

17 December 2015

Delivered via Planning Portal

FAO David Fowler
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear David

**APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT
Central Somers Town Covering Land At Polygon Road Open Space, Edith Neville Primary School
174 Ossulston Street And Purchase Street Open Space, NW1**

We are writing on behalf of our client, the London Borough of Camden, to submit an application for full planning permission and listed building consent for:

Demolition of existing buildings and the provision of approximately 2,190sq.m replacement school (Use Class D1); approximately 1,765sq.m of community facilities (Use Class D1); approximately 207sq.m of flexible Use Class A1/A2/A3/D1 floorspace and 136 residential units (Use Class C3) over 7 buildings ranging from 3 to 25 storeys in height comprising:

- *Plot 1: Community uses at ground floor (Use Class D1) (approximately 1,554sq.m) to include a children's nursery and community play facility with 10no. residential units above;*
- *Plot 2: 35 residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 137sq.m);*
- *Plot 3: Extension of Grade II listed terrace to provide 3no. dwellings;*
- *Plot 4: Replacement school (Use Class D1) ;*
- *Plot 5: 20no. residential units over a replacement community hall (Use Class D1) (approximately 211sq.m);*
- *Plot 6: 14no. residential units; and*
- *Plot 7: 54no. residential units over flexible A1/A2/A3/D1 floorspace at ground level (approximately 70sq.m).*

Provision of 11,765 sqm of public open space along with associated highways works and landscaping.

The proposed Central Somers Town development represents a unique opportunity to provide high quality replacement education and community facilities, enhance an existing area of public open space and

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provide much needed new affordable homes, including affordable housing. The masterplan provides the opportunity to take an holistic approach to regenerating the area for the benefit of the current community and future residents, making the most of this highly sustainable, central location.

The application comprises the following documents:

- Application form;
- CIL additional information form;
- Plans and drawings (prepared by DSDHA, Adam Khan Architects, Duggan morris Architects, Hayhurst & Co and DRMM);
- Design and Access Statement – Masterplan and Landscaping Proposals (prepared by DSDHA)
- Design and Access Statement – Plot 1 - Community Hub and Housing (prepared by Adam Khan Architects)
- Design and Access Statement – Plot 2 - Charrington Street Housing (prepared by Duggan Morris Architects)
- Design and Access Statement – Plot 3 - Charrington Street Terraced Housing (prepared by Hayhurst and Co)
- Design and Access Statement – Plot 4 - Edith Neville School and Children's Centre (prepared by Hayhurst and Co)
- Design and Access Statement – Plot 5 - Purchase Street Housing North and Community Centre (prepared by Duggan Morris Architects)
- Design and Access Statement – Plot 6 - Purchase Street Housing South (prepared by Duggan Morris Architects)
- Design and Access Statement – Plot 7 - Brill Place Housing (prepared by DrMM Architects)
- Planning Statement (prepared by Turley)
- Affordable Housing Statement (prepared by Turley)
- Transport Assessment (prepared by Civic Engineers)
- Servicing and Management Strategy (prepared by Civic Engineers)
- Travel Plan (prepared by Civic Engineers)
- Draft Construction Management Plan (produced by BAM Construction)
- Townscape, Heritage and Visual Impact Assessment (produced by Turley Heritage)
- Flood Risk Assessment (produced by AKT)
- Arboricultural Report (prepared by Graham Causey)
- Ecological Site Assessment (produced by Penny Anderson Associates Ltd.)
- Air Quality Report (produced by Ramboll Environ)
- Statement of Community Involvement (produced by the London Borough of Camden)
- Masterplan Energy and Sustainability Statement (produced by Atelier Ten)
- Energy and Sustainability Statement – Community Hub (Plot 1) (produced by Max Fordham)
- Energy and Sustainability Statement – Charrington Street Housing (Plot 2) (prepared by Max Fordham)
- Energy and Sustainability Statement – Charrington Street Terrace (Plot 3) (Max Fordham)
- Energy and Sustainability Statement – Edith Neville School and Children's Centre (Plot 4) (prepared by Max Fordham)
- Energy and Sustainability Statement – Purchase Street Housing (Plots 5 and 6) (prepared by Max Fordham)
- Energy and Sustainability Statement – Brill Place Housing (Plot 7) (Skelly and Couch)
- Daylight and Sunlight Assessment (prepared by Point 2 Surveyors)

- Consolidated Noise Assessment for All Plots (prepared by Ramboll Environ and Max Fordham)
- Wind Microclimate Study (prepared by BMT Fluid Mechanics)
- Basement Impact Assessment (prepared by Buro Happold)
- Contaminated Land Assessment (prepared by Buro Happold)
- Equalities Impact Assessment (prepared by the London Borough of Camden)

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We trust the above is acceptable and look forward to receiving confirmation that the application has been validated. If in the meantime you have any queries, please contact me or my colleague Claire Newbury.

Yours sincerely

Cora Barrett
Senior Planner

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