

From: David Graham [mailto:david.graham@dp9.co.uk]
Sent: 18 December 2013 14:59
To: McDonald, Neil
Subject: West Central Street - 1 of 2

Neil,

Further to our recent correspondence I set out below and attach responses to a variety of points which you've asked us to pick up.

1.Servicing

I can confirm that we would be prepared to accept the residents request to condition servicing times between the hours of 8 a.m. and 6 p.m.

We understand that there will also be a condition seeking the submission and approval of a service management plan. I set out below, for info, the servicing principles we anticipate for the various components of the mixed use scheme.

10-12 Museum Street

Residential

Refuse from these three apartments will continue to be left on the street for collection as it is now.

Deliveries will be made from West Central Street or Museum Street.

Retail

Refuse will be collected from these small units from the street as it now.

Deliveries will be made from West Central Street or Museum Street.

West Central Street

Residential

Refuse from these apartments will be stored and collected from the shared refuse store on West Central Street.

Deliveries will be made from West Central Street.

Retail

This retail unit runs through to New Oxford Street, and occupies ground and basement level.

Refuse will be collected from this unit from West Central Street.

Deliveries will be made from West Central Street.

Office

Refuse will be collected from this unit from the shared refuse store on West Central Street.

Deliveries will be made from West Central Street.

New Oxford Street Properties

Excepting the new retail unit that runs through the West Central Street these properties will continue to be serviced as they are now.

Viability

I understand that BPS have been appointed to review the viability of continuing the nightclub use versus the mixed use redevelopment and look forward to hearing their findings.

2.Case for demolition of the building

I attach a note we have prepared which supplements the material previously submitted and sets out the case for the demolition of the building in the context of the NPPF. I will forward it separately to Charlie, Clare and Mike at EH for their review and comment.

3.Archaeology

Similarly, I attach a full archaeological desk based assessment carried out by MOLA. Please can you forward it to GLAAS for their review and comment – I don't have the relevant contact details I'm afraid.

4.Air quality

I attach an Air Quality Impact Assessment undertaken by Gontmij which picks up comments in your email of 28 August. Please can you forward to Nick Humfrey for his review and comment.

5.Storm flood mitigation

There have been discussions with the architects and design engineers regarding the use of SuDs on site in order to achieve betterment and to meet the requirements of the London Plan. Given the constrained size of the site, and that the development covers the entire site footprint there are significant constraints for the management of surface water runoff through the introduction of SuDS.

In order to incorporate the mixed use elements (retail, residential, and office) the basement has to work very hard to service all elements of the building without resorting to roof space and the engineers don't think they can find the basement space to accommodate a tank which they've calculated is likely to occupy 400 sq ft in all. The nature of this development within a Conservation Area, with limited site area there are limited opportunities for attenuation measures, however it is proposed to use brown and green roofs to reduce runoff, to maximise the possible passive attenuation opportunities and provide betterment to the site.

6.Additional acoustic information

Sandy Brown have revisited their acoustic noise and vibration assessment as attached to pick up Claire Parson's comments following the site visit and email of 20th September. Please can you ask her to review and comment accordingly. The drawings have been revised to show the position of a flue to serve any A3 use of the retail floors. These are attached to a separate email.

7.Wheelchair access requirements

The second floor plan referred to above (ref C645 P 02 001 Rev D) has been amended in line with LDF Policy DP6 to ensure that it is easily adaptable to meet wheelchair requirements without involving alterations to internal walls.

I trust this picks up the various points but if there's anything else you need please let me know.

Regards.

David.

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