

Address:	Arundel House, 36-43 Kirby Street, London, EC1N 8TE	
Application Number:	2006/1445/P	Officer: Stuart Minty
Ward:	Holborn & Covent Garden	
Date Received:	22/03/2006	
<p>Proposal: Alterations and extensions to the existing workshops and offices (Use Class B1) including the erection of a two storey roof extension at fifth and sixth floor levels, a six storey rear extension and other ancillary works and change of use to provide 42 workshops (B1c use class) at basement and ground floor level and student residential accommodation (Class C3) comprising 128 studio units on the upper floors.</p>		
<p>Drawing Numbers: Site Location Plan; 20519 _L01; L02 Rev A; L03 Rev B; L04 Rev A; L05 Rev A; L06 Rev A; L07 Rev A; L08 Rev B; L09 Rev A; L10; L101 Rev G; L102 Rev K; L103 Rev F; L106 Rev C; L107 Rev H; L108 Rev F; L109 Rev E; L300 Rev H; 301 Rev C; L302 Rev A; L400 Rev E; 401 Rev A; 402; 403; SK 19; Planning Statement (Dated August 2006); Planning Design Statement (Dated 23rd August 2006); Daylighting And Sunlighting Review (Dated 21st March 2006); Unite Combined Statement Access Crime Prevention Sustainability And Energy; BREEAM Industrial Pre-Assessment Estimator (3rd August 2006); EcoHomes Pre-Assessment Estimator (3rd August 2006); UNITE Part L Study - Final Report (Dated 1st March 2006); Letter from Montagu Evans (Dated 13/11/2006)</p>		
RECOMMENDATION SUMMARY: Grant Planning Permission subject to a S106 Agreement.		
Related Application		
Date of Application:	10/04/2006	
Application Number:	2006/1755/C	
<p>Proposal: The substantial demolition of the existing building associated with planning application reference 2006/1445/P for alterations and extensions to the existing workshops and offices (Use Class B1) including the erection of a two storey roof extension at fifth and sixth floor levels, a six storey rear extension and other ancillary works and change of use to provide 42 workshops (B1c use class) at basement and ground floor level and student residential accommodation (Class C3) comprising 128 studio units on the upper floors.</p>		
<p>Drawing Numbers: Site Location Plan; 20519 _L01; L02 Rev A; L03 Rev B; L04 Rev A; L05 Rev A; L06 Rev A; L07 Rev A; L08 Rev B; L09 Rev A; L10; Conservation Area Supporting Statement (Dated August 2006)</p>		
RECOMMENDATION SUMMARY: Grant Conservation Area Consent Subject to Conditions		
Applicant:	Agent:	
Unite Group	Montagu Evans	
c/o Agent	Clarges House	
	6-12 Clarges Street	
	London	
	W1J 8HB	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (m ²)
Existing	B1	Offices	2929.6
	Total		2929.6
Proposed	B1c	Light Industrial/Workshops	1670
	C3	Student Accommodation	3980
	Total		5650

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Proposed	Studios	128	-	-	-	-	-	-	-	-

OFFICERS' REPORT

Reason for Referral to Committee:

The proposal is defined as a 'major' application comprising more than ten residential units and involves the creation of more than 1000m² of non-residential floorspace. The proposal also involves the substantial demolition to buildings within a conservation area. Any grant of permission would also require the conclusion of a Section 106 Planning Obligation relating to, *inter alia*, matters outside the normal scheme of delegation. [Clauses 3 (i), (v) and (vi)].

Members are advised that the application is one that should be determined within 13-weeks, the expiry of which is the 13th December 2006.

1. SITE

- 1.1 The application site relates to a five storey building with basement accommodation, known as 'Arundel House' located on the west side of Kirby Street. The site is located on the eastern edge of the Hatton Garden area, with Kirby Street running north-south between St Cross Street and Greville Street.
- 1.2 The building was originally constructed for De Beers (Diamond Merchants) in the 1960's, and has historically been used for B1 (Business) purposes. The building has a concrete frame, which is expressed as a white grid, with the front elevation running flush with the back edge of the pavement. The top floor of the building is set back two metres behind a fenced off terrace, whilst there is a plant compound on the roof, which can be seen obliquely from Kirby Street. The building has a rear

yard, of which access is possible via an integral sliding/folding door on the northern part of the front elevation (Kirby Street).

- 1.3 Kirby Street is characterised by buildings of varying building heights, ages and architectural styles. Most of the buildings are not set back from the highway, and maintain a relatively uniform building line. Arundel House is not a listed building, and there are no listed buildings within immediate proximity to the site. The site is however within the Hatton Garden Conservation Area, and the Central London area. The site, nor any other building within Kirby Street are noted in the conservation area statement as making a positive contribution to the special character and appearance of the area.

2. THE PROPOSAL

Original

- 2.1 It is proposed to strip the building back to its original concrete frame and the front elevation reconfigured to incorporate a number of new windows. The concrete frame above ground level would be concealed behind a new overlaid grid. To the rear a two storey high extension framed in steel is proposed, and above this a one metre deep extension would rise for a further four storeys. The fourth floor of the building would be removed and replaced with a three-storey high steel framed, setback, roof extension. The set back at fourth floor level would be utilised as a roof-terrace for the occupiers of the studio flats on this level, whilst the units at 6th floor level would also have private balcony space.
- 2.2 The existing vehicular ramp at the rear of the site is proposed to be terraced, and soft landscaped. At basement level a paved courtyard would be formed accessible to workshop tenants, with a decked area and planter at the upper level to provide a degree of amenity space for the students.
- 2.3 A total of 42 individual workshops (Class B1c) would be provided within the basement and ground floors of the building, ranging from between 16.77 – 38.94m² in size. The ground floor would also contain the principle entrances to the both the workshop accommodation and the student accommodation on the upper floors. A cycle park, bin store and sub station would be accessible from the frontage of the building, whilst a reception area/office for the student accommodation would be also be located at ground floor level. Although no specific plant/machinery has been proposed, a 182m² plant room has been indicated at basement level.
- 2.4 On the upper floors (1st to 6th) a total of 128 'single person' studio rooms are proposed serving as student accommodation, with sizes ranging from between 19 - 39m². Each study bedroom would have en-suite facilities and a kitchenette. No communal rooms are proposed, nor is there a dining or bar facility. Laundry facilities are located at ground floor level. A total of three rooms would be fitted out for wheelchair users, with a further ten rooms capable of conversion for disabled users.
- 2.5 The accommodation would be accessed via a new entrance in the location of the current vehicular access point into the building. A separate access is proposed for

the workshops at lower ground level at the southern end of the building with a level threshold leading to a platform lift. There are two main staircases providing vertical circulation and fire escape located at the other end of the building. A new lift is proposed at the north end of the building and a central corridor linking the two stairwells with studio flats on both sides.

Revisions

- 2.6 The ground floor was originally proposed to be setback by 1.8 metres from the established frontage. This has been revised following concerns raised by officers relating to design and community safety objectives. Notwithstanding the two fire exit doors which would be set back by 600mm, the remainder of the ground floor would not be recessed.
- 2.7 A re-assessment of the energy aspect of the proposal has been undertaken, in an attempt to increase the energy performance of the scheme. As a result, the applicants have committed to providing a biomass boiler in place of the electric heating and water systems originally proposed.
- 2.8 The width of the circulation corridor and entrance door have been increased to improve the accessibility of the building. The applicants have also committed to provide a platform lift to ensure inclusive access for all users.

3. RELEVANT HISTORY

- 3.1 An application was granted in January 1987 for the use of the ground floor for light industry, and following this applications were granted in November 1987 for the erection of a ventilation flue at rear and in January 1989 for the installation of ventilation plant at roof level.
- 3.2 More recently a certificate of lawfulness was granted in 2003 establishing the use of the premises as offices to be lawful.

4. CONSULTATIONS

Statutory Consultees

- 4.1 **English Heritage** have recommended that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.
- 4.2 **English Heritage (Greater London Archaeology Advisory Service)** have advised that the site is located within an Archaeological Priority Area, and advise a programme of archaeological work is undertaken prior to development via planning condition.
- 4.3 **Thames Water** have raised no objections to the scheme subject to the attachment of a planning informative reminding the applicant of their obligations with regards to surface waste, water drainage and water infrastructure.

- 4.4 The ***Crime Prevention Design Advisor*** initially raised concern with the recessed frontage as would create potential for anti-social behavior. Notwithstanding the above, there are no other concerns with the development. Encouraged by the provision of CCTV, which will improve security measures.

Conservation Area Advisory Committee

- 4.5 None required to be consulted

Local Groups

- 4.6 No comments from any local groups have been received.

Adjoining Occupiers

<i>Number of letters sent</i>	<i>80</i>
<i>Number of responses received</i>	<i>2</i>
<i>Number in support</i>	<i>0</i>
<i>Number of objections</i>	<i>2</i>

- 4.7 The owner/occupiers of ***Flats 12 and 13 Arlidge House, 11-14 Kirby Street*** have raised the following objections: -
- Reduction of daylight
 - The proposed building would be too high
 - Large numbers of students would create more noise and nuisance particularly at night
 - The development would result in dirt pollution
 - Added congestion and impact on population density.
 - The development would put pressure on parking spaces and exacerbate existing problems
- 4.8 A site notice was posted around the boundary of the site on the 27/09/2006 (Expiry 18/10/2006). Notice of the application was issued in the Local Press (Ham and High)
- 4.9 It should also be noted that 30 of the 80 Neighbour notification letters were returned by the post office, due to the addressee being unknown.

5. POLICIES

- 5.1 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.

5.2 Camden Replacement Unitary Development Plan 2006

S1-S3 Strategic Sustainable Development; (complies subject to conditions);
SD1 Quality of life (complies);
SD2 Planning obligations (complies subject to S106);
SD3 Mixed use development (complies);
SD4 Density of development (complies);
SD6 Amenity for occupiers and neighbours (complies);
SD7 Light, noise and vibration pollution (complies subject to conditions);
SD8 Disturbance (complies);
SD9 Resources and energy (complies subject to conditions);
SD12 Development and construction waste (complies subject to conditions);
H1 New housing (complies);
H2 Affordable Housing (complies);
H7 Lifetime homes and wheelchair housing (complies);
H8 Mix of units (complies);
B1 General design principles (complies);
B3 Alterations and extensions (complies);
B7 Conservation Areas (complies);
B9 Views (complies);
N4 Providing public open space (complies subject to S106);
N5 Biodiversity (complies subject to conditions);
T1 Sustainable transport (complies subject to S106);
T3 Pedestrians and cycling (complies);
T4 Public transport (complies);
T8 Car free housing and car capped housing (complies subject to S106);
T12 Works affecting highways (complies subject to S106);
E1 Location of business uses (complies);
E2 Retention of existing business uses (complies);

5.3 Camden Planning Guidance (Consultation Draft) 2006

The following sections of the Camden Planning Guidance are of particular relevance to the application:

- P1 - Access for all
- P29 – Biodiversity
- P37 – Built form
- P41 – Car free and car capped housing
- P49 – Conservation areas
- P53 – Construction and demolition
- P61 – Cycle parking and storage
- P63 – Daylight and sunlight
- P67 – Designing safer environments
- P71 – Design
- P103 – Lifetime homes and wheelchair housing
- P117 – Noise and vibration
- P121 – Overlooking and privacy
- P133 – Planning obligations

- P171 – Public open space
- P195 – Residential development standards
- P217 – Sustainable buildings

6. ASSESSMENT

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Land use – The principle of the development
- Size, mix and quality of the student accommodation
- Design and layout of the workshop accommodation
- Design related issues, townscape, and the impact on the Conservation Area
- Sustainability - resources and energy
- Impact on amenity
- Transport, access and parking
- Other Matters

Land use – The principle of the development

Retention of business uses/mixed use development

6.2 The approach to protection of business uses in the Hatton Garden area is set out in Policy E2 and in Para 7.22 of the sub-text of the Replacement UDP. These policies seek to protect business uses on sites where there is potential for that use to continue, and will only permit a change of use from office space in certain circumstances. In order to retain a stock of industrial premises suitable for the jewellery trade within the Hatton Garden Area, UDP policy states that the conversion of office premises will only be permitted where it is demonstrated they have been vacant and marketed for two years and are replaced by a mixed use scheme including housing and light industrial premises suitable for jewellery workshops.

6.3 The proposed primary use is student accommodation and this would meet the requirement for a residential element in a mixed-use scheme. It is accepted that the premises have been vacant for over two years (since 2003) and marketing evidence has been submitted to substantiate this.

Provision of Light Industrial/Workshop Accommodation

6.4 The subtext of UDP policy E2 (Para 7.22) states that, as a guideline in the Hatton Garden area, 50% of floorspace is sought for jewellery workshops, although a lower proportion can be acceptable depending on the specific circumstances of the application premises. The application would provide two floors of workshop accommodation on site, divided into 42 workspaces at ground and basement level. A financial contribution of £358,000 has been proposed by the applicant following negotiations with the Council's Jewellery Sector Development Manager and is based upon a Net Present Value (NPV) calculation at 7% over 15 years.

- 6.5 The area proposed for workshop purposes equates to 40% of the total existing floorspace. Taking into account the financial contribution proposed in-lieu of a third floor of on site provision, this would exceed the 50% policy objective, achieving around 58% of the existing floorspace. The measurement of sq ft is based upon a Net Internal Area (NIA), with the basement and ground floors of the proposed building provided as workshop floorspace (10,032 sq ft). 'Total floorspace' as part of the calculation is defined as the 'NIA of the existing building' (27,946 sq ft). This also assumes that the loss of employment floorspace equates to the area of the existing building and not the proposed building.
- 6.6 The workspace would be provided at £5/sqft for a period of 15 years and the design, layout and affordability of the units would be secured under the terms of the legal agreement. On this basis the scheme is considered to make a valuable contribution to the supply of jewellery workshops, being in accordance with the regeneration objectives of the Hatton Garden area and the policy objectives of UDP policy E2.

Provision of student accommodation

- 6.7 The Council's UDP policies welcome this development due to the contribution it makes to the borough's housing stock and easing pressures for student accommodation locally. However, a Section 106 legal agreement would need to be secured to ensure that the accommodation would not be subsequently sold on the open market as self contained dwellings.

Affordable housing exemption

- 6.8 Replacement UDP policy H2 expects schemes containing 15 dwellings or more, or residential development sites of 0.5ha or more to make a contribution to the supply of affordable housing. Para 3.3.15 of the amended SPG for Affordable Housing and Mixed Use Development states that accommodation for students is exempt from contribution to the supply of affordable housing, and (subject to planning controls) would meet a specialist need, and can reduce pressure from students and young people on the general housing stock.

Size, mix and quality of the student accommodation

Residential space standards

- 6.9 Whilst there are no policies within the replacement UDP relating to residential space standards, Supplementary Planning Guidance suggests that new self-contained dwellings should have a minimum floor area of 32m². Although each room proposed has its own cooking and bathroom facilities, the proposal is not for conventional permanent self-contained dwellings and therefore the SPG is not applicable. Other ancillary/supporting accommodation (such as laundry, management office, bin/recycling stores and cycle facilities) are provided independently. The proposed rooms are of varying sizes, between 19 - 39m² and are considered to be an acceptable size.

Lifetime homes/Wheelchair housing

- 6.10 Replacement UDP policy H7 requires all residential developments to meet lifetime homes standards and include 10% housing that could be occupied by a person

using a wheelchair. In this instance, given the units would be occupied by students, there is a policy exemption and lifetime homes standards are not applicable. The scheme would provide three rooms fitted out for wheelchair users, with a further ten rooms capable of conversion. This equates to 10% of the student accommodation, and therefore complies with the provisions of policy H7.

Mix and the Accommodation Needs

- 6.11 The provision of student accommodation is sought by 'Unite Group', which are a specialist provider of accommodation for student and NHS Key workers. Unite works in partnership with public sector organisations such as higher education institutions and NHS trusts to deliver solutions to meet their accommodation needs. It has been stated that Unite have selected this site due to excellent local amenities and public transport links, therefore making it suitable for students studying at university institutions including Kings and LSE (London School of Economics).
- 6.12 The provision of self-contained units represents the changing lifestyles and modern needs of students. Unlike previous generations who had shared facilities or refectories, the current generation commonly seek studio units, which allow them to have control and availability over bathroom/kitchen facilities. This is also particularly important to overseas students given complex cultural difficulties. The mix of units is therefore considered acceptable, and would meet the modern day needs of student occupiers.

Crime prevention

- 6.13 The scheme was discussed with the Metropolitan Police's Crime Prevention Design Advisor at the pre application stage, and as a result a number of initiatives have been proposed to minimise crime. The applicants have confirmed that the main entrance will be secure at all times, access being by digital code, and the fire escapes will be interlinked to the alarm system. The rear of the site is only accessible through the main entrance and a 24-hour concierge service will be provided in the building, whilst CCTV will be provided around the entrances. All student rooms are provided at first floor level and above, therefore minimising opportunities for crime on the street frontage.
- 6.14 The application originally proposed a 1.8 metre recessed ground floor frontage. This part of the scheme has been revised, providing a flush frontage, with only the two sets of fire exit doors set back by 600mm. In this case it is considered that the need to provide a safe means of exit, outweighs the community safety considerations.
- 6.15 It is not possible to have the doors opening inwards as there would be more than 60 users of the building and therefore would not meet the building regulations. Due to the size of the footway and the location of 'Sheffield' bike stands on the public footpath in front of the site, outward opening doors would also be likely to cause a highway obstruction. The 'Designing Safer Environments' chapter of the Council's SPG states that, where bringing the doors forward is deemed unacceptable, that recesses will be acceptable where they are no deeper than 600mm. Given the aforementioned this part of the development is considered acceptable, subject to conditions requiring further details of the doors to be fully glazed, or top half glazed

with thick laminated glass to increase formal and informal surveillance of the recessed area.

Design and layout of the workshop accommodation

Accessibility

- 6.16 The workshops would be accessed independently on the south side of the building frontage. The entrance to student accommodation would be located on the north side of the buildings frontage, and this arrangement is considered acceptable allowing the two uses to operate independently, whilst maintaining the councils mixed-use objectives.

Internal layout

- 6.17 The form of the building lends itself to a central corridor with workshop rooms located on either side. At ground floor level each workshop room would have one window to provide a light source. At basement level the accommodation on the rear elevation would have a window, whilst the rooms at the front would obtain light from windows located at the bottom of the ground floor frontage. The size of the unit's range between 16.77 –38.94m². These size of these units were negotiated with the Council's Jewellery Sector Development Manager, meeting an identified need, and is thus considered acceptable.

Design related issues, townscape, and the impact on the Conservation Area

Alterations to the front elevation

- 6.18 The front elevation is to be re-faced, and will see the number of windows increased in order to accommodate the proposed new use as student accommodation. The concrete frame above ground level will be concealed behind a new overlaid grid. The immediate industrial context comprises large, regular, blocky buildings whose strength lies in their simplicity of form. It is considered that well-detailed fenestration used in conjunction with quality facing materials works well to ensure an interesting façade.
- 6.19 The materials chosen are considered to be acceptable in the context. To some extent the use of render reflects the former exposed concrete, and has also been used elsewhere in this street. The use of high-quality infill panels, in natural and oxidised copper, would be a robust natural material, which will weather well, whilst lending a richness of detail. It is recommended that a condition be attached which seeks the submission of samples of all facing and roofing materials, including any obscured glazing.

Ground floor treatment

- 6.20 The revisions to the ground floor, removing the recessed frontage is welcomed in design/townscape terms, whilst it is accepted that fire exits are shown as being recessed in line with highways/ building regulation requirements. It is also proposed to allocate three bays over to entrances to an electricity substation, bin store and bicycle parking respectively. It is recommended that a condition be attached to ensure the elevational treatment of these areas provides a degree of activity at street level.

Roof extensions/alterations

- 6.21 The application proposed to erect two additional storeys of accommodation at roof level. The roof extension is set back and so will not be visible from ground level within Kirby Street, and as such will not appear out of scale with the host building. Long views from the north and south have also been taken into consideration. The roof extension is set well back from the front elevation, and this setback, in combination with the angled profile, and the building's position in the middle of the street, mean that it is unlikely that the extension will be visible in long views. The existing parapet height will remain unaffected, and the roof extension will not present any additional visible bulk or height within the streetscene. To this end the extension is considered to be acceptable.

Rear elevation

- 6.22 It is considered that the additional height and reconfiguration of the rear elevation will have limited impact on the conservation area, as the rear of the building is almost entirely landlocked. In summary the alterations are considered to preserve and enhance the character and appearance of this part of the Hatton Garden Conservation Area and are accordingly considered acceptable.

Sustainability - resources and energy

- 6.23 The applicants have undertaken initial independent BREEAM and EcoHomes assessments for the workshop and student accommodation respectively. In each case the pre-assessment states the development would meet a minimum 'Very Good' rating, which would accord with replacement UDP policy SD9.

Water conservation

- 6.24 The scheme would introduce a sustainable urban drainage system (SUDS), and surface landscaping would connect into the SUDS system to allow a more natural run-off into the local irrigation network. In terms of water conservation within the building, this will be dealt with by the installation of dual flush WC's. There are no domestic sized baths within the development, with all rooms being serviced by en-suite showers.

Sustainable Design/ Resources and Energy

- 6.25 In terms of energy, the scheme would make use of various saving devices/controls. All rooms would be fitted with electronic touch control heat and timing sensors, whilst all light fittings would be energy saving and efficient being controlled by infrared movement on/off switches. The scheme would also utilise a Villavent mechanical heat recovery system, which would recover 60-70% of the heat normally lost through trickle vents and other breakout points in the buildings structure.
- 6.26 Although these initiatives are welcomed, the energy component of the scheme initially fell short of the 60% of energy credits sought in draft Camden Planning Guidance. As stated within section two of this report, the applicants were encouraged to increase the energy performance of the scheme. This has been achieved through the provision of a biomass boiler in place of the electric heating

and water systems original proposed. On this basis, the Carbon Dioxide emissions associated with both the industrial and accommodation elements of the scheme would allow significantly more than the 60% of the energy credits to be achieved under both the EcoHomes and the SPG.

- 6.27 The second part of policy SD9 requires major developments to demonstrate the energy demand of their proposals and how they will generate 10% of the site's electricity and heating needs from on-site renewable sources. The applicants have confirmed that their scheme will meet this target and further details of all these measures, shall be secured via the recommended sustainability condition

Impact on amenity

Daylight/Sunlight

- 6.28 Only residential properties are considered for daylight levels in the BRE Guidelines and furthermore only living rooms, kitchens and bedrooms fall within the guidelines. The applicants have submitted a comprehensive 'Daylight & Sunlight' report, which evaluates the impact of the development, and on the basis of the above only Arlidge House (11-14 Kirby Street), requires assessment.
- 6.29 Arlidge House is a 6 storey residential building, which sits opposite the north end of the application site. Due to the narrowness of Kirby Street and the existing height of buildings, the report shows that the existing VSC (Vertical Sky Component) do not at present meet the BRE requirements, except at fourth floor level. The proposed readings indicate that at all four floor levels the ratio of the proposed readings will exceed the 0.8 time factor, and thus would comply with the BRE daylight requirements.
- 6.30 Only residential properties that face within 90% of due south are taken into account for sunlight analysis, and like the daylight analysis only Arlidge House is required to be given consideration. The study illustrates that there are reductions in respect of the proposed sunlit hours when related to the existing levels of sunlight. However, even at the lowest level the ratio of the proposed readings to the existing clearly exceeds the 0.8 factor. The proposed development would therefore be fully compliant with the BRE Guidelines for sunlight analysis and is accordingly considered acceptable.

Overlooking/Loss of privacy

- 6.31 The proposed development does not propose any significant overlooking issues due to the commercial nature of the surrounding properties. As discussed the only residential property of note in immediate proximity to the application site is Arlidge House (11-14 Kirby Street), of which part of the front elevation would be partially opposite. There is a low level of fenestration on the front elevation of this building, which is mainly due to the location of a projecting lift shaft. Many of these windows serve bathrooms, whilst there are some small-scale balconies. Balconies are proposed on the front elevation of the application building, set back at fourth and fifth floor level.
- 6.32 The Councils SPG requires a distance of 18 metres between facing residential windows, however if this were to be rigorously enforced, little cross-street

residential development would be achieved, particularly in the Central London area. In this instance there is a gap of 13 metres between buildings, across Kirby Street, and this is considered reasonable in amenity terms given the aforementioned and the level of surveillance, which already exists from street level.

Impact of plant/machinery and Disturbance between uses

- 6.33 An area has been indicated at basement level as a plant room. Although no specific machinery has been indicated, it should be noted that this would not require consent if it is to be internal. The installation of any external plant would require a further application, accompanied by acoustic information and the applicant shall be reminded of this obligation via planning informative.
- 6.34 The applicants have indicated that suitable attenuation measures will be installed to ensure the student units are not affected by noise/disturbance from the workshop units at ground and basement levels. This will be enforced under the building regulations, and thus it is not considered necessary to impose planning conditions.

Student management plan

- 6.35 It is recommended that the applicants submit a 'student management plan' of which will be secured via S106 obligation. The applicants have detailed various on-site management procedures accompanying the application, however it is considered appropriate to secure these via S106 to ensure that the development would not be the subject to any unacceptable community or social disturbance.

Transport, access and parking

Cycle parking/storage

- 6.36 The total area subject to the application is 5,855m², split between B1 use class and student residential accommodation. According to policy a minimum of 48 cycle storage spaces should be provided for the combined use. The applicant has identified a storage area for 60 cycles on the ground floor plan, and has also indicated that there will be an additional external cycle parking area made available for students and workshop employees on the terrace at the rear of the scheme. These arrangements are considered satisfactory and will provide adequate cycle storage/parking. Details of the cycle parking (including the Terrace parking) are recommended to be secured via planning condition.

Pedestrian Access

- 6.37 The proposed pedestrian access to both the student accommodation ('Unite') and the workshop space is considered adequate, with sufficient footway width and lobby room available to accommodate the expected pedestrian movements.

Footway Improvements

- 6.38 Given the scale of the redevelopment, there will be a noticeable increase in pedestrian movements to and from the site (upwards of 500 per day). Highways works in the surrounding area have recently been completed (including the raising of junctions and pedestrian build outs), which have improved the pedestrian environment and the general amenity of the area.

- 6.39 On this basis works to improve the footway immediately in front of the site will be required. It is recommended that a highways contribution for the upgrading of footway paving along the entire frontage of the site, along with the removal of the vehicle crossover and reinstatement with kerb and paving be secured via S106 obligation. This will also link the scheme in well with recently completed area-wide pedestrian improvements.

Car Free Housing

- 6.40 Given the limited nature of parking within the area, In order to be acceptable in transport terms all new student residential units are recommended to be designated car-free, in that occupiers will not be eligible for on-street parking permits. This shall be secured via S106 agreement

Works Affecting Highways

- 6.41 As stated above, the scheme involves the substantial redevelopment of the site and a large increase in floor area. There will be a noticeable and permanent increase in pedestrian movements to and from the site. The scheme will be the permanent benefactor of recent pedestrian improvements including a raised junction at the intersection of Kirby Street and Greville Street, along with other measures as part of the area wide 20mph zone. The footway along the frontage of the site is in a state of disrepair however and it is proposed that this be upgraded to boulevard paving standard. The existing vehicle crossover to the north of the site will also need to be removed and reinstated with kerb and paving. The costs for these works are currently being estimated by a highways engineer, and shall be secured by s106 agreement.

- 6.42 A contribution of £10,000 is also required for the rationalisation and improvement of signage throughout the area, which will improve legibility and safety for pedestrians associated with the scheme. This will be added to the cost of the highways work and secured by s106 agreement.

Construction Management Plan

- 6.43 Construction works and construction vehicle movements may disrupt the day to day functioning of Kirby St and the surrounding highway network for an extended period, and will need to be carefully managed to ensure disruptions are kept to a minimum. To ensure any disruptions are kept to a minimum, a construction management plan (CMP) is recommended to be submitted and approved prior to works commencing, via s106 agreement.

Servicing

- 6.44 The existing single yellow line waiting and loading order along Kirby St (which is one-way north to south) will be retained and will adequately provide for the servicing requirements of the site.

Other Matters

Provision of Amenity Space

- 6.45 Amenity space will be provided to the rear of the building, and would comprise a decked area and planter, replacing the existing vehicular ramp. At basement level, a paved courtyard will be formed accessible to workshop tenants, with a decked area and planter on the upper floor to provide amenity space for students. The provision of the landscaped area to the rear and the balconies at fourth and fifth floor level on the frontage are welcomed and would provide a valuable level of amenity space on this constrained site, for the users/occupiers of the building. It is considered appropriate to impose a planning condition, requiring further details of hard/soft landscaping including planting species to be submitted and approved.

Biodiversity

- 6.46 The proposed roof extension has been designed in mansard form to fit in with the established character of this part of the Hatton Garden Conservation Area. A green roof would have a bulkier and deeper form of construction, would require a roof-top enclosure to facilitate access and safety railings, which would have a much greater impact on the character and appearance of the area and introduce visual clutter at roof level. In this instance it is therefore considered that a green roof would be inappropriate for heritage/townscape reasons. There may be opportunities for the building to increase its ecological value, and a condition is recommended to ensure further details of such measures are submitted via condition to accord with UDP policy N5.

Open space financial contributions

- 6.47 The scheme would introduce the creation of an additional 128 student bedrooms/units and in accordance with policy N4 of the Replacement UDP the applicants have agreed to make a financial contribution of £96,192.00 to improve open space within the locality, in-lieu of the required total direct provision.

7. CONCLUSION

- 7.1 The proposed alterations and extensions to the building are considered to be an appropriate response to the development potential of this site which would both preserve and enhance the character and appearance of this part of the Hatton Garden Conservation Area. The use of the building for student accommodation and light industrial/workshops would make a positive contribution to the boroughs housing stock, easing pressures for student accommodation locally, and to the supply of jewellery workshops, being in accordance with the regeneration objectives of the Hatton Garden area. Other conditional/obligation controls are sufficient to address various sustainability, management, design, affordability, parking, landscaping and ecology objectives.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

9. RECOMMENDATION

- 9.1 That planning permission be granted subject to conditions and to the satisfactory conclusion of a Section 106 Planning Obligation covering the following heads of terms:

- 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;
- The submission of a 'Student Management Plan' and Code of Practice for the Management of Student Housing;
- A financial contribution of £96,192.00 towards open space provision within the locality, in-lieu of direct provision;
- A financial contribution of £358,000.00 in-lieu of the provision of 50% workshop/light industrial units on site;
- Securing the suitability of the light industrial units in terms of design and affordability at £5/sqft for a period of 15 yrs;
- All student units to be designated as car-free;
- A highways contribution for the upgrading of footway paving along the entire frontage of the site, along with the removal of the vehicle crossover and reinstatement with kerb and paving;
- A contribution of £10,000 for the rationalisation and improvement of signage throughout the area;
- A construction management plan.

10. RECOMMENDATION 2

- 10.1 In the event that the applicant fails to conclude the Section 106 within the 13-week period, that it be delegated for permission to be refused on grounds relating to the failure to enter into an undertaking for student occupancy, car free agreement, the student management plan, highway/environmental works, the suitability of the light industrial units, and the payment of the various financial contributions.

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