



PARKER TOWER • PARKER STREET • COVENT GARDEN - DESIGN STATEMENT

SECTION 73 APPLICATION • May 2015

A&Q
PARTNERSHIP

PROPOSED AMENDMENTS

Planning approval for 53 dwellings, together with commercial space and associated uses, was granted on 18th December 2014 (LPA Ref: 2014/0176/P).

Since consent was granted, a review of the size of market dwellings has been undertaken, resulting in discussions with the Planning Officer, seeking pre-application advice, subsequently issued on 11th May 2015 (LPA ref: 2015/0746/PRE).

The consultation and consideration related to reducing any excessive size of the approved market units together with increasing the number of dwellings and amending the mix as a consequence.

The proposed substitution of approved floor plans, as scheduled, addresses the amendments. The Fifteenth floor GIA changes from 289.2 to 329.2 sq. metres. Other floors are unaffected.

These Section 73 proposals do not affect the consented schemes compliance against relevant design standards.

The comparative accommodation schedule illustrates the proposed increase in the proportion of one and two bedroom apartments and removing the excessively large four-bed penthouse.

COMPARATIVE ACCOMMODATION SCHEDULE					
APPROVED SCHEDULE			PROPOSED SCHEDULE		
Market Residential			Market Residential		
Studio	6	15%	Studio	0	0%
1 Bed	6	15%	1 Bed	11	24%
2 Bed	18	45%	2 Bed	24	52%
3 Bed	9	23%	3 Bed	11	24%
4 Bed	1	2%	4 Bed		
	40			46	
Affordable Residential			Affordable Residential		
1 Bed	6	46%	1 Bed	6	46%
2 Bed	3	23%	2 Bed	3	23%
3 Bed	2	15.5%	3 Bed	2	15.5%
4 Bed	2	15.5%	4 Bed	2	15.5%
	13			13	
TOTAL	53			59	

It is proposed to substitute approved drawings as follows:-

FLOOR PLAN	CONSENTED	PROPOSED
Second Floor	P-02-C645-001 F	15125Ax02P1002
Fourth Floor	P-04-C645-001 C	15125Ax04P1004
Fifth Floor	P-05-C645-001 C	15125Ax05P1005
Ninth Floor	P-09-C645-001 B	15125Ax09P1009
Tenth Floor	P-10-C645-001 B	15125Ax10P1010
Eleventh Floor	P-11-C645-001 B	15125Ax11P1011
Twelfth Floor	P-12-C645-001 B	15125Ax12P1012
Thirteenth Floor	P-13-C645-001 B	15125Ax13P1013
Fifteenth Floor	P-15-C645-001 B	15125Ax15P1015
Roof	P-RF-C645-001 -	15125Ax16P1016
Section BB	S-BB-C645-001-D	15125AxxxS1020

NB: All other consented drawings pursuant to Planning consent Ref: 2014/0176/P remain unchanged.

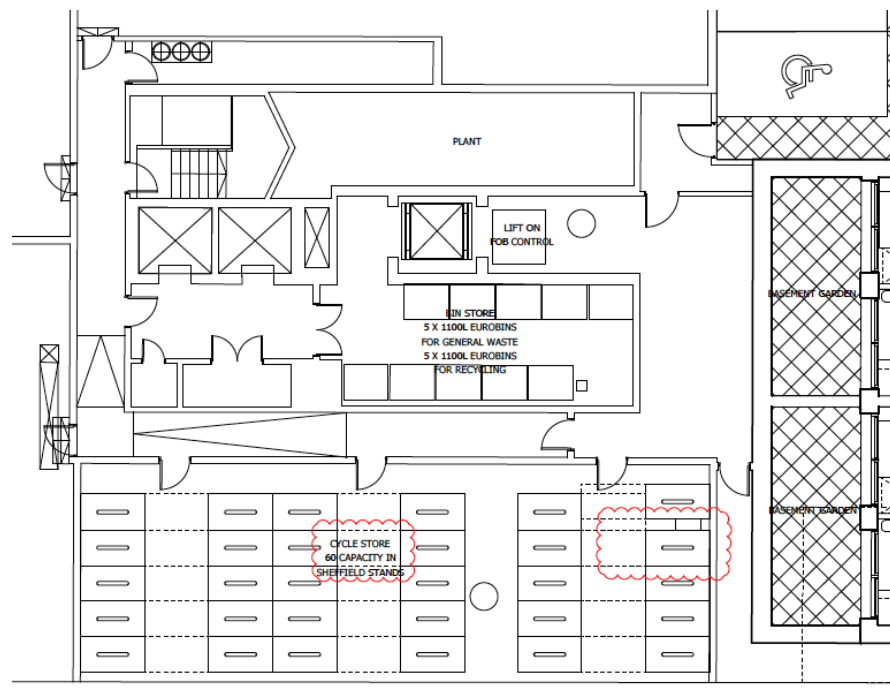
CYCLE PARKING

For the tower building, the cycle parking provision will be changed to reflect the revised scale and mix of accommodation. The proposed cycle parking provision will be based on the same standard adopted for the original application, which was 1 space per 1/2/3 bed units and 2 spaces per 4 bed units. These standards are only applied to the net change in units.

Proposed Schedule of Accommodation	Approved Scheme	Proposed Scheme	Change	Standard	Additional Provision
Studio	6	0	-6	1	-6
1 bed	12	17	+5	1	+5
2 bed	18	24	+6	1	+6
3 bed	9	11	+2	1	+2
4 bed	1	0	-1	2	-2
Total	46	52	+6	Net Total	+5

The development proposal will therefore include a requirement for an additional 5 cycle parking spaces.

These spaces will be accommodated within the block 1 basement storage area through increasing the number of Sheffield stands from 27 to 30 which will increase the capacity from 54 to 60 cycle parking spaces.



Across the whole development, there will now be a total of 74 cycle parking spaces (60 tower basement, 8 podium, 6 Newton Street frontage), therefore satisfying Condition 9 of the original approval, which required 71.

WASTE MANAGEMENT

Based on a weekly collection for domestic and recycling waste and assuming 50/50 split between the two streams, the previously permitted scheme needed 6 x domestic and 6 x recycling 1100 Eurobins.

The permitted scheme provided for a basement bin store to accommodate 5 x domestic and 5 x recycling, with the ground floor bin store area acting as a holding area.

Working with the upgraded mix, the new proposals require a total of 7 x domestic and 7 x recycling 1100 Eurobins. To accommodate this provision we have assumed that the basement store is retained in its current form, and that the addition four (2x domestic and 2 x recycling) are accommodated within the ground floor area.

The estate management team will proactively manage this aspect of the site, rotating the bins to ensure that residents have suitable access to waste storage. The estates team will also work with the local authority's team to ensure that waste is delivered to the top of the car park ramp to ensure that pickup times are minimised and that that streetscape is not adversely affected.

Further detail of this aspect will be covered in the clearance of the site waste management condition.

ACCOMMODATION SCHEDULE

Flat Type	Tenure	GIA	One bed	Two bed	Three bed	Four bed
Second Floor						
1B/2P	Market	51	1			
1B/2P	Market	50	1			
1B/2P	Market	50	1			
1B/2P	Market	50	1			
1B/2P	Market	50	1			
		251	5.0	0	0	0
Third Floor						
1B/2P	Shared Ownership	50	1			
1B/2P	Shared Ownership	50	1			
1B/2P	Shared Ownership	51	1			
1B/2P	Shared Ownership	50	1			
1B/2P	Shared Ownership	50	1			
1B/2P	Shared Ownership	50	1			
		301	6	0	0	0
Fourth Floor						
2B/4P	Market	78		1		
2B/4P	Market	78		1		
1B/2P	Market	50	1			
1B/2P	Market	50	1			
1B/2P	Market	50	1			
		306	3	2	0	0
Fifth Floor						
2B/4P	Market	78		1		
2B/4P	Market	78		1		
1B/2P	Market	50	1			
1B/2P	Market	50	1			
1B/2P	Market	50	1			
		306	3	2	0	0
Sixth Floor						
2B/4P	Market	76		1		
2B/4P	Market	75		1		
2B/4P	Market	75		1		
2B/4P	Market	76		1		
		302	0	4	0	0
Seventh Floor						
2B/4P	Market	76		1		
2B/4P	Market	75		1		
2B/4P	Market	75		1		
2B/4P	Market	76		1		
		302	0	4	0	0
Eighth Floor						
2B/4P	Market	76		1		
2B/4P	Market	75		1		
2B/4P	Market	75		1		
2B/4P	Market	76		1		
		302	0	4	0	0
Ninth Floor						
2B/4P	Market	76		1		
2B/4P	Market	75		1		
2B/4P	Market	75		1		
2B/4P	Market	76		1		
		302	0	4	0	0

Flat Type	Tenure	GIA	One bed	Two bed	Three bed	Four bed
Tenth Floor						
2B/4P	Market	76		1		
2B/4P	Market	75		1		
2B/4P	Market	75		1		
2B/4P	Market	76		1		
		302	0	4	0	0
Eleventh Floor						
3B/5P	Market	108			1	
3B/5P	Market	107			1	
3B/5P	Market	108			1	
		323	0	0	3	0
Twelfth Floor						
3B/6P	Market	165			1	
3B/6P	Market	164			1	
		329	0	0	2	0
Thirteenth Floor						
3B/6P	Market	165			1	
3B/6P	Market	164			1	
		329	0	0	2	0
Fourteenth Floor						
3B/6P	Market	158			1	
3B/6P	Market	158			1	
		316	0	0	2	0
Fifteenth Floor						
3B/6P	Market	134			1	
3B/6P	Market	134			1	
		268	0	0	2	0
Podium Residential						
Ground Floor						
2B/4P (D)	Rent	108		1		
2B/4P (D)	Rent	108		1		
2B/3P	Rent	77		1		
3B/4P (D)	Rent	116			1	
		409	0	3	1	0
First Floor						
4B/7P	Rent	129				1
3B/4P	Rent	77			1	1
		206	0	0	1	1
Second Floor						
4B/6P	Rent	110				1
		110	0	0	0	1
SUMMARY						
MARKET		3,938	17	24	11	0
AFFORDABLE		1,026	0	3	2	2
TOTAL 59 DWELLINGS		4,964	17	27	13	2

