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Our Ref: EED13325-102.005\_RR  
Your Ref:

Date: 2 October 2014

Head of Development Management  
Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Dear Sirs

**RE: One Bedford Avenue, Accessible Terraces – S73 Application, Sustainability and Energy**

A planning application was submitted in June 2013 for the redevelopment of One Bedford Avenue (referred to as 'the Site') for: *'Erection of an eight storey building plus basement level for a mixed use development comprising retail use (Class A1) at part basement and ground floor levels and office use (Class B1) at part ground and first to seventh floor levels with associated plant in basement and roof, following complete demolition of existing retail/office buildings at 1 Bedford Avenue and 251-258 Tottenham Court Road', (hereafter known as the 'Development')'*.

The planning consent was granted for the Development in December 2013 (ref. 2013/3880/P) subject to a number of planning conditions and obligations. The consented scheme included 'green' terraces at levels 4 to 7.

The Applicant is now progressing with minor material amendment (Section 73 Application) for proposed changes to the terraces. The revised proposals comprise of inclusion of accessible terraces 27m long on levels 4 to 6 (approximately 40m<sup>2</sup> each) and 9m long on level 7 (approximately 13.5 m<sup>2</sup>) (refer drawings - 1217\_P\_104 rev C fourth floor plan, 1217\_P\_105 rev C fifth floor plan, 1217\_P\_106 rev C sixth floor plan, 1217\_P\_107 rev C seventh floor plan). Green terraces are still retained in parts of the terraces at levels 4 to 7 and, in addition, a partial green roof is now proposed at the roof on level 8 (refer drawing 1217\_P\_108 rev C roof plan).

This letter report is an addendum to the Sustainability Statement (refer EED13325\_100-R-5.3.2\_SustainabilityStatementFinal, May2013) and Energy Statement (BSD11100\_OBA\_EnergyStatement\_12JuneMay2013\_RevE, June 2013) submitted as a part of the initial planning application. The headings below follow the Sustainability Framework reported in the Sustainability Statement.

A separate addendum report has been prepared and will be submitted for the acoustic related issues summarising the noise impacts of the accessible terraces.

**Certification - BREEAM**

The Development aims to achieve a BREEAM 'Excellent' for the offices and a BREEAM 'Very Good' for the retail unit under the BREEAM 2011 scheme.

The change to the terraces will not affect the BREEAM strategy or score as biodiversity improvements will still be delivered (and the assumptions under credit LE 04 would remain unchanged).

## **Biodiversity and Land Use**

As a part of the initial BREEAM assessments a suitably qualified Ecologist was appointed to survey the Site and prepare an Ecological Appraisal report. As per the Ecologist's report, it has been confirmed that the existing Site has been assessed as being of 'low ecological value'.

The original proposals included approximately 500m<sup>2</sup> of green terraces area. As reported in the Sustainability Statement, the green roofs would have provided some rainwater attenuation as well as a benefit to the biodiversity of the Site, resulting in a higher biodiversity post Development compared to the existing situation.

The proposed accessible terraces will result in loss of some of the green terraces area and increase the hardstanding terrace area in comparison to the original proposals. However, green terraces / roofs are still retained in some parts of the terraces at levels 4 to 7 and on the roof areas at level 8, with a total of 420m<sup>2</sup> provided in the revised proposals with an additional 25m<sup>2</sup> that could be applied to the top of the lift overrun. The revised proposal would still result in a benefit to the biodiversity of the Site and deliver a higher biodiversity post Development compared to the existing situation.

## **Comfort, Health and Well-being**

The inclusion of terraces aims to provide accessible terraces to the staff and other building users contributing to health and well-being. The doors and level access provided to the terrace will be Part M compliant.

## **Energy**

The change in the terrace design includes a proposal for two doors to be introduced to the façade at each level (4-7) to allow access to the terraces. The introduction of additional doors to the façade would not change the energy strategy set out in the Energy Statement submitted with the original planning application. The target values given in the consented Energy Statement (Dec 2013), remain current for the proposed revised terrace scheme, as follows:

- Roof area weighted U-value  $\leq 0.18$  W/m<sup>2</sup>K;
- Window centre pane U-value  $\leq 1.1$  W/m<sup>2</sup>K (1.6 W/m<sup>2</sup>K maximum area weighted including frame); and
- Cladding overall area weighted U value  $\leq 1.40$  W/m<sup>2</sup>K.

## **Summary**

The Site is of low ecological value and the revised proposals still include green terraces and roofs which will positively contribute and enhance the existing ecological value of the Site. It is considered that there will be no overall change to the BREEAM strategy or score as a result of the proposed accessible terraces.

The overall target U-values set in the initial Energy Statement remain unchanged, hence it is considered that there will be no change to the energy strategy submitted with the original planning application as a result of the proposed accessible terraces.

Yours sincerely



Emily Low  
Technical Director  
For and On Behalf of Waterman Energy, Environment & Design