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Your Ref 2014/7844/INVALID /
2013/0685/P

Seonaid Carr
London Borough of Camden – Development Management
Camden Town Hall Annex
Argyle Street
London
WC1H 8ND

23 February 2015

Dear Seonaid

KIDDERPORE AVENUE - MINOR MATERIAL AMENDMENT APPLICATION (REF: 2014/7844/INVALID)

We submitted on behalf of Barratt London ("the applicant") a further minor material amendment application (Section 73) for revisions to the approved Kidderpore Avenue redevelopment scheme (planning permission ref: 2013/0685/P) on 19th December 2014.

The Section 73 application sought to amend Condition 34 (Approved Drawings) of the original planning permission (ref: 2013/0685/P) and formalise the amendments.

The application remains invalid, pending receipt of further information by the Council (ref: 2014/7844/INVALID). In the process of preparing this additional information, the applicant has undertaken further scheme review and wishes to pursue a number of additional minor amendments. We have agreed that these can be incorporated within the application 2014/7844.

In particular, the application now includes amendments to Block E; the purpose-built 3 storey building for Hampstead School of Art/ community uses in the centre of the site. These amendments are being pursued at the request of the Art School.

Accordingly, the enclosed package includes an updated Drawing Package incorporating the further amendments, in addition to further information requested by Camden Council on the impact of the revisions to the Phase 2 basement and a new basement proposed under Block E.

For clarity we provide an overview of amendments being applied for under this Section 73 application below.

Trees

On-site discussions have taken place between Camden's Tree Officer (Gerald Oxford) and the applicant in regard to the arboricultural strategy across the site (see enclosed minutes of 1 December 2014 meeting).



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The removal of a number of trees was applied for under a previous S73 application relating to the Phase 1 element of the site (ref: 2014/5593/P), which is anticipated to be determined shortly. This proposed the removal of T15, T43 and T65.

Having reviewed the site wide aboricultural strategy alongside the landscaping proposals, this application proposes the removal of a number of further trees:

- T21 – Tree blown down
- T24 – Cat C1 – Proposed for removal to enable Block D refurbishment
- T25 – Cat C1 – Proposed for removal to enable Block D refurbishment
- T30 – Cat B2 – Proposed for removal due to amendment to position of Block E;
- T31 – Cat U – Poor quality tree
- T37 – Cat C1 – Proposed for removal to enable construction of Block G;
- T38 – Cat U – Poor quality tree
- T58 – Cat C1 - To enable construction of Block K;
- T64 – Cat C1 – To enable enhanced landscaping scheme;
- T68 – Cat C1 - To prevent damage to Block B (missed from 2012 AIA survey)

The enclosed Aboricultural Implications Assessment and Aboricultural Method Statement provide full details (as amended January 2015).

It is proposed to provide replacement, mature trees as indicated on the enclosed (indicative) landscaping proposals shown on drawings 809_01_07_101 and 103. The formal landscaping proposals would come forward for approval by the Council as part of the submission for Condition 16.

Block E

At the request of Hampstead School of Art a number of amendments are proposed to Block E to provide an enhanced community facility that meets the needs of the intended occupier. The amendments comprise:

- Building shifted circa. 3.5 metres NE towards Kidderpore Avenue – to enable vehicular turning to south of art school;
- Introduction of new basement underneath the block - to provide further space for the community facility (170 sq m at level -03).
- Main building entrance relocated to SW elevation, with addition of small terrace area for outdoor seating – to improve building setting and design;
- Resultant amendments to NE elevation; and

- Introduction of external timber clad bin store – to enable greater usable internal space and ensure Camden's waste requirements are met.

The amendments are detailed on drawing ref: 809_01_07_404 Rev P2 (Block E Building Studies).

A Basement Impact Assessment has been undertaken for the new basement under Block E. This should be read alongside the original BIA (2012) and a copy of both are enclosed.

The Block E BIA (2015) concludes:

"that the proposed Block E development will not have a detrimental effect on groundwater or surface water flows in the vicinity of the site, following the conclusions provided in the previous BIA.

The construction of the Block E will generate ground movements due to a variety of causes, however, based on a conservative preliminary assessment it is considered that these movements can be controlled through appropriate construction techniques and calculated ground movements will not have a detrimental impact on existing or proposed structures/utilities".

Phase 2 Blocks

Block J

The following minor amendments are proposed to Block J:

- A terrace has been added at Level -02 to the rear to provide external amenity space;
- The basement has been extended where the Block links with the adjacent Block H; and
- In addition, minor amendments are proposed to the position of windows and recesses, this is due to changes in internal layouts.

Block K

Block K1 (Main Block)

The Phase 2 basement has been reduced in size so that it no longer continues under Block K1. Card Geotechnics Limited have provided an update letter (January 2015 - enclosed) which sets out that following the proposed revisions to the basement under Block K, L and M the conclusions of the original BIA (2012) remain valid.

Minor amendments are proposed to the central brick pier on the NW Elevation (Platt's Lane) and lines of windows on Block K1's short elevations in order to remove cold bridging. These amendments will increase the thermal insulation of the Block.

The lift overrun has been moved and the AOV is now shown; this is not considered to impact views of the building.

Block K2

A number of minor revisions are proposed to improve the design quality and standard of accommodation of the dwelling house at the edge of the main Block K building.

The distance between Block K1 and K2 has been increased to 1.8 metres for privacy.

The entrance has been moved from the garden to the corner of Platt's Lane enabling direct access from the street and the internal layout of the building to be redesigned.

As a result of internal layout changes a number of modifications are proposed to window positions.

As a result of the amendments the floorspace of Block K has increased by 80 sq m (GEA).

In addition, the revised basement now continues under Block K2.

Blocks L and M

As a result of review of the basement structure against Kidderpore Avenue, the parking layout and cores have also been amended. This results in a number of the flat layouts becoming pinched and consequently Block M has been moved back from Kidderpore by 300 mm (drawing ref. 809_01_07_109 Ref. 07.21).

A series of de minimus amendments are proposed to Block L and M to improve the detailed design and avoid cold bridges.

Floorspace Changes

The proposed amendments do not result in any impact to the number of residential units or the approved unit mix.

The amendments to Phase 2 will result in a minor increase to the Phase 2 residential floorspace from 6416 sq m GEA to 6585 sq m GEA. However, the basement will reduce from 2825 sq m GEA to 2330 sq m GEA.

Block E increases from 441 sq m GEA to 663.5 sq m GEA.

The enclosed area schedule provides full details of the floorspaces of the revised scheme for Block E and Phase 2.

Summary

Enclosed alongside this updated cover letter is:

- Revised drawing pack indicating proposed amendments;
 - Updated schedule of amendments;
 - Updated drawing schedule;
 - Updated area schedule;
- Basement Impact Assessment for Block E (dated February 2015);

- Letter prepared by CGL (dated January 2015) in regard to Phase 2 basement confirming that the conclusions made in the previous BIA remain valid based on the finalised construction proposals.
- Original Basement Impact Assessment (2012).

I trust the enclosed provides sufficient clarity on the additional proposed amendment to be sought under Section 73 application ref: 2014/7844 and the additional information provided now enables the application to be validated.

Yours sincerely,



RACHEL FERGUSON
SENIOR PLANNER

Cc' Paul Fisher – Barratt London