



UNIT 2, WELLFIELD BUSINESS PARK, PRESTON BROOK, RUNCORN, CHESHIRE WA7 3FR
TELEPHONE : 01928 785900 • FAX : 01928 717000

7 June 2012

Frances Wheat
Head of Development Management
Camden Council
Town Hall Extension
Argyle Street
London
WC1H 8EQ

Dear Ms Wheat

Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990 (As Amended)

Application for Planning Permission and Conservation Area Consent in Connection with Development at 15-27 Britannia Street, Camden, WC1X 9JP

Introduction and Description of Development

Following pre-application discussions over the past three years, the University and College Union (UCU) and the Watkin Jones Group are pleased to submit the following application for planning permission and conservation area consent:

'Applications for planning permission and conservation area consent associated with the partial demolition, rebuilding and extension of 15-27 Britannia Street in connection with the re-use of the site as student accommodation with the provision of communal areas and an external courtyard, the creation of offices, the change of use of unnumbered properties on Wicklow Street to residential accommodation and a performance space/ gallery.'

Application Documents

A cheque for £23,470 is enclosed being the requisite planning application fee agreed with Charles Thuaire and Tony Young on 10 May 2012. No fee is required in respect of the application for conservation area consent.

Four copies of the following application documents are submitted:

- Application forms and certificates, completed and duly signed.
- Forms entitled 'Community Infrastructure Levy - Determining whether a Development may be CIL Liable', completed and duly signed.
- Plans and drawings as per the attached schedule and prepared by Carey Jones Chapman Tolcher.
- Design and Access Statement (including Lifetimes Homes Assessment) prepared by Carey Jones Chapman Tolcher.
- Planning and Consultation Statement (including Section 106 Heads of Terms) prepared by the Watkin Jones Group.
- Commercial Viability Assessment prepared by Currell Commercial.
- Construction Management Plan prepared by the Watkin Jones Group.
- Daylight and Sunlight Amenity Study prepared by the Watts Group.
- Ecological Assessment prepared by Greengage.
- Energy Statement prepared by GDM.
- Flood Risk Assessment prepared by Weetwood.
- Heritage Statement prepared by Stephen Levrant Heritage Architecture.



Reg No. FS 38552

Building the future

www.watkinjones.com

WATKIN JONES & SON LTD REGISTERED OFFICE : LLANDYGAU INDUSTRIAL ESTATE, BANGOR, GWYNEDD, LL57 4YH • REGISTERED NUMBER : 2539870 (U.K.)



Reg No. EMS 550807

- Marketing Overview Report prepared by Keningtons.
- Noise and Vibration Impact Assessment prepared by PDA.
- Phase One Preliminary Risk Assessment prepared by Tier.
- Service Management Plan prepared by ADL.
- Student Management Plan prepared by Fresh Student Living.
- Sustainability Statement and BREEAM Pre-Assessment prepared by Icen.
- Transport Statement prepared by ADL.
- Travel Plan prepared by ADL.

A Viability Statement has also been prepared by Lawson and Partners and has been submitted separately to Charles Thuaire in a private and confidential manner. This is referred to within the Planning and Consultation Statement and confirms that the conversion of the existing building to student accommodation would not be viable and that the level of development proposed is required to create a break even development.

Four CDs containing electronic versions of the drawings and statements from the above list has also been submitted with the application.

Application Site

The application site comprises Nos. 15 to 27 (odd) Britannia Street, totalling 0.229 hectares. The buildings at the application site date from the nineteenth century and the turn of the twentieth century and have been used for a variety of different uses. The site was developed in stages as a leadworks and then as a brewery depot and offices for Whitbread. Since 1985, the buildings have been used by the UCU as their headquarters, comprising offices and a conference centre. More recently, the buildings have been vacated by the UCU due to their requirement for more modern and flexible office accommodation, and their subsequent relocation in the Borough. The buildings at the application site comprise a part two storey, part three storey series of buildings over basements.

The application site is located in the London Borough of Camden within the Gray's Inn Road subsection of the Kings Cross Conservation Area, to the east of Gray's Inn Road. It is surrounded by a number of urban centres (e.g. Kings Cross, Pentonville, Islington, Bloomsbury) and is located approximately 250 metres south of Kings Cross and St Pancras.

The Proposed Development

The proposal comprises a detailed planning application and application for conservation area consent associated with the partial demolition, partial rebuilding and extension of the buildings to create a mixed-use development comprising:

- Student accommodation totalling 226 bedrooms, comprising of a mix of studio bedrooms and bedrooms within cluster flats. The following ancillary facilities associated with the student accommodation are provided: a landscaped courtyard; a dedicated management office/ concierge facility; a common room; a TV room; refuse store; secure cycle store; laundrette; plant areas, IT hub, switch room and substation; and staff changing facilities.
- A performance space/ gallery (290 sq. m) for use by university students.
- Two studio apartments located within an unnumbered property on Wicklow Street.
- Basement offices (588 sq. m).

The student accommodation is supported by the University of the Arts (UOA), details of which are provided in the Planning and Consultation Statement. The location of the proposed student accommodation is ideally located to support the UOA's new campus (Central St Martin's) located to the north of Kings Cross Station and less than one kilometre from the application site.

The design of the scheme follows extensive discussions with Charles Thuaire and Edward Jarvis at the Council, and more recently with Richard Parish at English Heritage following the withdrawal of applications for planning permission and conservation area consent (refs. 2011/2179/P and 2011/2182/C) at the site in July 2011. The applications were withdrawn on the basis of objections received in respect of: the scale of the development; and the

impact of the development on the Kings Cross Conservation Area as the previous application sought to demolish the majority of buildings at the site, which are identified by the Council as making a positive contribution to the conservation area. Following the withdrawal, detailed design reviews have been undertaken with the aforementioned officers at the Council and representative of English Heritage. The review has resulted in the retention of individual buildings at the site and the facade as a whole, together with carefully considered and sensitive additions and extensions to the buildings.

The purpose of the submitted documents is to demonstrate to the Council and consultees that the proposed development addresses and satisfies the planning policy requirements and guidelines adopted by the Council. The supporting technical assessments quantify the issues, impacts and mitigation measures to demonstrate that the Council can support the applications and that they will meet the highest visual and design quality tests set by the Council and English Heritage. The reports confirm that the development will deliver a series of benefits (regenerative and other) for the local area securing the site's optimum viable use, delivering student accommodation and teaching facilities supported with a university located close to the application site, together with two residential apartments and offices.

I trust that the applications can be registered and look forward to receiving confirmation from you in this respect in due course. In the meantime, please do not hesitate to contact me should you have any queries.

Yours sincerely
FOR THE WATKIN JONES GROUP

A handwritten signature in blue ink, appearing to read 'Iain Smith', followed by a large, stylized flourish or scribble.

Iain Smith BA (Hons) MTPL MRTPI
Planning Director

Enc.

Schedule of Application Drawings

Drawing Ref.	Revision	Description
(00)001	A	Site Location Plan
(00)002	A	Existing Ground Floor Plan – Extent of Demolition
(20)102	A	Existing Elevations – Extent of Demolition (North and South)
(20)103	A	Existing Elevations – Extent of Demolition (West and East)
(00)101	A	Existing Elevations (North and South)
(00)102	A	Existing Elevations (West and East)
(20)000	A	Basement Level Floor Plan
(20)001	A	Ground Floor Plan
(20)002	A	Mezzanine Level Floor Plan
(20)003	A	First Floor Plan
(20)004	A	Second Floor Plan
(20)005	A	Third Floor Plan
(20)006	A	Fourth Floor Plan
(20)007	A	Fifth Floor Plan
(20)008	A	Roof Level Plan
(20)100	A	Proposed Elevations (North and South)
(20)101	A	Proposed Elevations (West and East)
(20)104	A	Detailed Elevation Section
(20)200	A	Proposed Sections (AA and BB)
(20)201	A	Proposed Sections (CC and DD)
-	-	Accommodation Schedule – Summary
-	-	Accommodation Schedule – Detailed