9th January 2013

Amanda Peck

Principal Planning Officer

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Dear Amanda

* + ADDITIONAL INFORMATION TO SUPPORT PARKER HOUSE APPLICATION

The consultation process associated with the Parker House planning application has given rise to a number of requests for the submission of additional material and/ or clarification in relation to a number of issues. The viability information and supporting background is provided with a separate confidential letter.

We provide the following responses to the various issues raised.

TYBALDS ESTATE PROPOSALS

We attach a summary document that sets out the proposal for Tybalds estate and information on the units that are proposed as off site affordable provision for Parker House. This identifies the 35 affordable units as set out in the Design and Access Statement for Parker House and demonstrates how they are distributed across the scheme. These affordable units are proposed in the following mix:

Social rented provision

1 x 4 bed

10 x 3 bed

4 x 2 bed

6 x 1 bed unit

TOTAL 21 social rented units (of which 52% are 3 bed or larger)

Intermediate provision

13 x 1 bed

1 x 2 bed

TOTAL 13 intermediate units

In terms of progress on this scheme we confirm that it is still the intention to submit a full planning application for this scheme in its entirety in the first half of February 2013.

AFFORDABILITY OF SHARED OWNERSHIP UNITS

We confirm, in response to the housing departments question that the intermediate/shared ownership units at Tybalds Estate will meet the relevant affordability criteria.

WHEELCHAIR UNIT PROVISION

The wheelchair unit provision across the site has now been modified in response to feedback received. It is not possible to meet the required arrangements (1800mm turning area) within the proposed on-site affordable wheelchair unit without losing one of the bedrooms. Therefore it is now proposed that more of the wheelchair provision for the scheme will be met by the off site units at Tybalds Estate. The proposals for meeting the 10% wheelchair unit requirements are based on the total overall requirement for 81 units, including the off-site affordable provision (40 private and 3 affordable on site +3 affordable units at Great Russell Mansions +35 Tybalds Estate affordable units). We calculate that the scheme as a whole therefore requires 8 wheelchair units.

This is to be provided by:

• 3 private wheelchair units on site (as set out on page 63 of the D&A statement) in the form of 1 x 1 bed unit and 2 x 2 bed units; and

• 5 affordable wheelchair units off-site at Tybalds Estate and comprising 4 x 2 bed social rented units, and 1 x 2 bed intermediate unit.

Virtually all of these units are able to deliver the 1800mm turning area and other criteria as required. The wheelchair units at Tybalds Estate have been discussed and agreed with the Michelle Horn (Access officer) and with Neil Stedman (Occupational Therapist).

LIFETIME HOMES CHECKLIST

We attach a review setting out how the scheme has been assessed against the lifetime homes criteria. This provides information about the proposals in relation to the various objectives. Based on the feedback provided about the new two storey units in Aldwych Workshops a revised floor layout plan has been tested and is attached to demonstrate how a unit that meets the Lifetime Homes criteria in the way required can be delivered (drawing number 1588(PL)208 rev P2).

LARGER UNIT SIZES

We understand that you anticipate that Members will be concerned about achieving a larger number of private units with additional bedrooms, even though this is outside of the requirements of current planning policy. As discussed a number of the units in the scheme exceed the minimum unit sizes set out in planning policy. The units have fewer bedrooms than they might based on commercial advice that buyers in this location will be looking for greater residential floorspace rather than maximum bedroom numbers.

There are 4 units in the scheme which are currently 2 bedroom units but that have the potential to be 3 bedroom units and still meet the minimum space standards set out in planning policy. A plan showing the possible alternative layouts for the 4 units is attached. If these units were to have additional bedrooms spaces the inclusion of these 4 x 2-bed units as 3-bed units would have the effect of increasing the number of 3-bed plus units in the scheme to 9 (21%) and reducing the 2-beds to 18 (42%) of the on-site provision.

OVERLOOKING OF COMMERCIAL BUILDING TO THE EAST ALONG PARKER STREET

A question was asked about how the scheme has addressed potential overlooking issues with the building next door to the site on Parker Street. Details of how the window alignments have been carefully considered are set out on page 55 of the Design and Access Statement. Please let us know if further information is required.

REFUSE AND RECYCLING FACILTIES

The comments received back on this issue are related to a mis-understanding about the proposals and an error on our part. The drawings describe a ‘refuse store’ for the building but this is an error in that this should say ‘refuse and recycling store’. We attach a short note setting out how the refuse and recycling capacity and requirements have been calculated and how it is anticipated that this would be managed as part of the scheme.

GREAT RUSSELL MANSIONS

We note your comments set out in your email of 18th December 2012. We are currently looking further at this scheme and will provide additional information shortly.

GROUND INVESTIGATIONS.

In response to the email from the EHO, dated 21st November 2012 we confirm that Geotechnical Reports were biked to you on 26th November 2012. Please advise if any additional information is required.

TREES/ LANDSCAPING

We confirm that the intention is to retain the trees on Parker Street. At this stage, however the method of construction has not yet been finalised. It is anticipated that this will be worked through with the preferred contractor.

Given this situation it is assumed that any requirement to produce a method statement and details of any protection measures to minimise impacts can be controlled by condition.

ECOLOGY

The ecological information that was submitted was prepared in response to pre-application advice that we understand said that the scheme would not require an ecology survey. The ecology report that was included with the application was undertaken to support the Code for Sustainable Homes (CfSH) assessment of the scheme.

The consultation response contradicts this pre-application advice and seems a little excessive given the site context. However, if it is now considered necessary we can produce a full ecological survey. Please confirm of this is the case.

CONSULTATION UPDATE

We note the comments by the school and residents of Aldwych House and will be providing further information on the consultation undertaken with them shortly.

We hope that this letter provides all of the additional information that has been requested to date.

Yours sincerely

For Tibbalds Planning and Urban Design

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enc

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