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-  The black line on the verified views indicates the revised massing in the amendment proposal.
-  The yellow line indicates the outline of the residential building.








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PLANNING APPLICATION SUMMARY AREA SCHEDULE

EXISTING BUILDING	NIA	GIA	GEA
Commercial	8021	9946	14322
Retail	426	528	761
Residential	0	0	0

PROPOSED BUILDINGS	Commercial			Residential			
	LEVEL	NIA	GIA	GEA	NIA	GIA	GEA
Basement		0	1531	1575		641	680
Ground		578	1421	1463		535	590
Mezzanine						331	368
1		823	1229	1268	383	490	543
2		949	1189	1244	367	473	525
3		949	1189	1244	367	473	525
4		949	1189	1244	367	473	525
5		949	1189	1244	367	474	525
6		949	1188	1245	287	396	438
7		863	1102	1155	283	376	418
8		852	1092	1155	285	376	418
9		844	1084	1155	285	376	418
10		595	794	829	189	269	306
11		595	794	829	189	269	306
12		595	794	829	0	283	320
13		595	794	829			
TOTALS		11087	16578	17307	3368	6236	6907

PROJECT AREA TOTAL (GEA): 24213

PROJECT AREA TOTAL EXCLUDING BASEMENT, GROUND, MEZZ (GEA): 19540

Commercial Building storeys (including basement, ground, and roof plant): 16

Residential Building storeys (including basement, ground, and roof plant): 15

RESIDENTIAL UNIT MIX

LEVEL	Studio	1BR	2BR	3BR	Units per floor
1	0	3	3	0	6
2	1	2	3	0	6
3	1	2	3	0	6
4	1	2	3	0	6
5	1	2	3	0	6
6	1	1	1	1	4
7	0	2	0	2	4
8	0	2	0	2	4
9	0	2	0	2	4
10	0	0	0	1	1
11	0	0	0	1	1
TOTALS	5	18	16	9	48
% BY TYPE	10%	38%	33%	19%	100%

RESIDENTIAL UNITS (area excluding amenity space)

LEVEL ONE	HABITABLE ROOMS	FLAT ID	GIA
2B4P	3	1L1	80
1B2P	2	2L1	59
2B3P	3	3L1	64
2B3P	3	4L1	61
1B2P	2	5L1	57
1B2P	2	6L1	56

LEVEL TWO	HABITABLE ROOMS	FLAT ID	GIA
2B3P	4	1L2	72
1B2P	2	2L2	59
2B3P	3	3L2	64
1P	1	4L2	42
2B3P	3	5L2	73
1B2P	2	6L2	52

LEVEL THREE	HABITABLE ROOMS	FLAT ID	GIA
2B3P	4	1L3	72
1B2P	2	2L3	59
2B3P	3	3L3	64
1P	1	4L3	42
2B3P	3	5L3	73
1B2P	2	6L3	52

LEVEL FOUR	HABITABLE ROOMS	FLAT ID	GIA
2B3P	4	1L4	72
1B2P	2	2L4	59
2B3P	3	3L4	64
1P	1	4L4	42
2B3P	3	5L4	73
1B2P	2	6L4	52

LEVEL FIVE	HABITABLE ROOMS	FLAT ID	GIA
2B3P	4	1L5	72
1B2P	2	2L5	59
2B3P	3	3L5	64
1P	1	4L5	42
2B3P	3	5L5	73
1B2P	2	6L5	52

LEVEL SIX	HABITABLE ROOMS	FLAT ID	GIA
3B6P	4	1L6	118
1P	1	2L6	42
2B4P	3	3L6	73
1B2P	2	4L6	52

LEVEL SEVEN	HABITABLE ROOMS	FLAT ID	GIA
3B5P	4	1L7	92
1B2P	2	2L7	48
3B5P	4	3L7	88
1B2P	2	4L7	48

LEVEL EIGHT	HABITABLE ROOMS	FLAT ID	GIA
3B5P	4	1L8	92
1B2P	2	2L8	48
3B5P	4	3L8	88
1B2P	2	4L8	48

LEVEL NINE	HABITABLE ROOMS	FLAT ID	GIA
3B5P	4	1L9	92
1B2P	2	2L9	48
3B5P	4	3L9	88
1B2P	2	4L9	48

LEVEL TEN	HABITABLE ROOMS	FLAT ID	GIA
3B6P	5	1L10	187

LEVEL ELEVEN	HABITABLE ROOMS	FLAT ID	GIA
3B6P	5	1L11	187

Area by Land Use	Type	GEA
Class A1-A3	Retail	607
Class B1	Financial/professional services/business	17306
Class C3	Residential Dwellings	6922

PROPOSED COMMERCIAL & RETAIL CYLCE PROVISION: 163

PROPOSED RESIDENTIAL CYLCE PROVISION: 73

Templar House
SUMMARY AREA SCHEDULE
Planning Amendment, March 2016

EXISTING BUILDING	NIA	GIA	GEA
Commercial	8021	9946	14322
Retail	426	528	
Residential	0	0	0

PROPOSED BUILDINGS	Commercial			Residential			
	LEVEL	NIA	GIA	GEA	NIA	GIA	GEA
Basement		0	1324	1371		849	885
Ground		578	1105	1167		851	872
Mezzanine		0	0	0	392	478	885
1		819	1048	1186	370	485	643
2		946	1197	1243	477	600	654
3		946	1197	1243	477	600	654
4		946	1197	1243	477	600	654
5		946	1197	1243	477	600	654
6		946	1197	1243	381	518	562
7		843	1082	1153	372	500	544
8		843	1082	1153	366	480	524
9		843	1082	1153	366	480	524
10		583	792	826	296	362	400
11		583	792	826	296	362	400
12		103	259	296	0	158	184
13		0	0	0	0	0	0
TOTALS		9925	14551	15346	4747	7923	9039

PROJECT AREA TOTAL (GEA):	24385
PROJECT AREA TOTAL EXCLUDING BASEMENT, GROUND, MEZZ (GEA):	19191

Commercial Building storeys (including basement, ground, and roof plant):	14
Residential Building storeys (including basement, ground, and roof plant):	14

RESIDENTIAL UNIT MIX					
LEVEL	Studio	1BR	2BR	3BR	Units per floor
1	1	2	3	0	6
2	1	4	3	0	8
3	1	4	3	0	8
4	1	4	3	0	8
5	1	4	3	0	8
6	1	2	2	1	6
7	1	3	1	1	6
8	0	1	3	1	5
9	0	1	3	1	5
10	0	0	0	2	2
11	0	0	0	2	2
TOTALS	7	25	24	8	64
% BY TYPE	11%	39%	38%	13%	100%

ASTUDIO PLATFORM

RESIDENTIAL UNITS (area excluding amenity space)				LEVEL SIX			
LEVEL ONE	HABITABLE ROOMS	FLAT ID	GIA	LEVEL SIX	HABITABLE ROOMS	FLAT ID	GIA
2B4P	3	1L1	80	1B2P	2	1L6	50
1B2P	2	2L1	64	2B3P	3	2L6	64
2B3P	3	3L1	64	3B6P	4	3L6	95
1B1P	1	4L1	42	2B4P	3	4L6	80
2B4P	3	5L1	70	1B1P	1	5L6	42
1B2P	2	6L1	50	1B2P	2	6L6	50
LEVEL TWO				LEVEL SEVEN			
*2B3P	3	1L2	78	1B2P	2	1L7	51
*1B2P	2	2L2	64	1B2P	2	2L7	54
2B3P	3	3L2	64	3B6P	4	3L7	95
1B2P	2	4L2	50	2B4P	3	4L7	80
1B2P	2	8L2	54	1B1P	1	5L7	42
2B3P	3	5L2	75	1B2P	2	6L7	50
1B1P	1	6L2	42	LEVEL EIGHT			
1B2P	2	7L2	50	2B3P	3	1L8	62
LEVEL THREE				1B2P	2	2L8	54
*2B3P	3	1L3	78	3B6P	4	3L8	95
*1B2P	2	2L3	64	2B4P	3	4L8	75
2B3P	3	3L3	64	2B4P	3	5L8	80
1B2P	2	4L3	50	LEVEL NINE			
1B2P	2	8L3	54	2B3P	3	1L9	62
2B3P	3	5L3	75	1B2P	2	2L9	54
1B1P	1	6L3	42	3B6P	4	3L9	95
1B2P	2	7L3	50	2B4P	3	4L9	75
LEVEL FOUR				2B4P	3	5L9	80
*2B3P	3	1L4	78	LEVEL TEN			
*1B2P	2	2L4	64	3B6P	4	1L10	132
2B3P	3	3L4	64	3B6P	4	2L10	164
1B2P	2	4L4	50				296
1B2P	2	8L4	54	LEVEL ELEVEN			
2B3P	3	5L4	75	3B6P	4	1L11	132
1B1P	1	6L4	42	3B6P	4	2L11	164
1B2P	2	7L4	50				
LEVEL FIVE				* This flat can be adapted to M4(3) wheelchair use.			
*2B3P	3	1L5	78	PROPOSED COMMERCIAL & RETAIL CYLCE PROVISION: 154			
1B2P	2	2L5	64	PROPOSED RESIDENTIAL CYLCE PROVISION: 96			
2B3P	3	3L5	64				
1B2P	2	4L5	50				
1B2P	2	8L5	54				
2B3P	3	5L5	75				
1B1P	1	6L5	42				
1B2P	2	7L5	50				

Area by Land Use	Type	GEA
Class A1-A3	Retail	607
Class B1	Financial/professional services/business	15346
Class C3	Residential Dwellings	9039

Introduction

1. This note considers the proposed amendments to the design of the scheme for Templar House ref: 2015/4407/P (the 'Proposed Development') which have been made to address comments made by the Council. It is based on a review of the Amendment Document prepared by the architects, which includes the amended application drawings and updated AVR view images.
2. The design amendments relevant to the review of the TVIHA (as set out in pages 4 and 5 of the Amendment Document) are the reduction in height, and changes to the detailed design and materials of the street facade, of the commercial building. These amendments are in the spirit of the original design and the overall approach to the architecture of the block and the high quality of its design remains the same.
3. The Proposed Development, of architecture of high quality, is based on a clear understanding of the Site and its heritage context. It will enhance the quality of the townscape of the area and the character and appearance and significance of the Bloomsbury Conservation Area.

Views

4. The fifteen viewpoints chosen to illustrate the effect of the Proposed Development on townscape, views and heritage assets have been updated in light of the design amendments and are included in the Amendments document. Two winter views have also been included at the request of the Council (from viewpoints 1 and 2).
5. There will be no change to views 3, 9a, 9b, 9c, 11, 14 or 15 (of these views the Proposed Development is not visible in view 3, 14 and 15). The Proposed Development will no longer be visible in view 13 from Gray's Inn.
6. The extent of visibility of the Proposed Development is reduced in views 1, 2, 4, 5, 6, 7, 8, 10, and 12 as a result on the reduction of the height of the commercial building. The darker colour of the tinted glass and stone cladding of the top floors (compared to the submitted scheme) will reduce the visual impact of this element.
7. The amendments to the detailed design to the principal facade, which will give it a more solid appearance, will be most evident in the close up views 5 and 6. The commercial building will appear as part of the prevailing built frontage to High Holborn in the middle distance views 4, 7 and 8, where the reduction in the height of the top section of the building and the change in materials will be noticeable and will reduce the prominence of the top floors.
8. The visibility of the Proposed Development from the Lincoln's Inn Fields townscape character area (as seen in views 1 and 2) will be reduced. Winter view 1 illustrates how the Proposed Development will appear below the eaves height of numbers. 20 to 23, and the chimney of no. 18 Lincoln's Inn Fields from this viewpoint.

Assessment of effect and conclusions

9. The amendments are such that in our view they would not alter the assessment of effect of the Proposed Development as set out in the TVIHA accompanying the original planning application. As such, it is considered that the conclusions of the TVIHA document in relation to effects on townscape, visual impact and heritage assets remain valid.
10. The Proposed Development is based on a clear understanding of the townscape and urban design character of the Site and its context, including an understanding of the heritage significance of the Bloomsbury Conservation Area and surrounding designated heritage assets. It offers architecture of a high quality which deploys a crisp modern architectural language with a limited palette of complementary high quality materials.
11. The architecture is of high quality, responding positively to the street frontage of High Holborn. The Proposed Development will represent an improvement on the existing building on the Site and will enhance the quality of the townscape of the area and the character and appearance and significance of the Bloomsbury Conservation Area.
12. The Proposed Development complies with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act (1990). The Proposed Development will enhance the quality of the townscape of the area and the character and appearance and significance of the Bloomsbury Conservation Area. It will not harm the setting of any designated heritage asset. In respect of design and built heritage considerations, it is in line with the policies and guidance on design set out in the NPPF and PPG; London Plan policies; local policies CS14, DP24 and DP25 and SPDs and HE guidance.

Peter Stewart Consultancy
March 2016

Executive Summary

This report has been produced as an addendum to reflect the revised Templar House Planning proposals submitted on the 7th March 2016.

This report should be read in conjunction with the following documents:

- Templar House Sustainability Statement (ARUP-TH-RP-0001), dated 15-07-2015.
- Templar House Energy Statement (ARUP-TH-RP-0012), dated 15-07-2015.
- Templar House Acoustic Assessment (ARUP-TH-PRP-0016), dated 14-07-2015.
- Templar House Transport Assessment (ARUP-TH-PRP-0018), dated 16-07-2015.
- Templar House Delivery Serving Management Plan, dated 16-07-2015.
- Templar House Air Quality Assessment, dated 15-07-2015.

The technical performance of the revised scheme has been assessed and compared to the original scheme submitted for planning in July 2015. The revised proposals make minor alterations to the area and massing of both residential and commercial elements of the development. This analysis shows that there are only minor deviations and no reduction in overall performance, therefore, the overarching principals and strategies discussed in the reports detailed above are still valid for the revised scheme. Minor implications of the changes are detailed within this addendum document.

1 Sustainability Summary

The Sustainability Statement remains unaffected by the changes to the scheme being presented.

2 Acoustics Summary

The Acoustic Statement has been reviewed based on the proposed changes to the Templar House development. The review concluded that there is a minor amendment to the distance between the residential building and the London Underground Line (LUL). The residential elements of the development are still over 46m away from the LUL and the risk of train vibration and noise affecting the development remains low, as concluded in the previous survey results.

3 Energy Statement Summary

The following table summarises the total improvement upon the baseline 2013 Part L carbon emissions that are achieved by the proposed energy strategy for the entire Templar House development (commercial, residential and retail).

Site-wide CO ₂ Emissions		
	Carbon dioxide emissions (Tonnes CO ₂ per annum)	
	Regulated	Unregulated
Baseline: Part L 2013 of the Building Regulations Compliant Development	413.7	399.1
Clean energy strategy	364.5.0	399.1
Regulated Carbon dioxide savings		
	Tonnes CO ₂ per annum	% improvement
Total Target Saving	153.5	35
Annual Shortfall	89.4	
25 year cumulative shortfall	1986.0	

The figures listed above show an overall minor reduction in the energy usage of the site, when compared to the previously submitted scheme.

4 Air Quality Assessment Summary

The air quality assessment has been reviewed based on the proposed changes to the Templar House development. The review concluded that the following statements are still valid and correct:

- An assessment has been undertaken to assess the potential impacts during the operational phase of the proposed development, which may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. The assessment predicted that impacts are likely to be negligible throughout the operational phase and a further improvement on the previously submitted scheme.
- An Air Quality Neutral assessment has been undertaken as required by the GLA Sustainable Design and Construction SPG. This indicated that the proposed development complies with the requirements of the SPG and no further mitigation is required.
- The operation of the proposed development is expected to have an overall negligible air quality impact to the surrounding area.

5 Transport and Waste Summary

The proposed facilities for the access, servicing and waste management for the revised scheme remain the same as the facilities which were proposed for the original scheme. The access, servicing and waste requirements for the revised scheme have been assessed to determine whether the original facilities can accommodate the changed requirements resulting from the changes to land use quantum. This assessment indicates that the facilities are adequate:

- The standard and accessible car parking requirements remain the same for the revised scheme;
- The long stay commercial cycle parking requirements have reduced and can therefore be provided within the scheme;
- The long stay residential cycle parking requirements have increased. These requirements can be accommodated within the lower levels of the development and via some provision within dwellings;
- The approach to the provision of short stay cycle parking remains the same and is not affected by the revised scheme proposals;
- The servicing requirements for the revised scheme are slightly lower than the requirements for the original scheme were and can be accommodated within the proposed provision, which has not been changed since the original scheme; and
- The waste requirements have altered as a result of the changes to the scheme but can be accommodated within the facilities which are currently proposed for the original scheme.

In terms of impact on the surrounding transport network, the revised scheme is expected to lead to a reduction in the number of trips generated by the proposed development. The conclusion of the original assessments remain valid, the effects of the proposed development on the surrounding transport network would be marginal and so mitigation is unnecessary.

