

JRS/DP1935

23 September 2010

Planning Services
London Borough of Camden
Development Control
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For the attention of Gavin Sexton

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Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1990
VICTORY HOUSE, 1 UNIVERSITY STREET, 163-170 TOTTENHAM COURT ROAD
Planning Application Ref. 2010/4049/P**

We refer to our recent discussions in respect of the above planning application and to your emails of 16th and 23rd September 2010. Further to our meeting on site on 22nd September, we can respond to the points raised as follows.

Ecohomes

We note that Council policy expects an Ecohomes level of 'Very Good'. We can therefore confirm that the applicants will target an Ecohomes rating of 'Very Good' as part of the proposed development. We also note that this is to be secured in an accompanying legal agreement.

At this stage, it is intended that, inter alia, the following measures will be provided in order to achieve Ecohomes 'Very Good' level within the 'Energy' and 'Materials' sub-sections:

As set out in the Energy Statement submitted with the planning application, the proposals will increase the insulation levels of the existing building, to replace the original direct electric heating system with a more efficient heat pump system and to include solar thermal hot water heating. Benchmarked against the original systems, this should produce an approximate 70% improvement over the base case with no remedial measures carried out. As such, under the Ecohomes assessment, this will accumulate points gained under the categories 'Dwelling Emission Rate' and 'Building Envelope Performance'. Additional points will be sought in respect of the categories in respect of lighting.

In respect of the 'Materials' category, at this stage, an outline of the elements envisaged to be provided include the following:

'Mat 1 - Environmental Impact of Materials'

- Roof - Resurfaced insulation to achieve overall u-value of 0.25 W/m.sq K;
- External Walls - Masonry external walls retained as existing;



- Internal Walls/party walls - as existing;
- Floors - existing screed removed and replaced with underfloor heating;
- Windows - replacement windows to achieve centre pane u-value of 1.2 W/m.sq K;
- External Surfacing - timber decking (FSC certified);
- Boundary Protection - glazed guarding.

‘Mat 2 - Responsible Sourcing of Materials: Basic Building Elements’

1. Frame - as existing;
2. Ground floor - as existing;
3. Upper floors - as existing;
4. Roof - structure as existing. Single ply membrane and insulation responsibly sourced;
5. External Walls - Masonry as existing. Mansards/insulation responsibly sourced;
6. Internal Walls - Stud partitions responsibly sourced;
7. Foundations/substructure - as existing.
8. Staircase - Timber, responsibly sourced and FSC certified.

‘Mat 3 - Responsible Sourcing of Materials: Finishing Elements’

1. Stair - Responsibly sourced, timber FSC certified;
2. Window - Responsibly sourced, timber cills FSC certified;
3. External and internal doorframes - responsibly sourced, FSC certified where relevant;
4. Skirting - Hardwood, responsibly sourced/FSC certified;
5. Panelling - N/A;
6. Furniture – TBC;
7. Fascias – TBC;
8. Any other significant use - N/A.

Car Parking

As discussed on site, the proposed scheme includes a reduction in the number of existing basement car parking spaces from ten to seven spaces. The existing spaces are currently let to the commercial occupiers of the building.

The proposed seven spaces would be for use by the future residents of the proposed units. As discussed, given that the spaces already exist and are provided off-street, the use of these spaces by residents would not put pressure on street parking in the vicinity of the site. Furthermore, in terms of traffic generation and vehicle movements, the use of these car parking spaces by residents, as opposed by commercial tenants, would generate significantly less car movements. Therefore, by allocating the existing seven spaces for residential use would result in an overall reduction in vehicle trip generation.

We therefore consider that it is reasonable for the legal agreement to ensure that the scheme is car-capped to provide seven spaces for use by residents.



Sustainability

As requested, please see attached an existing roof plan (drawing ref. A379-107) and proposed roof plan (drawing ref. A379-207) of the building showing the location of the solar thermal panels. As the plans show and as viewed on site, there is no space for the provision of a green/brown roof as part of this proposal.

Affordable Housing

We refer to our letter of 20th September 2010 and your email of 23rd September 2010 with regard to the provision of off-site affordable housing generated by the scheme. In response to the points raised in your email, we can confirm that:

1. Affordable housing floorspace equivalent to 10% of the converted space at Victory House (130sqm) would be provided in an off-site location;
2. The off-site affordable housing location would be within the application site ward or an adjoining ward;
3. Given that a specific off-site location has not been specified and could be in the application site ward or adjoining ward, the tenure of the affordable floorspace would need to be flexible to reflect local affordability levels. As such, the S106 would need to be worded to include the potential for the affordable housing floorspace to be provided as Intermediate.

S106 Contributions

In light of the above comments and further to your letter dated 16th September 2010, we therefore propose that the Heads of Terms for the legal agreement should include the following,

- Off-site affordable housing provision of 130sqm in the application site ward or an adjoining ward;
- Car-capped development of seven spaces;
- Education contribution in a sum of £42,839;
- Open Space contribution in a sum of £16,533;
- Ecohomes score of 'Very Good';
- Renewable energy details;
- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance.

We can confirm that the applicants have commenced discussions with your Council's legal team regarding the drafting of the S106 Agreement.

We trust that this is acceptable. If you have any queries, please contact Julian Shirley or Jim Pool at the above address.



Yours faithfully

DP9

CC: John Turner
Richard Hillebron

Derwent London
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