

1<sup>st</sup> February 2013

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Dear Amanda

## **Parker Street- Additional information**

Further to our meeting of last week and your subsequent emails we would respond as follows:

1. **Great Russell Mansions.** Given the response from your Conservation/ Transport colleagues we have come to the conclusion that the conversion of these units is not something we can really sort out in the current timeframe and hence we confirm that we propose not to include them in the off-site affordable provision for Parker House.

The decision to drop these units clearly has knock on implications for the Tybalds off-site contribution, which we discuss under 2 below.

2. **Tybalds, off site contribution.** Given the fact that we now propose to drop the three GRM units and the policy target to secure 50% of the floorspace as affordable we have looked again at Tybalds site and have re-worked the masterplan.

As a result of this exercise we can now confirm that we will be in a position to deliver a policy compliant scheme in relation to the quantum of overall residential floorspace to be delivered at Parker House and Tybalds as affordable.

The schedules attached to this letter explain the revised position. I note your comment in relation to GEA. However the attached schedule compares GIA to GIA. We think this is the best way to present the information given the fact that a quantum of the floorspace at Tybalds forms part of existing blocks and shares cores with existing development and hence if

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we included GEA amounts in relation to all of the Tybalds information we would effectively be overstating the amount of affordable floorspace that is actually being delivered at Tybalds.

We feel that using a GIA measurement allows for a more direct comparison to be made between Parker House and Tybalds.

In summary the tables confirm the following:

- Total residential floorspace (Parker House and Tybalds); 6173sqm (GIA) (Tybalds: 2,889sqm and Parker House: 3,284sqm).
- Social rented (Parker House): 197sqm (GIA)
- Social rented (Tybalds): 2018sqm (GIA)
- Intermediate (Tybalds): 871sqm
- Total affordable (Parker House and Tybalds): 3086sqm (GIA) (46 units)
- Total private (Parker House): 3087sqm (GIA) (40 units)
- Affordable split (by floorspace): 71.8% (social rented) and 28.2% (intermediate)
- Delivery of larger social rented units = 14 or 46.7% of the total social rented provision as 3 bed plus.

In terms of numbers we are now proposing 43 off-site affordable units (35 previously (see our letter of 9<sup>th</sup> January)) and 3 on-site units.

In terms of mix we are now proposing :

Social rented (off site):

9 x 1-bed

4 x 2-bed

12 x 3-bed

2 x 4-bed

Total: 27

Intermediate (off site):

15 x 1-bed

1 x 4-bed

Total: 16

Social rented (on site):

1 x 1-bed

2 x 2-bed

Total: 3

Thus 46 affordable units are to be delivered in total (43 at Tybalds and 3 on-site at Parker House).

3. **LifeTime Homes:** In relation to the various questions raised in relation to the Lifetime Homes Standards we would confirm the following:

- Can they confirm the width of the main communal entrance (single leaf clear opening). **Response: 800mm minimum (ironmongery will be chosen to ensure minimum dimension retained).**
- S3 - The entrance has a 70mm step up and an entrance door that is too narrow (width not stated). The door needs to be suitable for people to use so the width should be clarified. Also why is the floor level not adjusted to be correct at the front door with a step to the garden? **Response: As the front door is through an existing facade, the proposal includes the retention of the existing opening. The opportunity to have a level access to the rear of the building also allows for a flush access out to the garden and will minimise the impact to the existing fabric of the front elevation. If widening the front access is deemed acceptable in conservation terms, and it is acceptable that the rear access will not have a flush threshold, this can be amended.**
- S2 - The drawings show no living space at ground floor level but the document suggests the kitchen is. Can this be confirmed as some living space should be provided at ground floor. **Response: Please see the second revision - drawing number 1588(PL)208-P2 (attached).**

#### 4. Wheelchair Compliant Unit

You asked us to confirm why the social rented unit could not be made wheelchair compliant.

In response we confirm that if we were to meet Camden's criteria for Wheelchair compliant units, we would have to extend the existing affordable unit by approximately 800mm in order to gain an additional 3sqm, which would have the following implications:

- The refuse store cannot be reduced any further and hence we would have to lose the caretakers storage, which is

something we cannot really do.

- Alternatively we could take the floorspace from unit S2. This would result in an oversized 1-bed unit (living at GFL with an accessible WC and a bedroom and compliant bathroom at 1st floor level). In addition there would be an impact on the elevation as the windows would need to move to deal with the layout changes.

Our view is that we should retain the provision as contained in our letter of 9<sup>th</sup> January 2013.

**Bin Stores.** You questioned why we had used wheelbins as opposed to bigger Eurobins.

The architects have advised that the decision was as a result of design more than anything else. In short the proposed bin size was driven by a desire to keep the height of the bin store door at GFL as small as possible in order to allow for natural light into the reception area.

The architects have advised that they could alter the door size. This would necessitate a change to the elevation to allow for the doors to be 200mm or so taller. Such a change would mean that we could use Eurobins as suggested by your waste colleagues.

**Please advise if you would like us to change the elevation to accommodate the bigger door to allow for the use of Eurobins.**

## 5. Larger Unit Sizes

Based on our discussions we attach the revised floorplans as follows:

1588 (PL) 203 rev.P2

1588(PL) 204 rev.P2

1588(PL) 205 rev.P2

The attached schedule also confirms the final unit mix as follows:

14 x 1-bed/studio (32.5%)

20 x 2-bed (46.5%)

9 x 3-bed (21%)

In terms of other issues, Nick Clough's email of yesterday deals with the outstanding viability issues and the point raised in relation to 'what would happen at Tybalds in the absence of the Parker House off-site affordable.'

I am also aware that we need to come back to you on the construction issues raised by the school and improvements to the school access and the provision of TRA space. I need to liaise directly with Nick on this.

I also confirm the additional ecology survey work has been commissioned. I will also give you an update on progress on this matter on Monday.

Finally I will review the draft conditions and section 106 and get back to you on Monday afternoon.

Please call if you need anything else.

Yours sincerely  
For Tibbalds Planning and Urban Design

A handwritten signature in black ink, appearing to read 'Jennifer Ross', with a large, sweeping flourish underneath.

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