

**Planning Proposed Minor Amendments
62-63 Tottenham Court Road, 1-3 Goadge Street**
Revision C

Reference 5315

May 2014

Architecture Planning Interiors

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Contents

1.0 INTRODUCTION 1

2.0 PROPOSED PLANNING AMENDMENTS.....2

 2.1 Basement layout2

 2.2 Waste management strategy updated / ground floor retail kiosk enlarged.....2

 2.3 Extract ducts from existing retail unit.....3

 2.4 Rear window to stairwell / Stairwell configuration.....3

 2.5 Rear windows adjacent to No. 9 / Stairwell configuration.....4

 2.6 Roofline.....4

 2.7 Elevation to Nos. 5-7 Goodge Street.....5

Appendices

Appendix 1 – Bridges Pound – 62-63 Tottenham Court Road Proposed Basement Planning Comments

Appendix 2 – 62 Tottenham Court Road Eat Ductwork

1.0 INTRODUCTION

The 61-63 Tottenham Court Road, 1-7 Goodge Street project gained planning approval on 6th December 2012.

Appeal A - Ref: APP/X5210/E/12/2177813

Appeal B - Ref: APP/X5210/A/12/2177819

As the Design Team has been working up the scheme towards full construction stage, carrying out further site investigation and responding to the planning conditions, it has been necessary to review some elements of the approved scheme.

This short report sets out the reasoning for the adjustments.

The following conditions have been discharged by Camden Council since the application was approved.

Planning Conditions

- Condition 6: Cycle Storage
- Condition 7: Appointment of suitable qualified engineer
- Condition 12: Submission of method statements for foundations, basement and ground floor structures

Section 106 Clauses

- Clause 4.2: Construction Management Plan
- Clause 4.4.4: Levels Threshold Plan
- Clause 4.7.1/4.7.2: Sustainability Plan

2.0 PROPOSED PLANNING AMENDMENTS

2.1 Basement layout

As part of the detail design process the structural engineer has identified that the area along the length of No.9 Goodge Street gable elevation and the area behind No.7 basement, need to be excavated to allow for underpinning of existing structure and installation of the new foundations. In addition, the basement walls beneath the existing façade line are to be removed to allow for insertion of new structural frame.

The proposed amendment is to utilise the excavated area to form new basement space and remove redundant previously load bearing basement walls. Basement level will be rationalised to create a level basement across the development, this level is set to tie in existing basement to No.62. The basement plan has been reconfigured to accommodate the adjustments. A separate updated report has been prepared by Bridges Pound Structural Engineers – Refer to Appendix 1.

At planning stage the basement to No. 63 was inaccessible with areas marked as 'assumed basement'. These areas have now been surveyed and added to the drawings for clarity. Vaults are to be filled with concrete for structural stability.

2.2 Waste management strategy updated / ground Floor retail kiosk enlarged

In order to provide a more active street frontage (refer to drawing T(20)E02 Rev.I) and to increase the viability of the retail space to 5-7 Goodge Street, the waste management strategy has been reviewed and refuse / recycling store relocated from the ground floor to the basement. Ground floor and basement internal layouts have been adjusted accordingly (refer to drawings T(20)P-1 Rev.H, P00 Rev.I)

There will be common residential recycling store at basement level, managed by the building manager. This area is sized to accommodate a minimum of 5x360ltr wheelie bins or approx. 30 recycling boxes on shelves. The building manager will bring the waste to street level at times and frequency to be agreed by Camden Council. In line with the changes to recycling collection which came into force on 1st July 2013, dry recyclables including paper, card, glass, plastics, tins and cartons will be mixed. Each apartment will also have general waste and recycling storage within the dwelling.

The general waste strategy will also be a managed solution whereby refuse will be left by residents in front their respective apartment doors at agreed times to be taken to street level by the building manager (or the residents themselves), times and frequency to be agreed with Camden Council.

Retail refuse strategy will be as existing with refuse being collected from the street at times agreed with the council

62-63 TCR-Post Planning

2.3 Extract ducts from existing retail unit

The existing retail unit to the ground floor of No. 62 Tottenham Court Road has extract ducts that terminate approximately 1m above the existing roof to the first floor. There is a large condenser unit. This area will form a private roof terrace in the approved scheme (refer to drawing T(20)P01 Rev.I

In the interest of public health it is proposed that the ducts be extended to rise above the height of the uppermost private terrace. The ducts would be connected to the rear elevation of the new stairwell (refer to drawing T(20)E03 Rev.F). The ducts will be accessible for access and maintenance. A separate report has been prepared by MTT M&E consultants reviewing the need for the ducts as previously requested refer to Appendix 2

The existing condenser will be replaced by 2 smaller condensers that will be incorporated within the plant area on the roof of 1-3, 5-7 Godge Street (see 2.5).



Existing extract



Existing condenser unit



Proposed duct material

2.4 Rear window to stairwell / Stairwell configuration

The approved drawings show a small slot window to the communal stair on the rear elevation (drawing T(20)E03 Rev.C). The approved Building Control inspector has advised that this is located within the 1.8m fire resisting construction zone identified within diagram 24 of Approved Document B Volume 2. As the building is served by a lift and the stair will mostly be used for escape purposes, the proposal is to omit this small window to the rear elevation (refer to drawing T(20)E03 Rev.F). A new electrical riser is introduced in this location (refer to T(20)P01 Rev.H).

62-63 TCR-Post Planning

2.5 Rear windows adjacent to No. 9 / Stairwell configuration

The Party Wall surveyor has advised that the proposed rear windows adjacent to No. 9 Goodge Street fall along the boundary with the adjacent property, the rear stairwell boundary encroaches upon the party wall line. It is recommended that these windows be set back off this line. The proposal is to set back the window line as suggested and adjust the stairwell configuration to suit Refer to drawings T(20)P01 Rev.H, T(20)E03 Rev.F

2.6 Roofline

Further review of the mansard roof to Nos.1-3 Goodge Street in the approved drawings (T(20)S02 Rev.A), identified that the lower slope (steeper) was less than that identified in the Camden Planning Guidance CPG1 page 37. The slope had been adjusted to reflect the guidance with no perceivable difference in the roof line when viewed from the street (Refer to Drawing T(20)S02 Rev.C).

Following discussion with London Borough of Camden Design Officer, the upper slope of the roof has been adjusted to act as a partial screening device for lift overrun and plant. Visible chimney stacks will be rebuilt and increased in height as recommended in the Design Guide. (Refer to drawing T(20)E04 Rev.G)

In order to assist in providing safe access to the plant area and photovoltaic panels, it is proposed that the approved 6 degree slope to the rear of the buildings be reduced to be 'flat'. This profile is continued to connect with the new roof to the rear of No. 62, there is no visible impact from the street or the rear of the properties. Refer to drawing T(20)E04 Rev.G, roof plan T(20)P05 Rev.H and section T(20)S02 Rev.C.

The new roof to No.62 and 63 along with the flat roof to the rear have been raised slightly to accommodate floor build up and services zones required to achieve building regulations and Code for Sustainable Homes compliance. The new roof to the front of 62 will be the same pitch as the existing.

Measured surveys have identified existing chimney stacks to No. 62 to be leaning. These, together with the end gable at the upper floor will be rebuilt to match existing and increased in height, where necessary - refer to drawing T(20)E01 Rev.H.

The plant screen to Nos. 1-3, 5,7 has been extended to the junction of no. 63 maintaining a constant roof line and allowing space for new smaller condensers for the existing retail unit in No. 62 (see 2.2) – refer to drawing T(20)P05 Rev.H.

The approved Goodge Street elevation (T(20)E01 Rev. E) does not distinguish clearly between the existing building plots at the junction of No.63, 1-3 and 5-7 Goodge Street at roof level. It is proposed that this historic demarcation be reinforced by introducing a raised party wall detail when viewed from the street – refer to drawing T(20)E02 Rev.I.

A roof light had been added to No.5-7 roof with minor adjustments to the roof lights to 62.A retractable wall / roof light has been introduced to the top floor at the junction with No. 62 Tottenham Court Road. This broadly reflects the line of the approved scheme and is an area that is set back from the main façade and does not adversely impact on the roof or streetscape - refer to drawings T(20)E01 Rev.H, T(20)E02 Rev.I.

62-63 TCR-Post Planning

2.7 Elevation to Nos. 5-7 Goodge Street

Following the submission of the original planning application, minor adjustments to the fenestration of No. 5-7 were discussed with the design officer as part of subsequent application Option A and Option B as a way of improving the façade. These adjustments have been incorporated in the proposed amendments – refer to drawing T(20)E02 Rev.I.

Appendix 1

Bridges Pound – Proposed Basement Planning Comments



**62-63 TO
TOTTENHAM COURT ROAD**

**PROPOSED BASEMENT PLANNING
COMMENTS**

62-63 Tottenham Court Road - New Basement Works

PROPOSALS

The proposed development requires a small extension to the existing basement this can be seen on the attached plans, and to deepen slightly the existing areas to match the levels in No 62 Tottenham Court Road.

The new basement will be constructed using underpinning techniques the exact extent of which will not be able to be determined until demolition has occurred.

Initially our primary concern was the proximity of the tube infrastructure, namely the northern line and it can be seen from the attached layout from TFL that the tube does run beneath the site. We have met with TFL and at this point the lines are some 28m below the site so in principal there is no problem with our development as we are proposing raft foundations to any new structure and the “weight” of the new development will not be significantly greater than that which is already there.

There are proposals to conduct Geotechnical investigations to allow the ground conditions to be assessed; again these will be carried out once the properties are vacated.

From the information available the site is not within a flood risk area and will not require a flood risk assessment.

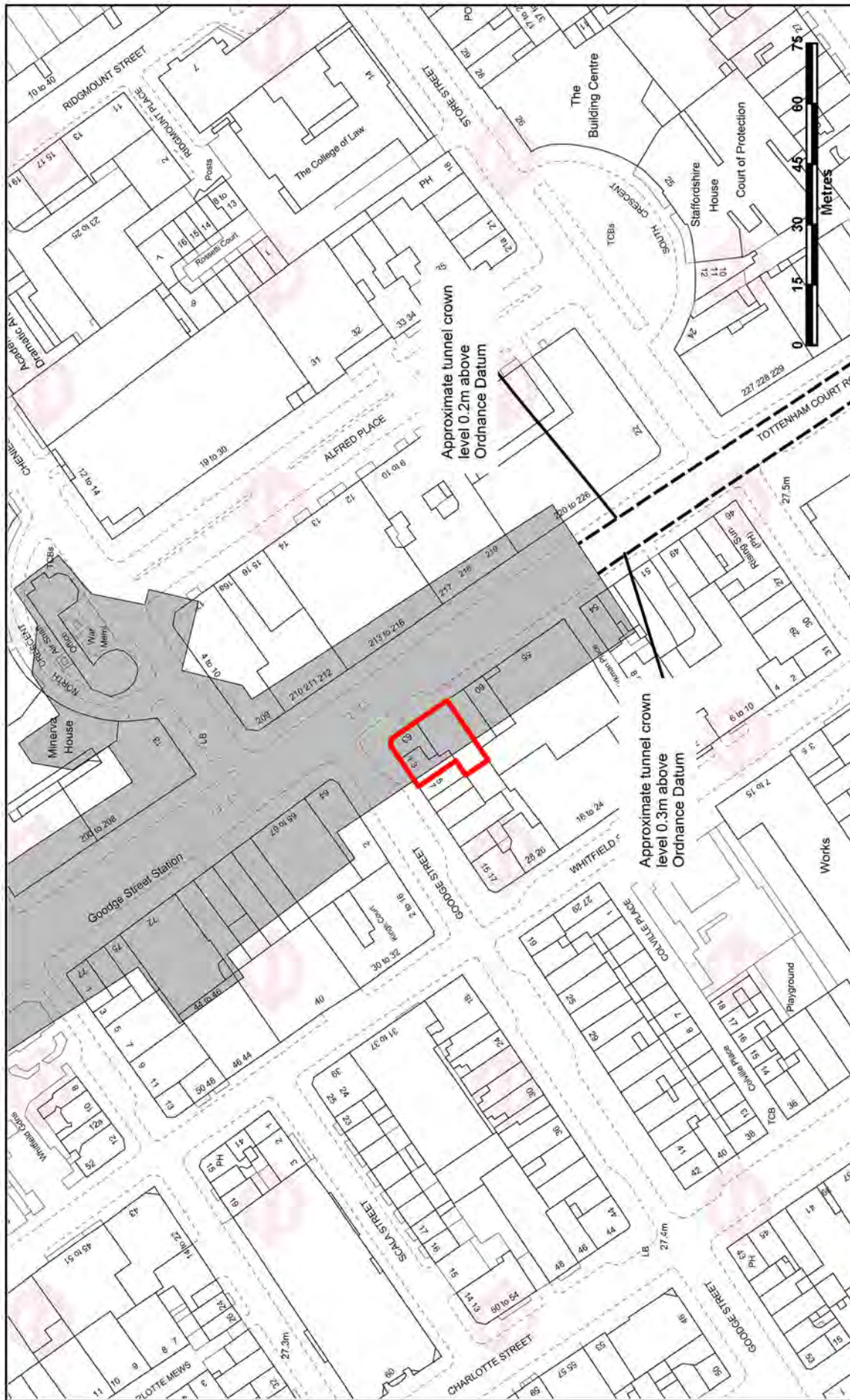
We have looked at the guidelines produced by the London Borough of Camden for subterranean development. In this instance we are extending within an area surrounded in close proximity to other basements effectively within an island site.

For that reason we believe that the impact on groundwater flow and local hydrology to be insignificant in this instance. (See the attached plan). We looked at this against the Subterranean (groundwater) flow screening flowchart in Appendix E of the Arup document and conclude that the development will not affect flows in the surrounding local area due its small size and location and therefore no basement impact assessment will be required.



exstg
basements

new
basement



**61-62 Tottenham Court Road
and 11-13 Gooch Street,
London**

1. All dimensions and LUL asset locations are approximate
2. This drawing must be read in conjunction with the accompanying letter sent by LUL
3. This drawing is for planning purposes only
4. For more accurate tunnel location information a survey will need to be undertaken.

Date	1 March 2011
LCS Code	NI03
Drawn by	N.Darroch
Scale	1:1250 at A4





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TUBE LOCATION MAP

Appendices continued/...

Appendix 2

MTT - 62 Tottenham Court Road Eat Ductwork

62 tottenham court road

EAT ductwork



...sustainable building services solutions



issue and contents...

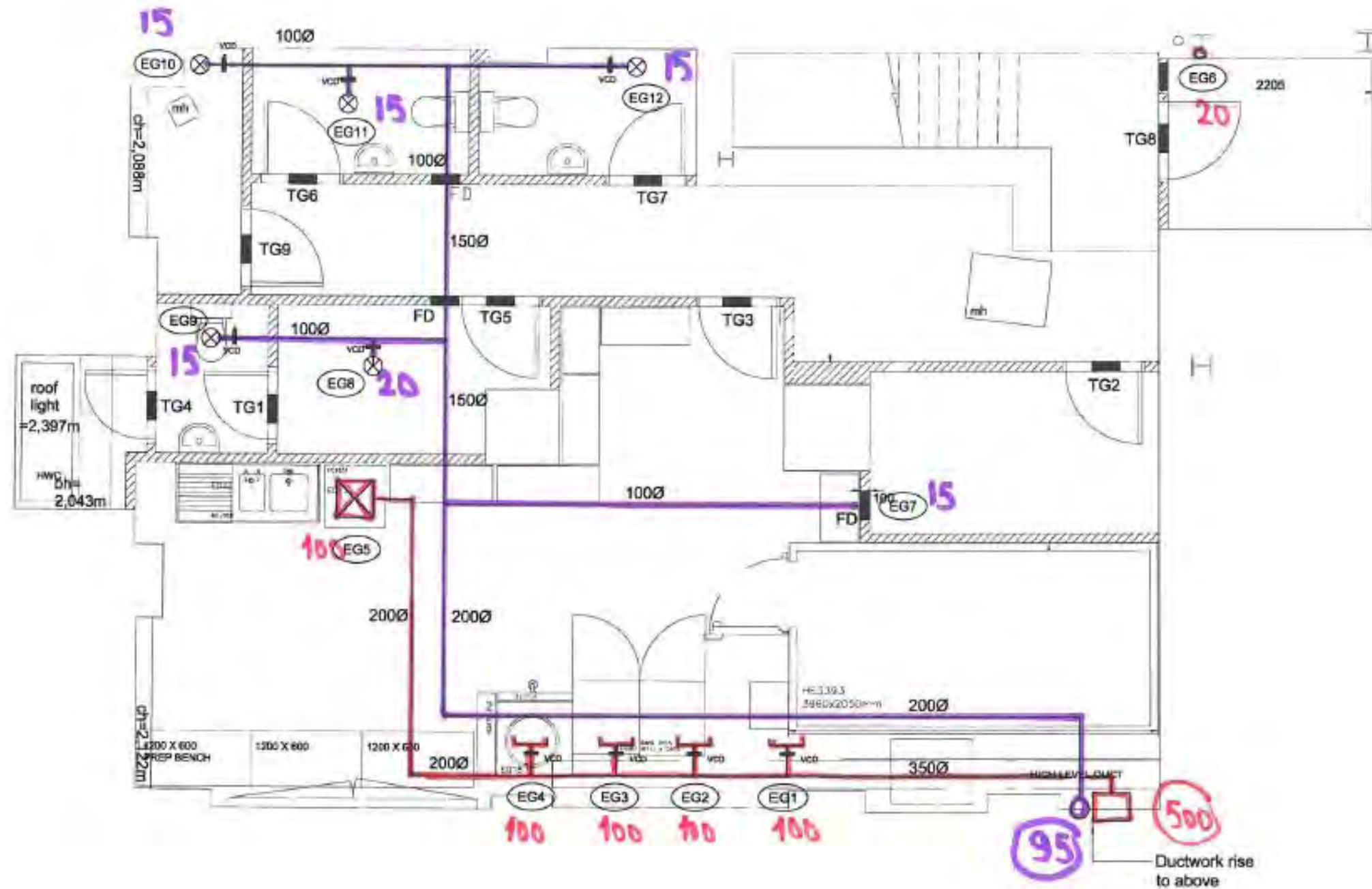
DATE OF ISSUE	DETAILS OF ISSUE	AUTHOR	CHECKED
21 st JANUARY 2014	ISSUE ONE	MR	LN

- 1.0 existing arrangement...
- 2.0 proposed arrangement...

1.0 existing arrangement...

There are currently three ducts serving the EAT demise terminating at first floor roof:

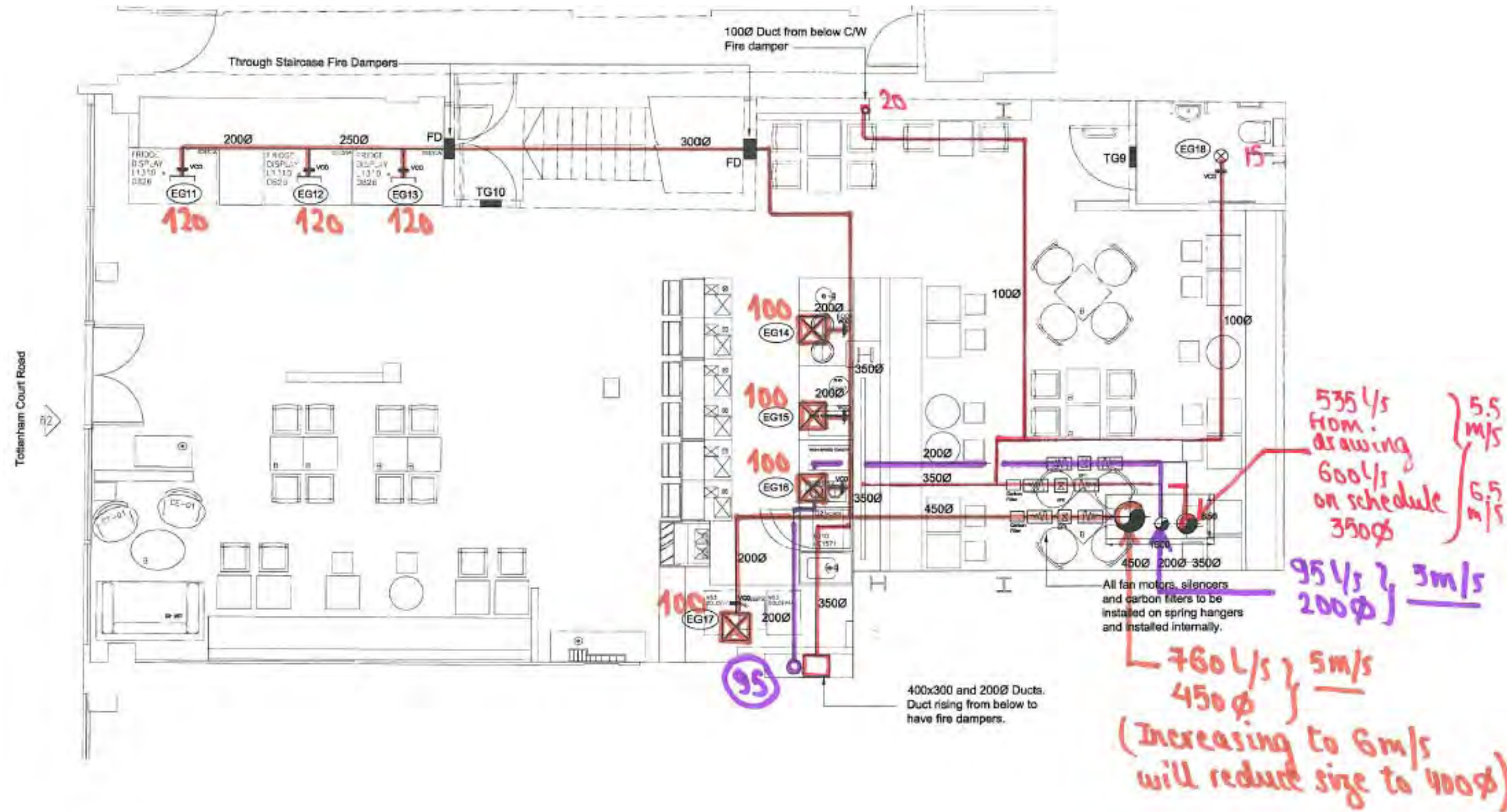
- 1 No. Ø450mm display area extract
- 1 No. Ø200mm toilet extract
- 1 No. Ø350mm kitchen preparation extract



'As Installed' Basement Ductwork Layout

existing arrangement...

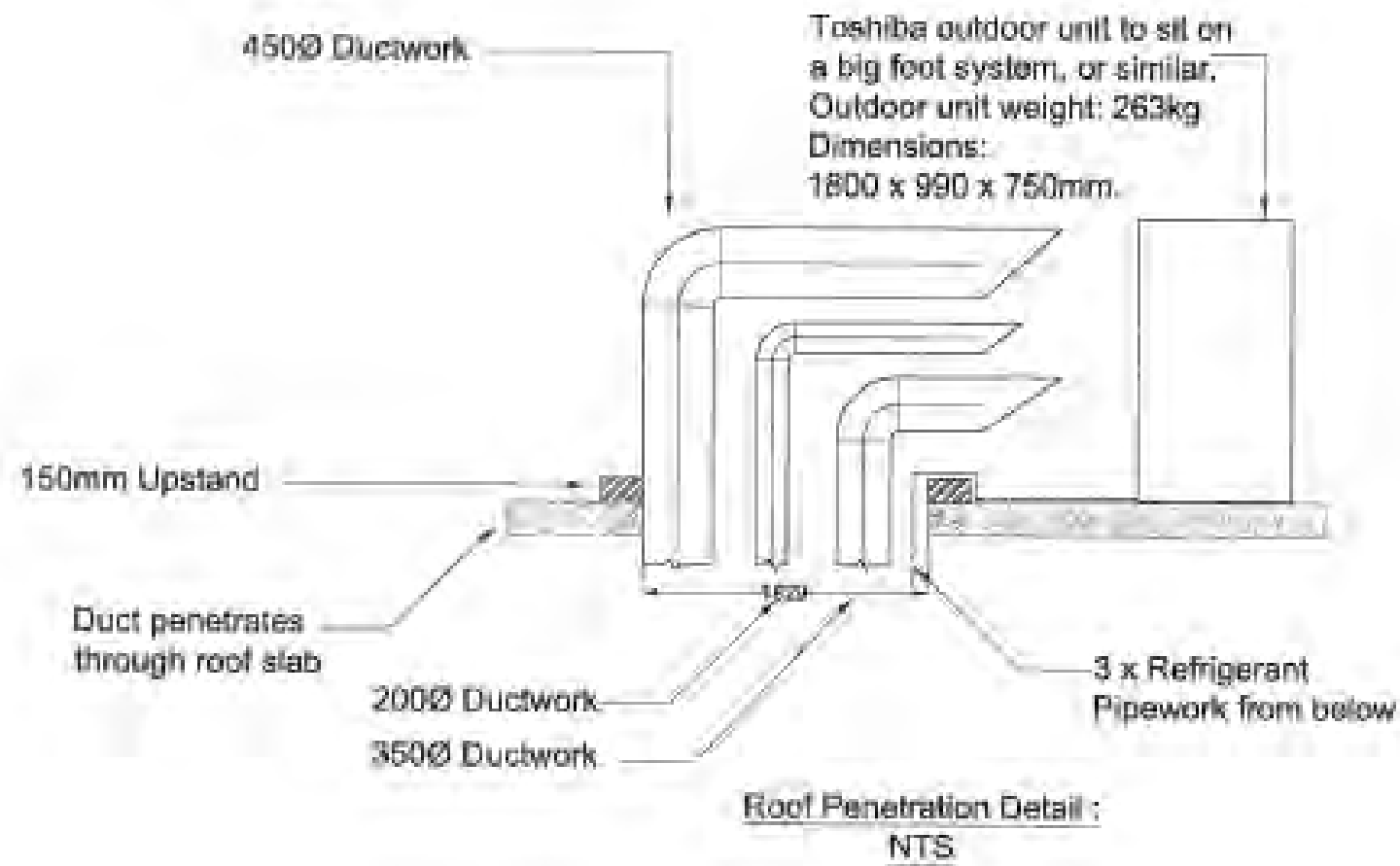
1.0 existing arrangement...



'As Installed' Ground Floor Ductwork Layout

existing arrangement...

1.0 existing arrangement...



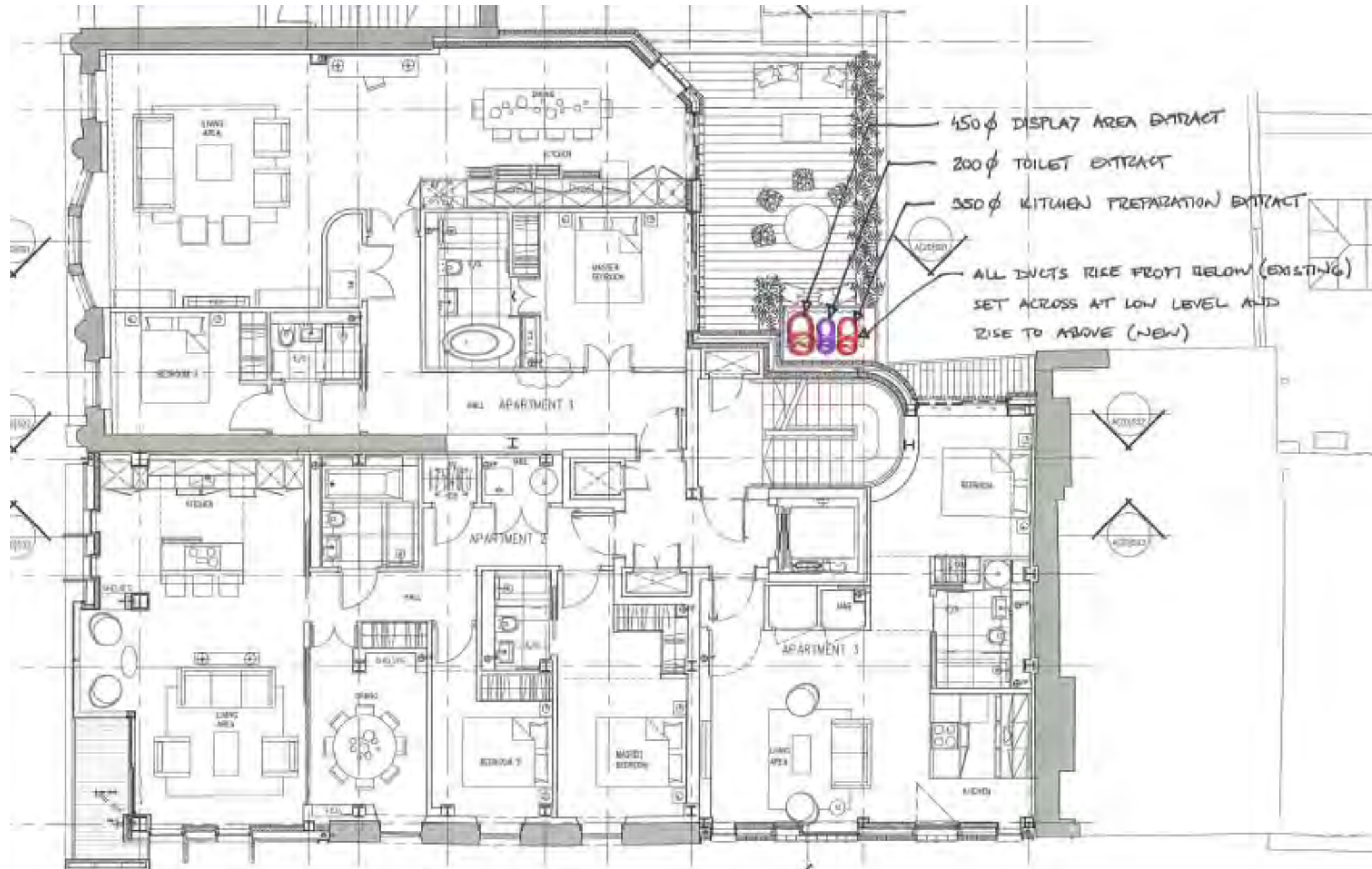
'As Installed' Section (Indicating ducts terminating at first floor)

existing arrangement...

2.0 proposed arrangement...

The new residential proposal incorporates a large residential terrace at first floor level where the ducts currently terminate. As all ducts carry foul air from kitchen preparation and toilet areas, the intention is to discharge all three ducts above the new roof level to eliminate the negative impact on the residential development as well as the retailer's need for extensive air treatment of the existing ventilation system.

It is proposed to cut the existing ductwork at first floor level and install new ductwork extending to the new roof level and running externally within an architectural enclosure/cladding. Appropriate access in line with relevant standards will be incorporated into the design of both, the ductwork and its enclosure.



'Proposed' First Floor Layout

proposed arrangement...

