

112 – 116
New Oxford Street



Planning Application
Design Document
December 2012

1.0: Contents:

7.0: Supporting Statements

- 7.1: Marketing Report
- 7.2: Local Procurement and Local Employment
- 7.3: Listed Buildings / Conservation Area Appraisal
- 7.4: Affordable Housing / Viability
- 7.6: Secured-By-Design
- 7.7: Service Management Plan
- 7.8: Accessibility Statement
- 7.9: Life Time Houses
- 7.10: Transport / Car Free Housing
- 7.11: Construction Management Plan

7.0: Supporting Statements:

In addition to the provision of the planning and regeneration benefits which are intrinsic to the proposed scheme, it is anticipated that an appropriate package of Section 106 contributions will be negotiated and agreed with London Borough of Camden in due course in accordance with the test set out in the Community Infrastructure Regulations 2010.

It is anticipated that planning obligations could include the following areas:

- Affordable Housing
- Education
- Public Open Space
- Transport
- CIL (Community Infrastructure levy)

As part of the Planning Submission we are aware that a series of statements and reports have been requested by the camden Council which are listed below:

- Marketing
- local procurement and Local Employment
- Listed Building / Conservation Area Appraisal
- Affordable Housing
- Secure By Design
- Accessibility Statement
- Life Time Homes
- Service management Plan
- Construction Management Plan

7.1: Supporting Statements: Marketing Report

Zania Universal Ltd
c/o 37 Church Way, London N20 0JZ
07770 520 714

15 December 2012

112-116 New Oxford Street London Wc1- Additional Marketing

Following the continuous marketing by The Estate Office with very limited results, a direct marketing approach was made as follows.

- 1 An advert was placed in the Estates Gazette on 6th October 2012 as per attached that provided general information and invited interested parties to apply for further information.
- 2 This was also listed on the Estates Gazette website PropertyLink and continues to be listed
- 3 A direct email by the Estates Gazette was sent via Occupiers Direct to about 2500 people on their database, as per attached.

Response

Seven people responded and attach their full details. They were all sent further details as per attached.

Follow up calls with two of those interested did not lead to any further interest

7.1: Supporting Statements: Marketing Report

www.savills.co.uk/leisure **Savills**



TSEGA HOUSE, 150 ROSEBERY AVENUE, LONDON HARINGEY N17 9SD

On Behalf of The Joint Administrators

- Modern single storey factory/warehouse with self-contained offices.
- 1,582 A sq m (17,140 sq ft) GIA approx.
- Secured gated yard, providing parking for approx 20 vehicles.
- Popular location close to main transport links.

POA

The above details and property of Tsega Clothing Limited (in administration) are being managed by the joint administrators under court order. For further information, please contact:

For further information, please contact:

Rose Press
Tel: 020 7467 8891
rose.press@colliers.com

Jeffrey Peter
Tel: 020 7344 6640
jeffrey.peter@colliers.com

Colliers

www.colliers.com/uk

Office Space to Let
112-116 New Oxford Street London WC1

5757 sq ft (534.8 sq m) approx NIA

Arranged over five floors with excellent natural light and passenger lift, the property is currently in shell condition and to be fitted out to client requirements to include air conditioning.

Terms:
The premises are available on a new single FRI lease for a term by arrangement, at a rental to be agreed, subject to fit out requirements.

For further details contact
Chris Protopapas on 07770 520 714 or
email: chris@pmsupply.co.uk

UNPRECEDENTED INVESTMENT OPPORTUNITY
BARNES LONDON SW13

An exceedingly rare opportunity to acquire a readymade portfolio of 18 Commercial with Residential Upperparts Investment Properties located in the same prestigious South West London Suburb.

Excellent development and management potential.

Tenants profiles include: Carlsberg, Chatterbox Global, Hamperies International, Cook and a range of independent retailers and local conveniences.

Current Income £731,364 pa ex with immediate potential for uplift. Further details, tenancy schedule and price available on application.

www.vauxscribb.co.uk
Telephone: 020 7731 8001
Email: tom@vauxscribb.co.uk

CLUTTONS

Residential development opportunity
Hellingly, nr Hailsham East Sussex

Detached Edwardian building on 1.0 acre (0.4 ha) site considered suitable for redevelopment to provide up to 5 dwellings subject to planning permission.

Freehold for sale by informal tender
Offers for freehold by 15 November 2012

CONTACT WORDSWORTH
01273 738383
christian.wordsworth@cluttons.com cluttons.com

HIGHLY REVERSIONARY
FREEHOLD GROUND RENTS

15 Prestigious Houses on a Private Square in Cardiff City Centre.

Leases Expire 24th March, 2035.

Offer over £1 million

bureau

Bureau Property Consultants, PO Box 2521,
Cardiff CF23 0GP
geraint@ebureau.biz

Chris Protopapas

From: Chris Protopapas [chris@pmsupply.co.uk]
Sent: 05 October 2012 13:40
To: 'Colin Harron'
Subject: RE: 112-116 New Oxford Street, London WC1 - 05 Oct 2012

Colin

This property is currently in a shell condition.

Does your client want to fit out themselves or do you want landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level -- to be fitted
There are kitchen facilities at each level -- to be fitted

Partitioning to suit
Wooden or carpet tile Flooring

Regards,
Chris Protopapas

This communication is to be treated as confidential and the information in it may not be used or disclosed except for the purpose for which it has been sent. If you have reason to believe that you are not the intended recipient of this communication, please contact the sender immediately

From: Colin Harron [<mailto:colin.harron@gmail.com>]
Sent: 05 October 2012 13:28
To: 'Chris Protopapas'
Subject: RE: 112-116 New Oxford Street, London WC1 - 05 Oct 2012

Thanks Chris,

Received.

What rent Epsf & rent free is offered on a five year lease term please?

Kind regards

Colin

Colin A Harron

Hamilton Barr | Property Consultants

1

Mob: 0777 550 2001

colin.harron@gmail.com

This message and any attachments are confidential and may also contain legally privileged information. If you or any person acting on your behalf has received this message in error please notify the sender and destroy this message and any attachments immediately. Unauthorized dissemination, disclosure, copying or use is prohibited. Although we endeavour to keep our network free of viruses you should scan this email and any attachments for viruses. Hamilton Barr shall not be responsible for any viruses contained in this e-mail or any attachments. We reserve the right to monitor the content of all e-mails sent and received by our systems. The partners accept no liability for the contents of e-mails where these are unconnected with the affairs of the firm or its clients.

From: Chris Protopapas [<mailto:chris@pmsupply.co.uk>]
Sent: 05 October 2012 11:29
To: 'Colin Harron'
Subject: RE: 112-116 New Oxford Street, London WC1 - 05 Oct 2012

Hello Colin

Please see attached basic details.

As per advert and details, terms to be discussed depending on client requirements.

Regards,
Chris Protopapas

07770 520 714

This communication is to be treated as confidential and the information in it may not be used or disclosed except for the purpose for which it has been sent. If you have reason to believe that you are not the intended recipient of this communication, please contact the sender immediately

From: Colin Harron [<mailto:colin.harron@gmail.com>]
Sent: 05 October 2012 09:08
To: chris@pmsupply.co.uk
Subject: Re: 112-116 New Oxford Street, London WC1 - 05 Oct 2012

G-Morning Chris,

Could you kindly email details of your above office space as advertised in the EG this week.

Many thanks.

Kind regards

Colin

Colin A Harron

Hamilton Barr | Property Consultants

Mob: 0777 550 2001

colin.harron@gmail.com

2

7.1: Supporting Statements: Marketing Report

This message and any attachments are confidential and may also contain legally privileged information. If you or any person acting on your behalf has received this message in error please notify the sender and destroy this message and any attachments immediately. Unauthorised dissemination, disclosure, copying or use is prohibited. Although we endeavour to keep our network free of viruses you should scan this email and any attachments for viruses. Hardware Barr shall not be responsible for any viruses contained in this e-mail or any attachments. We reserve the right to monitor the content of all e-mails sent and received by our systems. The partners accept no liability for the contents of e-mails where these are unconnected with the affairs of the firm or its clients.

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.2221 / Virus Database: 2441/5310 - Release Date: 10/04/12

3

2

Chris Protopapas

From: Chris Protopapas [chris@pmsupply.co.uk]
Sent: 06 October 2012 13:05
To: 'Spencer Lebetkin'
Subject: RE: 112-116 New Oxford Street
Attachments: 112-114 New Oxford Street - Details.pdf

Colin

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Does your client want to fit out themselves or do you want landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted

There are kitchen facilities at each level - to be fitted

Partitioning to suit
Air Con
Wooden or carpet tile Flooring

Regards,
Chris Protopapas

This communication is to be treated as confidential and the information in it may not be used or disclosed except for the purpose for which it has been sent. If you have reason to believe that you are not the intended recipient of this communication, please contact the sender immediately

-----Original Message-----
From: Spencer Lebetkin [mailto:spencer@russelldewis.co.uk]
Sent: 06 October 2012 12:18
To: chris@pmsupply.co.uk
Subject: 112-116 New Oxford Street

Chris

Further to your advert in the Estates Gazette, please can you e mail me details for clients.

Thanks

1

Spencer Lebetkin
Partner

RUSSELL LEWIS COMMERCIAL PROPERTY CONSULTANTS
20 Fitzroy Square
London
W1T 6EJ

T: 020 8387 5432

M: 07958 516554

E: spencer@russelldewis.co.uk <<mailto:spencer@russelldewis.co.uk>>

W: www.russelldewis.co.uk

2

7.1: Supporting Statements: Marketing Report

3

Chris Protopapas

From: Chris Protopapas [chris@pmsupply.co.uk]
Sent: 08 October 2012 10:39
To: 'james@hardwickeandco.com'
Subject: FW: 112-116 New Oxford Street
Attachments: 112-114 New Oxford Street - Details.pdf

James

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Does your client want to fit out themselves or do you want landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted

There are kitchen facilities at each level - to be fitted

Partitioning to suit
Air Con
Wooden or carpet tile Flooring

Regards,
Chris Protopapas
07770 520 714

This communication is to be treated as confidential and the information in it may not be used or disclosed except for the purpose for which it has been sent. If you have reason to believe that you are not the intended recipient of this communication, please contact the sender immediately

1

5

Chris Protopapas

From: Chris Protopapas [chris@pmsupply.co.uk]
Sent: 09 October 2012 10:56
To: 'Adam Noble'
Subject: RE: 112-116 New Oxford Street Details
Attachments: 112-114 New Oxford Street - Details.pdf

Adam

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Terms will depend on whether your client will want to fit out themselves or for landlord to fit out to clients specification and if so, what spec will they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted There are kitchen facilities at each level - to be fitted Partitioning to suit Air Con Wooden or carpet tile Flooring

Regards,
Chris Protopapas
07770 520 714

This communication is to be treated as confidential and the information in it may not be used or disclosed except for the purpose for which it has been sent. If you have reason to believe that you are not the intended recipient of this communication, please contact the sender immediately

-----Original Message-----

From: Adam Noble [mailto:anoble@nobleharris.co.uk]
Sent: 09 October 2012 10:46
To: chris@pmsupply.co.uk
Subject: 112-116 New Oxford Street Details

Hi Chris,

Following our discussion over the phone a couple of minutes ago, please could you forward me details of 112-126 New Oxford Street?

Many Thanks,

Adam Noble BSc (Hons)

1

Graduate Surveyor

Adam Noble

3 Manover Square
London
W15 1HD

Tel: 020 7629 0811
Fax: 020 7493 0472
Email: anoble@nobleharris.co.uk <<mailto:anoble@nobleharris.co.uk>>
Web: www.nobleharris.co.uk <<http://www.nobleharris.co.uk>>

If you have received this message (and any associated files) in error, please inform us immediately and delete it and all copies from your system. Any information that does not relate to business of The Noble Harris Partnership shall be understood as neither given nor endorsed by it. Property information supplied by this email does not constitute any part of an offer or contract and is subject to The Noble Harris Partnership's usual terms and conditions. This email and any attachments are believed to be free of any virus, or defect, but it is the responsibility of the recipient to ensure this. The Noble Harris Partnership does not accept responsibility or liability for any loss or damage arising in any way from its receipt or use or for any errors or omissions in its contents which may arise as a result of its transmission.

2

7.1: Supporting Statements: Marketing Report

6

Chris Protopapas

From: Chris Protopapas [chris@prmsupply.co.uk]
Sent: 12 October 2012 10:24
To: 'Matthew Griffith'
Subject: RE: 112-116 New Oxford Street
Attachments: 112-114 New Oxford Street - Details.pdf

Matthew

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Terms will depend on whether your client wants to fit out themselves or if you want the landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted out.

There are kitchen facilities at each level - to be fitted out.

May also consider selling the entire building with an income from Starbucks of £150,000 on a lease expiring in 2015

Partitioning to suit
Air Con
Wooden or carpet tile Flooring

Regards,
Chris Protopapas
07770 520 714

This communication is to be treated as confidential and the information in it may not be used or disclosed except for the purpose for which it has been sent. If you have reason to believe that you are not the intended recipient of this communication, please contact the sender immediately

This communication is to be treated as confidential and the information in it may not be used or disclosed except for the purpose for which it has been sent. If you have reason to believe that you are not the intended recipient of this communication, please contact the sender immediately

From: Matthew Griffith [mailto:matthew.griffith@durlings.co.uk]
Sent: 12 October 2012 10:08
To: chris@prmsupply.co.uk
Subject: 112-116 New Oxford Street

1

Hi Chris,

If you could just send the details across for 112-116 New Oxford Street that would be excellent.

Regards,

Matthew Griffith BA(Hons)
e: matthew.griffith@durlings.co.uk
t: 01892 552600
m: 07525791393

22 Mount Ephraim Road
Tunbridge Wells
Kent
TN1 1ED



2

7

Chris Protopapas

From: Chris Protopapas [chris@prmsupply.co.uk]
Sent: 15 October 2012 14:01
To: 'Michelle Mitchell'
Subject: RE: Detail Request
Attachments: 112-116 New Oxford Street - Details6.pdf

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Does your client want to fit out themselves or do you want landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted

There are kitchen facilities at each level - to be fitted

Partitioning to suit
Air Con
Wooden or carpet tile Flooring

Regards,
Chris Protopapas
07770 520 714

This communication is to be treated as confidential and the information in it may not be used or disclosed except for the purpose for which it has been sent. If you have reason to believe that you are not the intended recipient of this communication, please contact the sender immediately

From: Michelle Mitchell [mailto:michelle@piproperty.co.uk]
Sent: 15 October 2012 13:14
To: chris@prmsupply.co.uk
Subject: Detail Request

Please send details regarding the following property,

112-116 New Oxford St, WC1

--
Regards

Michelle Mitchell

Perfect Information Property Ltd
3rd Floor
61 Fleet Street
London

1

7.1: Supporting Statements: Marketing Report

EC4Y 1JU

Tel: 0207 353 9597
Fax: 07092 004 314

www.pjproperty.co.uk

7.1: Supporting Statements: Marketing Report

Chris Protopapas

From: Shutti, Christina (RBI-UK) [Christina.Shutti@estatesgazette.com]
Sent: 17 October 2012 17:37
To: Chris Protopapas
Subject: Estates Gazette Advertisement
Attachments: Quality Office Space to Let in London, New Oxford Street (14.8 KB)

Dear Chris,

I hope you are well.

Please find enclosed an attachment with the Occupiers Direct email newsletter that was sent out and also a link to your enhanced entry on PropertyLink.

http://www.estatesgazette.com/propertylink/advertis/new_oxford_street_london-london-3420385.htm

Kind regards,
Christina

Christina Shutti | Account Manager
Estates Gazette | Making property move

Call me on 020 7911 1985 or email christina.shutti@estatesgazette.com
Connect with me on [LinkedIn](#) and follow [@estatesgazette](#) on Twitter
Click [here](#) for our Terms and Conditions

----- DISCLAIMER -----
This message is intended only for the use of the person(s) ("Intended Recipient") to whom it is addressed. It may contain information which is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the Intended Recipient, please contact the sender as soon as possible.


Reed Business Information Limited.
Registered Office: Quadrant House, The Quadrant, Sutton, Surrey, SM2 5AS, UK.
Registered in England under Company No. 151537

1

Chris Protopapas


From: Propertylink Occupiers Direct [Propertylink@email.estatesgazette.com]
Sent: 05 October 2012 10:30
To: Shutti, Christina (RBI-UK)
Subject: Quality Office Space to Let in London, New Oxford Street

[Forward to a friend](#) | [View as a webpage](#) | [Add us to your white list](#)

 **propertylink**
The Commercial Property Marketplace

Occupiers Direct

112-116 NEW OXFORD STREET
London
WC1A 1HH
[Click here to visit our website](#)




QUALITY OFFICE SPACE TO LET IN LONDON, NEW OXFORD STREET

Arranged over five floors with excellent natural light and passenger lift, the property is currently in shell condition and to be fitted out to client requirements to include air conditioning.

1

The premises are available on a new single FRI lease for a term by arrangement, at a rental to be agreed, subject to fit out requirements.

To find out more or to arrange a viewing, please contact
Chris Protopapas:
Call 07770 520 714 or email chris@pmsupply.co.uk



Manage Your Account
This email has been sent to christina.shutti@estatesgazette.com
Advertise in this email by clicking [here](#) or call 020 7911 1732
Add us to your [safe senders](#) list to ensure you receive our emails
Unsubscribe from future Propertylink Occupiers Direct emails [here](#)

Disclaimer
This message is intended only for the use of the person(s) ("Intended Recipient") to whom it is addressed. It may contain information, which is privileged and confidential. Accordingly any dissemination, distribution, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited. If you are not the Intended Recipient, please contact the sender as soon as possible.
Reed Business Information Limited. Registered Office: Quadrant House, The Quadrant, Sutton, Surrey, SM2 5AS. Registered in England under Company No. 0151537

2

7.1: Supporting Statements: Marketing Report



Report relating to 112-116 New Oxford Street, W1

Contents

1.	Introduction and location	2
2.	Market Commentary	3
	2.1 Supply	3
	2.2 Development	4
	2.3 Take-up	5
3.	Summary	6
	Important Note	

1. Introduction and location

For research reporting purposes the subject property is classed as Grade B office space due to the fact that it has not undergone any significant refurbishment/development works in the last five-years and due to its configuration and size of floor plates.

The subject property lies on the southern edge of the Camden borough close to the boundary with the City of Westminster. Its location aligns it more closely with characteristics of the West End office market as opposed to Camden, in terms of supply and demand trends. The majority of office stock in Camden falls within the Savills research boundary of the Noho submarket. Noho runs from Woburn Place/Southampton Row to Portland Place, and is bounded to the north and south by Euston Road and Oxford Street respectively.

For clarity, analysis of the supply and demand trends for the purposes of this report will be based on the Noho submarket.

7.1: Supporting Statements: Marketing Report



2. Market Commentary

2.1 Supply

The Noho submarket is the West End's largest submarket with an office stock figure of approximately 13m sq ft, this is 11% of the West End's total office stock.

We estimate there is 592,000 sq ft of available space in the submarket, this equates to a vacancy rate of 5%, this is above the overall vacancy rate of the wider West End which currently stands at 3.8%.

58% of space is of Grade A quality, this is just under 343,000 sq ft of available Grade A space. The recent rise in Grade A space in Noho is the result of 90,000 sq ft of developments completing in Noho and entering the supply figures this year. 42% of all space available in Noho is of Grade B quality, this is 250,000 sq ft of available Grade B space.

Our supply data estimates that office property in Noho has been vacant on average around 1.3 years. When analysing the amount of time Grade A and Grade B quality space has been available, the difference is significant, on average Grade A space has been vacant for 0.7 years whilst Grade B space on average is available for 1.7 years.

Figure 1 shows the percentage breakdown of available office property in Noho. 100% of all office space available more than two years in the submarket is of Grade B quality, putting this in to context this equates to 149,000 sq ft of Grade B office space being vacant for more than two years.

Figure 2.1 Years vacant by grade

Years Vacant	Grade A	Grade B
Less than 1 year	80%	20%
More than 1 less than 2	56%	44%
More than 2 less than 3	0%	100%
More than 3 less than 4	0%	100%
More than 4 less than 5	0%	100%
More than 5	0%	100%

An important factor to take in to consideration when assessing the potential impact of a loss in office space is to look at the 'years of supply' in the area. In the national market place two years of supply suggests an average level of supply.

Across all grades of office space in Noho, years of supply stands at 1 year, suggesting that the market is under supplied, however this is more or less in-line with the wider West End market. 11 out of 12 submarkets in the West End are currently under supplied in terms of years of supply.



2.2 Development

After four years of restricted levels of development activity in the West End, 2013 will see a return to average levels of development activity reaching 1.8m sq ft.

In Noho, development activity has also picked up with approximately 678,000 sq ft of developments and extensive refurbishments to enter the supply figures over the next two years (2013-14). The average level of completions seen per annum in Noho is 290,000 sq ft, in 2013 220,200 sq ft will be complete, down on the average. 2014 however, will see a return to above average levels of completions at 457,500 sq ft.

Figure 2 shows a list of developments that are due for completion in the Noho submarket over the next two years (2013-14).

Figure 2.2 Development pipeline in Noho

Building	STREET	PC	TYPE	SPECULATIVE	Timing	STATUS
St George's Court, 2-12	Bloomsbury Way / 2-28 New Oxford St	WC1	refurb	152,239	Q3 2013	U/C
2	Stephen Street, W1	W1	refurb	68,000	Q3 2013	U/C
Walmar House, 288/300	Regent street	w1	refurb	40,000	Q1 2014	U/C
1	Mabledon Place	WC1	dev	87,500	Q1 2014	PPG
Fitzroy Place	Mortimer Street	W1	dev	260,000	Q4 2014	APP
Regent House	Edgware Road/George St	W1	dev	50,000	Q4 2014	site
61-63	Tottenham Court Road	W1	dev	20,000	Q4 2014	PPG
West End Delivery Office	Newman Street/Rathbone place	W1	dev	230,000	Unknown	SITE
Euston Station		NW1	dev	150,000	Unknown	APP

Although not in the immediate vicinity of the subject property the regeneration of King's Cross will play an important part in shaping the future of the wider Camden office market. The site spans 67 acres and over the next 10 years, 50 buildings totalling 8m sq ft, 20 new streets and 10 new public spaces will be created. 3.4m sq ft office space will be delivered, up to 2,000 homes and serviced apartments, 500,000 sq ft of retail, up to 300 hotel bedrooms and 650 student units.

Focussing on the office element, 3.4m sq ft of office space in some 23 buildings will be built. A number of these buildings are already designed and some have consented planning. 184,000 sq ft in two buildings is being speculatively built at the scheme, 57,000 sq ft at 1 Pancras Square will be delivered in Q3 2013 and 127,000 sq ft at 2 Pancras Square will be delivered in Q2 2014. 568,000 sq ft has already been pre-let at the scheme, including BNP Paribas taking 350,000 sq ft in 2010, in 2011 Camden Council took 150,000 sq ft, Hoare Lea took 22,000 sq ft and Argent took 9,000 sq ft.



2.3 Take-up

Take-up in 2011 reached 731,500 sq ft, this is up on the 10-year average of 600,000 sq ft. As the graph below demonstrates there has been a bias towards Grade A quality space in recent years in the Noho market. Over a five-year period (2007-11) 56% of space taken has been of Grade A quality. 63% of space taken in 2011 was of the best quality.

Figure 2.3 Take-up in Noho



*As at end Sept 12

As at end September 2012 take-up has reached 583,000 sq ft, this was boosted by two large deals of 97,000 sq ft at Greater London House to Asos and 44,000 sq ft at Oxford House, 76 Oxford Street to Publicis. Both deals were Grade B lettings, thus skewing Grade A office take-up in 2012 to be just 45%, down on the average of 56%. With just under 120,000 sq ft of space under offer in Noho, we estimate take-up levels to come in at average levels.

The structure of office demand in Noho mirrors that of the West End as a whole, with no dependency on any one business sector. The most dominant business sector over the period of 2007-2011 has been the Creative sector, taking a 21% share. The Professional and Public Services sector take the next largest shares with 14% and 16% respectively.

Going forward, the Public Sector's share of take-up in this market is likely to decline as the Government Property Unit (GPU) seeks to rationalise its central London office property needs. According to figures from the GPU, the government occupies 10m sq ft offices in central London, 57% of which is leasehold. The GPU's aspiration is to reduce occupancy by 45-50% over the next decade. Furthermore, over the next three years (2012-14), Oxford Economics forecasts Public sector employment to fall by 3.3% in Westminster and 3.1% in Camden. These factors are likely to result in a rise of tenant returns from this sector of Grade B quality office space back in to the market.

7.1: Supporting Statements: Marketing Report



3. Summary

- There is a substantial amount of long term vacant (more than 2 years) Grade B office floor space available in Noho, approximately 149,000 sq ft.
- Development pipeline in Noho is returning to average levels, we estimate 678,000 sq ft of developments to enter the supply figures over the next two years (2013-14). This will help up soak up average levels of demand expected over the next three years.
- The biggest take-up of new space by tenants is of Grade A floorspace (on average).
- There is a significant amount of new Grade A floor space at Kings Cross.
- The strategic relocation of Government Departments to outside of London will increase supply and vacancy levels.



Important Note

Finally, in accordance with our normal practice, we would state that this report is for general informative purposes only and does not constitute a formal valuation, appraisal or recommendation. It is only for the use of the persons to whom it is addressed and no responsibility can be accepted to any third party for the whole or any part of its contents. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without prior consent, which will not be unreasonably withheld.

As is customary with such reports, our findings should be regarded as valid for a limited period of time and should be subject to examination at regular intervals.

Whilst every effort has been made to ensure that the data contained in it is correct, no responsibility can be taken for omissions or erroneous data provided by a third party or due to information being unavailable or inaccessible during the research period. The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

7.2: Supporting Statements: Local Procurement and Local Employment

The proposed development at 112-116 New Oxford Street is for residential use. With this use there is no perceived local or long term employment associated with our Planning Application.

Naturally, there is some potential employment in terms of 'types' of services the apartments could generate, (EG Cleaning, Laundry etc).

Potentially there could be a requirement for an inhouse secure/commissionaire 'role' but this would need to be discussed at length with the developer and form part of a service plan for the residential development long term.

During the construction phase, it is likely that the contractor would be using local tradesman, or subcontractors. Any materials being used for the construction would be sourced locally through building suppliers.

All sub-consultants on the client side are likely to be London based.

7.3: Supporting Statements: Affordable Housing/Viability

The proposed development at 112-116 New Oxford Street will have 8 new apartments within it.

The building Gross External Area (GEA) is 980 sq m (gross) including the proposed extension.

The requirement for affordable housing does not therefore apply as the development does not:-

- Provide an additional 1,000 sq m. or more (gross) of housing in use class C3 or C4, or
- Provide an addition of 200 sq m or more (gross) of non-residential floor space.
- Involves the loss of affordable housing floor space.
- Provide 10 apartments.

The apartments type breakdown is as follows numbers are 3, 1 bedroom apartments and 4, 2 bedroom apartments, we are providing 1, 3 bedroom apartment. This 3 bedroom apartment conforms to the Camden Councils request for a 'Family Unit' within this development.

This provides us with 50% 2 bedroom apartments which meets the Councils requirements for a mix of greater than 40% of 2 bedroom apartments.

Whilst the proposals are to a high standard and will provide well designed accommodation that meets the needs of a range of occupiers it is not practical to include affordable housing within this development which is relatively small and primarily market housing.

7.4: Supporting Statements: Conservation Area Appraisal Design Statement

The Design Team, have had consultations with Camden Council Planning Officers and The Principal Planner (Conservation and Design). The design proposal was explained to both Camden Council officers along with the aid explanatory visuals.

After these meetings our design booklet was sent to local conservation area bodies, Covent Garden Community Association and The Bloomsbury Association for their review. (The responses received by the Design Team from these organisations are on the facing page). The Design Team have taken note of the comments made, and have responded by amending their original design to align itself with certain concerns raised.

The building is not listed, however it is considered to make a positive contribution to the character and appearance of the conservation area. The Design Team has, from the outset being aware of the local significance of the 112-116 New Office Street location. Not just in terms of its strong presence from the corner of Oxford Street and Tottenham Court Road, but also with its facade forming the 'end piece' to Prospect House.

The proposed extension has not been conceived or designed as a dominant piece of architecture, but as a modest 'addition' which is read as part of the Cities 'Skyscape'. Its form responds to the floor plan of the main building below. The extension also sits back from the New Oxford Street facade edge, and the facade turning the corner onto Bainbridge Street. But it sits flush with the main rear Bainsbridge facade. All new window openings within the extension have been designed as 'Dormer' types, which is in keeping with the wider architectural context.

The proposed materials for the new extension will be metal panels, in the form of 'Diamond' shingles. The colour will be a Brass/Gold colour, which over time will mute to give a softer colour. The Dormer windows within the new extension will also be of the same material finish and will give a strong 'frame' to the new windows. The new portion of stone which will form the completed Sixth floor level shall mirror the main facade.

The main facade to new Oxford Street will not be altered externally, all existing windows will be maintained and refurbished. The Bainsbridge Street rear facade will have new windows inserted into it, but these will follow (where possible) the current fenestration rhythm. The existing windows both on the front and rear facades will be refurbished during the construction.

Demolition of some 'parts' of the existing building will be necessary to complete the proposed redevelopment, the Design Team have limited the extent of any demolition work, the main area where this takes place will be at roof level. The proposed demolition will allow for the new extension to take place. To make the apartments work on certain floors, new window openings will be needed these will be cut into the existing rear brickwork facade. Any work carried out will be made good and repaired with matching materials. (Please refer back to section 3.0 As Existing drawings to see the extent of the proposed demolition work).



7.5: Supporting Statements: Conservation Area Appraisal Comments On Proposed Design

RECEIVED 9th OCTOBER 2012

Thank you for the updated drawing. In my view this is a significant improvement. The roof extension is much more contextual whilst still retaining a distinctly contemporary appearance. It would also be useful to have some perspective drawings from street level as the roof extension does appear bulkier than it is likely to from the public realm. We will still need to be satisfied that the roof extension sits comfortably on the building in terms of those key medium and long distance views along New Oxford Street.

Thank you
Hannah Walker

Principal Planner (Conservation and Design)

RECEIVED 24th SEPTEMBER 2012

We've read the documentation re the above property and have also seen Bloomsbury's response to it. The property is right on the border between Bloomsbury and Covent Garden, at least it is in terms of how we've divided the area between us for commenting purposes.

Stephen Heath has provided comprehensive comment and we particularly support the comments on the following:

1. Any type of short-term rental is something we feel very strongly about as we see a steady stream of conversions from office to residential with small units being proposed that are clearly aimed at the letting market. Such usage has no positive effect on the local community.

2. We support Bloomsbury's proposal to aggregate S106 monies in order to provide affordable housing within the immediate area where the money is created. At the moment it disappears into a general pot.

4. The views mentioned by Stephen are of concern to us also.

The other points are not ones to which we are likely to add very much.

Thank you for inviting our comment.

Regards
Mike Leeson

Covent Garden Community Association

RECEIVED 16th SEPTEMBER 2012

Thank you for getting in touch with us prior to the application being submitted. You have asked for our initial comments and these follow.

1. In terms of use, whilst residential is the obvious choice for this and other low grade office buildings in the area, we would be nervous about serviced apartments or any other form of short-term rental. However, we would like to see the case for this change clearly set out and consideration given to the points we make below.

2. Under current policy, affordable housing provision will need to be addressed. Your client will not wish to provide it on site and the Council will probably settle for a financial contribution. We feel that off-site local provision is becoming an increasingly attractive proposition through change of use and refurbishment of low grade office buildings elsewhere in established residential 'quarters' such as Bloomsbury Village, Covent Garden and Soho. We will be looking to promote this as a solution as we have done for the adjacent change of use of Centre Point to residential. This, in itself, has proved controversial and there would seem to be an intriguing possibility for your client to enter into some sort of agreement with Almacantar whereby the affordable housing generated by Centre Point might itself be provided in 112-116 New Oxford Street.

3. An issue that is starting to concern many is loss of this type of office accommodation which is driving many smaller businesses out of the area so a change of use to residential is not such a clear issue with us as it might once have been. We will seek to encourage change of use in established residential 'quarters' but we do not view this as the character of New Oxford Street.

4. We are impressed by the thought that has gone into the design proposal so far. In principle, we see it as an improvement - an approach that we feel we could support - but suggest that the extension of the building needs to be considered more carefully with the oblique street views of the terrace of which it is a part. There is a consistent architectural expression that extends from Bainbridge Street to Dyott Street, into which a contemporary intervention needs to be inserted very carefully, particularly in its relationship to neighbouring listed buildings. The sense of continuity and the trace of history should not be entirely negated. The massing images in Sections 5 and 6 of the Extensions Studies document need to show the adjoining buildings in more detail for the proposals to be convincing and we are not sure that the analysis undertaken so far has fully addressed all the issues. We would like the views over the top of the Dominion Theatre from Bedford Square to be taken into account along with the very prominent view from the top of Charing Cross Road. VVIs for key views should be submitted with the application.

5. Roofscape is important and we expect to see a more thorough analysis of what sort of plant is likely to be at roof level. Building Control is unlikely to be very happy with a single stair serving a building of this height and this infers a fire engineered solution with roof mounted smoke extract plant. How is the proposal going to accommodate this? Also how is window cleaning going to be dealt with? In any solution, we would like to see some evidence of a legally binding agreement with the adjoining owner to deal with the unsightly and obtrusive plant at roof level adjacent to the party wall that presently dominates the view from Oxford Street.

6. Street level impact is crucial not only in terms of urban design but also for making the development commercially attractive, particularly on the Bainbridge Street frontage. There are serious problems here with drug related crime and anti-social behaviour and the lack of any active frontage on this side of the street is a major contributory factor. We would like to see early consideration given to this in a crime impact assessment that is developed with the local Police Safer Neighbourhood Team with the ambition of establishing some form active frontage to Bainbridge Street. It would be unfortunate if it is only a refuse store. A sensitive approach to retail signage and CCTV would also be beneficial.

7. We are not at all happy with Park House being quoted as a design precedent to emulate. It was a mistake that Westminster will regret for decades and we would not like to see any references to its visual vulgarity at the other end of Oxford Street.

8. As mentioned earlier, being located in an area that is of interest to Covent Garden Community Association and the Soho Society, as well as ourselves, we suggest that you also seek their views. We are therefore copying this message to them and we may, in due course, decide to submit joint comments on the application.

We hope that this is constructive and would be happy to let you have our further thoughts on proposals as they develop.

Regards,

Stephen Heath

On behalf of the Bloomsbury Association

7.6: Supporting Statements: Secured-By-Design

The Design Team, have been in consultation with the local Secure-by-design officer, where the project was described in detail.

The principle points covered in our meeting were the:

- Change of use
- The shared escape with Starbucks from the first floor and Back of House basement area.
- Accessibility at the ground floor.
- Crime prevention methods to main front door.
- The use of external lighting to ground floor areas.

7.7: Supporting Statements: Service Management Plan

Below is a list of the key points which will be reviewed and actioned in more detail when 112-116 New Oxford Street moves into development stage.

1. All communal and residential doors will be to BS pas 23/24 2012. This will include every flat entrance door. Fire doors on stairs to this standard will be required. There should not be a mix at any level between residents and customers of the ground level shop.
2. Windows - None applicable.
3. Refuse and cycle store - These will have fit for purpose self closing and locking door. If further entry can be gained into the building then a further door to BS PAS 23/24 must be fitted. This is the general requirements, although specific details are not known at this time.
4. Post boxes - A through the wall scheme could be fitted or a foyer with BS PAS 23/24 2012 door fitted with post boxes located in this foyer.
5. Lighting of the property will be to a uniform level.
6. Utility meters will be located in central location.
7. Access control will be video and audio and No trades button fitted.
8. An alarm should be considered. The scheme requires a fused spur be fitted near the entrance to each flat to facilitate an alarm.
9. CCTV should be considered and the information commissioner's guidelines complied with. <http://www.ico.gov.uk>;
10. Lift control may be activated with the use of a fob.

The basic planning arrangement will comprise of 8 dwellings above an existing 'Starbucks' Coffee Shop.

GENERAL:

The main entrance is on New Oxford Street this will be for residents to enter their property on a daily basis's. There are two lobbies proposed an outer lobby and an inner lobby. The outer lobby will contain wall mounted post boxes for all the apartments, the inner lobby will be kept clear to allow for maximum space in front and around the lift doors.

The existing entrance on Bainbridge Street will be maintained, but used for Means of escape from the apartments and 'Existing Starbucks' coffee shop and service entrance for the apartments (this would entail removal of refuse, and goods deliveries).

The main stair will be clear of obstacles, doors on to every apartment floor will have provision for them to be locked, and access to them via keys provided to residents.

CLEANING/REFUSE:

It is hoped that as part of the agreement between the building owner and any tenants that all apartments would be cleaned by the same cleaning company allowing for all refuse to be removed (both from the apartments and the building) by one organisation. This arrangement could extend to window cleaning.

BIKE STORAGE:

In section 7.10, we explain in more detail our aspiration in providing cycles for each of the apartments to be created within this development. But this storage would be within the basement area allowing residents to store their cycles without the need for having them within their apartments or main circulation areas.

INCOMING SERVICES METERS:

These would be installed within one of the basement rooms, these would be set within a cupboard which would allow meter reading to take place without the need for external meter reading staff to enter individual apartments. The access to this room could be made via the Bainsbridge Street service door.

7.8: Supporting Statements: Accessibility Statement

Underlying Philosophy

The client for the project, Zania Universal, is committed to a policy of equality, inclusion and accessibility in the delivery of the proposed re-development of 112-116 New Oxford Street. This statement aims to ensure maximum awareness by the design team of the various needs of those with physical and/or mental impairments, as well as other groups with access needs such as parents with children, and the elderly.

Consultation

The project is being designed to comply with the following in so far as they apply to each use:

- The Building Regulations 2000 'Access to and use of Buildings' Approved Document 'M' 2004 edition.
- British Standard Code of Practice 8300:2009, 'Design of Buildings and their Approaches to meet the needs of Disabled People'.
- EN 81-70: 2003 'Accessibility to lifts for persons including persons with high disability'
- Disability Discrimination Act 1995 and 2005.
- DDA Code of Practice - 'Rights of Access: services to the public, public authority functions, private clubs and premises'.
- British Standards 5588- '8': Code of Practice for means of escape for disabled people (no longer current but cited in the Building Regulations).
- British Standard 9999.
- Guidance in the use of Tactile Planning: DTLR Mobility and Inclusion Unit.

Other informative documents consulted include:

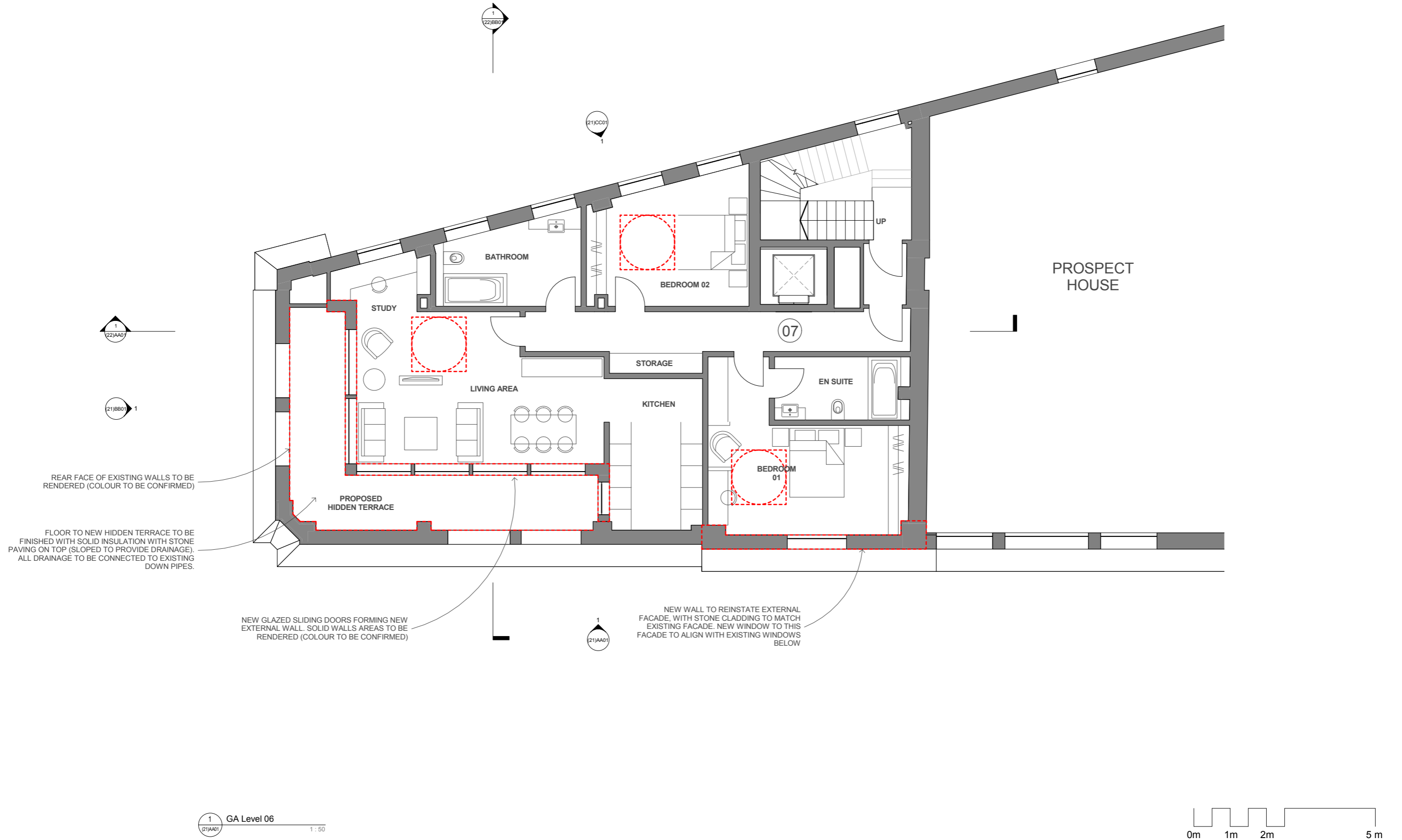
- Inclusive Environments 'Designing for Accessibility' 2004 Edition.

7.8: Supporting Statements: Accessibility Statement

Item	Contents
1.0	Introduction
1.1	Purpose of Report
1.2	Proposal
2.0	Provision for Access to and use of building
2.1	Principle entrance from street
2.2	Entrance hallway
2.3	Access to upper storeys
2.4	Access within flats
2.5	Wheelchair housing standards provision for 1 flat.
3.0	Access standards & Guidance
3.1	Approved Document Part M
3.2	BS 8300:2009 Design of buildings and their approaches to meet the needs of disabled people
3.3	Camden Planning Guidance CPG2

1.0	Introduction
1.1	Purpose of Report – This access statement includes an assessment of the level of access and provision for people with disabilities, considering the guidance laid out in Approved document M and Camden Planning Guidance CPG2.
1.2	Proposal – The proposal is to extend and refurbish an existing building which currently comprises a shop at ground and first floors with offices above on four floors. It is proposed that an additional floor is incorporated and the offices are converted to provide 8 flats.
2.0	Provision for Access to and use of building
2.1	Principle entrance from street – The entrance to the building is on New Oxford Street and is level with a clear opening door width of at least 775mm and an accessible threshold.
2.2	Entrance hallway – The hallway is 1500mm wide.
2.3	Access to upper storeys – A lift will be provided that has a) a clear landing of 1500mm x 1500mm in front of its entrance, b) a door will be 800mm wide, c) a car whose width is at least 900mm and depth of 1250mm, d) has landing and car controls which are not less than 900mm and not more than 1200mm above the landing and the car floor, at a distance of not more than 400mm from the front wall, e) with suitable tactile indication on the landing and adjacent to the lift call button to identify the storey in question, f) with suitable tactile indication on or adjacent to the lift buttons within the car to confirm the floor selected, g) incorporates a signalling system which gives visual notification that the lift is answering a landing call and a “dwell time” of 5 seconds before its doors begins to close after they are fully open; the system may be overridden by a door re-activating device which relies on appropriate electronic methods, but not a door edge pressure system, provided that the minimum time for a lift door to remain fully open is 3 seconds and; h) incorporates visual and audible indication of the floor reached.
2.4	Access within flats – The corridors within all flats have an unobstructed width of 1150mm and all door widths will be a minimum of 800mm which complies with AD – M, table 4. This is to facilitate access into habitable rooms and a room containing a WC.
2.5	Wheelchair housing standards provision for 1 no flat – CPG 2 requires that 10% of flats will comply with wheelchair housing standards and meet the criteria for Lifetime homes. Flat number 06 has been planned to meet these standards including the 16 Lifetime homes criteria demonstrated in the schedule within this section.

7.8: Supporting Statements: Accessibility Statement



7.9: Supporting Statements: Life Time Homes

Lifetime Homes Criteria	Key Objectives	Detailed Criteria	Proposals to meet Standard
Parking (width or widening capability)	<p>Provide, or enable by cost effective adaptation, parking that makes getting into and out of the vehicle as convenient as possible for the widest range of people (including those with reduced mobility and/ or those with children).</p> <p>General Note: Criterion 1 is not relevant to developments that do not contain any parking provision (for specific requirements refer to Camden Development Policy – DP18 Parking standards and limiting the availability of car parking – which specifically discourages on-site parking</p>	<p>a) 'On plot' (non-communal) parking: Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.</p> <p>b) Communal or shared parking: Where parking is provided by communal or shared bays, spaces should be provided with a width of 3300mm and in accordance with the specification give in Appendix 2 on page 65 or www.lifetimehomes.org.uk</p>	This criterion is not relevant as the development does not contain parking provision.
Approach to dwelling from parking (distance, gradients and widths)	Enable convenient movement between the vehicle and dwelling for the widest range of people, including those with reduced mobility and/or those carrying children or shopping.	The distance from the car parking space of Criterion 2 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	This criterion is not relevant as the development does not contain parking provision.
Approach to all entrances	Enable, as far as practicable, convenient movement along other approach routes to dwelling (in addition to the principal approach from a vehicle required by Criterion 2) for the widest range of people.	The approach to all entrances should preferably by level or gently sloping, and in accordance with the specification give at www.lifetimehomes.org.uk	The approach to the development is level along the existing pavements of New Oxford Street Main front entrance and Bainbridge Street to the rear means of escape and servicing only.
Entrances	<p>Enable ease of use of all entrances for the widest range of people.</p> <p>Note: For the purpose of requirement d) and e) of this Criterion, main entrances are deemed to be; the front door to an individual dwelling, the main communal entrance door to a block of dwellings, plus any other entrance door associated with the approach route from parking required by Criterion 2.</p>	<p>All entrances should:</p> <p>a) Be illuminated</p> <p>b) Have level access over the threshold; and</p> <p>c) Have effective clear opening widths and nibs as specified given at www.lifetimehomes.org.uk</p> <p>d) In addition, main entrances should also:</p> <p>e) Have adequate weather protection*</p> <p>f) Have a level external landing.*</p>	<p>a) The main communal entrance is illuminated by existing street lamps in New Oxford Street this will be enhanced by the provision of new wall mounted lighting.</p> <p>Entrances to all apartments will be illuminated by ceiling or wall mounted lights.</p> <p>b) The main communal entrance and all apartment entrances have level access over the threshold.</p> <p>c) The main entrance door has a minimum width of 800mm and all entrances to apartments have a minimum width of 775mm.</p> <p>e) The main communal entrance is existing and does not have the weather protection that a canopy or porch would provide. As the entrance is off a main street we consider that a canopy would not be appropriate. In any event the entrance is not in an exposed location in terms of weather.</p> <p>f) The main entrance has a level external landing which is the existing pavement.</p>

7.9: Supporting Statements: Life Time Homes

Lifetime Homes Criteria	Key Objectives	Detailed Criteria	Proposals to meet Standard
Communal stairs and lifts	Enable access to dwellings above the entrance level to as many people as possible.	<p>a) Communal Stairs Principal access stairs should provide easy access in accordance with the specification given at www.lifetimehomes.org.uk, regardless of whether or not a lift is provided.</p> <p>b) Communal Lifts Where a dwelling is reached by a lift, it should be fully accessible in accordance with the specification give at www.lifetimehomes.org.u</p> <p>Note: provision of a lift is not a Lifetime Homes requirement, but is recommended where dwellings are not entered at the same level as the main block entrance.</p>	<p>a) The principal access stair to the apartments is existing and is 1040mm wide between the wall and the handrail. The risers are 179mm. Each flight comprises 8 risers which gives a total rise of 1432mm.</p> <p>b) A new communal lift is being installed which is fully accessible as noted in paragraph 2.3 of the access statement.</p>
Internal doorways and hallways	Enable convenient movement in hallways and through doorways.	Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landing will need wider doorways in their side walls. The width of doorways and hallways should confirm to the specification given at www.lifetimehomes.org.uk	Hallways are 1100mm wide. Doorways are 775mm wide.
Circulation Space	Enable convenient movement in rooms for as many people as possible.	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	There is ample space for turning a wheelchair in the dining area as demonstrated on the annotated flat plan.
Entrance level living space	Provide accessible socialising space for visitors less able to use stairs.	<p>A living room / living space should be provided on the entrance level of every dwelling (See Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level')</p> <p>Note: Entrance level generally means the storey containing the entrance door to the individual dwelling. It may refer to the first storey that contains a room (habitable or non-habitable) if the entrance door leads directly to an 'easy-going' stair.</p>	The living room / living space is on the entrance level as it is a flat.
Potential for entrance level bed-space	Provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs.	In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space (see Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level')	All bedrooms are on the entrance level.

7.9: Supporting Statements: Life Time Homes

Lifetime Homes Criteria	Key Objectives	Detailed Criteria	Proposals to meet Standard
Entrance level toilet and shower drainage	Provide an accessible toilets and potential showering facilities for: a) Any member of the household using the temporary entrance level bed space of Criteria 9, and: b) Visitors unable to use stairs.	Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible toilet compartment, with potential for a shower to be installed – as detailed in the specification given at (see Appendix 1 on page 65 or www.lifetimehomes.org.uk for definition of 'entrance level')	An accessible bathroom is provided. The en-suite is also capable of having a shower installed.
Toilet and bathroom walls	Ensure future provision of grab rails is possible, to assist with independent use of toilet and bathroom facilities.	Walls in all bathrooms and toilet compartments should be capable of firm fixing and support for adaptations such as grab rails.	Walls in toilets and bathrooms will accommodate grab rail fixings.
Stairs and potential through-floor lift in dwelling	Enable access to storeys above the entrance level for the widest range of households.	The design within a dwelling of two or more storeys should incorporate both: a) Potential for stair lift installation; and b) A suitable identified space for a through-the-floor lift from the entrance level to a storey containing a main bedroom and a bathroom satisfying Criterion 14.	Flat 6 is one storey.
Potential for fitting of hoists and bedroom/bathroom relationship	Assist with independent living by enabling convenient movement between bedroom and bathroom facilities for a wide range of people.	Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	The floors are existing and comprises of concrete encased steel beams with hollow pot infills and are capable of supporting a hoist.
Bathrooms	Provide an accessible bathroom that has ease of access to its facilities from the outset and potential or simple adaptation to provide for different needs in the future.	An accessible bathroom, providing ease of access in accordance with the specification give at www.lifetimehomes.org.uk should be provided in every dwelling on the same storey as a main bedroom.	The bathroom is of sufficient size to be wheelchair accessible and as such has potential for adaption for different needs.
Glazing and window handle heights	Enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least on opening light in each habitable room should be approachable and usable by a wide range of people - including those with restricted movement and reach. Note: in kitchens areas or bathrooms with only one window situated behind kitchen units or bathroom fittings, the requirement for a potential clear approach space to that window need to apply. However, the window handle height/control requirement remains applicable. Any other window within the kitchen area or bathroom, not behind fittings, is required to satisfy both the approach and window handle/control height requirements.	The windows are existing and part of an architecturally sensitive façade and as such will not comply in terms of height. However, the window handle height/controls will be selected to suit those with restricted movement and limited reach.
Location of service controls	Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members – including those with restricted movement and limited reach.	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	Service controls will be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner in accordance with AD part M1 diagram 29.

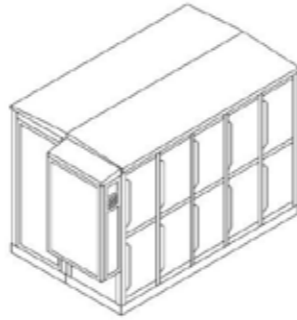
7.10: Supporting Statements: Transport/Car Free Housing

112-116 New Oxford Street Site has a high public transport accessibility rating (PTAL) of 6B. Its position sitting right next to the underground interchange of Tottenham Court Road Tube Station allows future residents easy access to the London underground system. This station is currently undergoing a massive enlargement and extension (the addition of Cross Rail) which will increase the accessibility for public transport to the site and surrounding context.

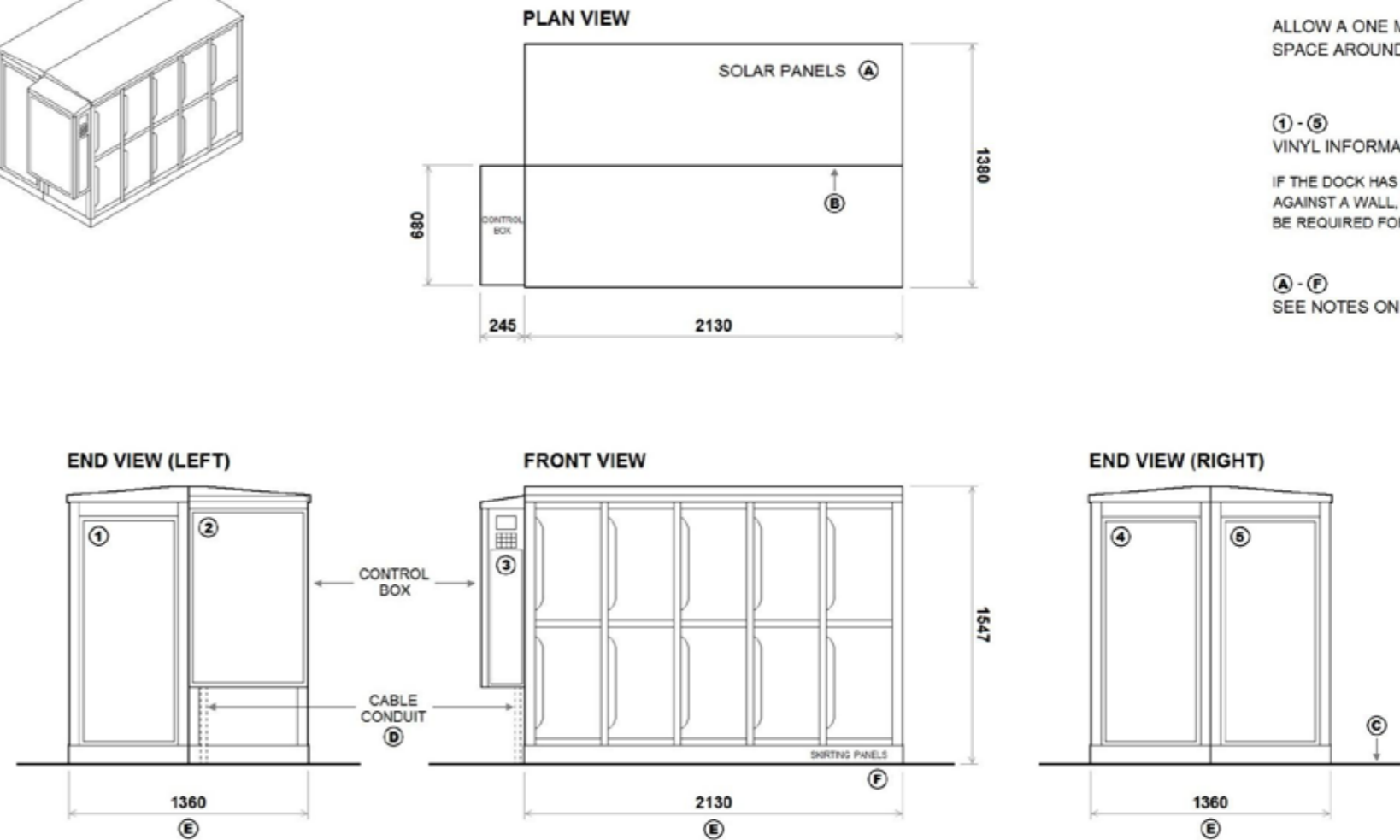
At street level there are ample bus stops within a short walk from the front door of the development which add to residents ability to travel locally and beyond by a secondary mode of public transport.

We have always believed that no car parking provision would be needed for the proposed development. However we are wishing to provide cycle provision (folding bikes) which would be securely stored within the basement area. These would be 'given' to each of the apartments created within the new development. Allowing the owner to make a choice of either public transport or cycling as a mode of transport around town.

As part of our Planning Application Submission we are showing examples of the type of storage and bikes which could be provided within the development.



BROMPTON DOCK 20-BAY UNIT (BACK-TO-BACK)



ALLOW A ONE METRE WIDE ACCESS SPACE AROUND THE DOCK

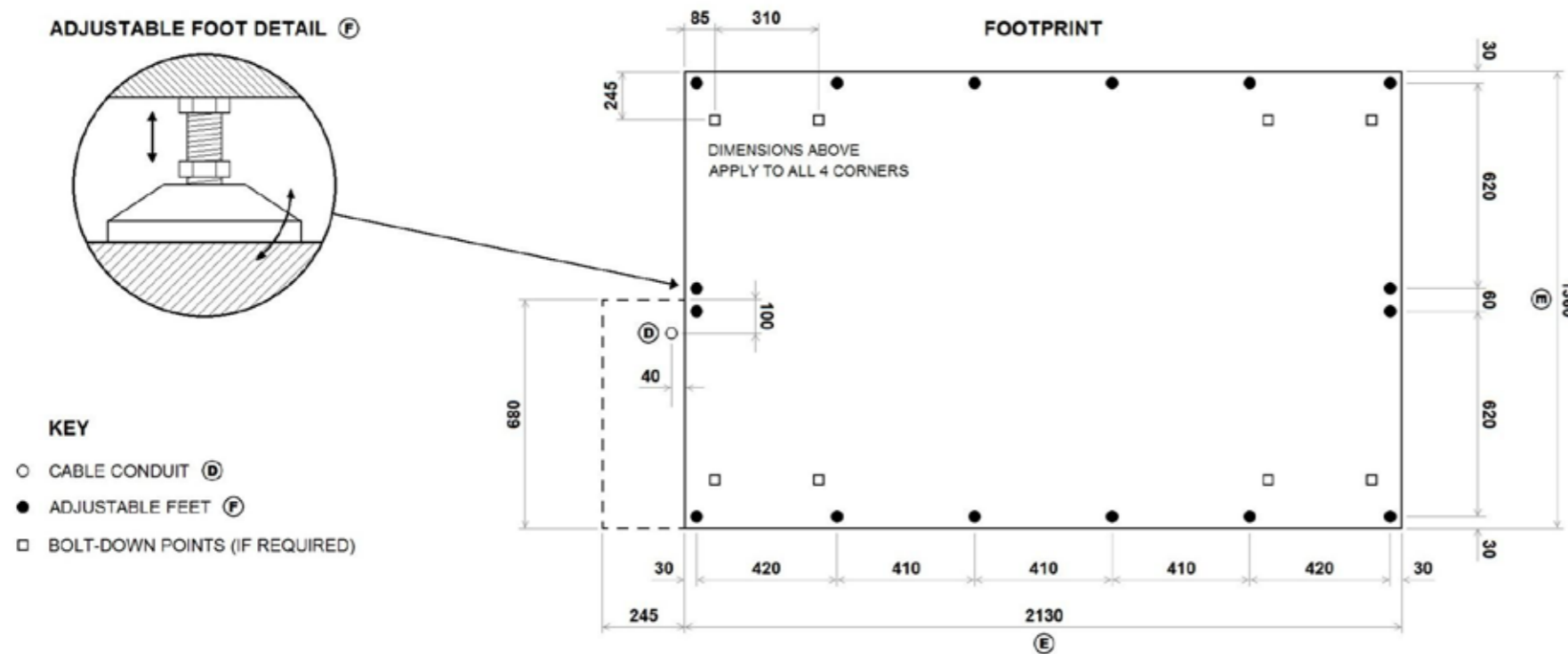
(1) - (5)
VINYL INFORMATION DISPLAY PANELS

IF THE DOCK HAS TO BE PLACED UP AGAINST A WALL, A SEPARATE SIGN WILL BE REQUIRED FOR THE VINYL PANELS

(A) - (F)
SEE NOTES ON NEXT PAGE

FOORPRINT SHOWN ON NEXT PAGE

7.10: Supporting Statements: Transport/Car Free Housing



7.11: Supporting Statements: Construction Management Plan

Project Address	112-116 NEW OXFORD STREET, LONDON, WC1A 1HH
Client	Zania Universal Properties
Start Date	TBC
Programme	TBC
Contracts Manager	TBC
Review Date	TBC
Brief Scope of Work	General refurbishment and conversion works and additional single storey roof extension to seven storey steel framed building

#	Method Statement	Y	N	N/A	Site Specific Methodology	General Methodology
1	Site setup				<p>Asbestos (Pre Start) The existing building has already been stripped out and any potential asbestos has been removed</p> <p>Welfare and Site set up Site setup and welfare will be located in a temporary room constructed within the property being refurbished. This room will include power water and toilet facilities, a drying room and canteen area.</p> <p>Hoarding; The site hoarding will be minimal in this instance as the property is currently only accessible via the rear access door on Bainbridge Street. Hoarding and gates will be placed to the main entrance (subject to local authority approval).</p> <p>Access Primary access for deliveries will be via the rear access door at ground floor level on Bainbridge Street. This route will be kept clear for access, materials and in the case of emergency.</p> <p>Road and Street works; To be confirmed during works, street level evidence of water, gas and electric, also major foul drainage through site. Incoming services will be located and identified as part of the works. See services section below.</p> <p>We do not anticipate any works in the public highway other than demolished materials and site refuse operations. Banksman will be in attendance and where necessary we will employ road cleaners to ensure any exported material is not left on the local road network.</p>	<ul style="list-style-type: none"> Site setup and welfare will be located in a in a temporary room constructed in the property. This room will include power water and toilet facilities, a drying room and canteen area. Arrange for and obtain all necessary local & statutory authority permits and licences from the local authority. Deliver skips and construct welfare facilities. Construct Hoarding to the proposed rear entrance. Paint, make good and erect safety signage and permissions. Door to be fitted with secure lock. Obtain all available information relating to existing services where applicable. Obtain all information relating to existing Asbestos content where applicable. Identify services and investigate by hand excavation. Identify incoming mains supply. Arrange for qualified electrician to erect and test temporary electrical installation with suitable RCD. Ensure the provision of Temporary electrical installation certificate. Where applicable and in agreement with the client, apply dust protection to ground floor.
#	Method Statement	Y	N	N/A	Site Specific Methodology	General Methodology
					<p>Fire One site box will be set up in the site office and additional fire points will be installed as the works progress to each respective staircase landing level. The fire points will include for means of raising the alarm. We will develop and maintain our site fire plan for the site as the works progress.</p> <p>Site Electrics We assume a main board is available in which we will be utilising for works and possibly welfare. To be isolated and site supply will be taken from here, it is not anticipated this will be required to be moved. All will be isolated and temporary board provided for all 110v transformers.</p>	<ul style="list-style-type: none"> Foreman must ensure he has been fully briefed by his line manager in safety critical elements of the structural works including, but not exclusively; Location of Load bearing positions Location of incoming services including main sewer Sequence of works defined by engineers drawing. Suggested Structural sequence drawings available at time of writing.

7.11: Supporting Statements: Construction Management Plan

2	General Site maintenance and housekeeping				<p>Housekeeping (Throughout) Standard HSE procedures to be applied, ensure housekeeping through regular removal of waste to skips, control of material call offs and provision of adequate labour to maintain access and cleanliness. Be aware of existing resident and agree arrangements for waste management and general coordination, cooperation with others will be essential.</p>	<p>General Issues:</p> <ul style="list-style-type: none"> Housekeeping to be maintained at all times. Access routes and emergency escape routes to be kept free from debris, waste materials and training leads. Where possible, 110V distribution leads to be suspended from ceilings to prevent trips. Manual handling issues arise from the man handling of any material where there is a risk of injury. Operatives to be trained or instructed in the correct lifting and carrying procedures. Any mechanical aids identified (barrows, rollers, conveyors etc) to be in good condition and well serviced. <p>Site Deliveries & Waste:</p> <ul style="list-style-type: none"> Location for the storage of materials to be identified before the delivery arrives. Deliveries to be bounded within the specified area and stacked in a safe manner. Any special wastes to be identified and segregated from general waste.
3	Strip out and Demolitions				<p>Demolition Demolition involves demolition of the existing part pitched roof construction. Temporary scaffolding will be installed as required by the temporary works engineer while the pitched roof is being removed.</p>	
#	Method Statement	Y	N	N/A	Site Specific Methodology	General Methodology
4	Material Logistics				<p>General Principles Due to the restricted nature of the access and the location of the site we will need to set up a compound within the existing building to temporarily house material/equipment. This compound will be located on one of the lower floors with easy access onto Bainbridge Street level.</p>	<ul style="list-style-type: none"> Temporarily close off footpath and divert pedestrians while filling any skips. Regular inspections of road surface to be made. Clean road surface regularly with brush. Ensure suitable lighting and signage on footpath and on the skip itself.
5	Steelwork and Temporary bracing				<p>Structural Steelwork; Steel beams and framework along with metal stud infill walls will be installed in various locations across the building width in accordance with the engineers detail and sequencing. This is primarily to support the new single storey roof extension. Any potential temporary propping will remain in place in accordance with the temporary works design sequence.</p>	
6	Existing Services a. Service Moves (Gas, Water, Electric) b. General Moves c. Existing Drainage Moves				Gas, water and electric services to be blocked at building entrance by specialist subcontractor. Free use of services must be supplied for the works.	
7	Any other information				A considerable number of neighbouring buildings all of which will be sensitive to traditional statutory nuisance, noise ducts vibration etc.	

8.0: Appendices:

List Of Companies:

Zania Universal

c/o 37 Church Way
London
N20 0JZ

Benoy Architects

210 High Holborn
London WC1V 7DL
tel: +44 (0)20 7404 7666
fax: +44 (0)20 7404 7980

ADS Consultancy

130 East Barnet Road,
New Barnet,
Herts EN4 8RE
tel: (020) 8441 4123
fax: (020) 8441 7114

Savills

Lansdowne House,
57 Berkeley Square,
London, W1J 6ER
tel: +44 (0) 20 3320 8278

Right of Light Consulting

First Floor, Holborn Gate
330 High Holborn
London WC1V 7QT
tel: 0800 197 4836

Price & Myers

30 Newman Street
London W1T 1LT
tel: 020 7631 5128
fax: 020 7462 1390

ACA Acoustics

Hamilton House,
Mabledon Place,
Bloomsbury,
London WC1H 9BB
tel: 0207 554 8567
fax: 0207 554 8501