

**WILLIAM GOODENOUGH HOUSE
MECKLENBURGH SQUARE
LONDON
WC1N 2AN**

**STATEMENT OF COMMUNITY CONSULTATION
TO SUPPORT PLANNING APPLICATION**

ON BEHALF OF GOODENOUGH COLLEGE

MARCH 2010

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1.0 INTRODUCTION

- 1.1. This report summarises details of the public consultation that took place on the proposal to develop William Goodenough House (used by Goodenough College as a hall of residence), to erect an additional two floors at roof level to the Heathcote Street building and the internal block, together with the alteration of the existing mansard roof of the East Wing (fronting Mecklenburgh Street), in order to provide an additional 61 no. bedrooms.
- 1.2. In devising the pre-application consultation Goodenough College and their advisors have been mindful of the guidance contained within the adopted London Borough of Camden ('LBC'), Statement of Community Involvement, November 2006 ('SCI'), and the advice given by the planning officer (Elaine Quigley), as part of the LBC's formal pre-application service.
- 1.3. Section 4 of the SCI deals with 'involvement in planning applications' and advises that pre-application discussions with developers are beneficial in helping to ensure that applications are in line with planning policies. In order to provide greater clarity the Council operates a pre-application planning advice service. As part of this service the Council undertakes to inform developers of relevant local groups, Conservation Area Advisory Committees and key stakeholders that the developers ought to contact before the application is submitted.
- 1.4. Pre-application discussions are particularly important for major applications (over 1,000 square metres of floorspace). These applications should be determined in 13 weeks and to enable this to happen, developers are strongly encouraged to discuss their proposals before submitting their applications. As a result negotiations on the application, for example to make it more acceptable in planning policy terms or negotiating for community benefit from the scheme, will have usually been carried out before the application has been submitted.
- 1.5. The SCI also advises on methods of pre-application consultation on major applications. At the beginning of the process the applicant is expected to agree the extent and type of pre-application consultation with the Council. Where pre-application consultation has been carried out, developers are advised to attach a consultation report to the planning application when it is submitted. The report should give a summary of what type of consultation was organised, the key issues raised and detail of how the scheme addresses those issues.

2.0 THE CONSULTATION PROCESS

2.1 The objective of the process was to convey the key principles of the proposed development at William Goodenough House and to invite the planning authority, local residents and local groups to comment on the proposals prior to the formal submission of the planning application.

2.2 The following measures were undertaken:

(a) Consultation with the London Borough of Camden

2.3 In the preparation of the planning application members of the consultants design team have met with a Planning Officer (Elaine Quigley) and Conservation and Urban Design officer (Charlie Rose) at the LBC on 29 October 2009 to discuss their proposals as part of a formal pre-application discussion.

2.4 The purpose of this meeting was to discuss the proposed erection of part one, part two storey roof extensions fronting Heathcote Street and Mecklenburgh Street to the existing student accommodation block. With advice sought on the acceptability of the proposal in light of adopted planning policy and guidance. The relevant policies that would apply to this proposal were taken from the London Borough of Camden Replacement Unitary Development Plan as adopted June 2006 and the London Plan. The UDP is accompanied by the 'Camden Planning Guidance' (CPG) which was adopted on 14 December 2006.

2.5 Following the meeting a note summarising the main issues to consider as part of any future planning application submission and expands on the verbal advice provided at the meeting on 29/10/2009 was issued on 18 November 2009, a copy of this note is contained in (Appendix 1). The main points discussed are summarised below:

- Residential policies – acknowledged that student accommodation is supported in The London Plan; as such proposals are acceptable in terms of policy. Due to the relatively modest size of the proposed extension to the existing hall of residence, a proportion of affordable housing was not required. The student accommodation would need to be secured by a S106 agreement and a Student Management Plan will be required.

- Amenity – as the proposals relate to an existing hall of residence the application will need to provide details of existing on-site communal facilities and demonstrate that they are sufficient to meet the needs of the existing and proposed students. The internal layout of the rooms should be both large enough and have adequate levels of natural light and ventilation. In addition, it will need to be demonstrated that the proposed extension will not have a detrimental impact on the levels of daylight and sunlight received by neighbouring properties. In this respect a daylight / sunlight report will need to be submitted with the application. If there is a shortfall in openspace provision then a financial contribution may be required to provide this off-site.

- Conservation and urban design – the site is located within the Bloomsbury Conservation Area, however, the principle of the additional roof extensions to the existing blocks are considered to be acceptable. With regards the various elements the following points were made:
 - Heathcote block – the design of the proposed extension is considered to be acceptable, however, to ensure that it does not have a ‘monolithic’ appearance, the mansard storey should be set behind a parapet gutter and party wall upstands introduced to divide the individual buildings, this will ensure sufficient articulation and variation to the roofscape.
 - Mecklenburgh block – the existing attic storey is just about visible above the parapet; the replacement of the mansard roof set behind the parapet gutter is not considered to over-dominate the elevation or relationship with listed buildings on the opposite side of the road.
 - Internal block – the proposed two storey lightweight roof extension would not be visible from a public vantage point, and in this regard would have an acceptable visual appearance.
 - Detailed design and materials – the success of the development is dependent upon the appropriate use of high quality materials, detailed design and finished appearance. The brickwork of the new sheer storey should match as closely as possible with the existing brickwork in terms of colour, texture, face-bond and pointing. The mansard roof should be clad in slate to match the existing with matching copper detailing. The new windows should be no wider than the windows on the storeys beneath.

- Access – there is a requirement that 10% of the units within the development shall be made wheelchair accessible. The ground floor of the building is shown accommodating 4 wheelchair accessible units; this should be increases to 7 no. units to comply with the Lifetime Homes standard. The application should include confirmation that all 16 of the Lifetime Homes standards are capable of being met, or provide suitable justification were they are not.
- Resources and energy – the proposal will be required to achieve a very good BREEAM Assessment (60% energy & water, and 40% materials), any shortfall should be justified outlining the particular restraints. With regards renewable energy the development should provide 10% of energy by renewable sources; The London Plan has an aspiration of 20% target, however, if renewable energy is proposed the development should follow the Majors energy hierarchy. If the heating system needs replacing then the use of a CHP should be considered, if this is not practical it should be justified in the energy statement. Finally, the development should ensure that the development conserves and enhances wildlife habitats; also the use of green roofs on the site should be explored.
- Transport and servicing – the general principles of the scheme are acceptable in terms of transport (PTAL 6a/6b); the site is in a good location for an intensive use. A Travel Plan is not considered necessary for the proposal given the number of additional units. However, due to the increase number of trips generated by the development it is likely that a contribution towards pedestrian and environmental improvements and Legible London will be required. Cycle parking should be provided for 32 no. bicycles, provided there is not already sufficient parking provided at the site. In addition, suitable refuse storage should be provided for each of the units. Finally, a Construction Management Plan would be required to be submitted.
- Community development and regeneration – there will be increased proportion of younger people arising from the new accommodation, which will place extra pressure on local community facilities. A financial contribution could be required based on the number of additional bedspaces.
- Planning submission – details were confirmed of the requirement of planning obligation and the documents required to support the planning application.

- Consultation – advise to consult the Bloomsbury Conservation Area Advisory Group.

(b) Neighbour Notification

- 2.6 On the 12 January 2010 letters (copy contained in Appendix 2) were sent to the owner / occupiers of the adjoining properties detailed on the schedule of properties and plan (Appendix 3). The list of properties was compiled following discussions with planner (Elaine Quigley) at LBC and the property details were obtained provided from the Council's website. The letter outlined the proposed development and provided visual material to illustrate the extent of the proposed extension.
- 2.7 In addition, consultation letters have also been sent to the Bloomsbury Conservation Area Group and the Kings Cross Ward Councillors (Councillor Abdul Hai, Councillor Geethika Jayatilaka, and Councillor Jonathan Simpson).
- 2.8 The letter advised that any one wishing to comment on the proposed development should submit these by 27 January 2010.

(c) Responses

- 2.9 In terms of written responses; after the 27 January 2010, we have received 4 no. responses as part of the public consultation, these were reviewed and the points raised considered and where appropriate the proposals were amended.
- 2.10 Details of the responses received are detailed in Section 4.0.

3.0 COMMENTS RECEIVED FROM THE PUBLIC

3.0 The main points raised in the responses following the pre-application consultation can be summarised as follows:

Comment	Response / Action
The height of the existing building was restricted to preserve reasonable levels of light to the neighbouring properties. The proposed development will increase the height of the existing building, which will reduce 'rights to light' received to neighbouring properties (particularly on Heathcote and Mecklenburgh Streets).	A detailed study has been undertaken by Waterslade in accordance with BRE Report 209 'Site layout planning for daylight and sunlight – A guide to good practice'. This report has been submitted with the planning application; this demonstrates that the proposal will not adversely affect existing levels of daylight and sunlight to adjoining properties.
Seek confirmation that an independent 'rights to light' consultant will be appointed to assess the potential impact of the proposed development on rights to light.	Private rights between landowners are not normally a planning consideration. The initial study will indicate whether or not there is a potential material loss of rights of light. If there was no loss, then a further assessment would not be required; however, if the initial study reveals that there is a loss, then a more detailed study using measured survey would normally be undertaken to quantify the loss more accurately.
Grayland Court, was restricted in height in order to preserve the character and ambience of the area, therefore, it must be right to keep the Heathcote and Mecklenburgh Streets within the concept of the original square. If this development is approved it would set the precedent for	In the preparation of the application a Pre-Application meeting was held with officers at LB of Camden. At this meeting the Conservation and Urban Design Officer (Charlie Rose) advised that the principle of the additional roof extension was

<p>further height encroachment on the square.</p>	<p>considered to be acceptable and in keeping with the character and appearance of the conservation area. In addition, the application is supported by a Listed Building / Conservation Area / Historic Garden Appraisal, (prepared by Sir Andrew Derbyshire).</p>
<p>The proposed extension which will result in the insertion of new windows on the Heathcote and Mecklenburgh Streets will increase overlooking.</p>	<p>Taking into account the position of the existing windows in the application premises and the location of neighbouring properties, it is not considered that the proposed new windows that look onto a public road would result in increased overlooking.</p>
<p>An issue has been raised with regards 'restrictive covenants'?</p>	<p>This matter has been raised with The College, who has reviewed the registered title for this property and has advised that there are no restrictive covenants that will affect the proposed development.</p>

4.0 CONCLUSIONS

- 5.1 The Council's Statement of Community Involvement provides guidance on the consultation process for planning applications. In terms of consulting with neighbouring properties and local groups, the requirements outlined in this document have been exceeded.
- 5.2 With regards negotiations with the planning authority, there has been detailed discussions, which has result in amendments to the proposed development, including, most notably:
- Heathcote block – the design of the mansard storey has been amended so that it is set behind a parapet gutter and party wall upstands introduced to divide the individual units, this will ensure sufficient articulation and variation to the roofscape.
 - Accessible units – the layout of the ground floor of the Mecklenburgh Square block has been amended to accommodate 7 no. Accessible units (5 no. accessible single bedrooms with en-suite shower facilities and 2 no. accessible flats), in order to comply with the Lifetime Homes standard.
- 5.3 The objective of the public consultation was to convey the key principles of the proposed extension to William Goodenough House and to invite comments from local residents.
- 5.4 The process involved sending approximately 150 letters to the adjoining properties, including the Bloomsbury Conservation Area Group and the Ward Councillors. The letter provided an outline of proposed development and invited comments.
- 5.5 In terms of written comments we received 4 no. responses, which are considered to be low for a development of this nature.
- 5.6 All comments received have been collated and where appropriate changes have made to the proposals where these were deemed to be beneficial to the proposed development.

Appendix 1

Pre-application meeting report



Applicant name and address:	Site address:
Simon Chapman Colliers CRE 9 Marylebone Lane London W1U 1HL	William Goodenough House 35 - 42 Mecklenburgh Square London WC1N 2AN
Meeting date:	Case Ref:
29 October 2009	2009/4239/NEW
Proposal(s)	
Erection of part 1 storey part 2 storey roof extensions to the existing student accommodation block to provide an additional 61 student rooms (sui generis)	
Lead officer for Camden:	
Elaine Quigley (Development Control)	
Other Camden officers attending:	
Charlie Rose - Conservation and Urban Design (Design)	
Applicant(s)/Agents(s) attending:	
Simon Chapman (Colliers CRE) Mark Wilkinson (Vista Architecture)	

Principal issues discussed at our meeting

<p>Purpose of Meeting</p>	<p>Set out below is a summary of the main issues to consider as part of any future planning application submission and expands on the verbal advice provided at the meeting on 29/10/2009.</p> <p>To discuss the proposed erection of part 1, part 2 storey roof extensions fronting Heathcote Street and Mecklenburgh Street to the existing student accommodation block. Advice is sought as to the acceptability of the proposal in light of adopted planning policy and guidance.</p> <p>The relevant policies that would apply to this proposal are taken from the London Borough of Camden Replacement Unitary Development Plan (UDP) as adopted June 2006 and the London Plan. The UDP is accompanied by the 'Camden Planning Guidance' (CPG) which was adopted on 14 December 2006.</p>
<p>Site and surroundings</p>	<p>The site is located on the south side of Mecklenburgh Square. The building is formed of a perimeter block with a central courtyard. The block is bound by Heathcote Street to the north and Mecklenburgh Square to the east with access from Mecklenburgh Square. The neo-Georgian style building dates from the mid-20th century and varies in height from three to five storeys plus basement. It has brick facades with slate clad and copper dormer detailing attic roofs.</p> <p>To the west is another building which forms part of the Goodenough College campus. The south terrace of Mecklenburgh Square is completed with five four storey Grade II listed Georgian former townhouses. The remainder of Heathcote Street is formed of a four storey plus basement and mansard blocks which match the design of the subject block. The buildings are linked at upper floor level with an arch opening from Heathcote Street at ground level.</p>
<p>Residential policies</p>	<p>The Council's Policy Officer (Neil Cleary – Forward Planning and Projects) provided policy comments that were conveyed during the pre-application meeting as he was unable to attend the meeting.</p> <p>H1 – New Housing Although student accommodation does not contribute to the Council's Housing figures, either in terms of providing private or affordable housing, it does provide a form of needs housing and is supported in the London plan. As such the proposals are acceptable in the context of this policy.</p> <p>H2 – Affordable Housing The development of sites for student accommodation is likely to impact upon the Council's ability to provide general needs and affordable housing from future 'windfall' sites within the borough. A substantial component of Camden's housing target is made up from so called 'windfall' provision – i.e. sites which have not been allocated in the plan (typically employment sites which are no longer needed for their existing use).</p> <p>In light of this, consideration needs to be given to securing wider benefits such as affordable housing where student housing schemes involve the loss of employment floor space or where schemes are sufficiently large to argue for a wider mix of accommodation such as family sized housing in line with our policy in relation to housing mix. However, we must acknowledge that the UDP is silent on this issue, and the emerging Local Development Framework (LDF) can be given little weight at this stage. Also, The London Plan precludes the ability to require affordable housing from all student housing schemes.</p> <p>However, in this instance, given that the proposals involve a fairly modest extension to existing halls of residence (in terms of bed spaces) seeking affordable housing in relation to the development would be unreasonable.</p>

H8 – Mix of Units

Policy H8 seeks to secure a range of unit types and sizes in order to provide for varying degrees of housing need within the Borough. Given the large numbers of proposals for student accommodation within the Borough, justification must be provided to show that there is a clear need for such accommodation, and in turn how such developments would contribute to the mix of units within the Borough. It would also be necessary to consider PPS3 on Housing, which was issued after the adoption of the UDP. Para 69 indicates that in determining applications, LPAs should 'ensure housing developments have a good mix of housing, reflecting the accommodation needs of specific groups, in particular families and older people'. Policy H8 is consistent with this approach.

In order to secure this, any future s106 agreement would seek to secure a specified HEFCE funded institution at which the occupiers of the flats will attend and seek to secure a student management plan (see details below). This approach is consistent with the revised proposals for the Draft London Plan.

Student management plan

A student management plan should be submitted to the Council as part of a planning application. This should describe among other things what contracts the student units would be let on. This report should set out all of the procedures and processes and who would manage the student accommodation once occupied. The details of the student management plan would be secured by a S106 agreement.

The student management plan should include a 'code of conduct' in line with the provisions of the 2004 Housing Act and shall include details on health and safety standards and procedures; maintenance and repairs; environmental quality; landlord and tenant relationship; student welfare; anti-social behaviour and disciplinary procedures; and administration, accreditation and compliance procedures.

Anti-Social Behaviour and Disciplinary Procedures

With specific reference to anti-social behaviour, the student management plan should describe a 'student tenancy agreement' including conditions to ensure that students are responsible in their behaviour to respect their fellow residents, their neighbours and the building, in order to prevent anti-social behaviour. The management plan should describe that the managing body would enforce the terms and conditions of the tenancy. This may be something that the applicant already has set in place as an owner of student halls of residence.

<p>Amenity</p>	<p>The occupants of the proposed units</p> <p>The details of the functioning student accommodation were not fully discussed during the meeting however you advised that each of the rooms would have an ensuite bathroom.</p> <p>The applicants have the opportunity to provide self contained units or large communal spaces and individual bedrooms. A justification of the accommodation provided would need to be submitted. This would depend on the demand from students in the area and the proposed affordability of the student units.</p> <p>The proposal relates to existing halls of residence. The drawings show the provision of an existing communal laundrette, IT service area and children's' play area within the lower floors of the building. It would be necessary to include a list of the on-site facilities available within the existing building. This should be cross-referenced to relevant floor plan drawings. You also advised that dining room facilities' would be available at the Great Hall in an adjoining building owned by the applicant in close proximity to the site. The details of this arrangement should be submitted and it should be demonstrated that these facilities are large enough to provide for the intended capacity of both the existing and proposed students.</p> <p>The Council would suggest that the proposed internal room floor spaces should be approximately 20 sq. m. The Council would advise that the wheelchair units should be approximately 32 sq. m and it should be demonstrated that the space is of adequate size and layout to allow for wheelchair users.</p> <p>Policy SD6 - Sunlight and Daylight</p> <p>The internal layout should ensure that all the individual student units and communal areas have access to an external window which would provide adequate light and ventilation.</p> <p>A sunlight and daylight report should be submitted with any application. This should demonstrate that adequate daylight and sunlight would be received to the new student units and the existing student rooms within the main building.</p> <p>This report should also demonstrate what impact the proposed extensions would have upon the surrounding area including the new extension to Kingsway College, Sidmouth Street that is directly opposite the site and the windows in the rear elevations of nos. 43 46 (consecutively) Mecklenburgh Square.</p> <p>A recent appeal decision (March 2006) for Coram Community Campus, on the southern edge of St Georges Gardens may be of interest to you –particularly regarding the Inspector's views stated on certain issues such as overlooking, enclosure and the existing character of St Georges Gardens. The proposal (Council ref. 2003/1960/P) involved the erection of a three-storey plus half-basement building to provide child-care facilities 2m from and 77m along the south-east boundary of St George's Gardens and its listed wall. The Council had refused the application on grounds of the building's harmful impact upon St.George's Gardens and the character and appearance of the Bloomsbury Conservation Area.</p> <p>The appeal inspector found the proposal to be acceptable on conservation grounds. He noted that the Gardens have an intimate, peaceful character, but that the presence of tall buildings nearby, remind one that the city is near. He also thought that the Gardens have a very enclosed feeling, especially when looking at the long sides. He said the building would be only slightly taller than its predecessors and found the design to be acceptable and enhance the setting to the listed wall. Its silhouette would be broken up by trees throughout the year and that it would provide an attractive backdrop to the Garden's foliage in the</p>
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	<p>summer and add warmth from its lights and activity in the winter. Overlooking would reduce seclusion but enhance security of the Gardens that have been subject to misuse. Ample sunlight would remain and its nature conservation interest would not be damaged. The Inspector subsequently went on to dismiss the appeal but this was due to its unacceptable impact on daylight levels at adjacent flats at William Goodenough House (subject of this pre-application report).</p> <p>N4 – Provision of public open space Policy N4 requires the provision of 9 sq m of open space per person for residential developments. This development proposes student accommodation with an area of open space that will be open to the public. Details of this would have to be submitted with the application. Where there is a shortfall in open space provision the preferred option would be to provide suitable open space off-site, but at a maximum of 400m from the development. If this is not practical a financial contribution to open space will be acceptable. A financial contribution is based on a proportion of the capital cost of providing new open space, which amounts to £55 per square metre, plus additional maintenance costs.</p> <p>Full details of the methodology for open space contributions can be found in the CPG.</p>
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<p>Conservation and urban design</p>	<p>The site falls within the Bloomsbury Conservation Area which retains its predominantly Georgian layout and character as a whole. The adjacent Georgian terraced properties extending along the east side of Mecklenburgh Square are grade II listed buildings. The adjoining buildings at 43 to 47 (consecutive) Mecklenburgh Square are also grade II listed buildings.</p> <p>To the south of the site lies Mecklenburgh Square Gardens that is designated as private open space and is listed in the London Squares preservation Act 1931 and designated as a garden of Special Historic Interest by English Nature.</p> <p>The principle of additional roof extensions to the existing block is considered acceptable.</p> <p>The existing Heathcote Street elevation is three storeys in height with shallow pitched concealed roof. The additional sheer brick storey would bring the parapet in line with the corner of Mecklenburgh Street and the adjoining linked Goodenough College building to the west. The mansard story would raise the building to the same overall height as the adjoining linked Goodenough College building to the west. This is considered acceptable.</p> <p>There is a danger that the existing large block would appear monolithic in its appearance if this section is built because it would reduce the articulation and increase the overall massing of the block.</p> <p>However if the mansard storey is set behind a parapet gutter and party wall upstands are introduced to divide the dwellings – which are split vertically in this part of the block - there is considered to be sufficient articulation and variation in the roofscape to provide visual interest throughout the block and prevent a monolithic or over dominant mass.</p> <p>The shallow attic storey is just about visible above the parapet on the Mecklenburgh Street elevation. A replacement mansard roof set behind a parapet gutter is not considered to over dominate the elevation or the relationship with the listed building on the opposite side of Mecklenburgh Street. In this regard the extension would not harm the character and appearance of the area and is likely to be acceptable</p> <p>The proposed two storey lightweight roof extension to the west elevation perimeter block is for all intents and purposes an internal elevation which is not viewed from the public realm or upper floors of neighbouring buildings. In this regard the extension would not harm the character and appearance of the area and is likely to be acceptable.</p> <p>The proximity and size of the proposed extension is not considered to harm the setting of the adjoining listed terrace.</p> <p>Detailed design and materials</p> <p>The success of the development is considered to depend on the appropriate use of high quality materials, detailed design and finished appearance.</p> <p>Detailed drawings of the roof extension at a scale of no less than 1:20, preferably with dormer and window section at a scale of 1:10 with glazing bars at 1:2 should be provided as part of any application.</p> <p>The brickwork for the new sheer storey should match as closely as possible with the existing adjacent brickwork in terms of colour, texture, face-bond and pointing. This should be indicated on all relevant drawings.</p> <p>The proposed mansard roofs should be clad in slate to match, along with matching copper detailing. Any new window should be no wider (including cheeks) than the window on the façade below. If the windows in the proposed</p>
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	<p>mansard of the Heathcote Street elevation cannot line up with the façade below as suggested, you are advised to provide a 1½ x width window centrally located between the windows on the façade below.</p> <p>In terms of the submission drawings, these should be generally at a scale 1:50.</p>
Access	<p>H7 – Lifetime Homes</p> <p>Although Lifetime Homes standards do not apply to student accommodation, the requirement for 10% of housing within any development to be made wheelchair accessible is relevant.</p> <p>You advised that the ground floor of the building could accommodate 4 wheelchair accessible units. It was advised that this should be increased to 7 wheelchair accessible units to comply with the Lifetime Homes standards. You confirmed that there would be sufficient space to provide this at ground floor level. Any plans submitted as part of a new application should include an existing and proposed ground floor plan which should clearly indicate the location and internal layout of the new wheelchair units. These floor plans should be at a scale 1:50.</p> <p>The application should provide sufficient information to demonstrate that all 16 of the Lifetime Homes standards are capable of being met, or where this is not possible a justification given so that the reasons for this can be considered. The submission of fully marked up plans in respect of lifetime homes standards in respect of each unit type may be made a requirement by condition, however the principle of compliance (or any incidence of non-compliance) should be <u>demonstrated</u> at application stage.</p>

<p>Resources and energy</p>	<p>SD9 - Resources and Energy</p> <p>BREEAM All such schemes will be required to meet a minimum very good rating using the BREEAM assessment. Camden's CPG also goes beyond the minimum very good score in requiring a minimum 60% score in the energy and water categories, and a minimum 40% score in the materials category. Any shortfall should be justified outlining the particular restraints responsible.</p> <p>An assessment should be submitted as part of any application submission, with a post construction review to be carried out as a legal agreement of any approval.</p> <p>Renewable Energy Developments over 1,000 sq. m must include provision of renewable energy on site. The provision of 10% of energy requirements of any new development to be provided through renewable energy sources, as specified in the CPG, has been superseded by further amendments to the London Plan in February 2008. This has specified that new developments should aspire to meet a 20% target.</p> <p>If any renewable energy technology is proposed the applicant should make sure they have followed the Mayors energy hierarchy (1. use less energy, 2. use renewable energy and 3. supply energy efficiently) to show that renewable energy is not just an 'add-on'.</p> <p>You advised that the existing heating system requires upgrading. You may like to consider the potential to explore a strategy to utilise the 'whole-site' approach with a Combined Heat and Power (CHP) system and on-site thermal store to distribute water and heating to the building as a whole when formulating the renewable energy strategy. If this is not practical then this should be outlined and justified in the energy strategy, alongside justification for whichever technology is decided.</p> <p>N5 – Biodiversity Policy N5 seeks to ensure that new development conserves and enhances wildlife habitats by greening the environment. The applicants are encouraged to explore the practicalities of providing a green roof on site, on the basis that a brown roof (not sedum), is preferable as this provides for greater biodiversity.</p>
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<p>Transport and servicing</p>	<p>The Council's Transport Officer (Sam Longman) provided transport comments that were conveyed during the pre-application meeting as he was unable to attend the meeting.</p> <p>The general principle of the scheme is acceptable in terms of transport. This site is in a good location for an intensive use. The site is in the Clear Zone, just south of Kings Cross Station. It has a Public Transport Accessibility Level (PTAL) of 6a/6b (excellent).</p> <p>The proposals are acceptable in principle, however due to the increase in trips, particularly pedestrian trips, generated by the development; it is likely that a contribution towards pedestrian and environmental improvements in the area would be sought. A contribution toward the Legible London pedestrian signage and way-finding initiative to install a standard from of map based signage across central London would be required. This contribution will relate in scale and kind and will be comparable to contributions secured with other developments.</p> <p>A Travel Plan is not considered necessary for this proposal given the number of additional units, and it would be considered overly onerous to require it for the whole site.</p> <p>A Construction Management Plan (CMP) would be required and would be secured by S106 due to the nature of the proposals and the location. See Appendix E for details.</p> <p>The cycle parking standard for student housing adopted in the London Plan and applied by the Council is 1 space per 2 student bedspaces. It would be necessary to provide 32 new cycle parking spaces within the building. As the proposal relates to an existing halls of residence any application should indicate the number and location of the existing cycle stands and if they provide adequate parking for the existing students. A floor plan and section drawing would be required to show the number and location and height of the proposed cycle stands. Sheffield stands are the recommended design. See Appendix E for details.</p> <p>Suitable storage for refuse must be provided within each unit and within the development as a whole. Further advice is provided on page 251 of the CPG (this document is available to view on the Council's website www.camde.gov.uk/planning). In addition, the Council's Street Environment Team can provide further information (Gary Andrews 0207 974 8864).</p>
<p>Community development and regeneration</p>	<p>The UDP and supporting CPG allows that residential developments specifically aimed at student accommodation will not incur the normal requirements for educational contributions to offset the impact of the development on services in the immediate area. Notwithstanding this there will be an increased proportion of younger people arising from the student accommodation. This would place extra pressure on local community facilities. The Council is likely to request a contribution to community facilities in the area. A contribution calculated on the basis of £495.00 per additional bedspace would be sought in line with recent comparable schemes in Camden. This is likely to be channelled into the Calthorpe Project, a community-managed garden run by the voluntary sector which is seeking funding for improvements including new changing facilities next to its existing sports pitch.</p>

Planning Obligations under Section 106 of the Town and Country Planning Act 1990

Following our preliminary assessment of your proposal, if you submit a planning application which addresses outstanding issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the following head(s) of terms. See notes at **appendix A**

Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its compliance	✓
Public Open Space Contributions	YES
Highways works	YES – pedestrian and environmental improvements within the area
Service Management Plan	YES
Construction Management Plans	YES
Sustainability Plan (BREEAM/Code for SH)	YES
Energy Plan	YES
Social and community facilities/community cohesion	YES
Other (specify)	<p>Occupation of the units to be restricted to students in full or part-time higher education and no part of the property be sold as a separate self-contained unit;</p> <p>Occupation of the units to be restricted to students in full-time higher education within the London Borough of Camden</p> <p>Compliance with the submitted 'Student Management Plan' and Code of Practice for the Management of Student Housing;</p>

Supporting Statements and other information required for a valid application (see also attached Applicants Guide to Submitting a Valid Application)

To submit a valid planning application you will need to provide all the information and plans set out in the attachment to this letter. In addition, you should submit the following statements, showing how far your proposal meets Camden's policies and guidance (see attached guidance notes for further information):

Design and Access statement (including 'lifetime homes', crime impact and wheelchair housing)	✓
Construction Management Plan	YES
Daylight/sunlight assessment	YES
Energy/renewable energy statement	YES
Floorspace Schedule (including full break down of residential mix by number of bedrooms and tenure)	YES
Light impact statement	YES
Listed building/Conservation Area/Historic Gardens appraisal	YES
Photographs/photomontages	YES
Planning Statement	YES
Service Management Plan (including waste storage/removal)	YES
Sustainability Statement (including BREEAM/CSH Pre-assessment)	YES
Other - Existing floor plans and accompanying statement detailing the existing community facilities that are provided within the existing building Student accommodation strategy (management and needs assessment/identified education provider/s)	YES

What else needs to be done before submission

- Drawings to be included in the application submission:
3 sets of full size scale drawings, CGIs and all supporting statements
2 further sets of reduced A3 size drawings complete with CGIs
5 CD Roms containing electronic copies of all drawings, CGIs and supporting statements

Consultation

You are strongly advised to make early contact with the following organisations/groups

- Bloomsbury Conservation Area Advisory Group (contact Hugh Cullum, Chairman, c/o 61b Judd Street, London, WC1H 9QT phone no: 020-7383 7647 or email mail@hughcullum.com)

It would be helpful as part of your submission if you could set out what public consultation you have carried out, what comments have been received and how your proposal has been amended in response to such comments

Further guidance for the submission of a major application

You are advised to have regard to the following attachments in this report with regard to the submission of your application

APPENDIX A – VALIDATION CHECKLIST

APPENDIX B – ADDITIONAL INFORMATION FOR MAJOR APPLICATIONS

APPENDIX C – SECTION 106 AGREEMENTS

APPENDIX D – GUIDANCE NOTES ON SUBMITTING ELECTRONIC FILES

APPENDIX E – TRANSPORTATION INFORMATION (CMP AND CYCLE PARKING STANDARDS)

DRAWING SCHEDULE – *To be attached to all documentation associated with the application form.*

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries in relation to the above matters do not hesitate to contact me.

Signature *E. Quigley*

Date of Report: *18th November 2009.*

Name *ELAINE QUIGLEY*

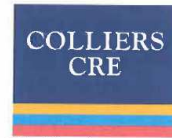
Designation *ACTING SENIOR PLANNER*

Appendix 2

Colliers CRE

Chartered Surveyors & International Property Consultants

Our Ref SC/2009/0065/B00
Date 11 January 2010



9 Marylebone Lane
London
W1U 1HL
Tel 020 7935 4499
Fax 020 7344 6558

www.collierscre.com

Direct Line 020 7344 6533
Mobile 07836 262279
Direct Fax 020 7344 6558

simon.chapman@collierscre.co.uk

Dear Owner / Occupier

PRE-APPLICATION CONSULTATION PROPOSED DEVELOPMENT AT WILLIAM GOODENOUGH HOUSE, MECKLENBURGH SQUARE, WC1N 2AN

We write on behalf of our client, Goodenough College, to set out the details of the above proposals prior to the submission of the planning application to the London Borough of Camden.

With regards to the proposed development we can advise that William Goodenough House is used by Goodenough College as a hall of residence, and the current proposals are to erect an additional two floors at roof level to the Heathcote Street building and central internal block, together with the alteration of the existing mansard roof of the East Wing (fronting Mecklenburgh Street), in order to provide an additional 61 bedrooms.

The main elements of the proposed development will involve the following:

Heathcote Building (facing Heathcote Street)

The erection of two new storeys at roof level; the third floor is to be constructed in brickwork with timber sash windows to match existing, while the fourth floor will be a slate clad mansard roof with dormer windows to Heathcote Street (to match the appearance of the adjoining roof).

East Wing – Fronting Mecklenburgh Street

The existing mansard roof is to be removed and replaced with mansard roof with a steeper pitch, with dormer windows to match the existing details.

Central Internal Block

The erection of two new storeys to the existing building constructed out of a lightweight construction, which will also clad in both brickwork and vertically hung slating in keeping with the other parts of William Goodenough College.

Internal Alterations to Block Fronting Mecklenburgh Square

Part of the ground floor will be modified to provide 5 accessible single bedrooms and 2 accessible flats. Access to these rooms will be provided by a new disabled access ramp leading from the main reception to the central corridor.

It is proposed that these alterations will be carried out using materials and methods to closely match those used during the original construction and subsequent alterations of the buildings.

To assist we have included an existing and proposed photomontage of Heathcote Street and proposed elevations of Heathcote and Mecklenburgh Streets.

Belfast Birmingham Bristol Cambridge Edinburgh Glasgow Leeds London: West End & City Manchester Uxbridge

Colliers CRE is the principal business of Colliers CRE plc., registered in the UK No. 4195561, registered office
9 Marylebone Lane, London W1U 1HL. Colliers CRE plc is quoted on the Alternative Investment Market of the London Stock Exchange.

Colliers CRE is an independently owned and operated business and member firm of Colliers International Property Consultants,
an affiliation of independently owned and operated companies with over 260 offices throughout more than 55 countries worldwide.

In addition to the pre-application public consultation carried out by Goodenough College the London Borough of Camden will also conduct a statutory consultation process following the submission of a planning application which will offer residents a further opportunity to comment on the proposals.

If you would like to make any comments at this stage regarding the proposed redevelopment at William Goodenough House, please send your comments to Simon Chapman at Colliers CRE, 9 Marylebone Lane, London, W1U 1HL or simon.chapman@collierscre.co.uk.

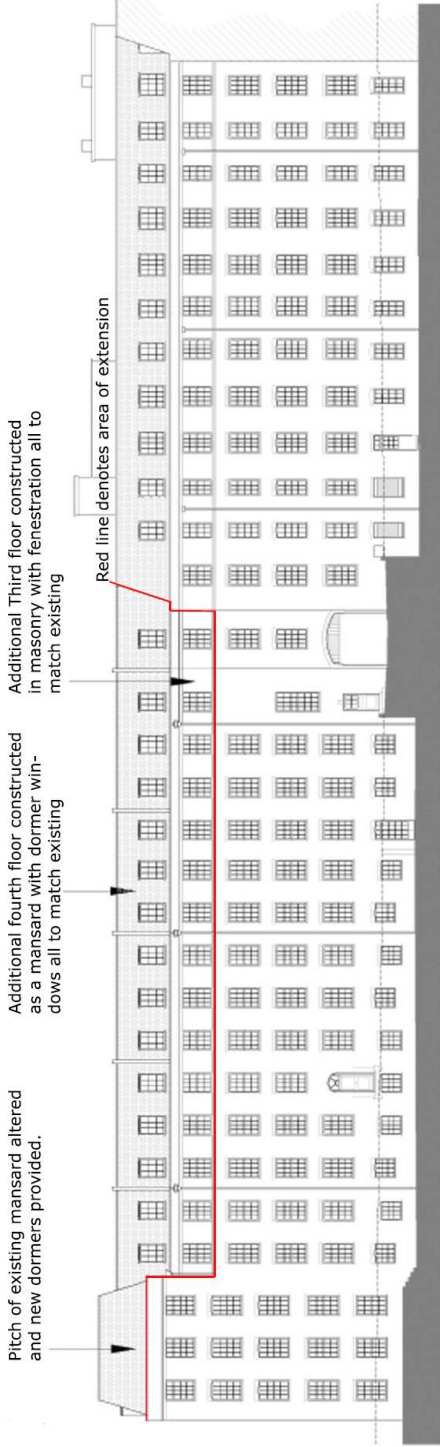
To ensure that your comments are taken into account as part of Goodenough College's proposals they should be received in writing before 27 January 2010.

Yours faithfully

Colliers CRE

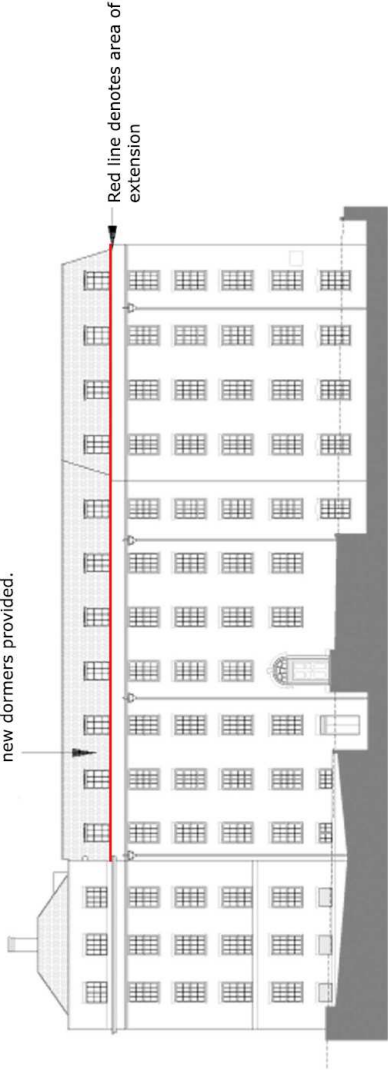
SIMON CHAPMAN MRTPI
Director
FOR AND ON BEHALF OF COLLIERS CRE

Enc

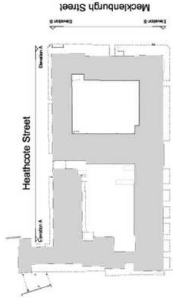


Heathcote Street Elevation

Pitch of existing mansard altered and new dormers provided.



Mecklenburgh Street Elevation



Mecklenburgh Sq.

Location Plan



View of Proposed Extension Along Heathcote Street



Existing View Along Heathcote Street

Appendix 3

Address 1	Address 2	Address 3	Address 4	Postcode
Westminster Kingsway College, Kings Cross Centre,	Kings Cross Centre, Sidmouth St.	Sidmouth St,		WC1H 8JB
Grays Inn Centre,	45 Sidmouth St,			WC1H 8JB
Passion Properties Group, Gregory House,	c/o TP Bennett,	One America Street,	45 Sidmouth Street	SE1 ONE
Caretakers Flat Gregory House,	48 Mecklenburgh Square,			WC1N 2NU
Coram Community Campus,	48 Mecklenburgh Square,			WC1 2NU
49 Mecklenburgh Square,	49 Mecklenburgh Square			WC1N 2NY
Second Floor Flat,	47 Mecklenburgh Square,			WC1N 2NY
46 Mecklenburgh Square,				WC1N 2AJ
Flat A	46 Mecklenburgh Square,			WC1N 2AJ
Flat B	46 Mecklenburgh Square,			WC1N 2AJ
Flat C	46 Mecklenburgh Square,			WC1N 2AJ
Flat D	46 Mecklenburgh Square,			WC1N 2AJ
45 Mecklenburgh Square,				WC1N 2AJ
Flat A	45 Mecklenburgh Square,			WC1N 2AJ
Flat B	45 Mecklenburgh Square,			WC1N 2AJ
Flat C	45 Mecklenburgh Square,			WC1N 2AJ
Flat D	45 Mecklenburgh Square,			WC1N 2AJ
44 Mecklenburgh Square,				WC1N 2AJ
Flat A	44 Mecklenburgh Square,			WC1N 2AJ
Flat B	44 Mecklenburgh Square,			WC1N 2AJ
Flat C	44 Mecklenburgh Square,			WC1N 2AJ
Flat D	44 Mecklenburgh Square,			WC1N 2AJ
43 Mecklenburgh Square,				WC1N 2AJ
Flat A	43 Mecklenburgh Square,			WC1N 2AJ
Flat B	43 Mecklenburgh Square,			WC1N 2AJ
Flat C	43 Mecklenburgh Square,			WC1N 2AJ
Flat D	43 Mecklenburgh Square,			WC1N 2AJ
1A, Heathcote Street,				WC1N 2AL

[illegible][illegible]

Flat C,	4 Mecklenburgh Street,	WC1N 2AH
Flat D,	4 Mecklenburgh Street,	WC1N 2AH
Flat A,	3 Mecklenburgh Street,	WC1N 2AH
Flat B,	3 Mecklenburgh Street,	WC1N 2AH
Flat C,	3 Mecklenburgh Street,	WC1N 2AH
Flat D,	3 Mecklenburgh Street,	WC1N 2AH
Flat E,	3 Mecklenburgh Street,	WC1N 2AH
Flat A,	2 Mecklenburgh Street,	WC1N 2AH
Flat B,	2 Mecklenburgh Street,	WC1N 2AH
Flat C,	2 Mecklenburgh Street,	WC1N 2AH
Flat D,	2 Mecklenburgh Street,	WC1N 2AH
Flat A,	1 Mecklenburgh Street,	WC1N 2AH
Flat B,	1 Mecklenburgh Street,	WC1N 2AH
Flat C,	1 Mecklenburgh Street,	WC1N 2AH
Flat D,	1 Mecklenburgh Street,	WC1N 2AH
Flat E,	1 Mecklenburgh Street,	WC1N 2AH
Flat 1 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 2 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 3 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 4 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 5 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 6 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 7 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 8 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 9 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 10 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 11 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 12 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 13 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 14 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 15 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 16 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 17 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 18 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 19 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF

Flat 20 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 21 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
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Flat 30 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 31 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 32 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 33 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 34 Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Flat 35 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 36 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 37 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 38 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 39 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 40 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 41 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 42 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 43 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 44 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 45 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 46 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 47 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 48 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 49 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 50 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 51 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 52 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 53 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG
Flat 54 Byron Court	26-34 Mecklenburgh Square	WC1N 2AG

Mecklenburgh Square Tennis Courts The Wolfson Centre, The Lodge, Corams Fields,	Mecklenburgh Square Mecklenburgh Square, Corams Fields,	93 Guilford Street, 93 Guilford Street,	WC1N 2AD WC1N 2AP WC1N 1DN WC1N 1DN
Mr H Cullum, Chairman Circle Anglia ZVI C/o Stephen Hubner, Kids Life Education Centres	Bloomsbury Conservation Area Group 43-46 Mecklenburgh Square Shepherd & Wedderburn LLP 49 Mecklenburgh Square 49 Mecklenburgh Square	C/o 61b Judd Street 5th Floor, Condor House	WC1H 9QT WC1N 2AJ EC4M 8AL WC1N 2NY WC1N 2NY
Prof. J Edgington	Chairman, Gardens Committee	19 Mecklenburgh Square	WC1N 2AD
Councillor Geethika Jayatilaka Councillor Abdul Hai Councillor Jonathan Simpson	London Borough of Camden London Borough of Camden London Borough of Camden	Members Room, Camden Town Hall Members Room, Camden Town Hall Members Room, Camden Town Hall	WC1H 9JE WC1H 9JE WC1H 9JE
ZVI	C/o Byron Court	26-34 Mecklenburgh Square	WC1N 2AF
Colliers CRE			