



**On behalf of
UNITE GROUP**

**ARUNDEL HOUSE,
36-43 KIRBY STREET
LONDON, EC1N 8TE**

PLANNING STATEMENT

AUGUST 2006

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1.0 INTRODUCTION

- 1.1 This planning statement is submitted in support of a full planning application made on behalf of UNITE Group for the refurbishment, extension and change of use of Arundel House, 36-43 Kirby Street, Hatton Garden, London, EC1N 8TE to provide student accommodation (sui generis) and jewellery workshops (B1c).
- 1.2 This statement sets out the planning case in support of the planning application and assesses the development in the context of relevant national, regional and local planning policies and guidance. The following reports have also been prepared in support of the planning application:
- Design Statement prepared by Stride Treglown Ltd;
 - Daylight/Sunlight Statement prepared by GVA Grimley;
 - Combined 'Access, Crime Prevention, Sustainability and Energy' Statement prepared by UNITE Group;
 - Initial BREEAM and EcoHomes Assessments prepared by Faber Maunsell; and
 - UNITE Part L Study prepared by Faber Maunsell.
- 1.3 This planning statement should be read in conjunction with these reports and the application plans and drawings.
- 1.4 The full planning application is for:

'Alterations and extension to Arundel House (36-43 Kirby Street) and a change of use from B1 commercial to workshops (B1(c)) at basement and ground floor and student accommodation (sui generis), on the upper floors and other works ancillary to the development'.

2.0 UNITE GROUP AND STUDENT ACCOMMODATION

- 2.1 UNITE Group is the UK's leading specialist provider of accommodation services for student and NHS key workers.
- 2.2 The company works in partnership with public sector clients from higher education institutions to NHS trusts, delivering integrated solutions to meet their accommodation needs. The aim is always the same; to release institutions so that they can focus on their primary missions, either health care or education.

The Demand for an Increased Level of High Quality Student Accommodation

- 2.3 The number of students taking up places on full time undergraduate courses in 2001 was the highest ever according to the Universities and Colleges Admission Service (UCAS). Approximately 356,000 people had accepted places, a rise of over 18,000 on the academic year 2000//2001.
- 2.4 The university sector today houses an average of 25% of all students, with universities reporting that they housed 305,000 students in all in 2003 from a total of 1,200,000 full time students.
- 2.5 The NUS Health and Housing Survey 2001 showed that many students live in squalor, with 16% of students living in vermin infested accommodation and some 12.5% of students claiming that they suffered health problems due to poor accommodation.
- 2.6 The poor quality of accommodation and excess demand characteristics of the market has brought more professional organisations into the sector to provide purpose built accommodation for students as an alternative to shared housing.
- 2.7 In total these companies account for some 51,000 bed spaces either built or secured for construction, of which UNITE is the market leader. UNITE is the only player that provides accommodation on a national scale as its core business and, in partnership with universities, provides a flexible range of accommodation services from concepts, new build construction, refurbishment, conversions, to accommodation management and room booking service allowing universities to concentrate on their core business.

UNITE's Product

- 2.8 UNITE has developed a model of accommodation, comprising well specified housing units, each with a study bedroom and shared kitchen/lounge.
- 2.9 Most bedrooms have an en-suite shower/wc although, in order to provide a choice for residents, some are non-en suite (having access to a shared bathroom) and others are studios with a double bed. This proposal provides an en-suite bathroom and kitchen as part of each studio unit.

- 2.10 The accommodation instils a sense of independence by comprising a self contained flat within a secure and managed building.
- 2.11 Ancillary and supporting accommodation (such as laundry, management office, common room, cleaner's stores, bin/recycling stores and secure cycle facilities) are provided in such a way as to encourage semi-independence.
- 2.12 By a combination of efficient space planning and the ability to purchase materials and supplies in large volumes, UNITE is able to offer this accommodation at competitive levels (without requiring public subsidy).
- 2.13 Residents sign assured short hold tenancy agreements, for periods which suit their needs and the needs of the local institutions.

On-site Management

- 2.14 UNITE operate an effective high level management team to reduce or eliminate potential on-site issues. This includes the provision of residential co-ordinators selected by the institutions and residents, in addition to an on-site accommodation manager.
- 2.15 The company's experience in effective on-site management ensures that this development will not be the subject of any unacceptable community or social disturbance.
- 2.16 This development, as with all UNITE developments, will include the following features to enhance the quality of the living environment:
- Smart card entry system;
 - CCTV surveillance/recording;
 - Panic/emergency call points;
 - Telephone/internet access;
 - Energy management through heating and heat recovery ventilation; and
 - 24 hour telephone or e-mail access to UNITE's Customer Service Centre.
- 2.17 UNITE has invested in effective IT and e-Business solutions, designed to enable swift response and integrated management functions. Students can view and book accommodation on-line at www.unite-students.co.uk.

UNITE's Commitment

- 2.18 UNITE's annual Student Living Report, conducted by MORI, is now accepted by the higher education sector and Universities UK as an example of best practice and an essential piece of core research in the provision of planned student accommodation.
- 2.19 Also, the 'Uniaid' charity has been established to address the increasing debt burden accepted by students.

- 2.20 UNITE is committed to the provision of support services to students living in its residences, and views such services as a vitally important part of good management practice. UNITE's approach thus embraces not only physical services but also dedicated services in respect of welfare and disciplinary matters, and in support of community building initiatives.
- 2.21 UNITE provides purpose built, fully serviced accommodation for its customers as a 'home from home' environment, with a high level of servicing to ensure that residents receive high quality, secure accommodation at prices they can afford.

UNITE's Criteria for Site Selection

- 2.22 UNITE select potential sites on the basis of their relationship with city centre facilities, university institutions and the public infrastructure.
- 2.23 The site is well served by public transport making the site suitable to house students studying at university institutions including Kings and the London School of Economics (LSE). The occupiers are also in close proximity to local amenities to serve their day to day needs

Recent UNITE Schemes granted Planning Permission

- 2.24 A number of schemes for student accommodation by UNITE have been granted planning permission within recent years. These include;
- St Mary and St Pancras School: Provision of 158 beds, granted planning permission on 14 March 2005 (Camden);
 - 15-23 St Pancras Way, NW1: Provision of 43 cluster flats and three studio apartments, as part of a mixed use scheme, granted planning permission on 19 April 2005 (Camden);
 - 457-463 Caledonian Road, N7: Provision of 209 en-suite bedrooms provided in 41 cluster flats, with associated back-up facilities and a landscaped amenity space located at the rear of the site (Islington); and
 - Land to rear of Harris Street: Provision of 123 beds, granted planning permission on 28 June 2005 (Southwark).

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 Arundel House is situated at 36-43 Kirby Street in Hatton Garden, London. A site location plan, together with photographs of the existing building and surrounding area are attached at Appendix 1.
- 3.2 Kirby Street is on the eastern edge of the Hatton Garden area running north-south between St Cross Street and Greville Street.
- 3.3 The site is well located for Central London's public transport links. Farringdon and Chancery Lane Underground stations are within a short walking distance. Frequent bus services run from Farringdon Road, High Holborn and Clerkenwell Road.
- 3.4 The site is within the Hatton Garden Conservation Area. Historically, this area has been characterised by its jewellery industry. Jewellery workshops and ancillary retail outlets have been retained as the dominant use along the Hatton Garden thoroughfare, particularly at street and basement level.
- 3.5 This is in contrast to Kirby Street where there is a mix of uses which are predominantly B1 (a) interspersed with small elements of residential floorspace. A number of office buildings, including Arundel House, are vacant.
- 3.6 Kirby Street, as with Hatton Garden as a whole, is characterised by buildings of varying heights, ages and architectural styles, and contains few open spaces. The emphasis, therefore, is upon the streetscape. Most of the buildings are not set back from the highway, and maintain a relatively uniform building line. This, together with narrow streets, has created a degree of enclosure and the appearance of a high density urban area.
- 3.7 Heights of buildings on Kirby Street vary between four and six storeys, with materials differing considerably, including red brick, render, timber and glass.
- 3.8 Directly opposite the application site is 6-10 Kirby Street. This is a relatively new office building which is six storeys in height and is predominantly glazed, with the remainder finished in white render. The two upper storeys are set well back from the facade. The neighbouring building at 11-14 Kirby Street is red brick with timber balconies. Strangely, this building's stair core protrudes forward beyond the building line and overhangs the pavement at upper levels. This building accommodates affordable housing and was approved with 6-10 Kirby Street.
- 3.9 On either side of Arundel House are brick buildings. 44-45 Kirby Street (on the corner of Greville Street) is five storeys in height, with projecting dormers at roof level. The building appears to accommodate offices with a café on the ground floor. To the north of Arundel House is 31-35 Kirby Street which is an office building, part of which is vacant. The top two floors are set back. A large part of the ground floor is set back from the pavement to allow light into the basement.

The Existing Building

- 3.10 Arundel House is not listed, and there are no listed buildings within its setting. However, the site is designated as being within the Central London Area, and the Hatton Garden Conservation Area. The existing property is five storeys in height above basement level, with the top storey set back several metres behind a rooftop balustrade. There is plant at roof level that can be viewed obliquely from Kirby Street. The existing façade appears tired, with a concrete frame expressed as a white grid on the elevations with infill panels of brick. This building is unlikely to be considered to provide a positive contribution to the conservation area.
- 3.11 Although there are some older Edwardian buildings along the street, none of the buildings on Kirby Street are identified within the Hatton Garden Conservation Area Statement as making a positive contribution to the area.
- 3.12 Further design detail of buildings in Kirby Street and the immediate area is contained within the Design Statement and associated drawings prepared by Stride Treglown.

4.0 PLANNING HISTORY

- 4.1 In March 1960, planning permission was granted at 36-43 Kirby Street for the erection of a warehouse building comprising basement, ground and four upper floors (ref TP36395).
- 4.2 Planning permission was granted in May 1961 for the erection of a building comprising basement, ground and four floors over for printing, book binding, process engraving and publishing at 36-43 Kirby Street (TP36395/C).
- 4.2 Between 1961 and 1986, the property was subject to a number of planning permissions for warehouse or light industrial activities within the building.
- 4.3 A Certificate of Lawfulness for an Existing Use was applied for, and was approved on 12 May 2003 (attached at Appendix 2) in order to establish the lawful use of the building. The certificate confirmed that:

"The submitted evidence proves beyond reasonable doubt that a Class B1 (office) use has been operating continuously from the premises for a period of more than 10 years".

5.0 DESCRIPTION OF THE APPLICATION PROPOSALS

- 5.1 The application proposes a change of use of Arundel House from a B1 use to provide a mix of workshops B1(c) and student accommodation (sui generis). A full description of the application proposals are given within the Design Statement and associated drawings prepared by Stride Treglown. In summary, the proposals include:

The Provision of Workshop Floorspace

- 5.2 There will be a total of 42 individual workshops provided within the basement and ground floors of the building.
- 5.3 The amount of onsite workshop provision, and the principle of a financial contribution in lieu of further B1(c) uses onsite to be paid by the applicant has been agreed with the Local Planning Authority and the Council's Jewellery Workshop Development Manager. The contribution will be secured through a section 106 agreement.

The Provision of Student Accommodation

- 5.4 Student accommodation is proposed on the first, second, third and fourth floors of the existing building. New fifth and sixth floors will be constructed, also for use as student accommodation. These two new floors are to be set back from the Kirby Street frontage in order to reduce their visibility from street level and long views.
- 5.5 The development provides for a total of 128 studio flats. Each studio will be a self-contained unit with an en-suite bathroom and kitchen. A typical layout of the proposed units is provided within the Design Statement prepared by Stride Treglown.

Amenity Space

- 5.6 Amenity space will be provided to the rear of the building in the form of a decked area and planter, replacing the existing vehicular ramp. At basement level, a paved courtyard will be formed to be accessible to workshop tenants, with a decked area and planter at the upper floor to provide amenity space for students. This is shown on the application drawings but details of the landscaping will be submitted for approval following the grant of planning permission. The existing set back at fourth floor will be reinstated as a terrace for the benefit of the studio flats at this level.

Access

- 5.7 In the interests of security, a single point of access for the student occupiers is proposed in what is currently the vehicular access to the building. An entrance lobby will include the on-site management suite, and both a lift (suitable for wheelchair use) and stairs to provide access to all floors.

- 5.8 A separate access will be created for the workshops at ground and lower ground floor level at the southern end of the building, with a platform lift to provide disabled access.

Cycle Parking Provision

- 5.8 Given the site's highly accessible location, this will be a car-free development. Secure parking will be provided for 60 cycles, to be accessed directly from Kirby Street. There is potential for overspill cycle parking to be accommodated on the rear terraced areas.

6.0 PLANNING POLICY FRAMEWORK AND ASSESSMENT

General Context

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with policies of the statutory Development Plan, unless material considerations indicate otherwise.
- 6.2 The statutory development plan to be considered for this application is the Camden Unitary Development Plan (2006) and supplementary planning guidance and documents, and London-wide policy within the Mayor's Spatial Development Strategy for Greater London (The London Plan).
- 6.3 The development plan should be read in conjunction with relevant national planning policy guidance and statement, and government circulars.

Planning Policy Considerations

- 6.4 This statement addresses the following planning considerations:
- a) Land Use
 - b) Design and Conservation
 - Design Principles
 - Conservation Area Requirements
 - Assessment of Conservation Area
 - Building and Parapet Lines
 - Long Views
 - Roof Level Extension
 - Viewing Corridors
 - Elevational Treatment and Fenestration
 - c) Other Planning Considerations
 - Amenity
 - Sustainability
 - Access
 - Security
 - Planning Obligations
 - a) Land Use
- 6.7 Policy E2 of the UDP states that the Council will not grant planning permission for development that involves the loss of a business use on a site where there is potential for that use to continue.

- 6.8 However, at paragraph 7.22 of the UDP, it states that in the case of Hatton Garden the conversion of office premises will only be permitted where it can be demonstrated that they have been 'both vacant and marketed for at least two years, and replaced by mixed use developments which include both housing and light industrial premises suitable for jewellery workshops'. The application proposals will be considered against both of these criteria, in turn, below.

'Vacant and Marketed for at least two years'

- 6.9 Paragraph 7.19 of the UDP states that in order to demonstrate that the site has no realistic prospect of being used for employment uses, the applicant should provide evidence of 'a thorough marketing exercise, sustained over at least two years, with the property marketed at realistic levels and including consideration of alternative business uses and layouts'. It is considered that there is sufficient evidence to satisfy the above criteria, with reasoned justification set out below.

- 6.10 The building has been vacant since July 2003, and a formal marketing strategy commenced in August 2003. The marketing initiatives undertaken by Colliers CRE included an "All Enquiries" board located on the building's frontage, and the regular circulation of sales particulars to agents. Marketing material produced and circulated by Colliers CRE, the commercial agents for 36-43 Kirby Street, is attached at Appendix 3.

- 6.11 Extensive marketing of the property over the past two and a half years has demonstrated that there has been no interest from parties looking to retain the existing B1 (a) use and no interest to refurbish the building to continue B1 commercial uses. The interest from potential B1 tenants has been nominal and there has been no interest to convert the building into jewellery workshops. The interest received has been primarily from parties looking for a change of use from its present B1 use to residential use.

- 6.12 Colliers CRE has stated that whilst there is a noted improvement in the commercial sector in the Central City, the fringes remain depressed with office vacancy levels in excess of 20%. Furthermore, the agent considers that unless accommodation within this location can be refurbished to a good specification and offered on extremely competitive terms, office premises will remain difficult to let for the foreseeable future. This is not considered to be viable given the level of rent likely to be achieved by this building following refurbishment weighed against the cost of refurbishment itself.

'Replaced by mixed use development which includes both housing and light industrial premises suitable for jewellery workshops'

- 6.13 The provision of student housing as part of this scheme should be considered to satisfy the policy requirement for 'housing' as part of this mixed use development.

- 6.14 Student housing is defined as 'hostel use' and is therefore 'sui generis' as demonstrated by the Land Use Gazetteer, 3rd Edition, published by Leaf Coppin. Paragraph 3.28 of the London Plan, paragraph 2.65 of the UDP and amended Supplementary Planning Guidance:

Affordable Housing and Housing in Mixed Use Development at paragraph 3.3.17, acknowledge that the proposed provision of hostel accommodation, as a form of specialist housing, will reduce the pressure from students on the stock of housing within the private rented sector, especially at the cheaper end of the market. The proposed use should therefore be considered a welcome addition to the borough's housing stock.

- 6.15 The application proposals also satisfy the requirements for hostels, as set out in Policy H9 A of the UDP. By utilising a vacant office building the proposals do not displace either residential floorspace within Use Class C3, or a use in the Central London Area that supports the residential community. In accordance with this policy, it has been demonstrated at paragraphs 2.15 and 2.16 of this statement, and will be further emphasised later in this policy analysis, that the provision of hostels in this location will not cause harm to the surrounding area.
- 6.16 The provision of student housing can also be seen not only to support the housing demands of the Borough, but also provides support for the higher education sector within London. The London Plan, together with the UDP at paragraph 8.18, acknowledges the significant contribution that educational institutions play in London's role as an international centre for higher education, and the important influence on their surroundings areas.
- 6.17 Policy 3A.22 of the London Plan seeks to ensure that these identified needs of the education sector are addressed, and sees the support of the provision of student accommodation across the city as one way of achieving this aim.
- 6.18 To ensure that the educational requirements of the Borough are secured in the future the applicant will agree through a section 106 agreement, to restrict the occupation of units to students in full time or part time higher education, and will not be sold as separate self contained units.
- 6.19 Policy E3 B of the UDP states that the Council will not grant permission for development that would prejudice the mixed use character of the Central London Area (CLA) through the net loss of premises suitable for light industrial floorspace. Paragraph 7.29 of the same document states that the protection of jewellery workshop provision in Hatton Garden is particularly important.
- 6.20 Paragraph 7.22 of the UDP states that as a guideline the Council will seek 50% of floorspace to be provided for this use, and should take into account the layout of the building.
- 6.21 The application proposes to convert the basement and the ground floors of a currently vacant office building for jewellery workshop use, thereby representing a net increase in the overall floorspace for this important, specialised industry. The principle and method of calculating a financial contribution in lieu of the balance of the 50% on-site workshop provision has been agreed with both the Council's Planning Officer and Jewellery Sector Development Manager.
- 6.22 If there is a requirement to provide further on-site workshop floorspace above that proposed by this application, the scheme would not be viable and could not proceed. Under these

circumstances, no jewellery workshops would be provided and the building would continue to be modeled for office use. This approach would not support the objectives of the policy.

- 6.23 The provision of on-site light industrial space upward of the quantum proposed would also lead to a conflict with the student accommodation use, and would likely compromise the security of those student units. This was a concern reiterated by the Borough's Crime Prevention Officer in his pre-application advice.

b) Design and Conservation

- 6.24 The site is located within the Hatton Garden Conservation Area, and therefore the design of the proposed development should not only accord with Borough-wide design guidance, but will also be determined by the character and appearance of the conservation area.
- 6.25 The finalised design proposals have been informed by a series of pre-application discussions with the Council's Conservation and Design Department. This section demonstrates how the application proposals have considered building lines, height, scale and long views, in addition to an incorporation of traditional materials and fenestration synonymous with the 'industrial' heritage of the building and immediate surrounding area.

Design Principles

- 6.26 PPS1: *Planning for Sustainable Development* (2005) encourages high quality and inclusive design. Paragraph 34 states that good design should contribute positively to the urban environment and that design which is not appropriate in its context, or fails to improve the character and quality of the area should not be accepted. PPS1 also states that Local Planning Authorities should not attempt to impose architectural styles or particular tastes and should not stifle innovation (paragraph 38).
- 6.27 Design policies within the London Plan promote world-class architecture that enhances the public realm, provides a mix of uses, is attractive and respects its local context (policies 4B.1 and 4B.2). The plan seeks to maximise the potential of sites whilst ensuring proposals are compatible with the local context and public transport capacity (Policy 4B.3).
- 6.28 In accordance with these overarching principles, Policy B1 of the UDP states that the Council will grant planning permission for development that is designed to a high standard. In assessing how the design of a development has taken design principles into account, the Council will consider:
- h) building lines and plot sizes in the surrounding area;
 - i) the existing pattern of routes and spaces;
 - j) the height, bulk and scale of neighbouring buildings;
 - k) existing natural features, such as topography and trees;
 - l) the design of neighbouring buildings;
 - m) the quality and appropriateness of detailing and materials used;
 - n) the provision of visually interesting frontages at street level; and

o) the impact on views and skylines.

6.29 Policy B9 of the UDP states that the Council will not normally grant planning permission for development within a viewing corridor of a strategic view or within a wider strategic view consultation area if there is to be a detrimental impact.

6.30 Policy B3 A of the UDP seeks to protect against alterations and extensions that the Council considers will cause 'harm to the architectural quality of the existing building or surrounding area'.

Conservation Area Policy Requirements

6.31 In accordance with Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 there is a requirement to preserve or enhance the character or appearance of a conservation area.

6.32 PPG15 reiterates the above statutory requirement at paragraph 4.14. It states that:

'The objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves the character or appearance unharmed'

6.33 Paragraph 4.14 states that whilst conservation (whether by preservation or enhancement) of the character and appearance must be a major consideration, this cannot realistically take the form of preventing all new development. It suggests that policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over business and householders, but at the same time to ensure that any new development accords with the area's special architectural and historic environment (Paragraph 4.16).

6.34 PPG15 further states that many conservation areas include gap sites, or buildings that make no positive contribution to, or detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well established character and appearance of its own (paragraph 4.17).

6.35 Policy B7 A of the UDP therefore states that the Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.

6.36 The supporting text to Policy B7 A, at paragraph 3.63, acknowledges the unique characteristics of each conservation area which places different requirements on the form of the development.

Assessment of the Conservation Area

- 6.37 The Hatton Garden Conservation Area Statement, adopted by Camden Borough Council in August 1999, states that the character and special interest of the Hatton Garden area is defined largely by the quality and variety of buildings and uses, as well as the unique pattern of streets.
- 6.38 The character of Hatton Garden is not dominated by one particular period or style of building but rather by a combination of styles that make the area of special interest (CA Statement paragraph 5.10).
- 6.39 The building types which make a particular contribution to the character and appearance of the conservation area include Georgian terraced buildings, late 19th Century and early 20th Century residential blocks, warehouse and workshop buildings, and neo-classical buildings. The application site does not fall into any of these categories.
- 6.40 The neighbouring buildings are a variety of architectural styles ranging from an Edwardian red brick warehouse to a modern white rendered office opposite the site. On either side of the building are relatively unattractive late 20th Century office buildings.
- 6.41 Our assessment of the site has identified that, in its present form – vacant and of poor architectural quality – the building is unlikely to make a positive contribution to the conservation area, and therefore its partial demolition would not be contrary to UDP Policy B7.
- 6.42 The proposed redevelopment of the building represents an opportunity to remedy the current position and provide a modern high quality development that will preserve or enhance the character of the Hatton Garden conservation area. The proposed design seeks to enhance the character on Kirby Street, and the wider conservation area, within the parameters set by the bulk and massing of the existing streetscape.

Building and Design

- 6.43 Kirby Street has a strong building line from the back of the pavement and a similarly strong parapet level. In accordance with Policy B1 (h) of the UDP both of these townscape features have been maintained by the proposed building. The proposed building is set back above the parapet at fourth floor, with a mansard level at the fifth and sixth floors. Given the narrow width of the street, the upper levels are not considered to be visible from street level and are only partially visible in longer views from either end of Kirby Street.

Long Views

- 6.44 Although visible from longer views, the drawings of the proposals prepared by Stride Treglown confirm that, in accordance with Policy B1 of the UDP, the proposals would not have a detrimental impact on the streetscape.

Extension at Roof Level

- 6.45 The proposals seek to increase the height of the existing building by two storeys, with a mansard at fifth and sixth floors. A similar design approach has been adopted by the recent building opposite the application site at 6-10 Kirby Street.
- 6.46 The Design Statement and associated drawings prepared by Stride Treglown demonstrate that, in accordance with Policy B3 A of the UDP, the application proposals do not cause harm to the architectural quality of the existing building or surrounding area.
- 6.47 Any possible detrimental impact of the extension at roof level is minimised by the decision to set it back from the Kirby Street frontage.

Viewing Corridors

- 6.48 The site is located within the Strategic - Viewing Corridors from Kenwood to St Paul's and from Parliament Hill to St Paul's. The site is also within the Strategic View - Wider Setting Consultation Area for WSCA limits, and Background Consultation Areas for the Blackheath Point and Greenwich Park view.
- 6.49 The proposed building lies appreciably under the development plain. The proposed building will therefore have no detrimental impact upon the corridor and its wider setting and is in accordance with Policy B9 A of the UDP.

Elevational Treatment and Fenestration

- 6.50 The context of the elevational treatment and materials are taken from the surrounding buildings and translated to propose a clean modern building.
- 6.51 Policy B7 of the UDP requires that development should protect or enhance the special character or appearance of the conservation area, whilst Policy B1 (m) of the UDP asks developers to take into account the quality and detail of materials used. The proposed design uses materials considered to be sympathetic to the industrial heritage of Kirby Street and the wider conservation area. This includes the introduction of materials such as oxidised copper sheet and copper mesh panels adjacent to the glazing. Render is proposed as the backdrop to these elements as a material sympathetic to the concrete frame which remains visible at ground floor.

○ Other Planning Considerations

Amenity

- 6.52 Policy SD6 of the UDP states that the Council will not grant planning permission for development that it considers would cause harm to the amenity of occupiers and neighbours.
- 6.53 The predominantly B1 (a) use of buildings within the immediate vicinity serves to negate any amenity concerns that may arise from student occupiers of this building in relation to noise, light and vibration pollution from adjacent properties. In accordance with Policy SD7 B of the UDP, suitable attenuation measures will be put in place to ensure that the student units are not affected with noise and vibration from the workshops in the lower units.
- 6.54 Effective on-site management, as detailed in Section 2 of this planning statement ensures that this development will not be the subject of any unacceptable community or social disturbance.
- 6.55 A Daylight/Sunlight Statement produced by GVA Grimley is submitted to support this application. The statement confirms that, in this respect, the proposals are acceptable in terms of both impact on neighbouring properties, and supply of light and outlook to both the proposed student units and workshops.
- 6.56 Policy N4 of the UDP states that the Council will only grant planning permission for development that is likely to lead to an increased use of public open space where an appropriate contribution to the supply of open space is made. A financial contribution towards public open space could be agreed through a section 106 agreement.

Sustainability

- 6.57 Planning Policy Guidance 3 (PPG3) provides that the use of previously developed land within urban areas should be prioritised particularly in areas which are accessible by various modes of transport.
- 6.58 By virtue of its sustainable location, no car parking (with the exception of servicing provision) is proposed. The scheme has been designed to be car-free to ensure that the occupants use means of transport other than the private car. Accordingly, the applicant does not consider that there is a requirement for a Travel Plan to be submitted as part of a Section 106 agreement.
- 6.59 The development will also provide 60 secure cycle parking spaces which exceeds the standards attached to cycle parking for hostel accommodation set out in Appendix 6 of the UDP.
- 6.60 Policy 4B.6 of the London Plan seeks to ensure that development meets the highest standards of sustainable design and construction. Sustainable design is based upon

principles that are intended to ensure that buildings are efficient in resource use, recognise the uniqueness of locations, are healthy, adaptable and responsible in protecting the environment and make the most of natural systems (paragraph 4.52).

- 6.61 Policy SD9 of the UDP therefore advocates the positive contribution that design can make towards achieving sustainable development.
- 6.62 The scheme has been designed, and will be constructed and operated using sustainable approaches to construction, materials and building management. Initial independent BREEAM and EcoHomes assessments have been undertaken by Faber Maunsell for the workshop and student accommodation elements respectively. In each case it is considered that the development will achieve a minimum 'Very Good' rating. A section 106 agreement will ensure the submission of a full BREEAM assessment prior to the implementation date of the scheme.
- 6.63 Energy management is provided through heating and heat recovery ventilation. Energy saving has been a particularly important element of all recent UNITE student accommodation schemes, and is reflected through the 'Part L' study prepared by Faber Maunsell submitted to support this application.
- 6.64 In accordance with Policy SD12 A of the UDP, a full provision for waste recycling will be provided onsite, and throughout the construction period.
- 6.65 Further details of these points are provided within the Design Statement prepared by Stride Treglown and the combined 'Access, Crime Prevention, Sustainability and Energy' Statement prepared by UNITE Group.

Access

- 6.66 Policy SD1 D of the UDP requires development, including changes of use and alterations, to meet the highest standards of access and inclusion.
- 6.67 The scheme has been designed to ensure that it meets the requirements of Part M of the Building Regulations in the provision of disabled access into and within the development. Large studios are provided at first to sixth floors which can be modified for disabled use. The new passenger lift is suitable for wheelchair use, whilst ramped access to the terrace is also provided.
- 6.68 Detailed information regarding the proposed internal layout arrangements of the property is provided in the Design Statement prepared by Stride Treglown and UNITE's combined 'Access, Crime Prevention, Sustainability and Energy' Statement, enclosed as part of this application.
- 6.69 The means of entry for the occupiers of the building, together with a safe and inclusive means of escape in the event of an emergency, and servicing arrangements are detailed within the Design Statement and associated drawings.

Security

- 6.70 Policy SD1 requires that development should incorporate design, layout and access measures which address personal safety, including fear of crime, security, and crime prevention.
- 6.71 The proposals have been designed in accordance with the 'Secured by Design' initiative set up by the UK police, and have been reviewed by the Crime Prevention Design Officer at Camden Police. The officer's comments are contained within the 'Crime Prevention' subsection of UNITE's combined 'Access, Crime Prevention, Sustainability and Energy' Statement, and have been fully addressed in the design proposals.
- 6.72 Measures of security for both student and workshop occupiers include the provision of CCTV and a smart card entry system, whilst emergency call points will be easily accessible to all students, with 24 hour contact available to the UNITE Contact Centre.

Planning Obligations

- 6.73 Policy SD2 of the UDP states that where existing and planned provision of infrastructure, facilities and services is not adequate to meet the needs generated by the proposal, the Council will use planning obligations to secure measures, directly related in scale or kind to the proposal, to meet those needs.
- 6.74 We envisage that the following obligations could be agreed with the Council and secured under a Section 106 agreement:
- The occupation of the student units to be restricted to those in full or part time higher education and not to be sold as a separate self-contained unit;
 - Provision of workshops at basement and ground floor levels, and commuted payment in lieu of the balance of on-site provision to be paid by the applicant. The Jewellery Sector Development Manager has confirmed that the applicant will not be required to provide a financial contribution towards the 'fit out' of the workshop units.
 - Submission of a full BREEAM assessment prior to the implementation date confirming that the development will achieve a 'Very Good' rating;
 - Financial contribution towards public open space;
 - Agreement for the scheme to be a 'car-free development'; and
 - Financial contribution towards highways improvements required as a result of the development (Section 278 agreement).

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This planning statement has been prepared by Montagu Evans LLP to provide a detailed overview and planning justification for the proposed student accommodation development at Arundel House, 36-43 Kirby Street, London.

Land Use Considerations

- The proposal provides the conversion of a currently vacant commercial building for a high quality mixed-use development.
- It has been demonstrated through marketing evidence that the building has been marketed at realistic prices and has been vacant for at least two years, and as such would be appropriate for a change of use in accordance with UDP Policy E2.
- The proposals represent an increase in the borough's workshop floorspace. The provision of any further workshops would not represent a commercially viable scheme and the development would not proceed. Under these circumstances, no jewellery workshops would be provided and the building would continue to be modelled for office use. This approach would not support the objectives of the policy.
- The proposal will provide much needed student accommodation, thereby making an important contribution towards the housing needs of the Borough, in terms of total stock and the easing of local pressure on lower-end rental properties.
- The provision of modern student accommodation is within easy access of the public transport network will meet the identified needs of established and important higher educational institutions.

Design Considerations

- The existing building is vacant and in need of refurbishment. It is therefore not likely that the building in its current condition could be considered to be making a positive contribution to the conservation area.
- The proposal represents an opportunity to provide a modern high quality development that will preserve or enhance the character of the Hatton Garden conservation area in accordance with UDP Policy B7.
- The general design approach is in keeping with the surrounding buildings, and is appropriate when assessed against UDP Policy B1.

- It has been demonstrated that the extension at roof level will not be visible from street level and would not have a detrimental impact on the character or appearance of the conservation area.
 - It has been demonstrated that the proposal will not have a detrimental impact upon the amenity of the occupiers of this building, or neighbouring occupiers. Potential amenity issues have been tempered by suitable mitigation measures in accordance with UDP Policy SD6.
 - The proposed development is in accordance with sustainability Policy SD9 within the UDP. The proposal is car-free, with the provision of onsite cycle parking. There is also a sustainable approach to construction, materials and building management.
 - Suitable provision has been made for inclusive access, and means of escape, whilst adequate provision has been made for waste facilities and servicing.
- 7.2 It has been demonstrated that the proposed development accords with planning policy at national, regional and local levels in terms of the principle for change of use, and design considerations.



Ordnance Survey

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This map was created with Promap

SITE PLAN :
36 - 43 KIRBY STREET,
LONDON EC1

Date : March 2006

Scale 1:1250

North A

**MONTAGU
EVANS**

CHARTERED SURVEYORS

Premier House,
44-48 Dover Street, London W1S 4AZ
Tel : 020-7493 4002 Fax : 020-7312 7548

STRIDE TREGLOWN LTD
51 New Cavendish Street,
London, W1G 9TG

T 020 7935 9777
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SITE PHOTOS

Client	Unite	File Ref	20519_Site Photos
Project	Arundel House, 36-43 Kirby Street, Hatton Garden, EC1N 8TE	Date	01/03/2006

The following photographs were taken on 02/02/2006:



Photo: 1
Arundel House, 36-43 Kirby Street (white frame structure building), adjoining building
31-35 Kirby Street (right); View South



Arundel House, Kirby Street,
Hatton Garden, EC1N 8TE

Page 2 of 2



Photo: 2
Arundel House, 36-43 Kirby Street; View South

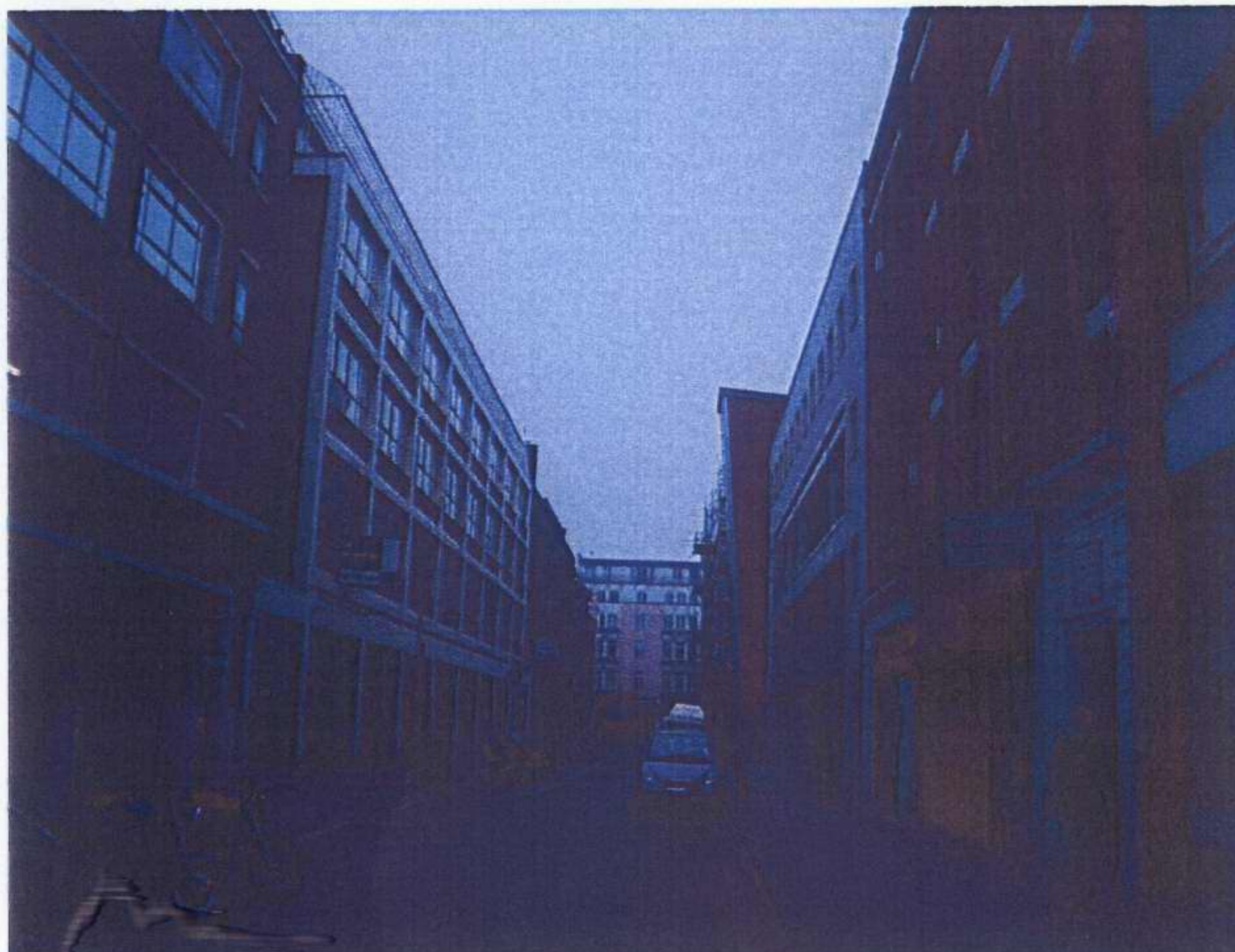


Photo: 3
Arundel House, 36-43 Kirby Street (white frame structure building), street context; view North

Arundel House, Kirby Street,
Hatton Garden, EC1N 8TE



Photo: 4
Arundel House and adjoining building 31-35
Kirby Street



Photo: 5
Adjoining building 31-35 Kirby Street void to
basement level on street



Photo: 6
Buildings directly opposite Arundel House
on Kirby Street; View North

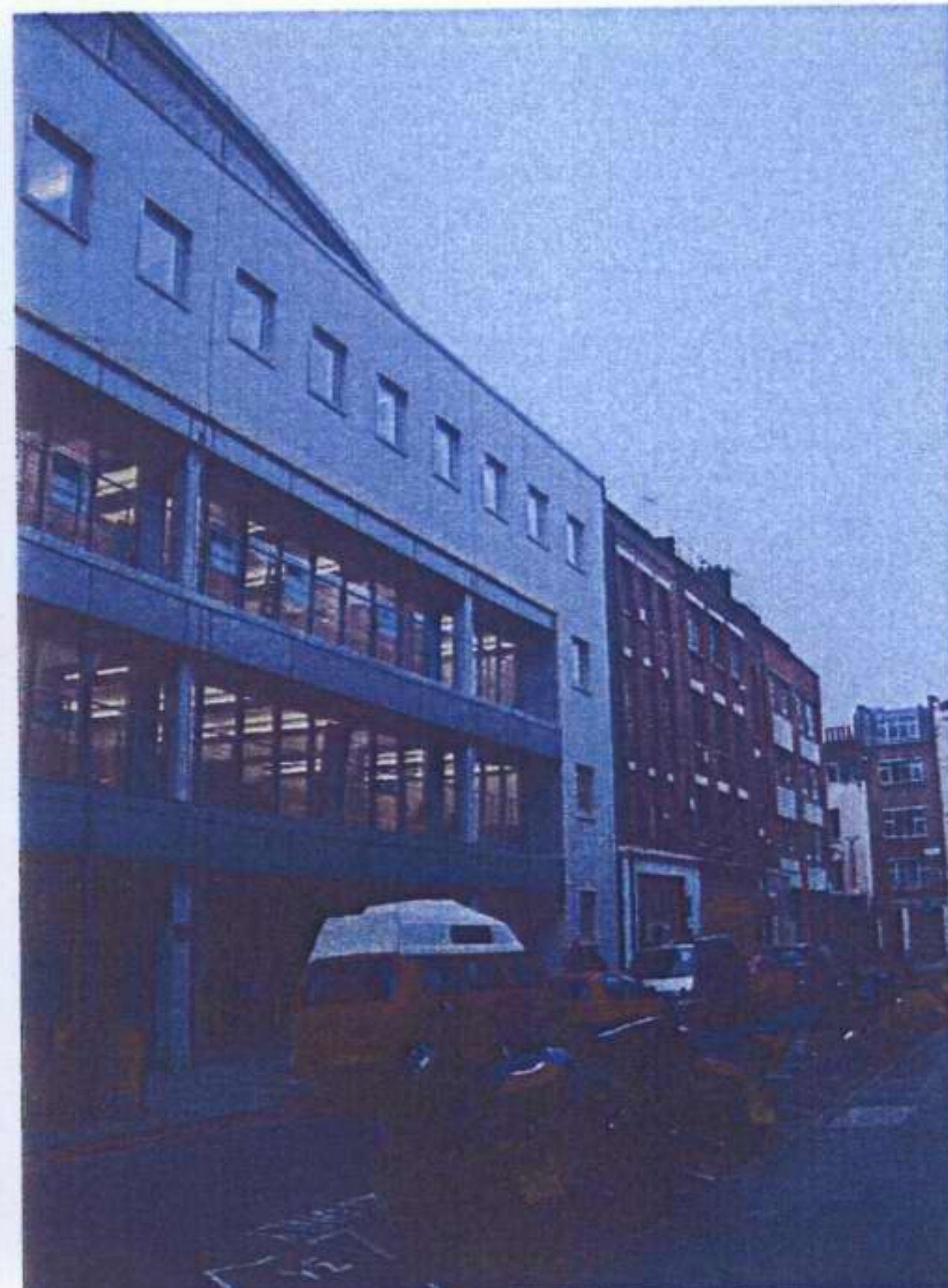


Photo: 7
Buildings directly opposite Arundel House
on Kirby Street; View South

Arundel House, Kirby Street,
Hatton Garden, EC1N 8TE



Photo: 8
Buildings directly opposite Arundel House
on Kirby Street; View South



Photo: 9
Buildings directly opposite Arundel House
on Kirby Street, ground level; View South



Photo: 10
Building directly opposite Arundel House;
view up to roof and protruding element



Photo: 11
Buildings opposite Arundel House and 4;
Kirby Street



Arundel House, Kirby Street,
Hatton Garden, EC1N 8TE



Photo: 12
Building adjoining Arundel House (left); view
At Kirby Street and Greville Street corner



Photo: 13
Buildings on Greville Street; View South

RECEIVED 13 MAY 2003

DIPS



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Cluttons
45 Berkeley Square
London
W1J 5AS

Application No: PSX0304205/
Case File:N16/14/B

12th May 2003

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990, Section 191 and 192
(as amended by Section 10 of the Planning and Compensation Act
1991)

Town and Country Planning (General Development Procedure) Order
1995

GRANT - CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE/ DEVELOPMENT
CERTIFICATE

The Council hereby certifies that on 14/03/2003 the use described in the First Schedule below in respect of the land specified in the Second Schedule below, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 .
as amended, for the following reason:

The submitted evidence proves beyond reasonable doubt that a Class B1 use has operated continuously from the premises for a period of more than 10 years.

First Schedule: Application for certificate of Lawfulness for Existing use to determine whether the existing use of the premises as offices (Class B1) is lawful,
as shown by drawing numbers: Site location plan, Document submitted by Cluttons in support of the application containing: Planning history, Rating information, Statutory declaration, Lease agreement, Floor plans, Photographs, Building inspection report, Planning decision notice.

Second Schedule: Arundel House, 36-43 Kirby Street, EC1.

This application was dealt with by Kieran Hodgson on 020 7974 2643.

Yours faithfully

Environment Department

(Duly authorised by the Council to sign this document)

Director



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Notes

1. This Certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the use*/~~operations~~* ~~matter~~* specified in the First Schedule taking place on the land described in the Second Schedule was*/~~would have been~~* lawful on the specified date and thus, was not*/~~would not have been~~* liable to enforcement action under Section 172 of the 1990 Act on that date.
3. This Certificate applies only to the extent of the use*/~~operations~~* ~~matter~~* described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use*/~~operations~~* ~~matter~~* which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. The effect of the Certificate is also qualified by the provision in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Declawexis/CLED



Director

offices

LONDON

36-43 KIRBY STREET EC1

SELF CONTAINED OFFICES

3,714 SQ FT (345 M²) TO 31,531 SQ FT (2,929 M²)

LOCATION

The property is located on the west side of Kirby Street which is within easy walking distance of Farringdon (Circle, Metropolitan, Hammersmith & City and Thameslink lines) and Chancery Lane (Central Line) stations and the area is well served by numerous amenities in the immediate locality.

ACCOMMODATION

The property is available as a self contained building or on a floor-by-floor basis and provides the following Net Internal Areas.

Floor	Area sq ft approx	Area m ² approx
4 th	5,427	504.2
3 rd	5,635	523.6
2 nd	5,791	538.1
1 st	6,339	589.0
Ground	4,625	429.7
Basement	3,714	345.0
Total	31,531	2929.6

NB Please note the above measurements are subject to on site verification

AMENITIES

The building currently provides air cooled office accommodation but a comprehensive refurbishment programme can be undertaken to provide the following.

- Raised floors
- Air conditioning
- New double height entrance
- Suspended ceilings with Category II lighting
- Car parking (10 spaces)
- Excellent natural light

Simon Crotty
020 7487 1949

St Michael's House
1 George Yard
Lombard Street
London EC3V 9HL
Tel: 020 7935 4499
Fax: 020 7487 1894

TERMS

The property is available in its existing condition on flexible licences/leases. Alternatively a new lease for a minimum term of 10 years will be granted to an occupier considering the building as a whole following its refurbishment.

Consideration may also be given to the sale of the freehold.

RENT

On application.

RATES

To be assessed.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment through sole agents **Colliers CRE**.

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020 7487 1949

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Lombard Street
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MISREPRESENTATION CLAUSE

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2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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**COLLIERS
CRE**



COLLIERS CRE

CHARTERED SURVEYORS & INTERNATIONAL PROPERTY CONSULTANTS



LONDON

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