbeing. Heat recovery mechanisms will be provided to save heating energy. Mechanical ventilation plant will be located away from pollution sources, typically at roof level. It is anticipated that the design flow rates specified will aid the regulation of internal temperatures in summer months.

Active cooling

- As the final step active cooling is specified, in order to keep internal temperatures within acceptable limits. The façade and building services have the ability to enable a fan coil unit cooling solution.

9.1 ENERGY STRATEGY

Passive Design

Passive design and energy efficiency measures form the basis for the reduction in overall energy demand and carbon emissions for the proposed development. This energy strategy aims reduce the energy demand initially by optimising the envelope and building services within the development.

Passive design measures are those which reduce the demand for energy within buildings, without consuming energy in the process. These are the most robust and effective measures for reducing CO2 emissions as the performance of the solutions, such as wall insulation, is unlikely to deteriorate significantly with time, or be subject to change by future property owners. In this sense, it is possible to have confidence that the benefits these measures will continue at a similar level for the duration of their installation.

Elements that are typically key considerations for passive design such as siting/ orientation and Layout/Design are less impactful for the proposed development which, as a Grade II listed building in a high density area, is constrained in terms of it's existing envelope and orientation. As a result, Passive design is proposed to be achieved withtin the Development through the implementation of high performance fabric materiality and the specification of energy efficient technology such as low energy lighting and mechanical ventilation with heat recovery.

The Part L 2021 results for the passive design strategy are in line with the GLA position that non-domestic buildings are likely to find the 15% carbon reduction challenging when assessed under Part L 2021, until such time as technology improves.

The GLA guidance states that in the intervening period, applicants should continue to aim to maximise carbon reductions from passive measure as far as possible. This has been demonstrably achieved at the Proposed Development, which has followed the energy hierarchy and exhausted all feasible and practical passive design measures.

Parameter	Value	
	New build	Refurbishment
Fabric Air Permeability ($m^3/m^2.h$ at 50Pa)	3.00	5.00
External Wall U-value (Existing) ($W/m^2.K$)	0.16	0.18
Curtain Wall U-value (Extension) ($W/m^2.K$) (including glazed element, framing and thermal bridging)	1.40	N/A
High-usage entrance door U-value ($W/m^2.K$)	2.50	2.50
Ground Floor U-value ($W/m^2.K$)	0.13	0.18
Roof U-value ($W/m^2.K$)	0.12	0.18
Glazing U-value ($W/m^2.K$) (glazed door / windows)	N/A	1.60
Rooflight U-value ($W/m^2.K$)	1.60	N/A
Personnel Door U-value (W/m^2K)	1.60	1.60
Glazing performance		
Vision Glazing g-value (Light Transmittance)	0.40 (71%)	0.50 (71%)
Roof light Glazing g-value (Light Transmittance)	0.40 (71%)	N/A

System parameters	
Ventilation	Mechanical ventilation with heat recovery Heat recovery efficiency: 74.7% - 90% dependant on space type System specific fan power: 1.60 W/(l/s)
Lighting	All low energy LED lighting Hotel Installed Power Density: 100 lm/W Theatre Installed Power Density: 100 lm/W Lighting Controls: Auto on-off with daylight dimming in perimeter areas.

Full simulation inputs depicting the Proposed Development at the be lean stage are provided in Appendix A.

The Part L 2021 results are in line with the GLA position that non-domestic buildings are likely to find the 15% carbon reduction challenging when assessed under Part L 2021, until such time as technology improves.

The GLA guidance states that in the intervening period, applicants should continue to aim to maximise carbon reductions from passive measure as far as possible. This has been demonstrably achieved at the Proposed Development, which has followed the energy hierarchy and exhausted all feasible and practical passive design measures.

Monitoring & Reporting

Effective energy metering will be enabled by the provision of suitable infrastructure within the building's services systems.

The applicant is committed to reporting sustainability performance, methodology and data every year in a transparent way, following the GRI guidelines. An annual Sustainability Report is published which contains agglomerated data concerning the Energy, Water, Waste and Greenhouse Gases reports of their portfolio.

The Proposed Development would therefore fall under the applicant's corporate sustainability monitoring and reporting regime. The developed strategy will allow for an exhaustive metering of all the various energy usage in the facility. This will enable Energy Intensity and Carbon Emissions to be monitored, and the data included within the Annual Sustainability Reports.

Electrical meters will be provided on the main central Air Source Heat Pump(s), providing data on plant energy consumption throughout the year. Each area of high energy load will be sub-metered in order to monitor energy consumption in greater granularity and facilitate reporting. All the main sub-systems (i.e. small power, lighting etc) will be separately monitored and their energy usage separately accounted. Energy intensity and carbon emissions will be monitored and reported annually.

The applicant has also completed the planning stage of the GLA's be seen spreadsheet and at future stages will update the spreadsheet and follow the GLA's suggested be seen energy eporting protocols via the appropriate webs portals once these are available, at the appropriate stage.

9.2 SUSTAINABILITY

Physical

The development will achieve Net Zero Carbon in line with the GLA London Plan, and with the Camden Local Plan goal to achieve a 19% reduction in Whole life Carbon intensity by 2030. WLC emissions will be measured and reduced in line with good practice industry standards laid out by LETI. This will be achieved via a Whole Life Carbon assessment, which will identify areas of improvement and mitigation. Offset upfront emissions and operational emissions will also align with UKGBC Net Zero Definition. Operational energy use will be minimised by using RIBA design principles.

Circular economy principles will be employed, including the development of a circular economy statement and a waste strategy. Waste will be diverted from landfill for reuse and recycling, with at least 65% of operational waste recycled in addition. At least 95% of the construction wate material will be recycled or reused. Once operational, facilities for organic waste will be provided, increasing the potential for circular resource use in the future.

To reduce flood risk, nature based sustainable drainage will be explored with the aspiration for no surface runoff on the site. This will employ the use of rainwater capture and storage for the purposes of irrigating green roofs and walls. Sustainable Urban Drainage Systems (SUDS) used on site will reduce the percentage of rainwater discharged to sewer. Green planting and urban greening will facilitate colling and carbon sequestration for the development.

Social

The development will be designed to be a safe, inclusive environment, where local people are involved and communities can work, visit, and be entertained.

The Proposed Development will create permanent local opportunities for employment and create a new source of attraction for tourists and the wider community. Additionally, the development will support the creative arts significantly, providing a setting for its exhibition and development.

The Proposed Development will hold accessibility at its core, not only in physical terms; providing the means and support systems in place so that those with physical ability differences are included, but also of socio and economic accessibility; in which the local community are included throughout the design process to shape their local environment and have the means to engage with the new space financially. This is intended to increase the accessibility of the development to a broader group of people and contribute to a diverse clientele group.

This site will include natural surveillance design features and pedestrian amenities that support the presence of people in the area for large parts of the day and night.

The development will be the setting of a significant increase in positive social interactions in the area, strengthen community cohesion.

Economic Capital

People will experience increased income in several ways through living and working in the Shaftsbury Avenue Development. Energy efficiency will lower occupations costs and increased local trade will benefit both business owners and employees. Spending that will benefit a wide range of people is likely to be a consequence of increased levels of pro-income in the area.

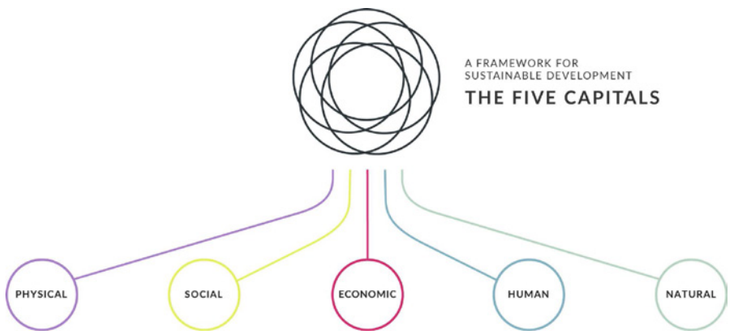
The quality of the jobs that are created in the new development, and in the surrounding community, will be associated with good pro-social principles. This includes progressive recruitment policies, supportive management styles and fair pay. Better experiences at work will lead to increased social value for both employers and employees.

Affordable workspaces, and inclusive, equitable and aspirational employment and training opportunities will create a positive impact and strengthen the sense of place and community. Knowledge and skills will be promoted by providing permanent spaces for life-long learning and temporary spaces (in public realm and other outdoor areas) where activities and events can offer continuing support for visitors and the surrounding community.

Maximising appropriate economic growth will be for the benefit of all if it leads to a net increase in job opportunities, reduces inequality and builds prosperity in the area. The scheme will be designed and delivered to maximise economic growth, building on local sector strengths through a coherent economic strategy that aligns with Borough policies and aimed at generating good jobs in sustainable growth sectors at the site and in the wider area. The scale of economic growth will be maximised by attracting businesses that provide skilled jobs and pay a higher average wage. We will achieve this by capitalising on existing assets, attracting strong anchor institutions, and securing inward investment.

Human

The buildings and open spaces at Shaftsbury Avenue will be designed to encourage active lifestyles and reduce factors that contribute to negative mental health. It will minimise pollution and disturbance and offer opportunities and spaces that improve that way people feel about themselves and the area.



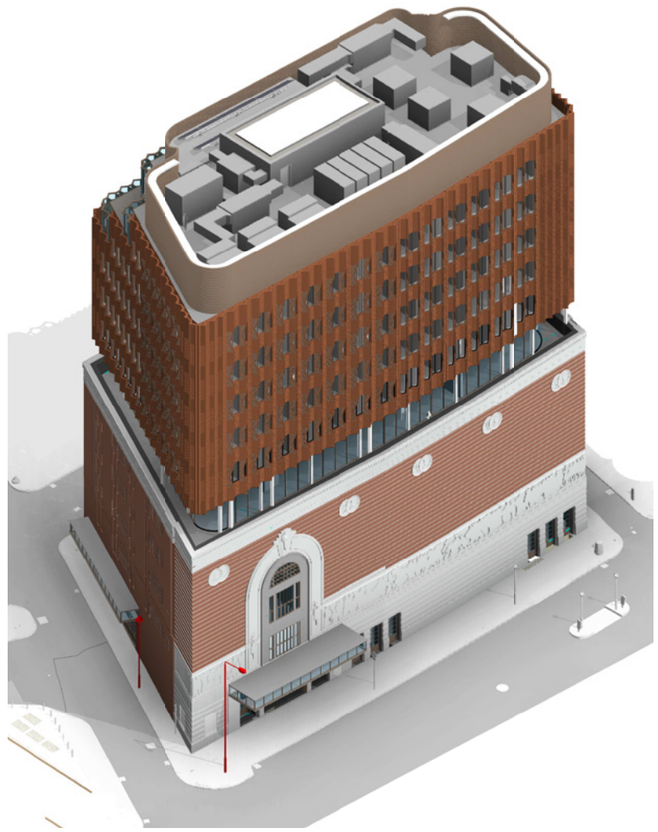
Natural

The Saville Theatre on Shaftsbury Avenue will minimise the use of natural resources and production of waste, whilst maximising the integration of nature on-site. It will also contribute to wider growth of urban natural habitats and access to green space.

The design will harness nature for climate resilience; to mitigate overheating and flooding, create biodiversity net gain and provide long term habitat for wildlife.

Water efficiency will be maximised, and a circular approach to waste management will be taken, prioritising reuse and recycling after minimising waste as far as possible. Initiatives such as consolidation in procurement will reduce emissions through reduced number of deliveries and less packaging required.

The design will encourage interaction with nature, through biophilic elements, natural sensory spaces, and signage to inform visitors about the nature on-site.



SUMMARY

10.0

10.1 SCHEME SUMMARY

Introduction

The heritage led approach of bringing the former Saville Theatre use back to the building will support the economic, social and environmental well-being of the residents of Camden.

These public benefits are substantial and include:

- To give an important heritage asset of national importance back its original intended use;
- Repair, refurbish and enhance a site that is currently underutilised and fails to positively contribute to the surrounding Conservation Areas and its surrounding neighbours;
- The delivery of an exemplar development ensuring the remodelled Grade II listed building and its additions are of the highest quality to successfully cohabit with the heritage fabric of the former Saville Theatre within the existing robust urban framework of the neigbouring Seven Dials and Denmark Street Conservation Areas;
- Deliver sustainable development, good urban design and strong architectural detailing;
- Ensure that through the layout and detail, each element of the scheme will create a sense of place and sustainable destination for those that work and visit the building;
- Create active spaces and an animated streetscape fronting Shaftesbury Avenue, Phoenix Gardens and Stacey Street through the reimagining of a fully publicly accessible ground floor;
- Create a welcoming environment to establish a positive relationship with the resident, community and business uses of the area;
- Create an inclusive environment which caters for diverse users, including the disabled and visually impaired;
- Create a building and an environment that enables visitors and the public alike to achieve a high quality of life;
- Create a new series of public spaces to complement and reflect the established street pattern of the area;
- The heritage led design response builds on the opportunity to create townscape strength and provide fresh opportunities for new uses and activities to take place within a currently under utilised site;
- Create a new cultural destination that aligns and links to the wider aspirations of Camden's economic and cultural strategy;
- Maximise the use of natural daylight as an integral part of the buildings servicing strategy;
- Through careful orientation the scheme considers the relationships with the external environment and neighbours;
- Capitalise on the inherent qualities of the site with the reworking of the Grade II Listed Building for all visitors to enjoy;
- Provide integration with technology to achieve efficiency and effectiveness;
- Use a compatible architectural thematic palette of high quality materials selected to have minimum impact on the environment for each of the modern interventions;
- Reduce heating and cooling loads through considered detailing and layout;
- Utilise robust constructions details to ensure longevity;
- Create a building that will age with dignity for future generations to enjoy.

10.2 SUMMARY OF BENEFITS

Summary of Benefits

The proposals will deliver significant and wide-ranging public benefits which would outweigh any harm caused by the proposals.

These benefits can be broadly categorised under environmental, social and economic groups, and are summarised below:

ENVIRONMENTAL

- Opportunity to enhance quality, value and character of the historic environment through the provision of new uses within an underutilised heritage asset that includes repair to facades and the reinstatement of the original intended building use that has been vacant from the site for over 50 years;
- Preservation and enhancement of the few remaining heritage assets including the reveal of the original glazed arch window fronting Shaftesbury Avenue;
- Restoration of three elevations and a faithful recreation of the blitz damaged rear façade of the historic Grade II listed building;
- Reinstatement of a long term, viable, and publicly accessible use;
- Introduce public access to and within the Saville theatre including the hotel lobbies and terrace;
- Improving the ability to appreciate heritage assets through the new high quality interior lobby;
- Enhancing the character and appearance of all Grade II listed building with the removal of the existing Odeon signage, metal canopy and ceramic tiles that mask the arched window;
- Creation of significant new areas of publicly accessible space influenced by the ambitions of the buildings internal programme;
- Creation of an integrated landscape design to the façade of the Phoenix Gardens elevation, which will improve the setting of the building and, respond to the growing importance of urban greening and biodiversity, the proposals will enhance these aspects;
- Incorporation of energy efficiency and sustainability measures to deliver development which addresses climate change pressures; and
- Enhancement of servicing and logistics arrangements.

SOCIAL

- Provide a welcoming environment within each of the building uses to establish a positive relationship between the land uses and users including residents, local businesses and community groups;
- Reinvigorating the former theatre building into a new world class performance space as an attractive place to visit;
- Creation of an inclusive environment which caters for diverse users, including disabled users and visually impaired; and
- Enhanced access with legible routes and spaces into and around the building at ground level.

ECONOMIC

- Securing long term viability of a Grade II listed buildings by reinstating its original intended use and complementing it with high quality, affordable visitor accommodation;
- Commitment to investment to secure the future success of the Saville Theatre as a place of entertainment for another 100 years;
- Investment in heritage assets to preserve their future
- Significant jobs and employment creation during construction and operational phases;
- Continued growth due to enhanced image and perception in the Borough.

APPENDIX

11.0

11.1 AREA SCHEDULES

Existing Area Schedule

LEVEL	Cinema		ANCILLARY / PLANT		TOTAL GEA	
	GEA sqm	GEA sqf	GEA sqm	GEA sqf	GEA sqm	GEA sqf
Roof	12	129	26	280	38	409
Level 05	82	883	16	172	98	1,055
Level 04	193	2,077	203	2,185	396	4,263
Level 03	288	3,100	0	0	288	3,100
Level 02	509	5,479	0	0	509	5,479
Level 01	611	6,577	0	0	611	6,577
Ground Floor	534	5,748	12	129	546	5,877
Basement 01	639	6,878	0	0	639	6,878
Basement 02	792	8,525	0	0	792	8,525
TOTAL	**3,660**	**39,396**	**257**	**2,766**	3,917	42,162

LEVEL	Cinema		ANCILLARY / PLANT		TOTAL GIA	
	GIA sqm	GIA sqf	GIA sqm	GIA sqf	GIA sqm	GIA sqf
Roof	9	97	22	237	31	334
Level 05	67	721	13	140	80	861
Level 04	162	1,744	182	1,959	344	3,703
Level 03	241	2,594	0	0	241	2,594
Level 02	471	5,070	0	0	471	5,070
Level 01	552	5,942	0	0	552	5,942
Ground Floor	492	5,296	11	118	503	5,414
Basement 01	610	6,566	0	0	610	6,566
Basement 02	749	8,062	0	0	749	8,062
TOTAL	**3,353**	**36,091**	**228**	**2,454**	3,581	38,546

Note: All scheme options, assumptions and area calculations are an initial assessment only based on the very limited third party information available and may change subject to survey verification of the existing site, identification of any legal restrictions/site constraints, further design development and obtaining the required statutory consents.

11.1 AREA SCHEDULES

Proposed Area Schedule

LEVEL	THEATRE		HOTEL		ANCILLARY / PLANT		TOTAL GEA	
	GEA sqm	GEA sqft	GEA sqm	GEA sqft	GEA sqm	GEA sqft	GEA sqm	GEA sqft
Level 11 (Roof)					147	1,582	147	1,582
Level 10			642	6,910	25	269	667	7,180
Level 09			725	7,804	25	269	750	8,073
Level 08			776	8,353	27	291	803	8,643
Level 07			776	8,353	27	291	803	8,643
Level 06			776	8,353	27	291	803	8,643
Level 05			562	6,049	25	269	587	6,318
Level 04			775	8,342	57	614	832	8,956
Level 03			560	6,028	190	2,045	750	8,073
Level 02			553	5,952	198	2,131	751	8,084
Level 01			393	4,230	363	3,907	756	8,138
Ground Floor	479	5,156	125	1,345	215	2,314	819	8,816
Basement 01	892	9,601			208	2,239	1,100	11,840
Basement 02	898	9,666					898	9,666
Basement 03	829	8,923					829	8,923
Basement 04	180	1,938			652	7,018	832	8,956
TOTAL	**3,278**	**35,284**	**6,663**	**71,720**	**2,186**	**23,530**	12,127	130,534

LEVEL	THEATRE		HOTEL		ANCILLARY / PLANT		TOTAL GIA	
	GIA sqm	GIA sqft	GIA sqm	GIA sqft	GIA sqm	GIA sqft	GIA sqm	GIA sqft
Level 11(Roof)					148	1,593	148	1,593
Level 10			604	6,501	25	269	629	6,770
Level 09			683	7,352	25	269	708	7,621
Level 08			717	7,718	25	269	742	7,987
Level 07			717	7,718	25	269	742	7,987
Level 06			717	7,718	25	269	742	7,987
Level 05			561	6,039	25	269	586	6,308
Level 04			588	6,329	208	2,239	796	8,568
Level 03			553	5,952	168	1,808	721	7,761
Level 02			532	5,726	189	2,034	721	7,761
Level 01			379	4,080	344	3,703	723	7,782
Ground Floor	436	4,693	113	1,216	221	2,379	770	8,288
Basement 01	597	6,426			89	958	686	7,384
Basement 02	500	5,382					500	5,382
Basement 03	662	7,126					662	7,126
Basement 04	134	1,442			529	5,694	663	7,136
TOTAL	**2,329**	**25,069**	**6,164**	**66,349**	**2,046**	**22,023**	10,539	113,441

Note: All scheme options, assumptions and area calculations are an initial assessment only based on the very limited third party information available and may change subject to survey verification of the existing site, identification of any legal restrictions/site constraints, further design development and obtaining the required statutory consents.

yooCAPITAL SPPARC