

Delegated Report		Analysis sheet	Expiry Date:	31/07/2009
		N/A / attached	Consultation Expiry Date:	
Officer		Application Number(s)		
Barrington Bowie		2009/2626/P		
Application Address		Drawing Numbers		
<p>St Giles Court 1-13 St Giles High Street London WC2H 8LB</p>		<p>PLANS: Drg. Nos Prefix FP-SW-SC-L00:- 97000 Rev03 - Ground level plan paving layout 97003 Rev08 - Ground level plan levels and falls 97006 Rev02 - Ground level plan paving types 97010 Rev08 - Ground level plan of big tree pit (T1) 97011 Rev07 - Section through big tree (T1) 97020 Rev08 - Ground level plan small tree pit (T2) 97021 Rev07 - Section through small tree (T2) 97025 Rev01 - Ground level plan artwork 1 97026 Rev02 - Section through artwork 1 97027 Rev01 - Ground level plan artwork 2 97028 Rev02 - Section through artwork 2 97032 Rev04 - Column section ground level 97035 Rev02 - Piazza access to EDF room</p> <p>Prefix FP-C1-SC-LM:- 24109 Rev06 - Stair 10 ground floor 24110 Rev06 - Stair 11 ground floor</p> <p>Prefix FP-SW-SC-LM:- 20070 Rev05 - General arrangement roof plan 47101 Rev09 - Residential and office roof make ups</p> <p>Prefix FP-C3-SC-L08:- 20221 Rev09 - Office level 08 roof garden sheet 1 20222 Rev10 - Office level 08 roof garden sheet 2</p> <p>Prefix FP-CM-SC-L10:- 20229 Rev10 - Office level 10 roof garden</p> <p>SUPPORTING DOCUMENTS: Central St Giles London Landscape Strategy Report (CFA Landscape, March 2009) Design Statement for Planning Condition 5 (RPWB, May 2009)</p>		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	

Proposal(s)

Submission of details of hard and soft landscaping and means of enclosure of all un-built open areas etc, pursuant to condition 5 of planning permission dated 04/10/06 (2005/0259/P) for redevelopment of site for mixed use development comprising office (class B1), retail (class A1), food and drink (class A3), community (Class D1) and residential (class C3) uses, new public courtyard and new pedestrian routes across the site.

Recommendation(s):

That Condition No.5 is PARTIALLY DISCHARGED

Application Type:

Approval of Details

Conditions or Reasons for Refusal:

Refer to Draft Decision Notice

Informatives:**Consultations****Adjoining Occupiers:**

No. notified

00

No. of responses

00

No. of objections

00

No. electronic

00

Summary of consultation responses:

Liaison with tree officers and landscape architects. Courtyard trees and paving and details in submitted Design Statement considered satisfactory. Further green roof details required. Street tree spec not satisfactory and needs amending.

CAAC/Local groups* comments:

*Please Specify

N/a

Site Description

1. The application site, currently known as St Giles Court is a street block comprising an 8 to 10 storey, 1950's-built office building complex providing some 33,500 sq m (361,000 sq ft) of floorspace. St Giles Court occupies the 7000sq m island with St. Giles High Street, Earnshaw Street, Bucknall Street and Dyott Street forming the site's southern, western, northern and eastern boundaries. This has been demolished and construction works are well advanced following planning approval to redevelop the site in October 2006 (see history).
2. Immediately to the south of St Giles High Street (an historic route into the City of London) lies the Grade I listed, 18th century St Giles-in-the-Fields (hereinafter referred to as St Giles Church). To the west the Centre Point Tower stands between St Giles Court and Charing Cross Road. At the site's southeast corner lies Princes Circus, a complex traffic junction that is not pedestrian friendly. There are several buildings that front onto Princes Circus, including Bloomsbury Central Baptist Church, which separates the site from Princes Circus, and the Shaftesbury Theatre. Immediately to the north, across Bucknall Street, is Castlewood House, a development of similar style and vintage to St Giles Court.
3. Three conservation areas surround the application site, Bloomsbury to the north and east, Seven Dials (Covent Garden) to the southeast, and Denmark Street to the south and west.
4. The wider area around the site is characterised by many of London's most popular visitor attractions. Immediately to the north is the Bloomsbury area in which are located internationally prominent university colleges and the British Museum; to the east is Holborn, which has recently seen an increase in office floorspace, and new hotels. Further developments of this kind are expected in Holborn following its identification in the Draft London Plan as an area of intensification. Covent Garden with its market, restaurants, Opera House and historic streets lies to the southwest and London's theatreland, centred on Shaftesbury Avenue is to the south. These two areas are huge international attractions, drawing in large numbers of visitors throughout the year. Southwest of St Giles, across Charing Cross Road is Soho, popular as a home for media and film companies and for its large numbers of restaurants, bars and clubs. Oxford Street, Britain's largest shopping centre with a massive annual footfall lies to the west and Tottenham Court Road the UK's leading electronic retail centre to the northwest.

Relevant History

4 October 2006. App No 2005/0259/P. After the satisfactory completion of the legal agreement, planning permission granted for mixed use development comprising office (class B1), retail (class A1), food and drink (class A3), community (class D1) and residential (class C3) uses, new public courtyard and new pedestrian routes across the site.

18 May 2007. App No 2007/1564/P. **Approval of details granted** for additional lifetime homes information in support of the access statement pursuant to **condition 15** of the above approved application (2005/0259/P on 4 October 2006).

18 May 2007. App No 2007/1569/P. **Approval of details granted** for submission of a ground investigation report pursuant to **condition 23 (a & b)** of the above approved application (2005/0259/P on 4 October 2006).

18 May 2007. App No 2007/1571/P. **Approval of details granted** for community safety measures pursuant to **condition 34** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1773/P. **Approval of details partially granted** for submission of a written scheme of Archaeological Investigation for Archaeological Evaluation and a programme of archaeological investigation pursuant to **condition 14** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1781/P. **Approval of details granted** for submission of baseline noise monitoring survey pursuant to **condition 24** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1778/P. **Approval of details refused** for details contained within the submitted BREEAM and EcoHomes Design Stage Assessments pursuant to **condition 26** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1785/P. **Approval of details partially granted** for submission of survey details to

assess impact of terrestrial television reception pursuant to **condition 31** of the above approved application (2005/0259/P on 4 October 2006).

25 May 2007. App No 2007/1783/P. **Approval of details partially granted** for submission of design and method statements (as required by Crossrail) for all ground floor structures, foundations and basements and for other structures below ground level including all piling pursuant to **condition 35** of the above approved application (2005/0259/P on 4 October 2006).

19 July 2006. App No. 2007/2510/P. **Approval of details granted** for submission of sustainable drainage measures pursuant to **condition 21** of the above approved application (2005/0259/P on 4 October 2006).

19 July 2006. App No. 2007/2520/P. **Approval of details granted** for submission of an energy statement pursuant to **condition 27** of the above approved application (2005/0259/P on 4 October 2006).

20 July 2006. App No. 2007/2511/P. **Approval of details partially granted** for submission of site drainage measures pursuant to **condition 22** of the above approved application (2005/0259/P on 4 October 2006).

20 July 2006. App No. 2007/2510/P. **Approval of details granted** for submission of water recycling measures pursuant to **condition 29** of the above approved application (2005/0259/P on 4 October 2006).

26 July 2007. App No. 2007/1804/P. **Certificate of Lawfulness granted** for a proposed development for minor amendments to the approved building envelope comprising: a shift of the residential block footprint 500mm eastwards and slight increases in height of the market and affordable housing elements of the residential by 300mm and 480mm respectively.

10 August 2007. App No 2007/3385/P. **Approval of details granted** for details contained within the submitted BREEAM and EcoHomes Design Stage Assessments pursuant to **condition 26** of the above approved application (2005/0259/P on 4 October 2006).

21 December 2007. App No. 2007/4091/P. **Approval of details granted** for details of form, colour and textural properties of proposed facing material pursuant to **condition 3** of the above approved application (2005/0259/P on 4 October 2006).

10 June 2008. App No. 2008/2213/P. **Approval of details granted** for submission of design and method statements et al pursuant to **condition 35** of the above approved application (2005/0259/P on 4 October 2006).

17 February 2009. App No. 2009/0162/P. **Approval of details granted** for submission of samples of materials and plans et al pursuant to **condition 2** of the above approved application (2005/0259/P on 4 October 2006).

18 February 2009. App No. 2009/016/P. **Approval of details granted** for submission of details of acoustic report pursuant to **condition 9** of the above approved application (2005/0259/P on 4 October 2006).

8 December 2009. App No. 2009/2623/P. **Approval of details granted** for submission of details of slab levels pursuant to **condition 4** of the above approved application (2005/0259/P on 4 October 2006).

8 December 2009. App No. 2009/2624/P. **Approval of details granted** for submission of details of method of storage and waste removal pursuant to **condition 25** of the above approved application (2005/0259/P on 4 October 2006).

8 December 2009. App No. 2009/3805/P. **Approval of details granted** for submission of details of drainage system and fat traps pursuant to **condition 22** of the above approved application (2005/0259/P on 4 October 2006).

14 December 2009. App No. 2009/4729/P. **Planning permission granted** for amendment to planning permission 2005/0259/P to include changes to mix of residential units on floor levels one to eleven (reduction in the number of one-bed units from 30 to 21, two-bed units from 26 to 12; and the creation of 16 studio units and 7 three-bed units).

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that

recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

UDP 2006 Policies:

B1 – General design principles; B7 – Conservation areas

Assessment

CONDITION TO BE DISCHARGED:

CONDITION NO.5

No works in respect of the development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas for the respective parts of the development have been submitted to and approved by the local planning authority. Such details shall include any proposed earthworks including grading, mounding and other changes in ground levels.

REASON: To enable the local planning authority to ensure a reasonable standard of visual amenity in the scheme in accordance with the requirements of policies EN15 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and B1 and B7 of the Revised Deposit Draft Unitary Development Plan as amended by the Proposed Modifications agreed by the Council's Executive on 11th January 2006 (now adopted June 2006).

Condition attached to ensure the highest quality of landscaping in and around the development, in accordance with UDP and TCR/St Giles Area Framework objectives. This condition was partially discharged. The following information was required to fully discharge condition 5: a) the amount of new trees/plants to be planted including full planting specifications (e.g. species and size) and photo examples, b) the design of and materials to be used for the paving to be used in the courtyard area which clearly defines the space as a transition from the public highway, c) design statement and d) montage (photos) of samples of materials showing how they relate to each other and how they will relate to the materials to be used on the buildings.

a) Trees:

The Courtyard

It is proposed to plant two large Pin Oaks in the courtyard (one 18m high the other 14m high). After careful consideration, it is considered the species are acceptable, would enhance the character of the courtyard and will provide attractive colours as seasons change. Concerns were raised that trees of the same species but different sizes would not provide a coherent design solution. However, the developer's rationale for the same species of tree at this location (in that the unity is integral to the design of the square and compliments the building design) is considered to be acceptable.

The primary concern about these trees relates to the size of the tree pit proposed for the larger Oak. This pit size is considered too small and may affect the future growth and development of the tree. The applicants state that the pit is of a large enough size and quote calculations within James Urban's book '*Up by the Roots*'. Whilst this author provides guidelines for tree pit sizes, these calculations are based a depth of 1 metre rather than two metres, which would result in a tree pit twice the dimensions of that proposed. As this tree pit has already been constructed, there is no scope to increase its size. Whilst concerns still remain about the size of this tree pit, it has been demonstrated by the applicant that the tree pit as constructed is of adequate size.

Planting along St Giles High Street

The proposed planting along St Giles High Street is considered unacceptable for the following reasons:

1. The form of the London Planes is considered unnatural, would neither preserve nor enhance the character of the conservation area and would not match the character of the existing tree canopy. The specimens proposed have been lifted to form a 'lollipop' shape to fit the design of the building rather than to allow their natural growth and development.
2. The tree pits show a root barrier of a depth of 1.5 metre. This will inhibit the growth of the trees and will likely 'containerise' them, affecting the trees' potential to develop into decent specimens. (Any root barriers shown should be of a depth of no more than 600mm.)

It is considered that this part of the scheme is contrary to policy B1 (specifically in relation to parts a, c, f, g, k). The developer/applicant is strongly advised to amend the specifications of the proposed London Plane street trees to a more natural form and shape, i.e. 1/3 stem, 2/3 crown. Furthermore, a reduction of tree girth to 20-

25cm is strongly recommended in order to ensure that the street trees establish themselves. The Council would undertake any pruning works to the trees should they require them due to any relationship with transport routes.

Dyott Street

It is understood the proposed replacement tree planting along Dyott Street does not to form part of this application and can be agreed when the highways works are implemented by Camden as the Local Highways Authority. .

b) Courtyard paving materials and design:

Proposals are enshrined in submitted Design Statement and considered satisfactory. The paving material proposed for the public courtyard area is satisfactory in terms of form, texture, colour and pattern, which is satisfactorily differentiated from the public realm (i.e. pavements).

c) Design Statement and Landscape Strategy Report Rev04 (CFA 27 March 2009) have been submitted in accordance with the outstanding requirements. Information contained therein generally accepted and is considered satisfactory.

d) Proposals enshrined in submitted *Design Statement* and considered satisfactory. (Highlight materials). Additional information required re green roofs, as none has yet been submitted. The provision of details showing sections of green roof build-up (inc depth of substrate) species, number of plants and a long-term maintenance plan to ensure the survival of the green roof system, is still required.

The details provided in respect of the courtyard trees, courtyard paving and in the submitted Design Statement are considered satisfactory. Further green roof details required. The tree specification and street tree root barrier spec are considered unsatisfactory therefore condition No. 5 can be **PARTIALLY** discharged.

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