

DPDP3477/BJC/HPM

09 December 2015



Eunice Roberts
TA Representative for Beckley
Red Lion Square Residents Association
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Dear Eunice,

PROPOSED DEVELOPMENT AT TEMPLAR HOUSE, 81-87 HIGH HOLBORN, LONDON, WC1V 6NU (REF. 2015/4407/P)

We write on behalf of our client, Northwood Investors, in response to you recent comments regarding the proposals for Templar House.

Northwood Investors are committed to creating a development of high quality new offices, shops and homes within the High Holborn neighbourhood. Equally our client is committed to ensuring that the proposals do not impact negatively on the well-being of the existing local community both during the demolition and construction stages and as a completed development.

We have therefore sought to respond to each of your queries, under both your representative position as a resident and as the TA Representative for Beckley within the Red Lion Square Residents Association. We would be more than happy to discuss further queries or provide additional information pursuant to the proposals.

The plans show that the building projects outside of the existing footprint

At street level the building is in line with the existing building footprint. Two floors above this, the building marginally steps out to align with the neighbouring building to the west. Higher up, the building steps back and a series of roof terraces with greenery are introduced to create a pleasant outlook. This design has been pursued to visually improve the image of the street and the relationship between the building and its neighbours.

The proposals will detract from the light that falls onto Beckley

As stated, our client is committed to ensuring that the wellbeing of local residents is not negatively affected by the development. The proposals have therefore been informed by an in-depth assessment of the daylight and sunlight conditions for neighbouring properties. This assessment was undertaken by Gordon Ingram Associates (GIA). The assessment concludes that proposed development is acceptable against the relevant national guidance with regards to daylight and sunlight. For reference we have appended GIA's original report and subsequent note of clarification to this letter.



The height is out of keeping with the street and buildings in the local area

The proposals have evolved through pre-application discussions with the Council's planning and design officers and reflect comments provided during the public consultation events. A detailed analysis of views from street level was also undertaken to ensure that the proposals are appropriately scaled for the local area. The client and design team have worked hard to ensure the proposals provide high quality new homes whilst respecting and complementing neighbouring buildings.

It is noted that the new building is proposed to be car free, does this mean that residents will not be allowed to have a car

As the site benefits from excellent public transport options, Council officers have requested that the development has to be car free. Aside from parking for disabled users this means that no parking spaces will be provided on-site and therefore residents will not be allowed to have a car. In addition, through a legal agreement signed as part of the planning permission, residents will not be entitled to apply for a local parking permit.

How will the servicing/cycle entrance operate?

Servicing access to the site will remain unchanged. There will also be a dedicated internal servicing bay so that vehicles can be unloaded/loaded safely off the road within the site, significantly reducing potential congestion along Eagle Street. Servicing operations will be managed by an on-site facilities manager. The majority of servicing will take place during the working day, servicing during the evening will be minimised where possible. Cyclists will also use the servicing entrance to access cycle parking in the basement area.

Site access during demolition/construction and measures to prevent disturbance to local residents during these stages

As the proposals are only at the planning application stage a contractor has not yet been appointed. Our client however intends to appoint a contractor who will ensure that disruption and disturbance to local residents and workers is minimised throughout the demolition and construction stages. This will include a commitment to work in accordance with a comprehensive management strategy which will be provided in response to a planning condition and will involve liaison with local residents and businesses.

Is any of the building to be for social housing?

The proposed development is required through planning policy to contribute towards the provision of affordable housing. Our client is currently in discussions with the Council about the most effective way to maximise the delivery of affordable housing from the site for the benefit of Camden's residents.

Impact on traffic levels along Eagle Street

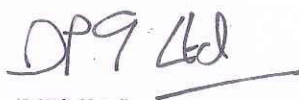
Effective measures will be in place during the demolition/construction stages to ensure disturbance from vehicles is minimised. The transport statement submitted alongside the



application demonstrates that once complete, overall vehicle trips arising from the site will be reduced. This is largely as the development site is car free. Overall therefore traffic levels will be improved along Eagle Street.

We hope the above provides greater clarity in relation to your queries. As stated, our client is committed to ensuring the the development of the Site does not impact negatively on the wellbeing of the local community. We would therefore be happy to discuss the proposals with you in greater detail or provide further information related to a specific query. Please therefore contact Barnaby Collins or Harry Manley of this office if you wish to discuss any aspect of the proposals further.

Yours sincerely


DP9 Ltd