

APPENDIX D

CONSULTATION WITH LOCAL ORGANISATIONS

593 – ST. PANCRAS WAY – PHASE 2

Cartwright Pickard Architects

Delziel Cook

From: Claire McLean <Claire.McLean@canalrivertrust.org.uk>
Sent: 24 March 2014 13:32
To: Ilana Hastings
Subject: RE: Pre-application consultation for proposed development in London

Dear Ilana,

Thank you for sending through these details to us. I have discussed them with our heritage advisor, and we have a couple of comments on the plans you sent through – we could probably add more if we saw more detail, such as the proposed front elevation.

The proposed extension projects out much further than the adjacent 'Ted Baker' building to the south, and further the other neighbouring building to the north. We consider that to avoid being overbearing and 'canyonisation' of the Regent's Canal, the building line of the new extension should be set further back than currently proposed, and with a terrace rather than projecting balconies.

It would be helpful if you could assess the impact on potential overshadowing of the canal and opposite towpath as part of your preparation, although I would expect it to not be significant when compared with adjacent buildings.

Please let me know if you have any further queries.

Kind regards,

Claire McLean

Area Planner – Canal & River Trust London

The Toll House, Little Venice, Delamere Terrace, London W2 6ND

0203 204 4409

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Please visit www.canalrivertrust.org.uk to find out more about the Canal & River Trust and download the "Shaping Our Future" document on the **About Us** page.

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From: Ilana Hastings [<mailto:i.hastings@cartwrightpickard.com>]
Sent: 04 March 2014 16:11
To: Claire McLean
Subject: Pre-application consultation for proposed development in London

Dear Claire,

I am an architect working on a planning application for a proposed addition to an existing building fronting Regent's Canal between Camden and Kings Cross in London. We have been advised by Camden Council that the Canal and River Trust would be one of the statutory consultees so we would like to run our proposals past you so that any potential issues can be addressed. Please find attached a draft location plan, floor plan and section of the proposed addition, which contains three one bedroom flats. The existing building is a concrete framed warehouse which was converted into offices and flats in 2006/2007. The proposed addition would be relatively light weight, and at this stage is proposed to be made of lightweight prefabricated pods that could be craned into place.

Could you please let us know if you have any concerns and more specifically if we would need to submit an overshadowing analysis of the canal?

Please do not hesitate to phone or email if you have any questions,
Kind regards

Ilana Hastings
Architect

for and on behalf of

cartwright pickard architects

ddi: 020 7554 3850

1 Canal Side Studios, 8-14 St Pancras Way, London, NW1 0QG
www.cartwrightpickard.com



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Delziel Cook

From: Anthony Richardson <AnthonyRichardson@arparchitects.co.uk>
Sent: 29 September 2014 10:10
To: Delziel Cook
Subject: RE: Pre-application consultation for proposed development 8-14, Pancras way

Dear Delziel,

The Committee discussed your proposals last Thursday. Generally, there were no adverse comments. It was thought the South blank wall benefitted from trees/growth to soften it. We couldn't recall if the tree was there. We thought the lower glazed office area onto the canal would benefit by being divided by a stronger vertical glazing bar element.

Regards

Anthony Richardson
Chair The Regents Canal CAAC
ARP Anthony Richardson and Partners
31 Oval Road
London
NW1 7EA

020 7485 0991

From: Delziel Cook [<mailto:d.cook@cartwrightpickard.com>]
Sent: 18 September 2014 11:41
To: Anthony Richardson
Subject: Pre-application consultation for proposed development on Regent's Canal

Dear Anthony,

I am an architect working on a planning application for a proposed addition to an existing building fronting Regent's Canal between Camden and Kings Cross in London. We have been advised by Camden Council that the Regent's Canal Conservation Area Advisory Committee would be one of the statutory consultees, so have attached our proposals so that any potential issues can be addressed.

Please find attached a location plan, floor plan, section and the canal facing elevation of the proposed addition, which contains three one bedroom flats. We have also attached a 3d visualisation looking NW from the towpath.

The existing building is a concrete framed warehouse which was converted into offices and flats in 2006/2007. The proposed addition would be lightweight and to be clad in the same anodised aluminium cladding as the office below. At this stage the new development is intended to be constructed as prefabricated pods that could be craned into place to try to minimise noise and disruption.

Could you please let us know if you have any concerns?

Please do not hesitate to phone or email if you have any questions,

Kind regards,

Delziel Cook
Senior Architect

for and on behalf of

cartwright pickard architects

ddi: 020 7554 3835

Delziel Cook

From: planning, North London <northlondonplanning@environment-agency.gov.uk>
Sent: 19 September 2014 12:34
To: Delziel Cook
Subject: RE: Pre-application consultation for proposed development on Regent's Canal

Dear Delziel,

Thank you for your consultation on the above enquiry.

We have assessed this application and have identified surface water run-off as the only potential flood risk issue at this site.

The Local Planning Authority (LPA) will be using our [Flood Risk Standing Advice](#) (FRSA) to determine if we need to be consulted directly on an application regarding flood risk. This site is in Flood Zone 1 and is under a hectare. Therefore cell F5 of the consultation matrix applies and the LPA do not need to consult us.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.

We recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

Surface water runoff rates and volumes from the site must be managed in accordance with the [London Plan](#) (July 2011) - which sets higher standards than the NPPF for the control of surface water run-off. Policy 5.13 - Sustainable drainage (page 155) of the London Plan states that "development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible" in line with the drainage hierarchy.

If the LPA have identified drainage problems at this site through their Strategic Flood Risk Assessment or Surface Water Management Plan, they may want to request a formal Flood Risk Assessment from yourselves in line with [Flood Risk Assessment Guidance Note 1](#).

If you have any further questions about the above development or about our FRSA, please contact me.

Kind regards

Michael Devanny

[Sustainable Places - Planning Advisor](#)

Environment Agency | North East Thames

Ergon House | Horseferry Road | London | SW1P 2AL

☎ 0203 263 8105 | ✉ northlondonplanning@environment-agency.gov.uk



NEW: charging for planning advice

From January 2014 we will begin charging for some of our planning advice.
For more information please speak to your local Sustainable Places team.

From: Delziel Cook [mailto:d.cook@cartwrightpickard.com]
Sent: 18 September 2014 16:21
To: planning, North London
Subject: Pre-application consultation for proposed development on Regent's Canal

Dear Sir/Madam,

I am an architect working on a planning application for a proposed addition to an existing building fronting Regent's Canal between Camden and Kings Cross in London. We have been advised by Camden Council that the Environment Agency would be one of the statutory consultees, so have attached our proposals so that any potential issues can be addressed.

Please find attached a location plan, floor plan, section and the canal facing elevation of the proposed addition, which contains three one bedroom flats. We have also attached a 3d visualisation looking NW from the towpath.

The existing building is a concrete framed warehouse which was converted into offices and flats in 2006/2007. The proposed addition would be lightweight and to be clad in the same anodised aluminium cladding as the office below. At this stage the new development is intended to be constructed as prefabricated pods that could be craned into place to try to minimise noise and disruption.

Could you please let us know if you have any concerns?

Please do not hesitate to phone or email if you have any questions,

Kind regards,

Delziel Cook
Senior Architect

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- Shortlisted-** Residential Award | RICS Awards 2014 | **Sulgrave Gardens**
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