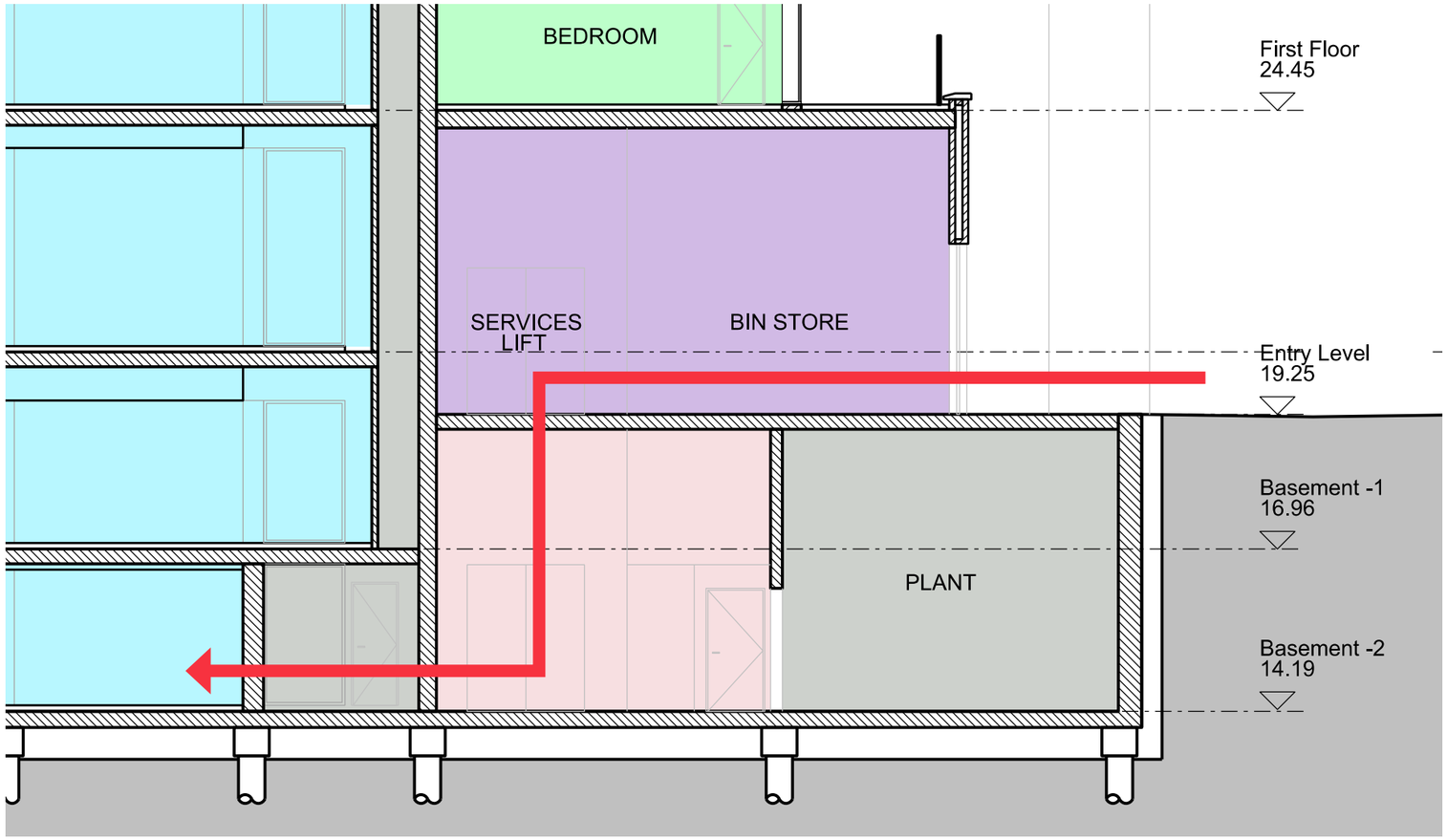
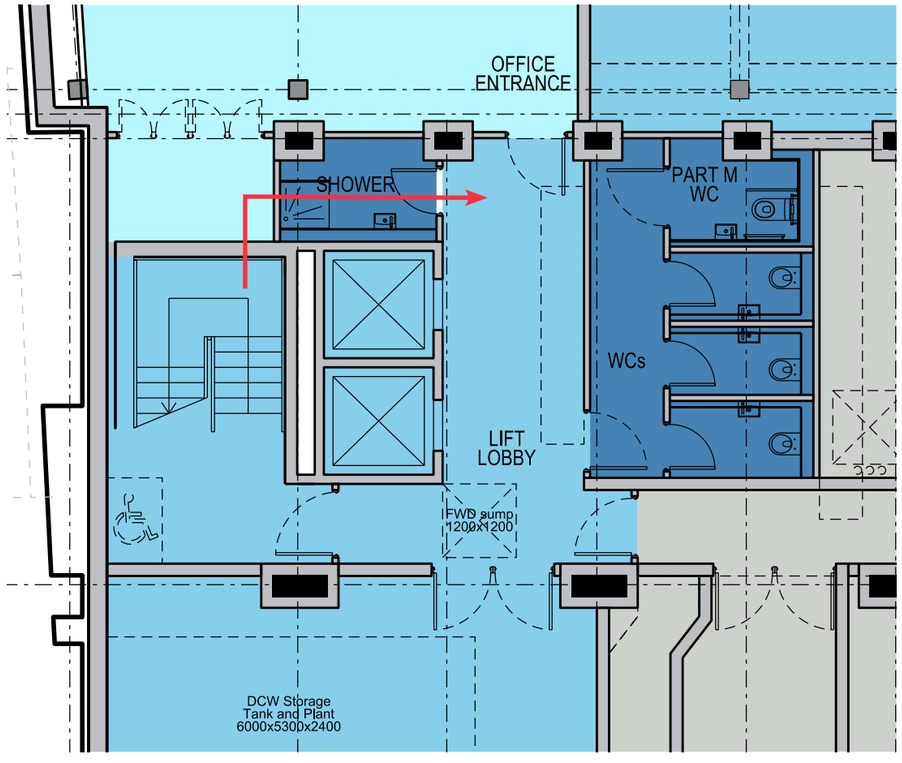
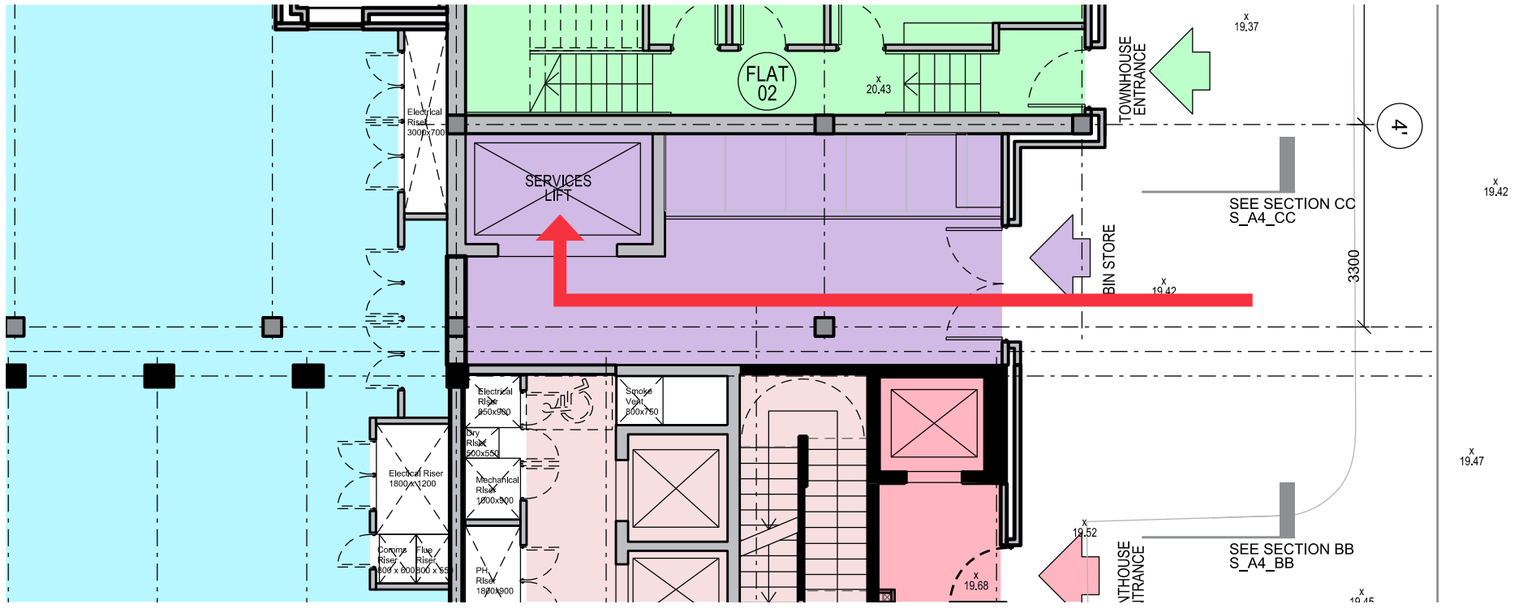
# 7.0 Transport

7.3.2 It is proposed to use the main service door on Tottenham Mews to gain access to the bike store. This will be controlled by CCTV and key fob system to access the service door and the main service lift.
This provides a direct route to and from the street.
Adequate security measures will be provided and designed to Secure by Design standards.
The bin store area on ground floor is only a temporary holding area for bins on designated collection days.
The main bin stores will be located on the lower basement floors and moved to the temporary holding area on bin collection days. This will be managed so as to provide a clear and safe route for cyclists to use the lift and gain access to the bike stores.
The service lift will provide adequate space for more than 1 bike to use the lift at the same time and will provide a quick and direct route to the bike storage area for residential and office cyclists.




Revised planning application - Lower basement level -2 showing extent of structural constraint to increase core size




Revised planning application - Ground floor plan and cross section. Bike route shown in red.

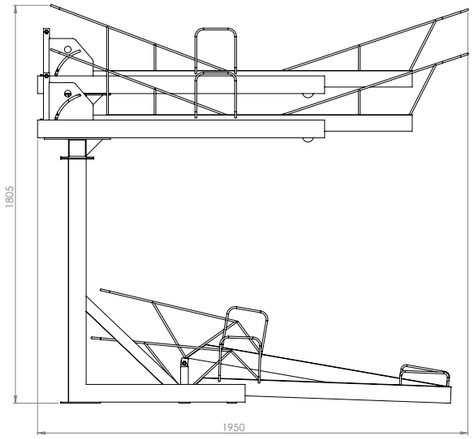
# 7.0 Transport

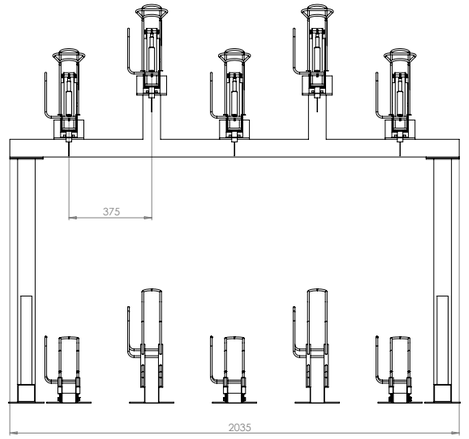
## 7.4 Bike stands

*7.4* ***For josta stands a ceiling height of 2.5 meters is required. Can you please confirm that this ceiling height is achieved in the cycle store.***

7.4.1 The residential bike store and the main majority of the commercial bike storage area will be located within the new build development. This will have a clear floor to ceiling height of 2.5m. The bike store located within the existing Arthur Stanley House structure will have a floor to ceiling height of 2.4m

A two tier bike racking systems can be accommodated within the 2.4 meter height. This has been confirmed by Bike dock solutions. See attached drawings.

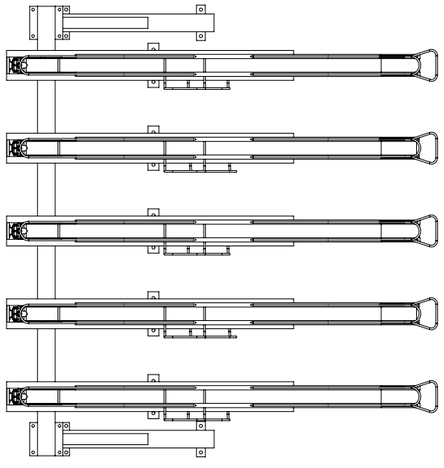


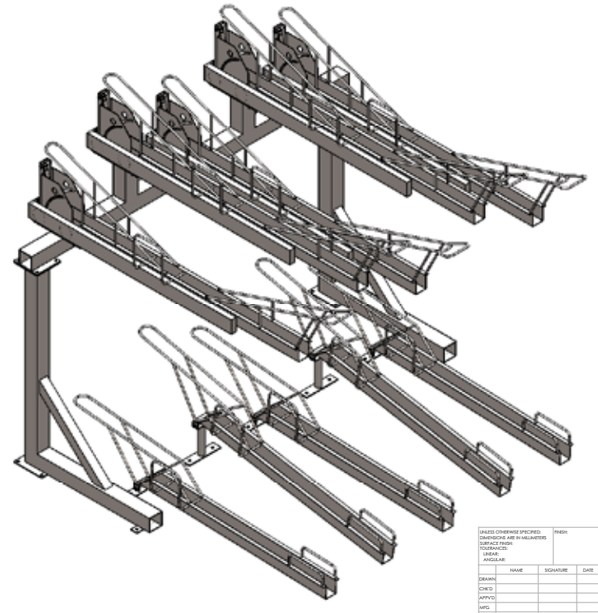




## 7.5 Office cycle parking

*7.5* ***With regard to the office cycle parking, it is recommended that showers and locker rooms be provided within the lower basement level close to the cycle stores, rather than on the upper levels of the building, so as to provide ease of access to cyclists and to encourage the use of this mode of transport.***

7.5.1 Showers have been located on every floor of the building. The showers will be used by cyclist and also people requiring showers for evening use, eg shower and suited for an evening dining event. Secondly, by providing a shower on every floor the responsibility for keeping the showers tidy will fall on the office users of that floor as a key will be required to access the showers. This is the preferred approach as to a large communal facility within the basement.





UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS. SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:
FINISH:
DEBUR AND BREAK SHARP EDGES
DO NOT SCALE DRAWING
REVISION

| | NAME | SIGNATURE | DATE |
|---|---|---|---|
| DRAWN | | | |
| CHK'D | | | |
| APPV'D | | | |
| MFG | | | |
| Q.A. | | | |

MATERIAL:
WEIGHT:

TITLE:
Bike Dock Solutions
www.bikedocksolutions.com
0800 612 6113

DWG NO. Two Tier Customer Drawing A1

SCALE:1:10 SHEET 1 OF 1

# 7.0 Transport

## 7.6 Service lift - bike access

*7.6* ***Use of the service lift for cycle , as suggested in the TA, is not considered appropriate.***

7.6.1 Please refer to item 7.3. Due to the constraints of the existing building it is not feasible to provide 2 lifts with 1 lift large enough for bike movement. To incorporate a bike lift within the main office core area a third lift would have to be provided as 1 large lift and 1 small lift would not provide adequate space for passengers numbers and peak demands.

The use of the service lift is referred to in the TA as an additional option. Its use is not essential for access. Due to the relocation of the commercial bike store the use of the service lift would provide adequate space and a direct route to street level.

We can see no policy requirements or guidance that require a particular arrangement of internal access or storage of bicycles or in the use of lifts. Our solution is a practical one that addresses the constraints of the existing building and helps deliver a successful scheme."

## 7.7 Design of the cycle parking

*7.7.1* ***The design of the cycle parking must be resolved during the course of the application and cannot be addressed by condition.***

7.7.2 Please refer to sections

## 7.8 Trip Generation

*7.8.1* ***The submitted Transport Statement includes estimates of the likely number of trips that will be generated by the proposed development. Whilst the overall trip numbers are not disputed, it is considered that the modal splits used are unrealistic. The figures presented suggest that there will be a high number of car trips to and from the site, despite the fact that no parking is to be provided. The vast majority of people traveling to and from this site will in reality travel by public transport or cycle. As such there are likely to be very few car trips, other than a small number of taxis and deliveries by courier car vans.***

***In a similar manner, the high number of pedestrian trips is also considered unrealistic as it does not reflect the distances that most people travel to work and the high cost of housing in the local area.***

***This forms the basis of Travel Plan which will need amending. This will be secured through the S106 agreement***

7.8.2 We are in agreement that the modal splits are a worst case scenario, as stated within paragraph 6.12 of the TA, however importantly the overall trip numbers are agreed.

The modal splits are used to provide indicative targets within the Travel Plan.

These targets will be refined once the initial travel surveys have been undertaken.

The Action Plan provided within the Travel Plan clearly states that the targets and measures will be reviewed by the Travel Plan Coordinator in dialogue with the LB Camden Travel Plan Officer following the initial surveys.

It is therefore not considered necessary to amend the Travel Plan at this stage as the targets will clearly not be finalised in any event with the full input of LB Camden at the appropriate time.

## 7.9 Tottenham Mews

*7.9.1* ***The submitted existing and proposed ground floor plans suggest that the footway on the western side of Tottenham Mews could be widened over part of the southern section. This is not supported as the carriageway is already quite narrow in this area, particularly around the pinch point with the buildings on the opposite side of Tottenham Mews.***

7.9.2 We are not proposing any widening of the footway. It is understood that the existing kerbline is shown on the drawings so this may be causing the misunderstanding. As stated in paragraph 5.3 of the TA, we are aware that LB Camden are proposing public realm improvements for Tottenham Mews and will be seeking to secure a financial contribution for these works.

The proposed kerbline has been amended to match the existing drawings. The existing kerbline / footway will not be widened.

## 7.10 Door openings

*7.10* ***The submitted plan show a number of doorways around the building opening outwards onto the public highway. These doorways should be reversed so that they open inwards, not outwards.***

7.10.1 Doors have been amended on the plan and now open inwards. No doors will open directly onto the public highway.

# 8.0 Energy

## 8.0 Energy

## 8.1 Ventilation and Cooling

*8.1.1 Active cooling is proposed to the offices through the Air Source Heat Pump (which will also provide heating). The energy statement confirms that windows will be openable in the apartments, but does not commit to this for the offices. We require openable windows in the offices to reduce the active cooling demand and the applicant should confirm that the cooling will only operate once the passive measures have reached their limits.*

8.1.2 Team comments - Openable windows can be provided, however given the building's deep plan layout only the 7th floor can be served entirely by passive natural ventilation. On other floors, some perimeter spaces would be able to use passive cooling but not all of the internal zones, leading to a situation with both open windows and active cooling in the same open office space. This is a situation that we would not recommend, since the active cooling will be lost to outside through the open windows. Other passive measures such as external shading and high performance glazing have been included to reduce solar gains where possible.

## 8.2 Details of calculated cooling

*8.2.1 Details of the calculated cooling demand are required to confirm what proportion of this can be met through passive measures and the remaining demand that is to be met by the active cooling system.*

8.2.2 Team comments - Given that the area appropriate for natural ventilation is approximately 2% of the commercial office floor area, detailed calculations for passive cooling have not been undertaken.

## 8.3 Decentralised energy

*8.3.1 Feasibility for connecting to the UCL led district heating network does not appear to have been tested. Given the proximity of this development to this network (see below extract from the Fitzrovia AAP), feasibility needs to be tested as well as information sought on plans for future expansion of the network. Where feasible, this development will be required to connect to the network.*

*As per the energy statement, unless feasibility to connect into the UCL heat network is feasible, this development will be required to pay into the borough Decentralised Energy fund. The payment is dependent on the number of floors, number of residential units and proposed non-residential area. Assuming there are 7 storeys, 5058m2 non-residential floor area and 12 residential units, this development is required to pay (5058/300 x £2,800) + (12 x 2,800) = £80,880 towards decentralised energy.*

8.3.2 Team comments - The nearest connection to the existing UCL district heating network is located approximately 500m from the development, across Tottenham Court Road. A connection to this network would involve extensive trenching and disruption to local roads in order to reach the existing network. Given the small heating requirement for the development (280kW total), this would not be feasible unless the network is extended closer to the project site in the future. We are proposing to include plant provision for future connections to a district heating network should one be extended to nearer the site.

Please clarify the non-residential area to be used in decentralised energy calculation – is it total gross floor area? Commercial NLA? Previous Arup calculations were based on commercial NLA, at the £2,500 rate appropriate for an 8-20 story building. (CPG3, p40)

## 8.4 Renewable technology

*8.4.1 ASHPs and PV are proposed to both the residential and non-residential elements of the scheme. Combined, these technologies will reduce emissions by approximately 9%, falling short of CPG 3 requirement for a 20% reduction.*

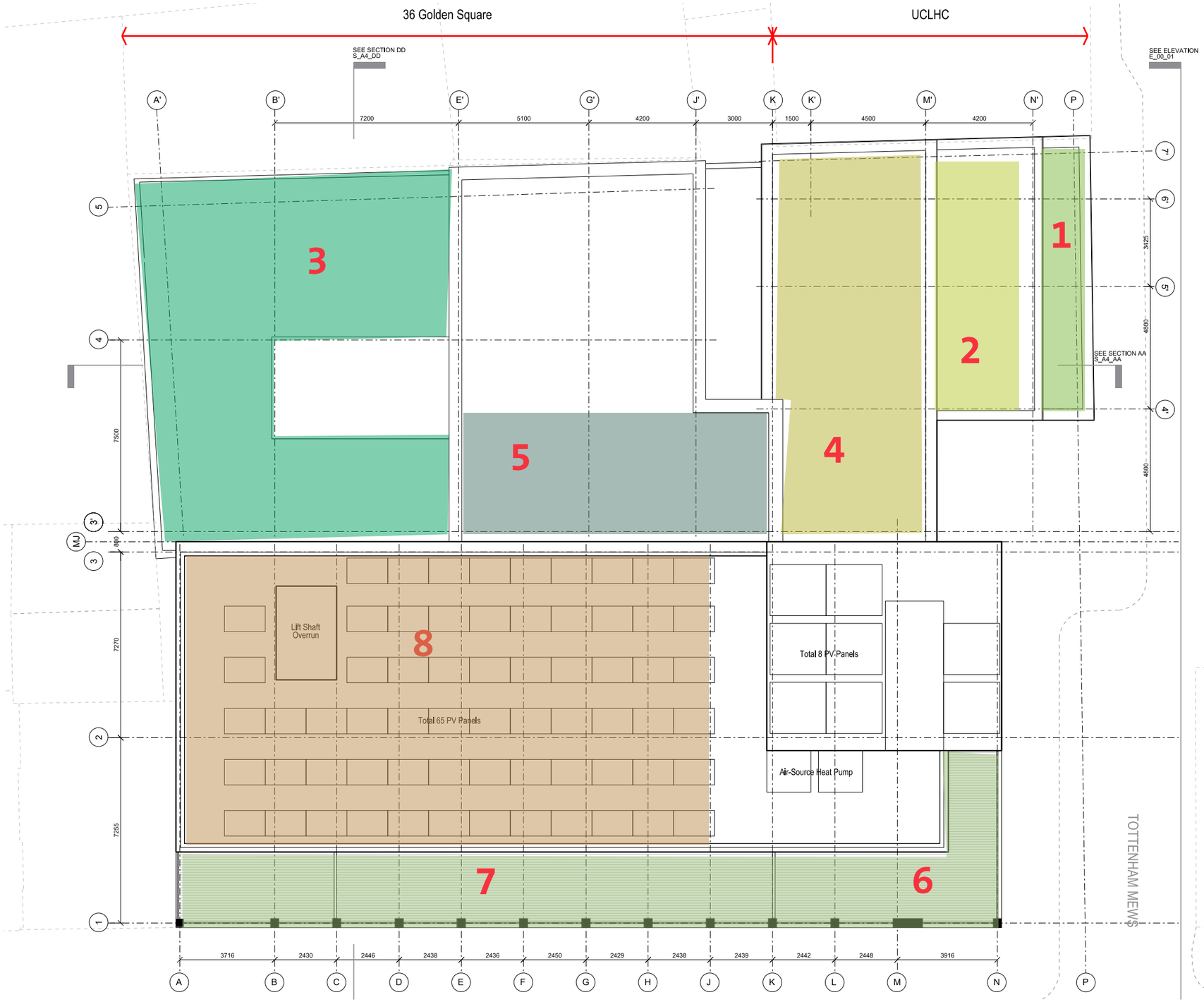
8.4.2 Team comments - As outlined in the sustainability assessment, many different renewable energy technologies have been evaluated. Based on our assessment the development is not suitable for ground source heat pumps, biomass heating, wind turbines, or a combined heat and power system. PVs were found to be more suited to the building requirements than solar thermal hot water, and have been implemented to the full extent possible. ASHPs have also been used where feasible as an alternative to ground source heat pumps.

## 8.5 CO2 offsetting contribution

*8.5.1 Unless further CO2 emissions can be achieved on site (preferred in policy terms) through the recommendations above, this development will fall short of London Plan CO2 reduction requirement (by 15.3 tonnes CO2/yr), payment into the borough-wide carbon offset fund is required. This amounts to £41,310. This CO2 shortfall should be re-calculated within the energy efficiency plan and payment should be made prior to implementation.*

8.5.2 Team comments - Please clarify the assumptions made to reach CO2 offsetting cost of £41,310. In the sustainability assessment, a total of 459 tonnes CO2 was calculated as required to be offset over the 30 year building services lifespan. At £60/tonne, this comes to £27,540 for CO2 offsetting.

# 9.0 Landscape




Submitted planning application - landscape strategy

## 9.0 Landscape

## 9.1 Introduction

Arthur Stanley House at present has no landscape or ecological features of merit.

## 9.2 Landscape context - submitted application

It is proposed to create private amenity space for the office workers on level 2.

Residential amenity space will be provided with balconies and terraces. A communal roof garden for the residents will be provided on level 05.

On the upper roof level a large private terrace will be provided for office and residential penthouse use. On the highest roof level a green and brown roof will be provided underneath the solar panels for ecological biodiversity.

## 9.3 Landscape design principles

1. Private residential terrace area
Opportunity for container planting

2. Private residential terrace area
Opportunity for container planting

3. Office private amenity space garden
Ecological planting, lawn & seating

4. Private amenity space for residential use.
Planting with children play area

5. Plant area incorporating brown roof
and seating area

6 & 7. Private office / residential terrace
Container planting

8 PV array
Brown and green roof

# 9.0 Landscape

## 9.4 Revised Planning Application Landscape design principles

1. Previously a small private residential terrace. This area has been removed due to the ground and first floor apartments set backs.

2A. Private residential terrace area 3rd floor. Terrace area increased in size due to reconfiguration of the ground and first floor below. Opportunity for container planting with seating space for family use.

2B small private roof terrace created on the Second floor due to reconfiguration of the ground and first floor below.

3. Office private amenity space garden Ecological planting, lawn & seating.

4. Private amenity space for residential use. Planting with children play area

5. Plant area incorporating brown roof and seating area

6 & 7. Private office / residential terrace Container planting

8 PV array
Brown and green roof below PV array

# 9.0 Landscape

Internal garden space - incorporating green wall

*9.4.1* ***Green roofs - Section 8 of the design and access statement indicates green/ brown roof proposals for areas 5 and 8 below. However, this is not detailed on the drawings.***

***Scope to include green walls within the design should be investigated further, given the location to reduce the urban heat island effect and to help mitigate impacts of poor air quality.***

9.4.2 Team comments - The following pages illustrate the revised landscape strategy and plans.

The landscape strategy will incorporate a diverse mix of herbaceous perennials, grasses and bulbs, designed to have high visual quality throughout the year. Plants are selected to be robust, and tolerant of dry, warm, exposed conditions and will be arranged to create a highly designed, vibrant version of a dry meadow. Native species, such as Cowslip (Primula veris), Pasque Flower (Pulsatilla vulgaris), Great Knapweed (Centaurea scabiosa) and Sea Campion (Silene uniflora) could be used, along with additional species that will extend the flowering season at both ends, such as Tulipa and Allium spp, Sea Lavender (Limonium latifolium), Kniphofia spp, and Asters. An important consideration in plant selection is that as many species as possible will be pollinator-friendly. Year-round visual interest will be maintained through the inclusion of plant species with attractive seeds heads and winter colour and structure, together with the use of surface-mulching aggregates.

Top roof level (area 8 opposite page) - green and brown roof created and integrated with PV panels. PV panels will create shade providing wind and sun protection to lower level planting. The plant selection will be tolerant of extremes of temperature, drought, and rainfall, and is therefore reliable within the uncertainties of a changing climate.

Secondary roof level (area 7 and 6 opposite page) South facing terrace for office and penthouse residential use. This will incorporate areas of timber decking and planting.

Office - Communal Roof terrace - main terrace (area 3 see image to the left) The planting proposed will include a high proportion of evergreen plants for year round foliage and colour. These will be complemented by a range of other plants which will be selected to have a prolonged flowering season, with nectar rich species providing food for birds and insects.

Low level hedge planting and a green wall climbing plants will be used next to the existing blank brick wall. This will provide opportunities for birds to nest and invertebrates to establish provide food for birds. Flowering and scented plants will be incorporated to enhance the amenity space and will create an attractions for bees, butterflies and insects. This small garden will provide the opportunity for people to experience this at close hand.

# 9.0 Landscape




Green roof treatment with PV panels




Brown roof treatment with PV panels

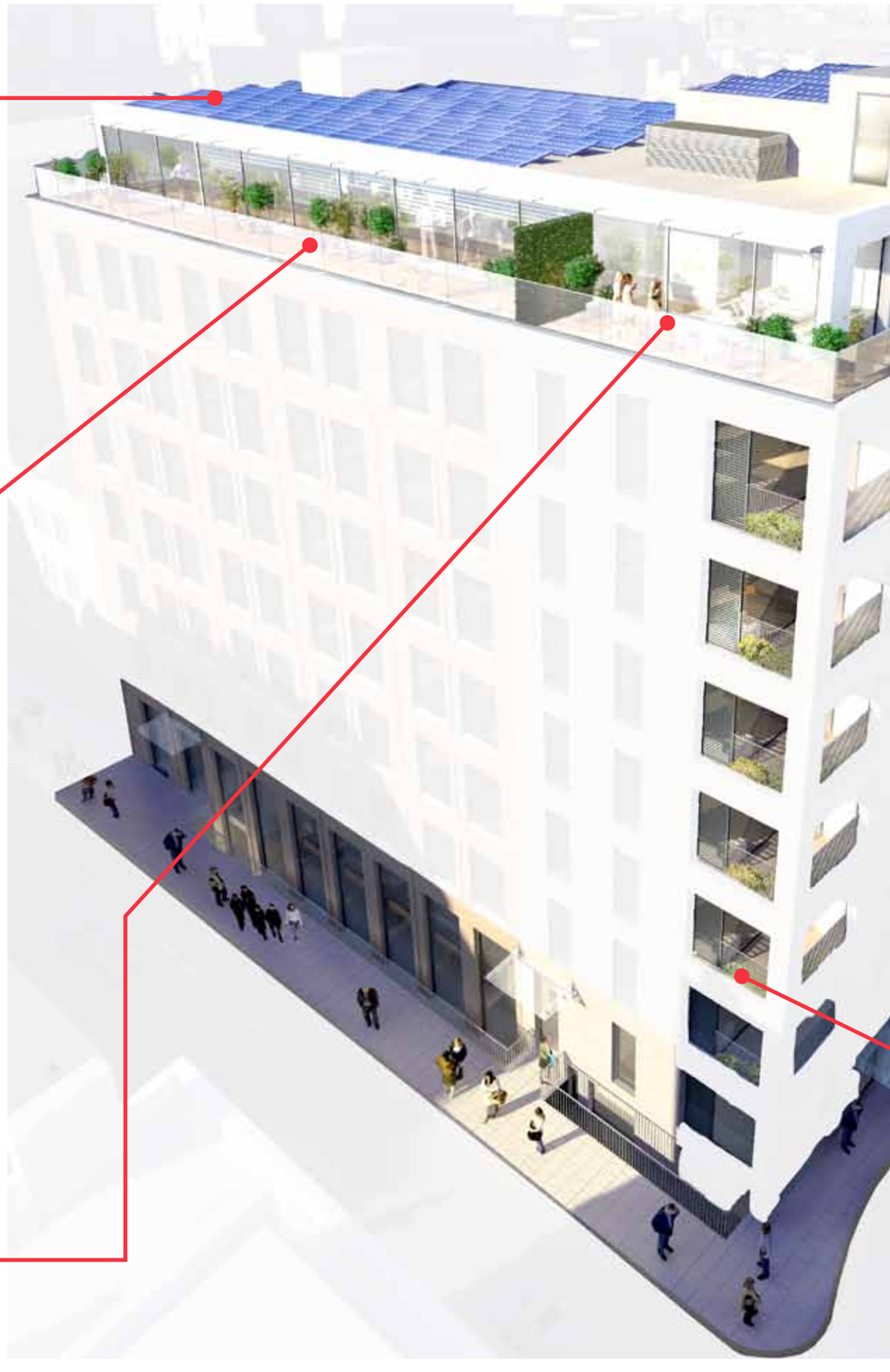




Biodiversity & eco-logical enhancement

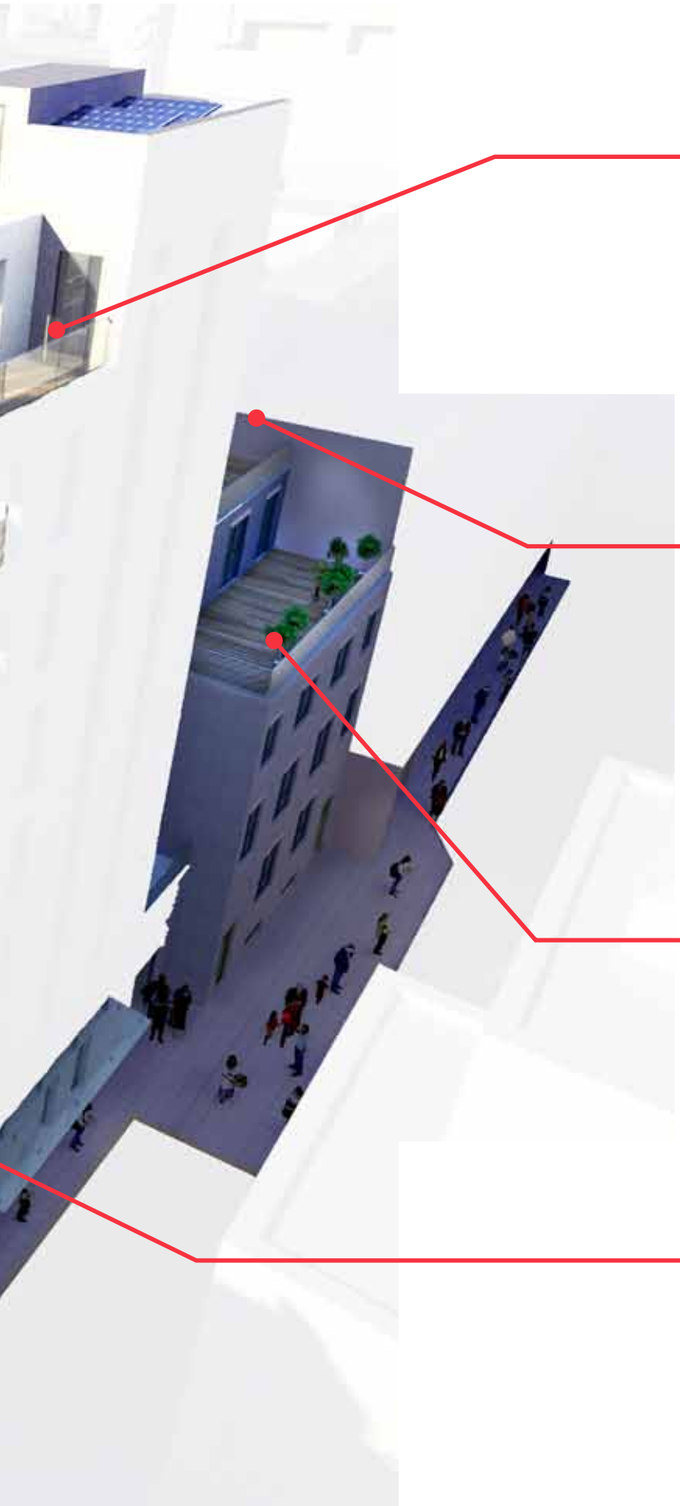

Office terrace space


Residential terrace space



Highlighted landscape areas

# 9.0 Landscape



Residential penthouse terrace

Residential communal terrace

Residential terrace

Residential terrace / large balcony
















# 9.0 Landscape

Residential - Communal Roof terrace (area 4). The rooftop garden will be accessible to all residents within the development. The communal roof garden would incorporate social seating areas nestled within a seasonally rich semi-extensive green roof planting. In addition there would be raised planters with generous soil depths. Shrubs and grasses would be planted for their tolerance of exposed conditions including the pink plumes of Tamarix tetranda and arching golden spires of Thamnochortus insignis proving plenty of movement and visual interest.


Revised planning application - level 04

# 9.0 Landscape


Residential Private Roof terrace (area 2A + 2B + corner balcony unit) will incorporate similar principles as above. Smaller balcony spaces will incorporate container planting.

Revised planning application - level 03

# 9.0 Landscape

Office - Communal Roof terrace (area 5). This area will incorporate a small area of seating and a small area of green and brown roof space similar to the upper roof level.


Revised planning application - level 05

Aerial view of Arthur Stanley House from the south