

11 St. Chad's Street

Design and Access Statement

In Support of Planning Application

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On behalf of the applicant:

Elevenist Syndicate Limited (registered charity number: 236093)
Eleventh Church of Christ, Scientist, London





Site address:

11 St Chad's Street, London WC1H 8BG

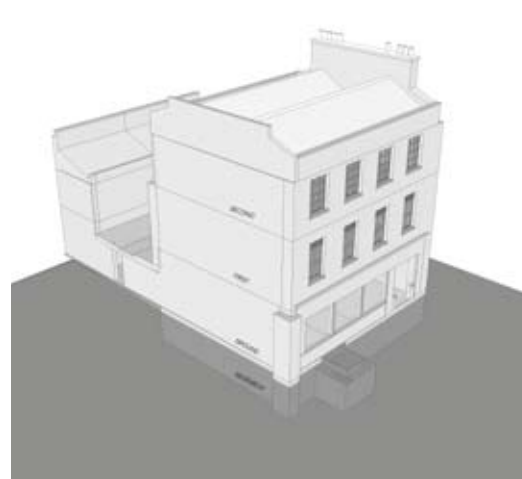
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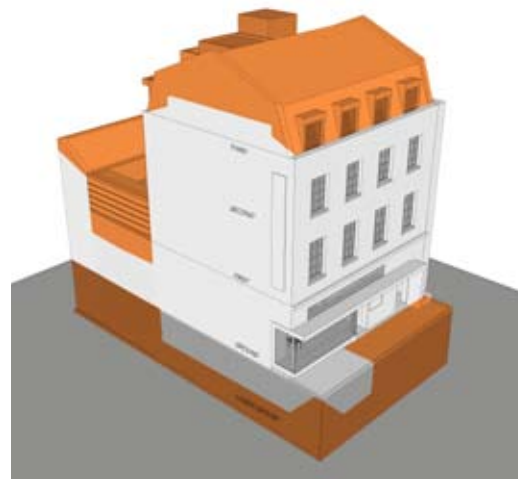
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1.0 Executive Summary

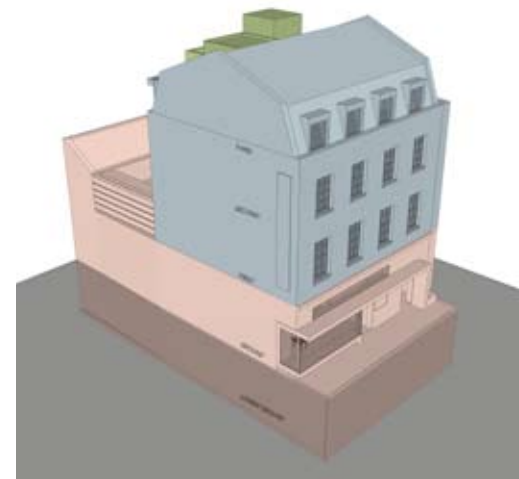


Existing massing



Proposed additional massing

Extended area shown in orange



Proposed uses

Church use shown in pink, Office in blue
Circulation in green

The planning application at 11 St Chad's St comprises the comprehensive **refurbishment** and **extension** of the property to create new **Church facilities** (D1 use) for the Eleventh Church of Christ, Scientist, London at Ground and Lower Ground levels, with first, second and a new third floor mansard roof extension proposed as **B1 office** space.

The church's 'Christian Science Reading Room' is proposed to form a **welcoming shopfront** to St Chad's St with the Auditorium behind at Ground Floor.

The building is currently designated as B1 office space. It is not listed but within the Kings Cross Conservation Area.

The existing building is **dilapidated** and not fit for purpose as modern office space. There have been many small extensions to the building over the years, which have resulted in a convoluted layout with many changes of level, particularly at Ground Floor. The basement has uneven floor levels and does not have sufficient head height to be used for anything other than storage. The current arrangement is therefore not access-friendly and much floor space is unusable and/or taken up with circulation.

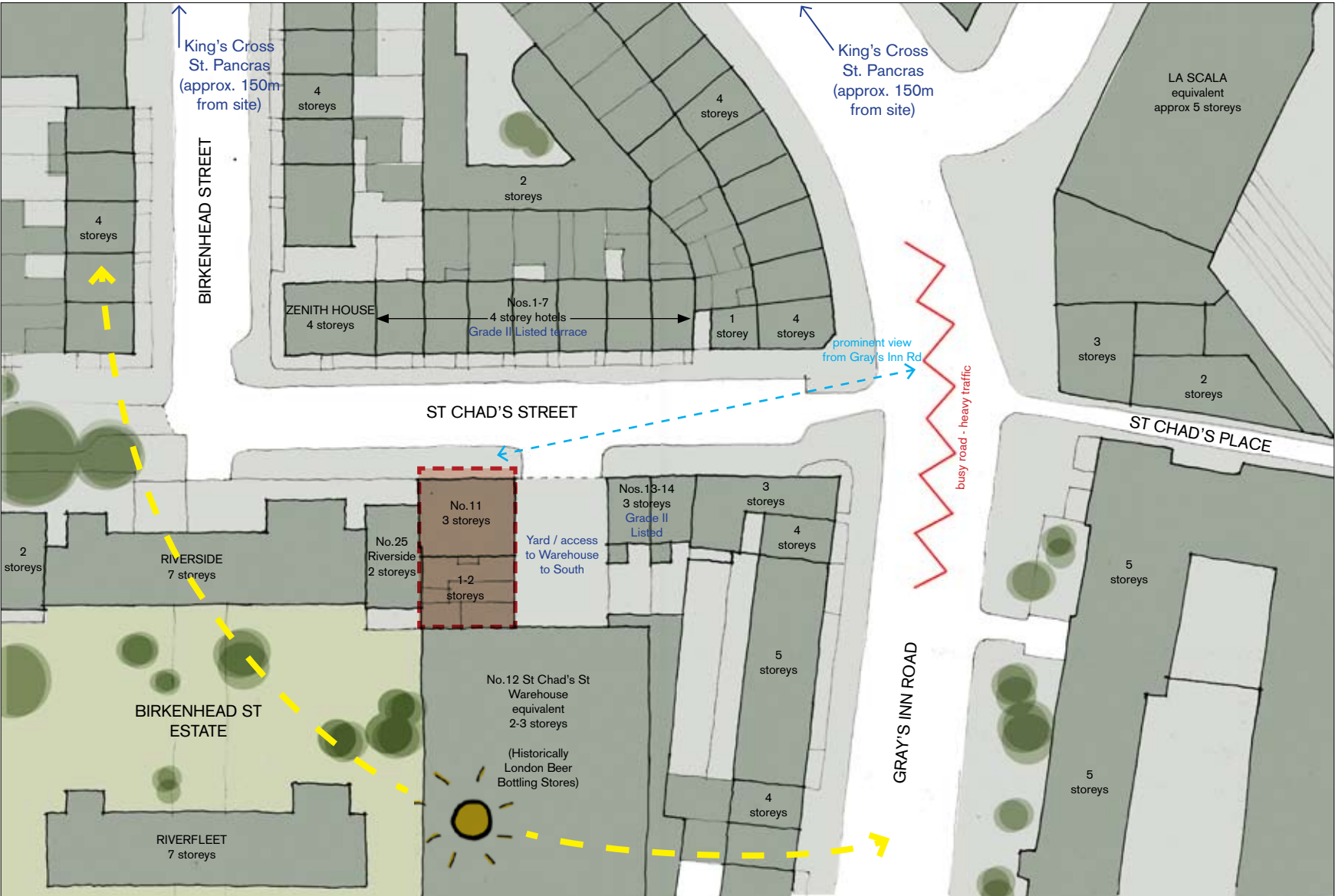
The proposal involves:

- **Refurbishment** of existing dilapidated Basement, Ground, 1st & 2nd floors
- **Change of Use** at Ground and Basement from B1 Office to D1 Non-residential institution
- **Basement enlargement** to provide usable ancillary accommodation
- **Demolition and re-build** of rear Ground / First floor extension
- New 3rd floor **mansard extension** (as B1 office)
- **New level access** from the street; installation of wheelchair-accessible lift to serve all floors

The refurbishment / rationalisation of the existing layout plus proposed extension are intended to minimise any loss of B1 usable floorspace, despite partial Change of Use to D1.



2.0 Site Context



SITE CONTEXT PLAN

The 0.02ha site consists of a **3-storey** Victorian building (ground, first, second) with a limited head-height basement area, together with various rear extensions of one and two storeys (at ground & first floor), that result in the entire site being built over.

The site is currently designated as **B1 office** use and is in a **dilapidated** condition.

The building's **proximity** to King's Cross St. Pancras (approximately 150m) and its **visibility** from the busy Gray's Inn Road were both important factors leading the Eleventh Church of Christ, Scientist, London to choose this site.

The site has a **PTAL rating of 6b**. Kings Cross St. Pancras has excellent connections to all modes of public transport.

Despite its central location, St. Chad's St is off the main thoroughfare and is of **varied character** within the Kings Cross Conservation Area. Nos.13-14 to the east and Nos.1-7 opposite (now hotels) are Grade II Listed. Nos.1-7 all have mansard roof additions. The building opposite on the corner of St. Chad's St and Birkenhead St is a block of flats dating from the mid-20thC.

Immediately adjacent to the west is a 2-storey house attached to a 7-storey housing block (both part of the Birkenhead Street Estate, the block being one of 4). Immediately adjacent to the south is a large enclosed warehouse site with a wide gated vehicular entrance yard at No.12 St. Chad's St (previously the London Beer Bottling Stores).





1. View down St. Chad's Street, with Grade II Listed properties no. 13-14 in foreground left



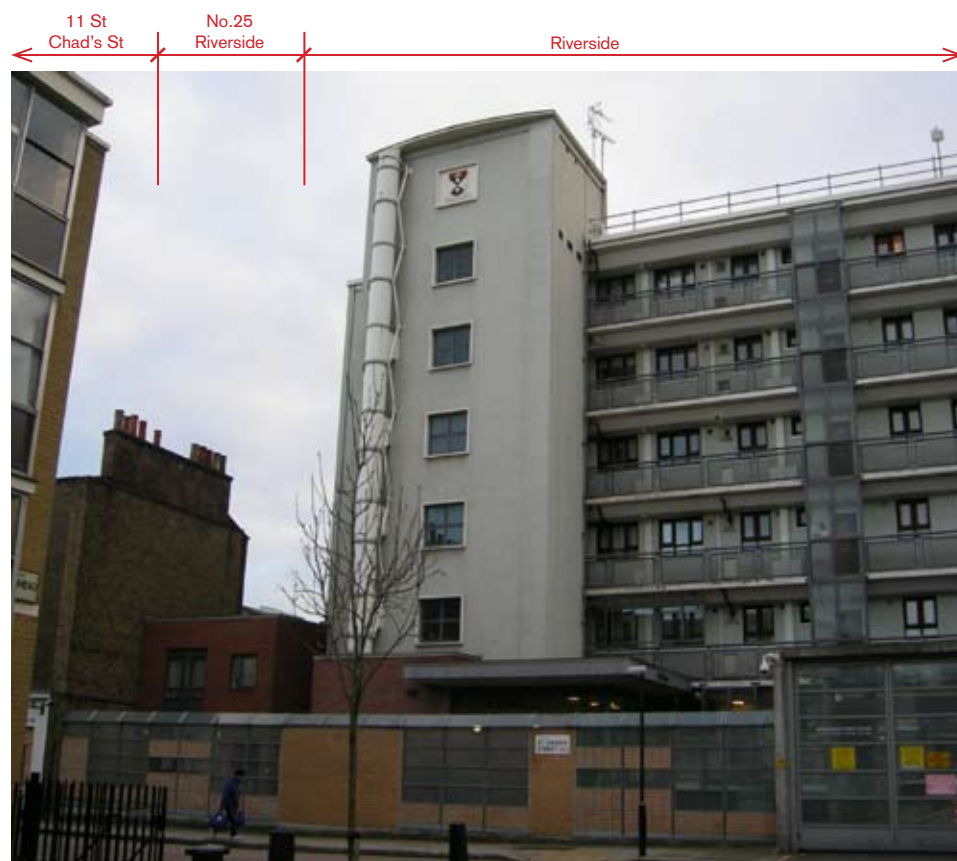
2. Grade II Listed Victorian terrace opposite with mansard roof additions



3. Block of flats opposite



11 ST. CHAD'S STREET



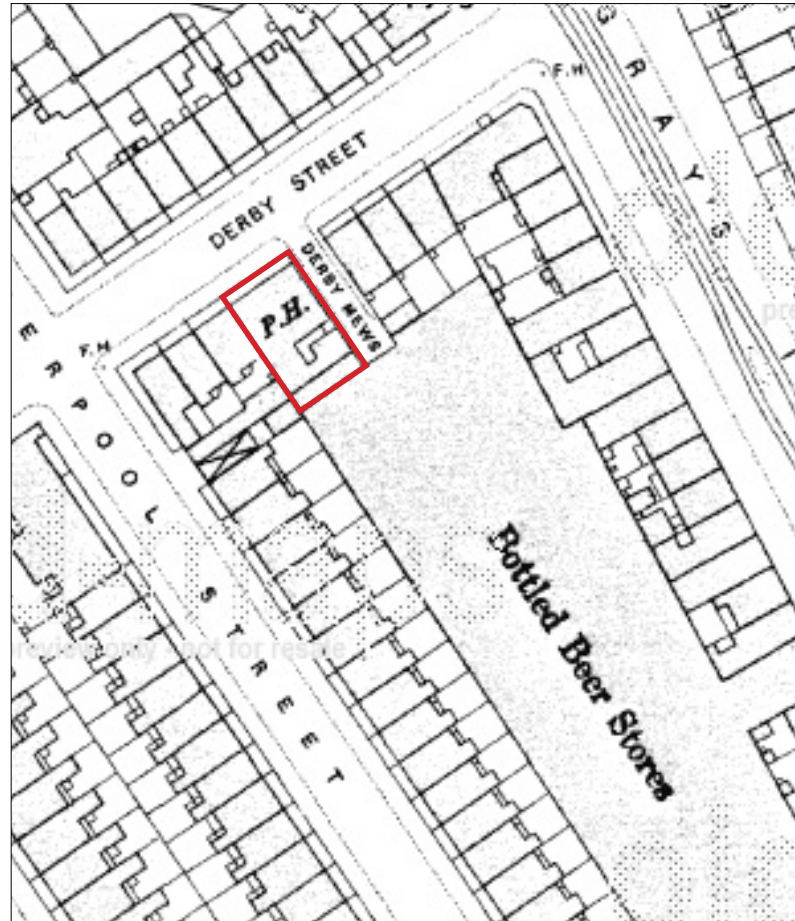
4. Riverside: Neighbouring house & 7-storey block of flats to Birkenhead Estate



5. No. 12 St Chad's St: neighbouring warehouse with entrance yard



KEY TO PHOTOS



Map from 1895
(Note. Derby St was later re-named St Chad's St)



Current photo of facade of **11 St Chad's St**

2.1 Existing building

The original building at 11 St. Chad's St dates from the early-mid 19th Century. It appears to have been built as a **public house** which was originally linked to the London Beer Bottling Stores which occupied the large warehouse site to the South until around 1990. St Chad's Street was named Derby Street (until around 1940), with the access yard to the Bottling Stores at No.12 St. Chad's St named as Derby Mews.

Originally there were terraced houses attached to 11 St. Chad's St to the west. These had been demolished by 1950 (probably due to bomb damage) along with the southern stretch of Liverpool St (now Birkenhead St), where the **7-storey Birkenhead Estate** has since been built.

No.11 St. Chad's St was previously occupied by Age Concern UK, and purchased in August 2011 by Eleventh Church of Christ, Scientist, London.

The Ground Floor frontage to St. Chad's St has been adapted as a **shopfront** for Age Concern UK, with a **ramp** from the pavement up to the entrance door.

The 1st floor windows to this frontage are casement windows with small paned top lights, which do not appear to be characteristic of this age of building, therefore are assumed to be a more recent replacement. The 2nd floor windows would appear to be **original**.

The East flank wall to the adjacent yard appears to have been **rebuilt** at roof level, without the taller chimney stacks which feature to the west flank wall, thus appearing as a squat and out-of-character mismatch (see adjacent photos).

The West flank wall appears to have been rebuilt from parapet down to Ground at some point in the last century, probably to enclose No.11 St. Chad's St after **bomb damage** to the rest of the terrace to the West, where the Birkenhead Estate now lies.



Photo of 11 St Chad's St with Riverside flats in foreground (part of the Birkenhead Estate)



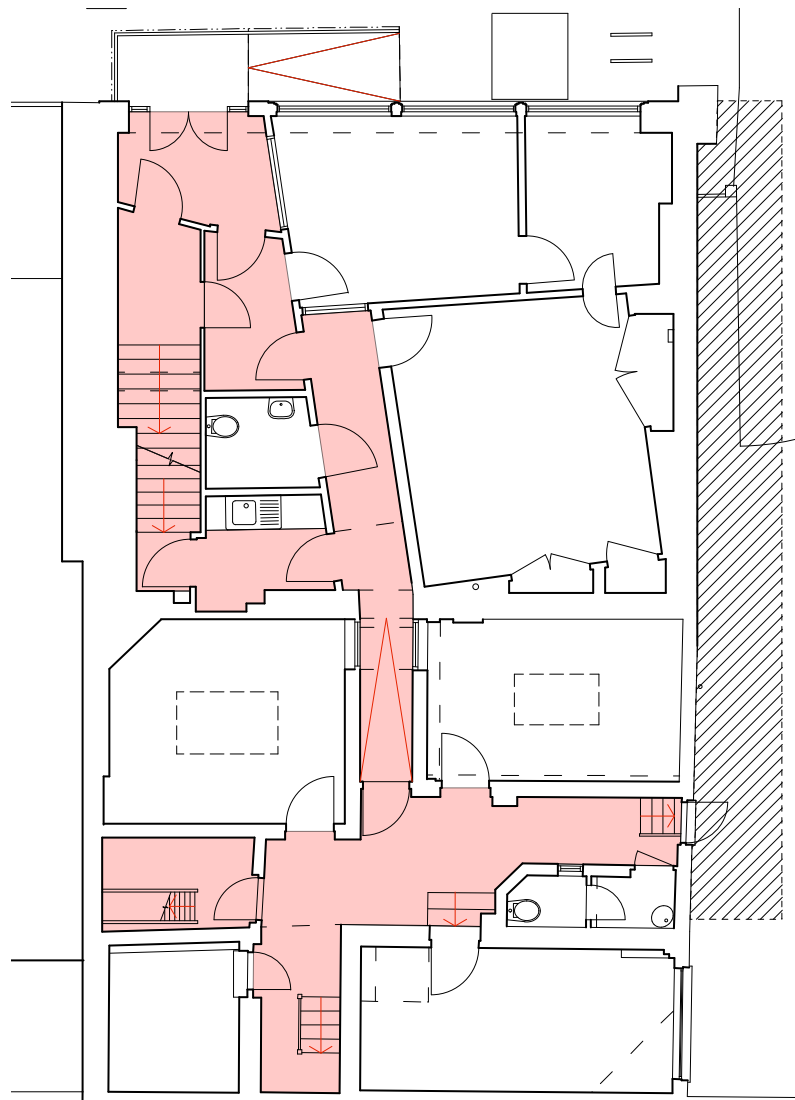
Flank wall (east)



Flank wall (west)

'St Chad's Well is thought to be of very ancient origin, and was one of the most important of the many wells in London. St Chad, born in Northumbria, became Bishop of Mercia in 669 and died in Lichfield in 672. St Chad is the patron saint of wells and springs, and a famous healing well at Lichfield preserves his memory to this day. By tradition, the waters of St Chad's Well in London were very similar to those in Lichfield, containing sodium, magnesium, sulphates and iron. All that is left of the well is its commemoration in the place name of 'St Chad's Place'.

The River of Wells by Chesca Potter



Existing Ground Floor plan
6 stairs and 2 ramps highlighted in red and circulation toned in pink



View of rear extensions from main building



East elevation of rear extensions to Warehouse yard

There are various **uncoordinated extensions** to the rear of the original building, which appear to be from various times over the last century with the most recent enclosure dating to 1993.

These extensions, along with many internal alterations to the original building over time, have resulted in **multiple changes in level** throughout the existing building, making it fairly inhospitable in terms of access. It also means that a large proportion of the existing footprint is taken up with circulation, making the existing layout very **inefficient**, as illustrated by the existing Ground Floor plan (adjacent) where 29% of the GIA is taken up by circulation.

There is a Basement beneath the original building (presumably originally built as a cellar), however its **low head height** (1.85m from uneven concrete slab to ceiling) makes it unfit for use as office space and only really usable as **storage**.

The proposed works are bringing the original building back into **efficient** use, and upgrading the **quality** of existing workspace. The refurbishment takes into account the heritage of the building and proposes reinstatement of original features where appropriate (see section 3.4 Appearance & Materials), whilst the proposed extension ties new parts into old with sensitivity.



Existing Basement with limited head height

3.0 Proposed Scheme

The proposal at 11 St. Chad's St involves the refurbishment and extension of the existing dilapidated building in order to bring it back into use:

- Refurbishment of existing Basement, Ground, 1st & 2nd floors (currently all designated B1 Office)
- Change of Use at Ground and Basement to D1
- Basement extension
- Demolition and re-build of rear Ground floor / 1st floor
- New 3rd floor mansard extension (as B1 office)
- Creating level access from street into Ground floor and installing wheelchair-accessible lift
- New rear extension to house stair / lift core
- Front facade 1st floor casement windows reinstated as sashes (double glazed)
- Replacement double glazed timber sash windows to front facade 2nd floor

3.1 Uses and Amount

The proposal includes the **demolition** of the jumble of existing extensions at the rear of the main building, and **replacing** this with a similar volume to house the Church Auditorium.

The Basement currently exists beneath the main building but has a head height of 1.85m, making it only fit for storage. The Basement is proposed to be excavated to provide a **good floor to ceiling** height for this area which then enables it to be used as ancillary accommodation for the church. It is also proposed to **extend** the basement area beneath the rear extension to increase the available area for these spaces.

The Ground and Basement floors proposed as Church require a **Change of Use** from B1 to D1.

A new stair and lift core is proposed as an extension at the rear of the main building, making all levels **fully accessible**, whilst also providing a **rationalised** and efficient clear floor plate.

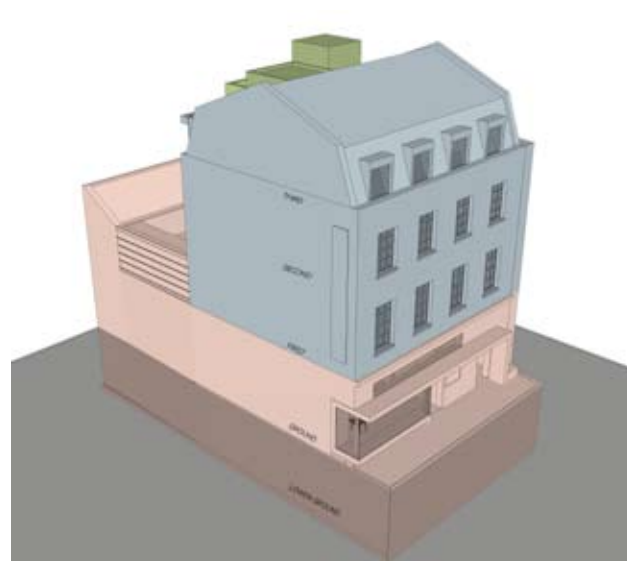
1st and 2nd floors are to be retained as Office and refurbished. Along with a new mansard roof extension, these provide three floors of efficient, usable, **high quality** rental office space.

The GIA of the existing building amounts to 440sqm, designated as B1 Office space. However, as set out above, the limited head height in the Basement means this area is only fit as Storage, and the arrangement of extensions and level changes throughout means that only 267sqm (61%) of the overall area is actually **usable** as workspace.

The proposed refurbishment and extension have been designed to **mitigate any loss** of employment floorspace, despite involving a partial Change of Use from B1 to D1. The rationalisation of the existing layout, along with



Proposed visualisation



Proposed block massing / uses



Existing building

EXISTING & PROPOSED AREAS (MEASURED AS GROSS INTERNAL AREA)

| | EXISTING | | | PROPOSED | | | |
|-------|------------|--------------------------------|-------|------------|------------|--------------------------------|-------|
| | Useable B1 | Circulation / WCs / Storage | Total | Useable B1 | Useable D1 | Circulation / WCs / Storage | Total |
| LGF | | 83 | 83 | | | | |
| GF | 116 | 48 | 164 | | 94 | 89 | 183 |
| 1st | 78 | 30 | 108 | | 132 | 28 | 160 |
| 2nd | 73 | 12 | 85 | 77 | | 25 | 102 |
| 3rd | - | - | 0 | 82 | | 20 | 102 |
| | | | | 78 | | 20 | 98 |
| Total | 267 | 173 | 440 | 237 | 226 | 182 | 645 |
| | 61% | 39% | 100% | 72% | | 28% | 100% |

the enlargement of the Lower Ground Floor and new 3rd floor mansard roof extension provide 645sqm GIA overall, with a much more efficient **72%** of this as **usable** workspace (ie. discounting circulation, WCs, plant etc).

This is split into 237sqm of usable upgraded, high quality B1 Office workspace (a net loss of only 30sqm from the existing dilapidated office floorspace), accommodating 30-35 employees. In addition to this, the proposal includes 226sqm of new D1 Church use (again calculated as usable floorspace).

3.2 Site Layout

The proposal involves D1 Church use at Ground and Lower Ground Floors, with B1 Office space at 1st, 2nd and new mansard 3rd floor above.

The original building fronts onto St. Chad's St with a strip of pavement that falls within the site boundary outside the main facade.

There is currently a small area in the Basement beneath the pavement where a coal chute or cellar hatch would have been located historically. The proposal includes **extending** the Basement across the full width of the site under this strip of pavement and installing pavement lights to bring **natural light** into the Basement.

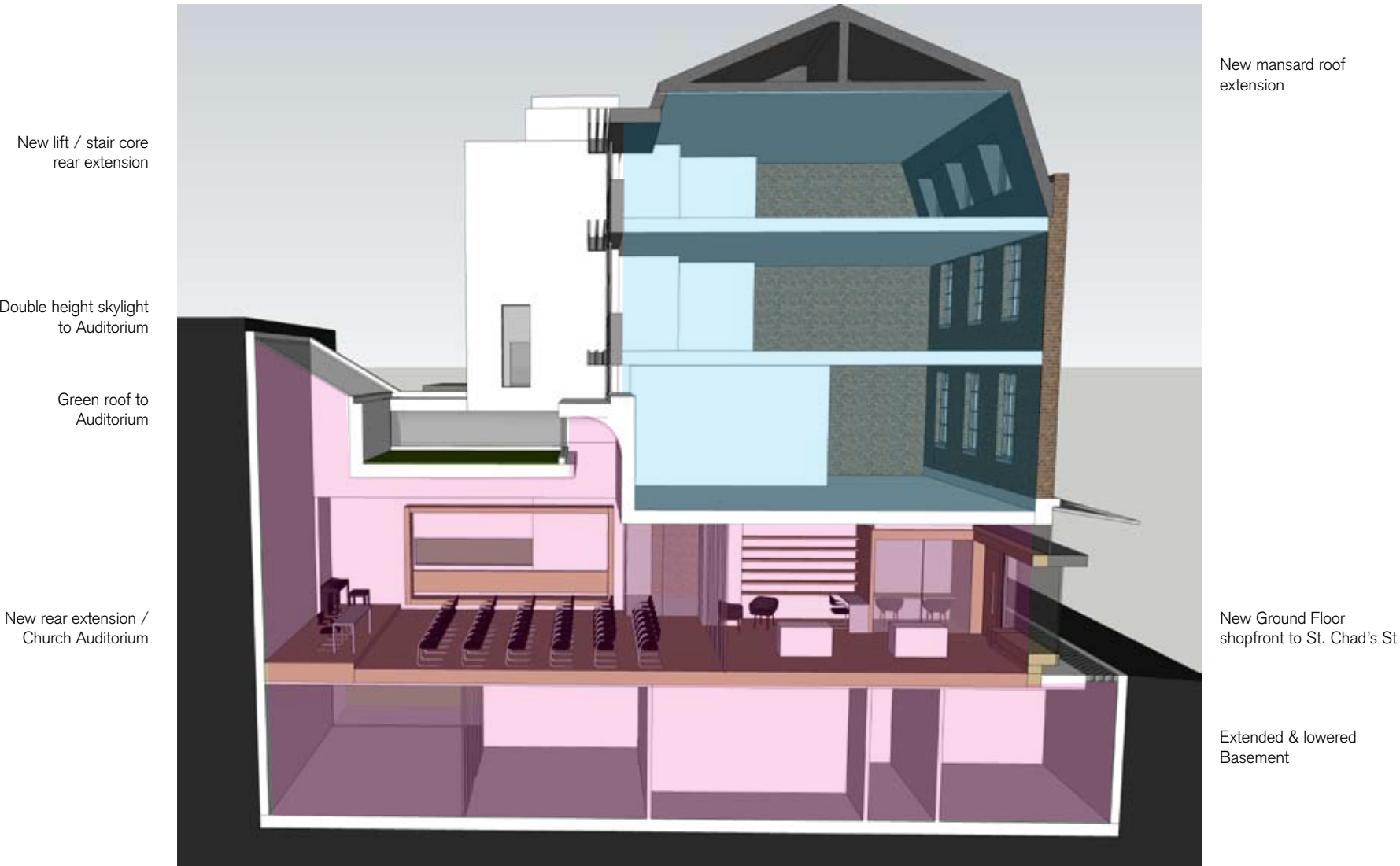
The **shopfront** to St. Chad's St is proposed to be **opened up** where the Christian Science Reading Room will be located (which operates in a similar way to a library / bookshop). Rather than the existing shopfront of obscured glazing, the proposed would be open with views through to the Auditorium beyond, providing an **active frontage** to St. Chad's St, engaging with the public realm and **enhancing natural surveillance**.

The Ground Floor is currently built out to the full extent of the site boundary to the rear as various extensions have been added over time. It is proposed to demolish these extensions and replace them with one volume, which connects with the original building to form the Auditorium of the Church.

1st and 2nd floors plus a new mansard roof extension form three storeys of B1 Office space in the main building. These overlook the roof of the Auditorium to the rear, which is proposed as an extensive **green roof** to provide **visual interest** and improve the **ecological value** of the site. A large skylight over the Auditorium plus a perimeter clerestory **light scoop** frame the green roof and bring **natural light** into the Auditorium beneath.

A Courtyard moss garden is proposed at Lower Ground Floor, which is accessible from the Sunday School area at this level, but also forms a lightwell to the Ground Floor Auditorium space.

Ground Floor entrances are separated between the Christian Science Reading Room (which operates like a shop and is open to the public) and the entrance to the Offices and other Church spaces, which are accessed from a separate front door.



PROPOSED SECTION
Office space shown in Blue, Church space in pink



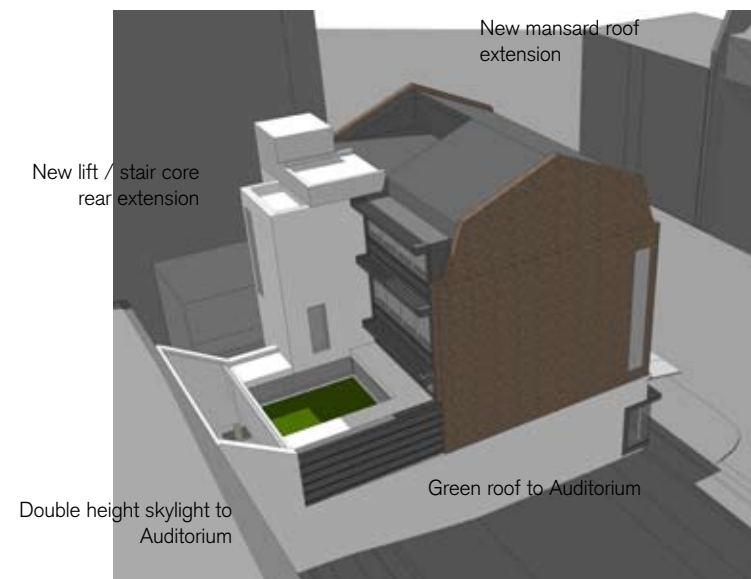
Listed terrace opposite - with mansard roofs



Existing front facade



Proposed front facade



Bird's eye view from rear



Existing rear facade with projecting nib



Proposed front facade

3.3 Scale and Massing

The existing building almost extends to the full site footprint at Ground Floor.

The proposed also uses the full site, with the rear extensions at Ground and 1st floors being rebuilt with a **similar massing** to house the Church Auditorium. The existing 2-storey part becomes a double-height space with a large **skylight** to give an appropriate ecclesiastical volume and spatial emphasis to the speaking platform of the Auditorium.

The proposal involves excavating the Basement to create a proper Lower Ground Floor with **generous** floor to ceiling height, as well as extending the Basement to the full site area at the rear as well as across the full width of the site beneath the pavement at St. Chad's St, enabling the full site area at this level to be **usable**.

The proposal involves a new mansard roof extension to the main building at 3rd floor. The roof profile and dormer windows have been designed to follow **Camden's CPG1 Design Guidance**, whilst the relationship of the parapet to the ridge matches that of the Listed terrace mansard on the opposite side of St. Chad's St.

In order to achieve full access to all floors a **new wheelchair accessible lift** is proposed. This lift and stair core is positioned to the rear of the main building to minimise the visual impact of this extension from the public realm on St. Chad's St, whilst improving the **efficiency** of the usable office floorspace.

The existing East flank wall of the original building currently extends almost half a metre past the existing rear facade to form a nib running the full height of the existing building (see adjacent photo). The existing floorplates currently therefore stop short of the extent of this side wall. The proposal involves **extending** the floorplates at 1st and 2nd floors to meet the edge of this nib - given that it is not visible from the public realm. The existing rear projecting extension of WCs at half-levels is proposed to be demolished to accommodate the new stair / lift core, whilst **rationalising the floorplate** for the offices.

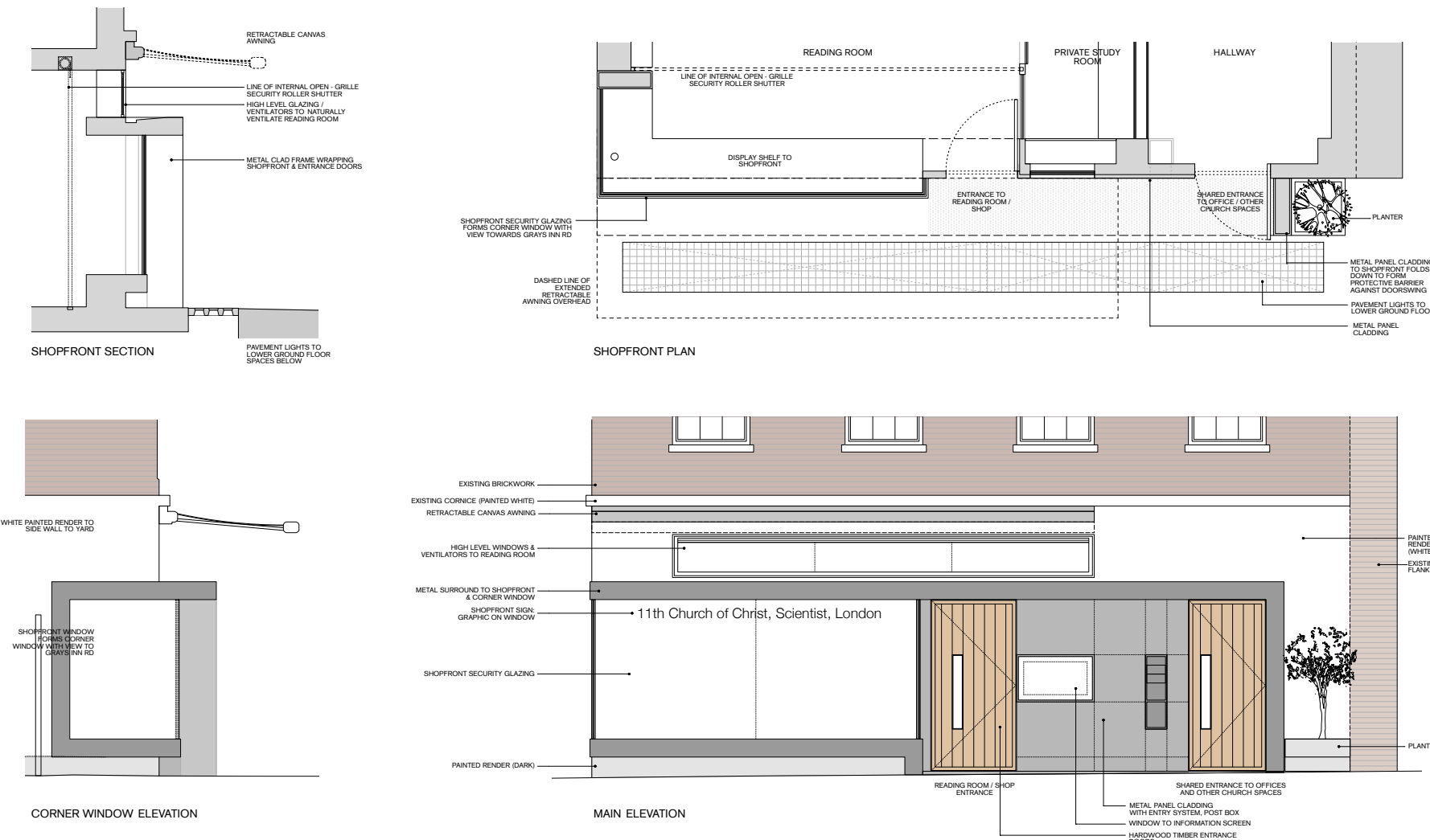
3.4 Appearance and Materials

The original Victorian building fronting 11 St. Chad's St is currently exposed brickwork to the upper 2 storeys with a rendered base at Ground Floor. It is proposed to retain this **hierarchy**, but to adapt the Ground Floor shopfront to form an opening to the Christian Science Reading Room which appears within the rendered course.

Christian Science Reading Rooms are an important part of the Church's identity and community outreach. They typically operate as a bookshop / library where visitors can read and/or purchase material.



Visualisation of proposed shopfront



The shopfront to the Reading Room has been designed in accordance with **Camden's CPG1 Design Guidance**. It is proposed as a large glazed window which turns the corner of the site towards Gray's Inn Road. The window is wrapped with a broad metal clad frame which forms a projecting soffit at the head, and a heavy sill at the base, which becomes a deep display shelf internally. The entrance doors to the Reading Room and Common Parts are a pair of hardwood timber panelled doors, separated with metal panelling, which houses the entry phones, post boxes and information screen to the Christian Science Reading Room.

A planter adjacent to the door to the Common Parts (but within the site boundary) **protects** passers-by from the outward-opening door.

A high level strip window with ventilator provides **natural light** as well as **natural ventilation** to the Reading Room and Common Hallway.

The shopfront proposal has been designed in conjunction with the public realm area at the front of the building, where new pavement lights provide **natural light** to the Lower Ground Floor ancillary spaces below. The new Ground Floor slab is proposed at grade with the pavement - giving **level access** into the building for both Christian Science Reading Room entrance and the entrance to the Office floors above.

The render to the base level is proposed to turn the corner to the Ground Floor flank wall of the warehouse yard nextdoor - thus **unifying** the front and back spaces and expressing the volume of the Auditorium. The existing windows and fire exit door to this wall are proposed to be retained.

The 1st and 2nd floor windows to the St. Chad's St frontage are proposed to be replaced with **double glazed units**. The existing 1st floor windows are casements with high level small paned flights, which do not appear to be original. These are proposed to be **reinstated** as timber **sash windows** to match the 2nd floor arrangement. The new double glazed sashes are proposed to match the existing - glazing bars to be replicated in size and profile.

The new mansard roof extension is proposed in **slate** with raised **brick party walls** to enclose the roof form. These flank walls enclosing the new mansard roof have been designed in context of studying the flank walls of mansard extensions in this Conservation Area.

Timber framed dormer windows are proposed at the front, lining up with the windows beneath and following Camden's CPG 1 - Design guidelines in terms of their relationship to the ridge and hip of the mansard.

The new rebuilt rear facade to the main building is proposed as **metal panelled cladding** - expressed as infill to the existing brick building.

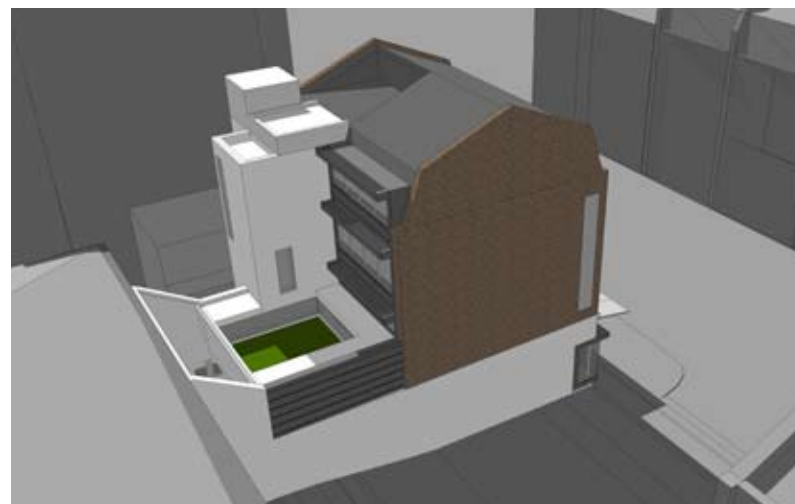
The new replacement extension at the rear of the site (housing the Auditorium) is expressed as a **simple volume**, clad in **white render**, unifying it with the Christian Science Reading Room at the front of the building and identifying the Church spaces from the Office floors above. A **single large skylight** above the stage brings in plenty of **natural light**, whilst being designed to avoid any direct sunlight causing glare. A further **light 'scoop'** draws natural light in to the sides and rear of the



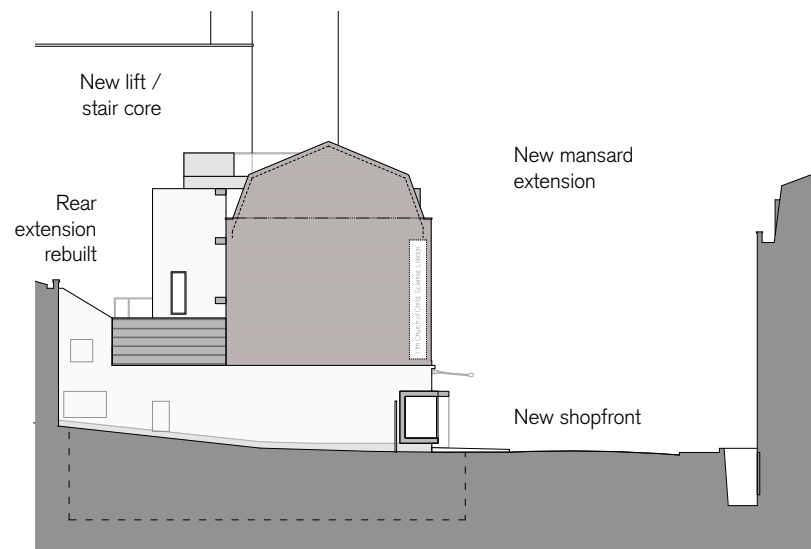
Existing rear extensions from yard to east



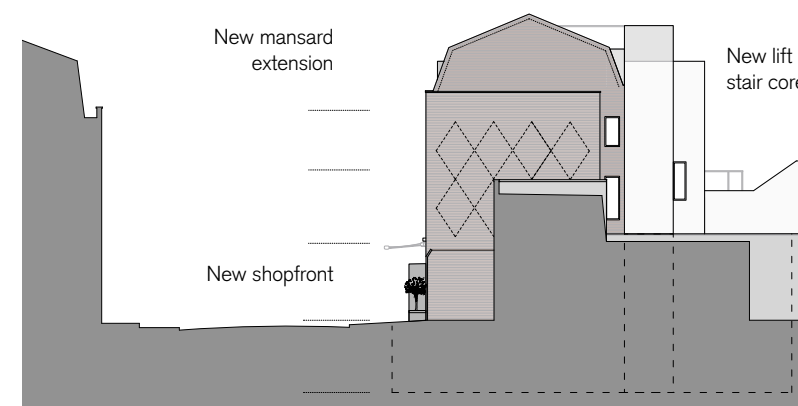
Existing building from north-west



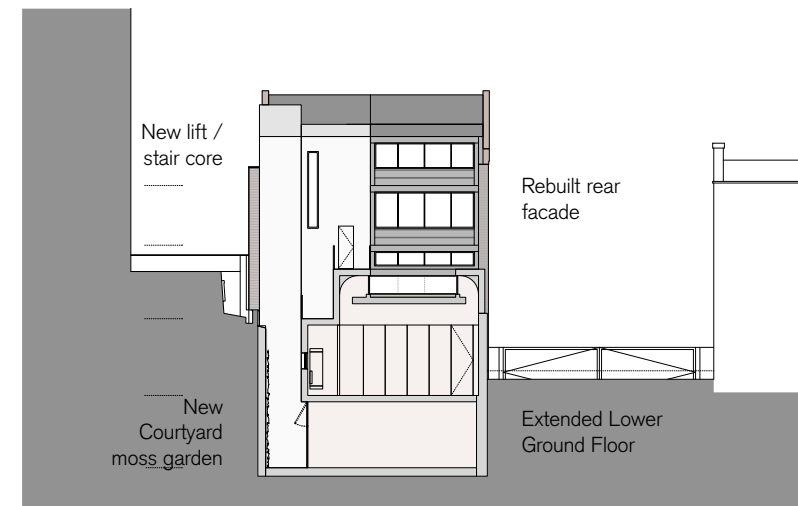
Bird's eye view from south-east



East elevation



West elevation



South elevation

Auditorium.

The roof of the Auditorium is proposed as an **extensive green sedum roof**, improving the **ecological value** of the site as well as providing **visual interest** from the rear windows of the Office floors above, which look out over this area.

The new lift and stair core sit outside the mass of the original building, in order to provide a good clear **efficient floorplate** to the Offices. The lift volume is proposed as white render, to **reflect light** into the double height Courtyard moss garden at Lower Ground Floor level - accessed from the Sunday School space.

This will also **reflect light** towards No.25 Riverside to the west, which has two windows to non-habitable rooms (a stairwell and a bathroom) which face 11 St. Chad's St.

The stair and lift core is proposed as a painted render volume, with windows arranged to follow the curve of the stair and to bring natural light into the stairwell and landings to the Office floors.

3.5 Landscaping and Amenity Spaces

The site is currently built over to the boundary, except at St. Chad's St where there is a small strip of pavement within the public realm. This area is proposed to be **landscaped** as part of the shopfront design, with level access, good **quality** finishes and a **planter** framing part of the entrance threshold.

The roof of the Auditorium is proposed as an extensive sedum **green roof** - this will provide **visual interest** for the office spaces which have a view down onto the green roof, whilst also improving the **ecological value** of the site.

A **Courtyard moss garden** is proposed at Lower Ground Floor - accessed off the Sunday School area. This will further improve the ecological value of the site, whilst also existing as an **educational facility** for Sunday School users and providing visual interest to this external space.

4.0 Access

4.1 Parking and Public Transport

The site has a **PTAL rating of 6b**. It is located approximately 150m from the transportation hub of Kings Cross St. Pancras with **excellent connections** to all modes of public transport, including the London-wide bicycle hire scheme, which has a docking facility 15 metres away on St. Chad's St.

There is no car parking on site currently and the proposed is also **car-free**.

There is **cycle parking** at the end of St. Chad's St on Gray's Inn Rd, as well as a large cycle parking facility at Kings Cross Station.

Church services are on Sunday mornings and Wednesday evenings. It is envisaged that most people will arrive by public transport (this was part of the reason for choosing this site for the Church), however if some church members drive then **restricted parking** exists in resident's parking bays and restricted single yellow line areas on St. Chad's St.

4.2 Access Into and Around Site

The proposal includes a new lightweight slab at Ground Floor pavement level, which creates **level access** into the building as well as **throughout** the Ground Floor (as an improvement to the existing numerous level changes, ramps and stairs).

The existing ramp and balustrades at the entrance to the building are to be removed, improving the public realm to St. Chad's St, along with the new pavement lights into the Lower Ground Floor and new shopfront to the Christian Science Reading Room.

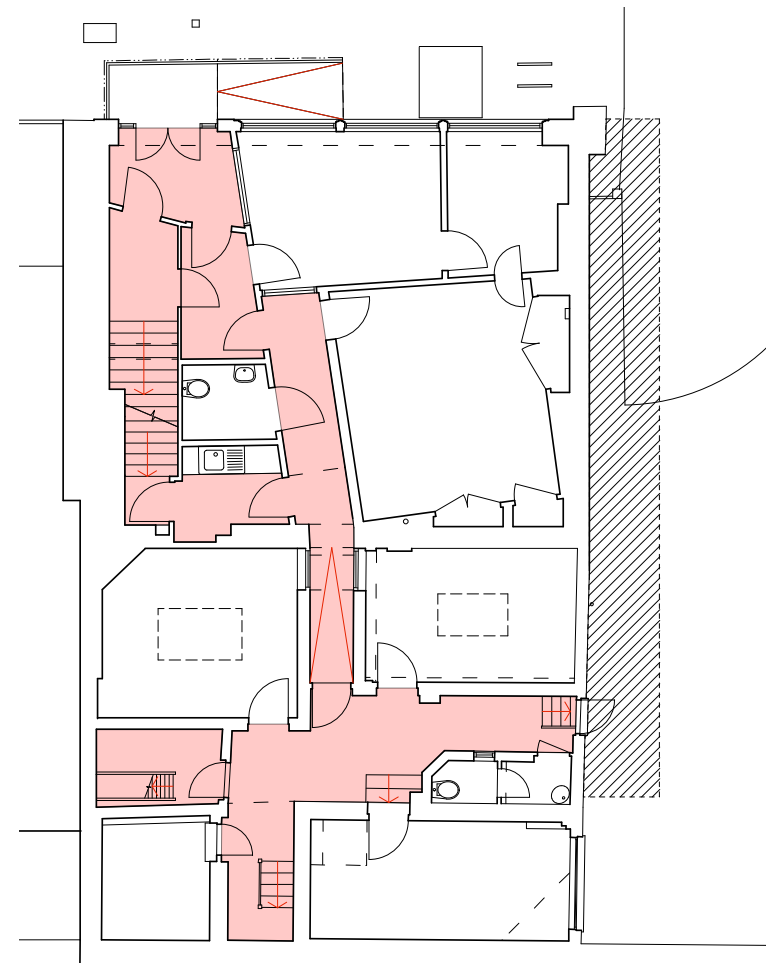
Internally, the **new wheelchair-accessible lift** serves all levels and the proposed facilities (WCs etc) are designed inclusively for disabled access.



New shopfront with level access



Existing ramp and railings to be removed



Existing Ground Floor plan
6 stairs and 2 ramps highlighted in red and circulation toned in pink

5.0 Sustainability

The environmental strategy for the proposal has been informed by the Mayor's hierarchy set out in 'The London Plan: Spatial Development Strategy for Greater London':

- using less energy
- providing energy efficiently
- using renewable energy

It has also been designed following **Camden's CPG3 Sustainability**.

The refurbished and extended building will provide good levels of **daylight**, whilst carefully **controlling sunlight** to avoid direct glare in the Church Auditorium. **Natural ventilation** will be used wherever feasible, which includes the Sunday School and common spaces in the Lower Ground Floor, Christian Science Reading Room at Ground Floor as well as all Office spaces at 1st, 2nd and 3rd floors. The Auditorium is required to be mechanically ventilated, in order to mitigate any noise disturbance from Church services. Wherever mechanical systems are proposed, they incorporate **heat recovery**.

Where existing single glazed windows are proposed to be replaced, this will be with **double glazed units** to improve airtightness and reduce heat loss. Heating demand will be reduced overall by improving **airtightness, insulating** the building fabric to a high standard and by having **demand-led** ventilation to minimise heat losses.

Heating demand will be met by **air source heat pumps** supplying the Church and Office spaces separately. Electrical demand will be minimised by the use of **low energy** light fittings and efficient plant. The office lighting will be provided with **automatic daylight dimming** to reduce energy.

Water use will be minimised by the use of dual flush toilets, and limited flow taps. Surface water **run-off** will be decreased with the installation of the extensive **green roof** above the Auditorium, as well as a permeable surface to the Moss Garden Courtyard at Lower Ground Floor. These green and landscaped areas also improve the **ecological value** of the site - the detailed design of these areas will be worked up in consultation with the Ecology Consultant.

A **BREEAM pre-assessment** has been undertaken, which shows the proposal will achieve a minimum BREEAM level of Very Good. The reduction in carbon resulting from the use of renewable energy air source heat pumps is 1.84kgCo2/m2, which equates to a10.5% overall reduction in carbon emissions.

Refer for further detail to:

- *Sustainability & Energy Report by Studio Nine*
- *BREEAM Pre-Assessment & SBEM calculations by Energist*
- *Noise Assessment by Emtec*

6.0 Other Issues

6.1 Service Management Plan

Provision for refuse and recycling storage has been designed in consultation with recommendations set out in **Camden’s CPG1 Design**. However, the full site area is built over and it is inappropriate to propose a bin store as part of the shopfront to St. Chad’s St, particularly as this is within a Conservation Area. The proposal therefore incorporates **waste storage within** the building.

Refuse and recycling will be **segregated internally** at the point of use, with **separated, dedicated storage areas** for the Church and each floor of the Offices. The Service Management Plan includes arrangements for on-street collection of waste and recycling.

Maintenance access to the mansard roof is via an openable rooflight / access hatch in the 3rd floor Lobby. The roof plant area is **protected** with handrails and is screened by the angle of the roof and lift overrun. Access to the Auditorium roof area is via an access door from the 1st floor staircase, with this area protected by a screen to the warehouse yard to the east and simple handrails. All windows above Ground level can be cleaned from inside the building - windows are either sliding sashes or inward opening. Skylights over the Auditorium can be cleaned from the Auditorium roof.

6.2 Security

Security for the site has been considered in consultation with a **Secured by Design** officer, and in accordance with Secured by Design principles.

The facades of the building are only accessible to the north and east boundaries - the north being to St. Chad’s St, and the east being to the yard of the warehouse nextdoor at No.12 St. Chad’s St, where the side wall to the yard is over 5m high.

Access control will be fitted to the building entrances, as well as to restrict movement internally between the different uses within the building. The building will be alarmed and consideration is being given to CCTV. The shopfront lighting will be designed to improve security, whilst considering any negative effect on neighbouring buildings.

6.3 Structural Summary

The proposal involves **retaining** the existing building fabric and 3 facades, with a new **internal steel frame** to allow for disproportionate collapse and a new lightweight slab throughout Ground floor to give level access, but otherwise **re-using the existing** structure wherever possible. The Basement is proposed to be extended in accordance with **Camden’s CPG4 Basements & Lightwells** as well as **Camden Development Policy DP27**. Refer to supporting documentation - Basement Impact Assessment by Heyne Tillett Steel Structural Engineers for more detail.

6.4 Sunlight / Daylight Assessment

The scale of the proposal has **little impact** on any neighbouring properties: The adjacent 2-storey house at No.25 Riverside has two small windows facing No.11 St. Chad’s St. Planning records show these windows to be to non-habitable rooms, namely a hallway and a bathroom. Other neighbouring properties on the opposite side of St. Chad’s St are not in residential use.

It has therefore been considered unnecessary to undertake a Sunlight / Daylight Assessment, also in line with our consultation with Camden’s Duty Planner (see Section 6.8 Consultation).

6.5 Flood Risk

The site is **not at risk** of flooding from rivers or sea, as defined by the Environment Agency; nor has St. Chad’s St been identified as a street at risk of surface water flooding, specified in the London Borough of Camden (LBC) Planning Guidance CPG4 5 and therefore a flood risk assessment will not be required.

The proposal includes a green roof above the Auditorium, which contributes to the **SuDS (Sustainable Drainage System)** by reducing storm water run-off.

6.6 Noise Assessment

A 24-hour **noise survey** has been undertaken on the roof of 11 St. Chad’s St, and the results are published in supporting documentation - Emtec Noise Report.

Design noise limits for new externally located plant have been recommended based on the results of the survey and the local authority’s planning criteria.

The proposed externally located plant has not yet been selected.

When the new plant has been selected, the design will include any **acoustic treatment** that might be necessary to ensure the new plant meets the local authority’s planning requirements.

The services strategy has been designed so that the Church Auditorium can be mechanically **ventilated and cooled** to prevent the need for opening windows during Church services, thus avoiding any noise spillage.

6.7 Planning Statement

The Eleventh Church of Christ, Scientist, London has been located in Marylebone for the last 90 years. Due to a reduced congregation they have been looking for new premises for some time. The site at 11 St. Chad’s St is a great location, easily accessible by public transport, and a building which offers the potential to **convert efficiently** into the spaces they require, whilst retaining some office area for rental.

Church services and Sunday School occur on Sundays 11am-12noon and there will be a Testimony meeting on Wednesdays 7:30-8:30pm, with an expected attendance of approx. 30-40 people. In addition to this the Christian Science Reading Room operates in a similar fashion to a library or bookshop and is open to the public Monday-Saturday 10:30am-5:30pm, Sunday 2-4pm and generally is manned by one member of staff (often two on Sundays).

The Church aims to hold 2-3 lectures per year, which are open to the public, with an average of 100 people per lecture. In addition to this, there will be other occasional meetings held in the Reading Room where the public can attend. The church spaces will also be available for the wider Christian Science movement on occasions.

The Church office spaces and Reader Rooms are open on average for approximately 3 days per week at different times but generally during usual office hours.

The new Church facilities, along with the refurbished and extended Office floors provide the opportunity for **genuine regeneration** of this site, which has fallen into disrepair over time and become very inefficient and inappropriate for its current designated use. The high quality proposal aims to **retain** as much **employment floorspace** as possible, by refurbishing and rationalising the layout, whilst also proposing an additional use, contributing to the mix of uses in this area.

6.8 Community Consultation

As part of the preparation of this planning application, we discussed with **Camden’s duty planner** whether or not to undertake a pre-application consultation. It was deemed unnecessary given the extent of the proposed works.

We also consulted with a **Secured by Design** officer (see 6.2 Security) as well as with Angela Inglis - **local historian**, writer, photographer, vice chair of the Kings Cross Development Forum and author of ‘Railway Lands - Catching St. Pancras and Kings Cross’.

Planning Application Drawings:
(A3 reductions)

| | |
|------------|---|
| 290.PL.001 | Site Location Plan |
| 290.PL.002 | Proposed Lower Ground / Ground Floor Plan |
| 290.PL.003 | Proposed First / Second Floor Plan |
| 290.PL.004 | Proposed Third / Roof Plan |
| 290.PL.010 | Proposed Section AA |
| 290.PL.011 | Proposed North Elevation to St. Chad's St |
| 290.PL.012 | Proposed East Elevation |
| 290.PL.013 | Proposed South Elevation |
| 290.PL.014 | Proposed West Elevation |
| 290.PL.020 | Proposed Shopfront |
| 290.PL.021 | Proposed Visualisations |
| 290.PL.030 | Existing Basement / Ground Floor Plan |
| 290.PL.031 | Existing First / Second Floor Plan |
| 290.PL.032 | Existing Roof Plan |
| 290.PL.033 | Existing Section AA |
| 290.PL.034 | Existing North Elevation to St. Chad's St |
| 290.PL.035 | Existing East Elevation |
| 290.PL.036 | Existing South Elevation |
| 290.PL.037 | Existing West Elevation |
| 290.PL.038 | Existing Shopfront |