

125 Shaftesbury Avenue

Housing Study

SEPTEMBER 2016



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1.0 Introduction

The application proposals brought forward by Almancantar Shaftesbury S.a.r.l will provide an opportunity to create a high quality mixed use development in a Central London location in close proximity to the new Crossrail station at Tottenham Court Road station.

The proposed scheme for 125 Shaftesbury Avenue involves the remodelling, refurbishment and extension of the existing office and retail building (Class B1/A1/A3/Sui Generis), including terraces, a new public route, a relocated office entrance (Charing Cross Road), rooftop plant and flexible retail uses (Classes A1/A3), along with associated highway, landscaping and public realm improvements.

The proposed development would see the retention and recladding of the lower floors of the building. The existing set back upper floors would be removed and reconstructed. The majority of the building would be for office (Class B1) use, improving the accommodation to provide high quality office floorspace suitable for modern office occupiers. The ground floor would be animated by flexible (Class A1/A3) uses including shops, restaurants and cafes.

This report demonstrates the extensive work that has been undertaken to test whether the residential floor area sought under Camden's mixed use policy can be accommodated, on-site.

11 options were tested as follows:

- Option 1 – Housing at Lower Levels (Perimeter layout)
- Option 2 – Housing at Upper Levels
- Option 3 – Housing at Lower Levels (Three corners)
- Option 4 – Housing at Lower Levels (Orientated East)
- Option 5 – Housing at Lower Levels (Orientated West)
- Option 6 – Housing at Lower Levels (Orientated North)
- Option 7 – Housing at Lower Levels (East and West Elevations)
- Option 8 – Housing at Lower Levels (North and South Elevations)
- Option 9 – Housing at Mid-Level
- Option 10 – Housing Off Charing Cross Road
- Option 11 – Housing at Lower levels Adjacent to Lightwells

The analysis of each option is set out within the report.

A report was originally prepared in June 2015 to test the potential to include residential in the proposed development. This was discussed with Planning and Housing Officers at London Borough of Camden. Further work has been undertaken since this time to assess the potential to provide a small component of the affordable housing on-site. Following meetings with officers and also feedback from the Design South East Design Review Panel, it has been agreed with officers that it is not possible to provide any form of residential accommodation on site.

2.0 Challenges & Constraints

The proposed redevelopment of 125 Shaftesbury Avenue includes an increase of **8,083 sqm GEA**.

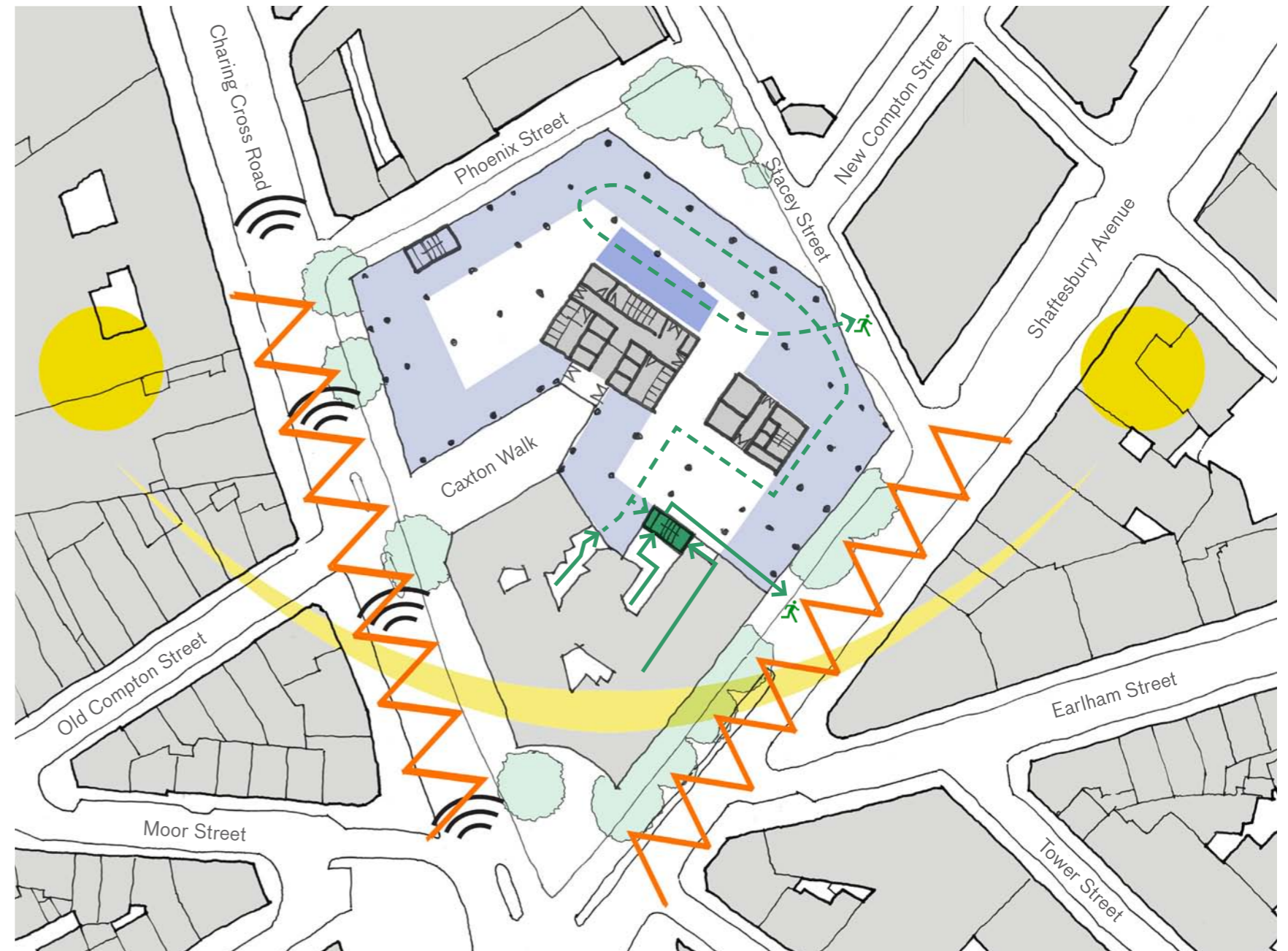
LB Camden's mixed use policy seeks 50% of this uplift to be provided as residential accommodation. Therefore, **4,042 sqm** of residential floorspace is required on site to achieve policy compliance. Accordingly, an assessment has been undertaken into the building's suitability for residential use based on these figures.

The adjacent diagram illustrates a number of the constraints that have been identified through this assessment, summarised as follows:

- Residential units would be predominantly **single aspect** due to the depths of the existing commercial floor plates.
- Many units would be **northeast or northwest facing** with poor natural daylight.
- The proximity of the Northern Line, which runs below Charing Cross Road, will pose **vibration issues** that could make this area unsuitable for residential use, especially given that the existing structural frame is to be retained.
- The narrow width of the surrounding streets would leave apartments with a **poor outlook and overlooking** issues.

Stacey Street 7m wide (to Odeon Cinema)
 Phoenix Street 7m wide
 Caxton Walk 11m wide

- The adjacent buildings have **right of access and means of escape via the existing basement**, and share an escape stair to the South of the site. Both protected by long lease agreements.
- Additional cores would be required which would **impact on the ground floor retail units and active frontages**.
- Additional cores would result in **unusable / significantly compromised commercial floorspace**.

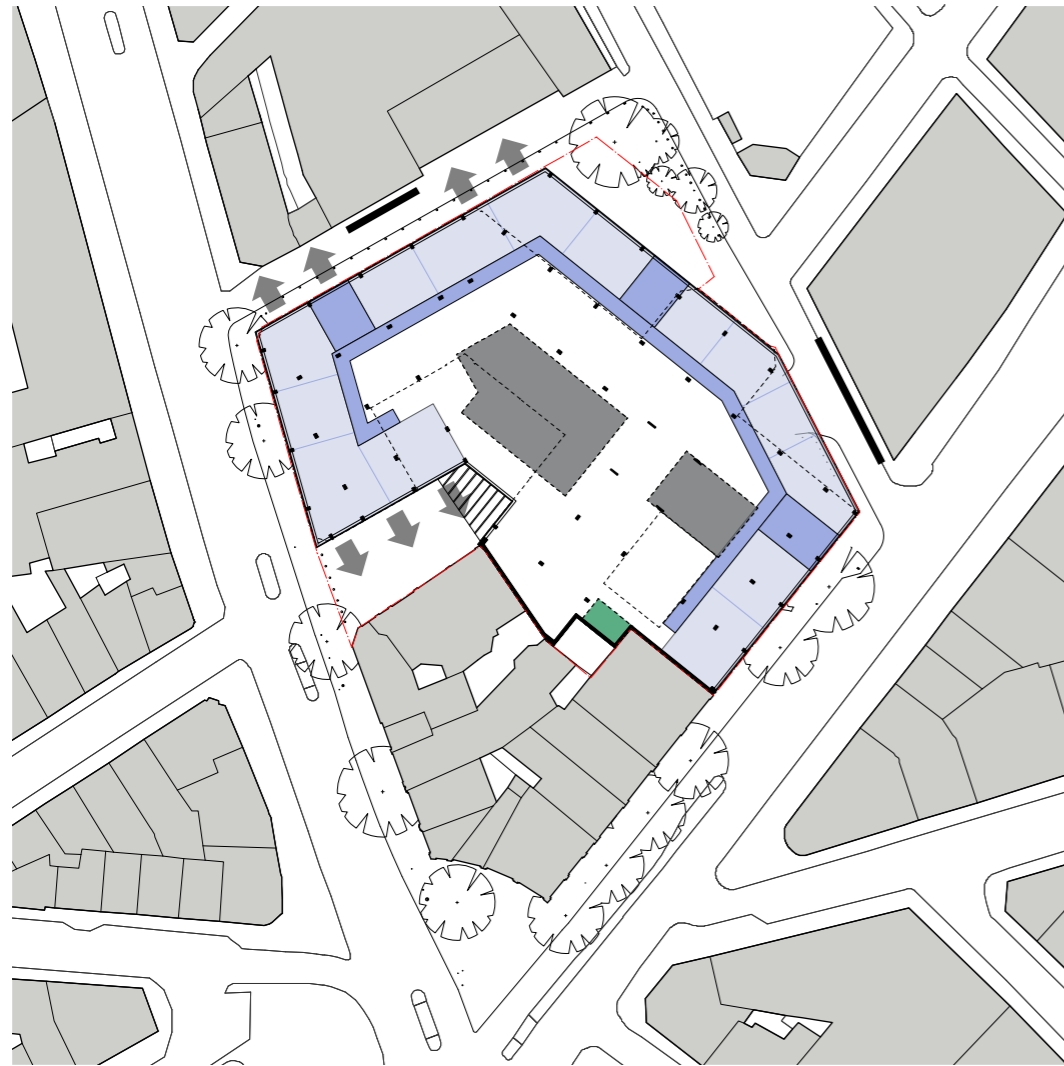


- Typical max residential depth
- Potential position of core location
- Commercial Core
- Shared Means of Escape with adjacent buildings on Cambridge Circus

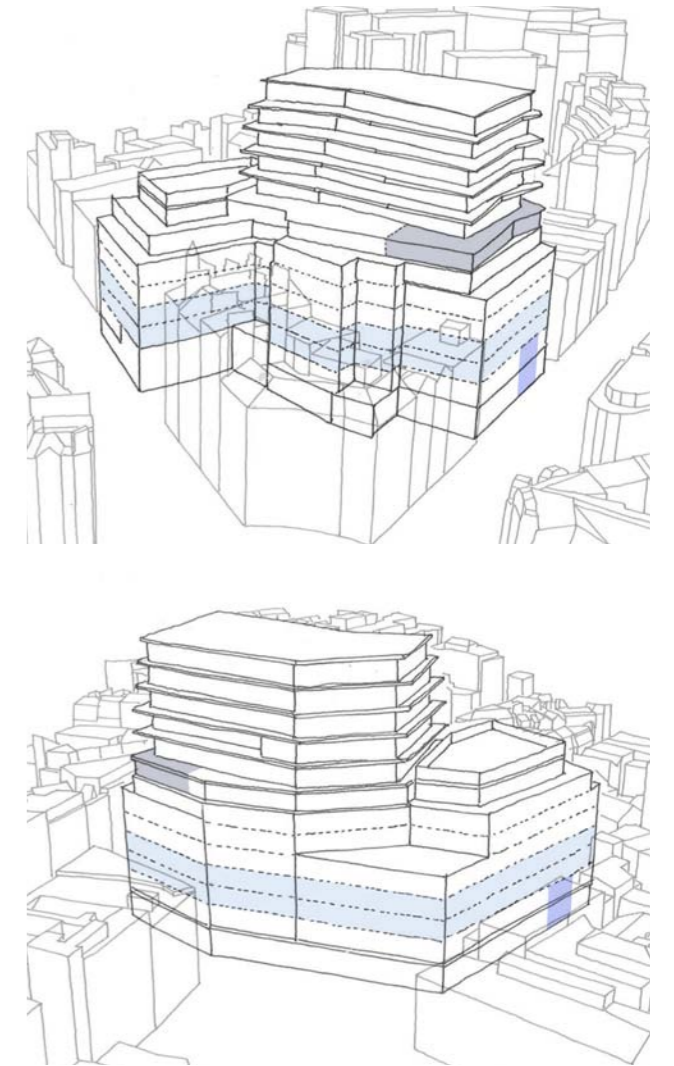
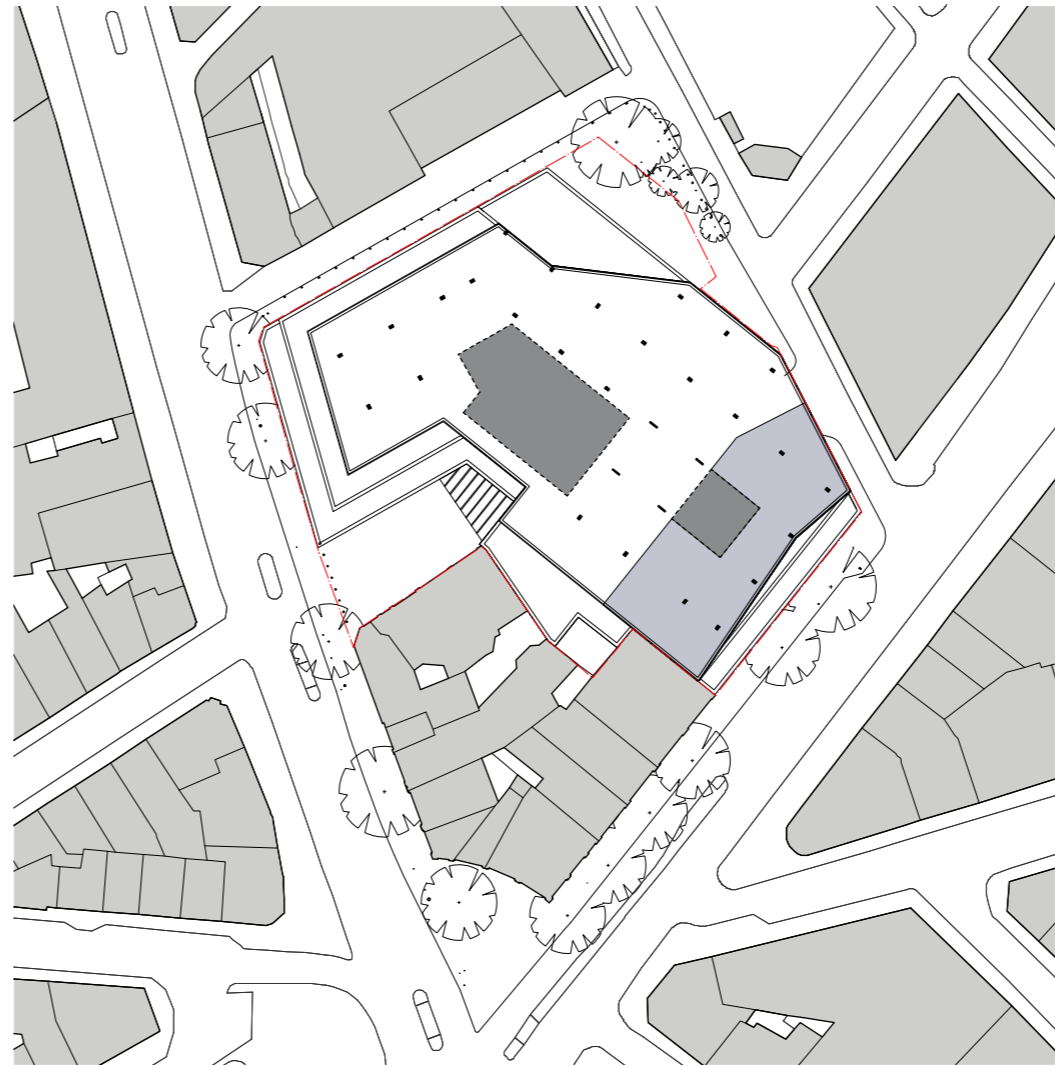
- Escape route from adjacent building
- Escape route and shared basement access for the adjacent building
- ⚡ Vibration / Northern Line
- ⚡ Noise / Air Quality
- ☀ Sunpath



3.1 Option 01 - Housing at lower levels (Perimeter Layout)



2F - 3F



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

Area Breakdown (sq.m)

| | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) | = 4,042 |
| Accommodation | = 2,322 |
| Total Circulation | = 1,038 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,860 |

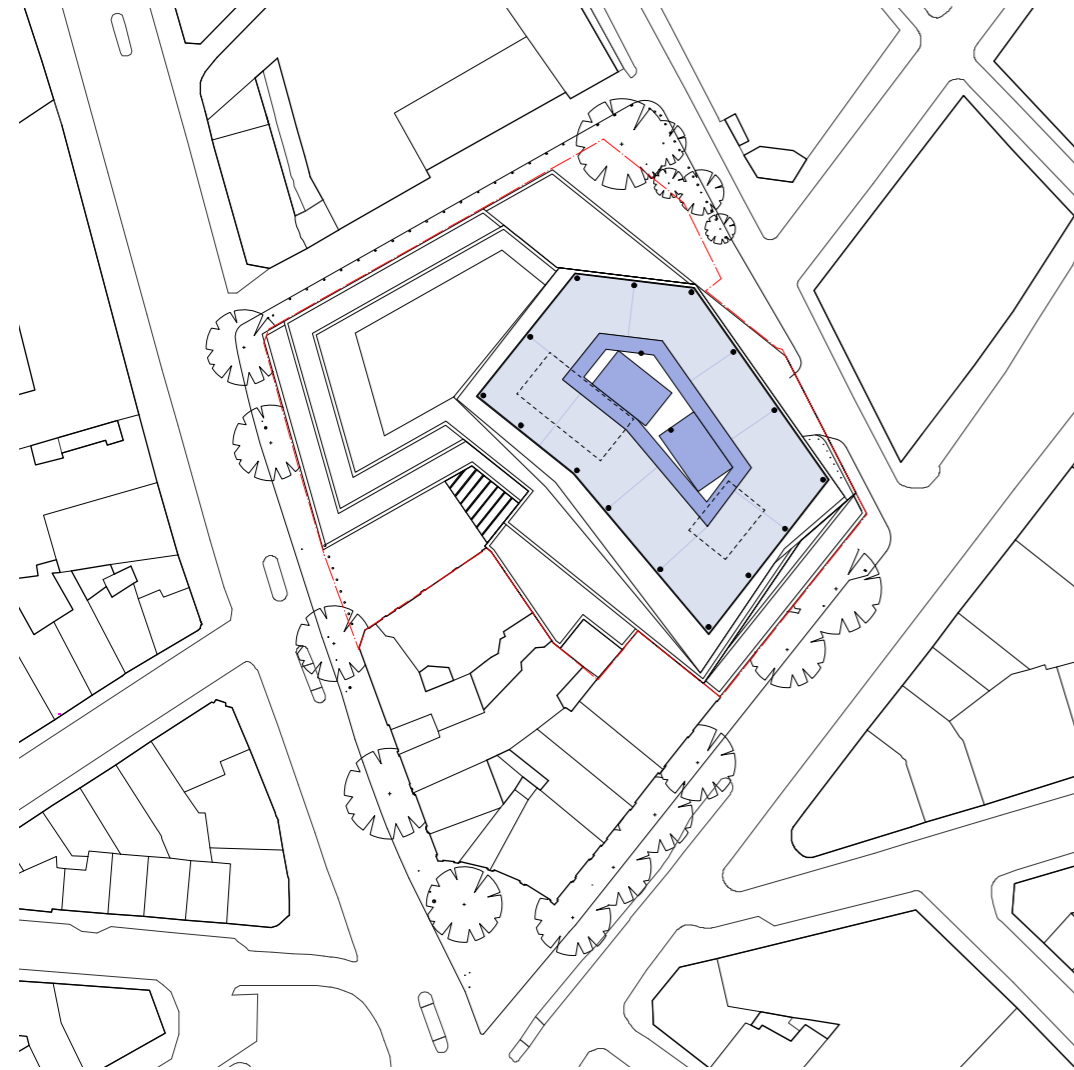
Only 60% of the residential GEA would be usable accommodation

All areas are approximate

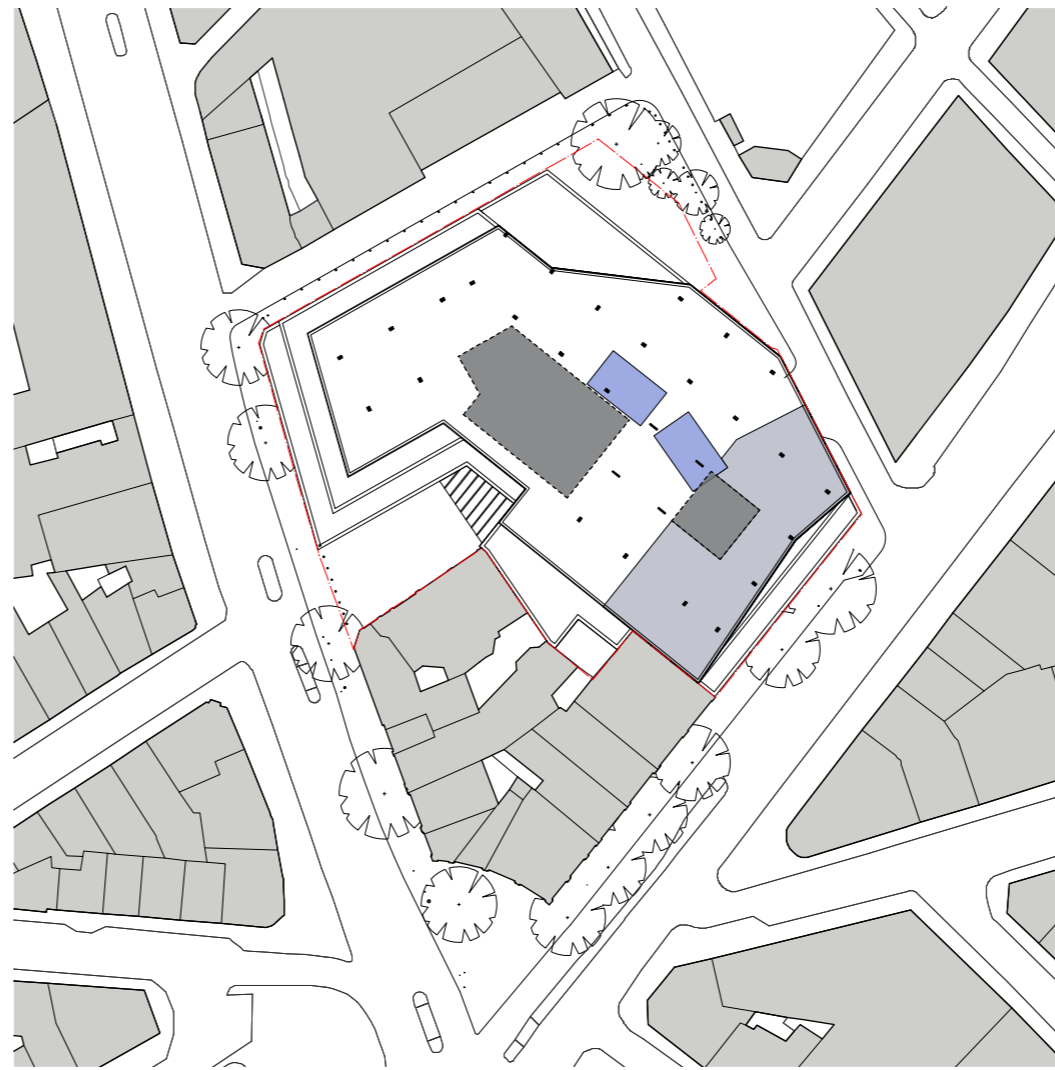
- Positives:**
1. Meets residential area requirements.
 2. Maximises the use of the facade for the residential units.
 3. North facing apartments enjoy views of Phoenix Gardens and St. Giles Church.
- Negatives:**
1. Predominantly single aspect units (not London Housing Design Guide (LHDG) compliant).
 2. Includes North facing units with poor natural daylight (not LHDG compliant).
 3. Multiple cores required to serve lengthy corridors and maintain escape routes and maximum safe escape distances.
 4. No natural light to internal corridors.
 5. Inefficient ratio of circulation to accommodation. Only 60% of the residential GEA would be usable accommodation.
 6. Units on Shaftesbury Avenue or Charing Cross Road would require

7. Potential overlooking issues on Caxton Walk and Phoenix Street.
8. Poor outlook on Phoenix Street towards Phoenix Theatre to the North
9. Poor outlook on Stacey Street towards the adjacent Odeon Cinema (a featureless brick wall, 7 meters distance).
10. Lack of opportunity for external terraces or amenity spaces.
11. The proximity of the Northern Line below Charing Croad Road will likely cause vibration issues that will make this area unsuitable for residential use.
12. New cores affect shared basement escape routes and vehicle access ramp (protected under long term lease agreement).
13. Drainage and services routes will threaten the viability of the retail spaces below.
14. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.

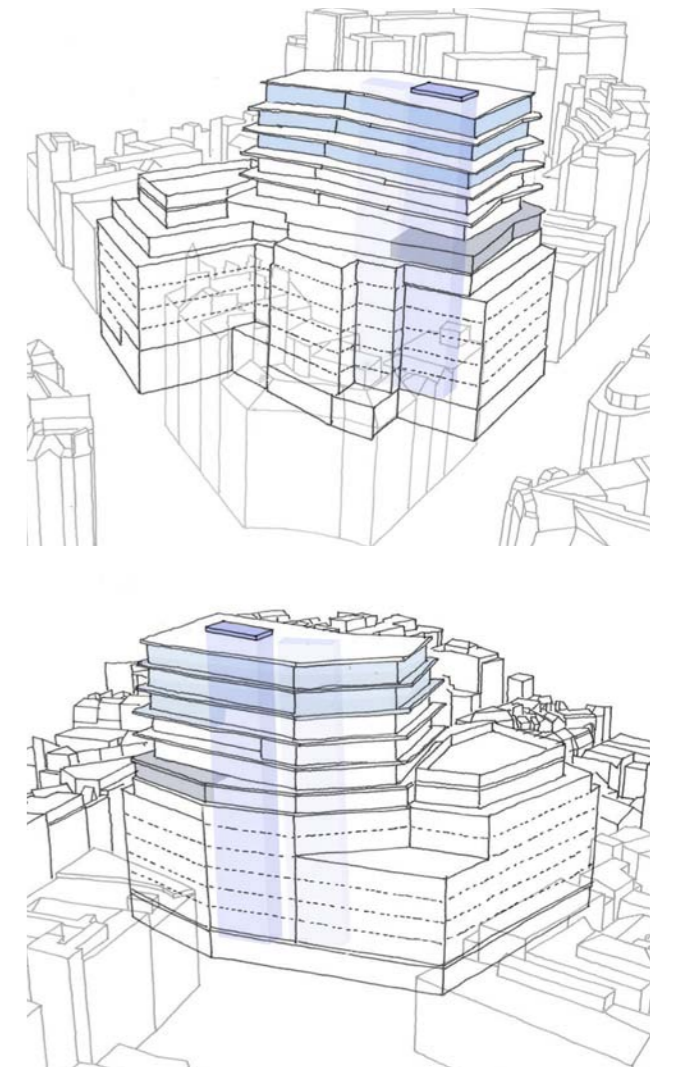
3.2 Option 02 - Housing at upper levels



11F - 12F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

Area Breakdown (sqm)

| | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) | = 4,042 |
| Accommodation | = 1,750 |
| Total Circulation | = 1,595 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,845 |

Only 46% of the residential GEA would be usable accommodation

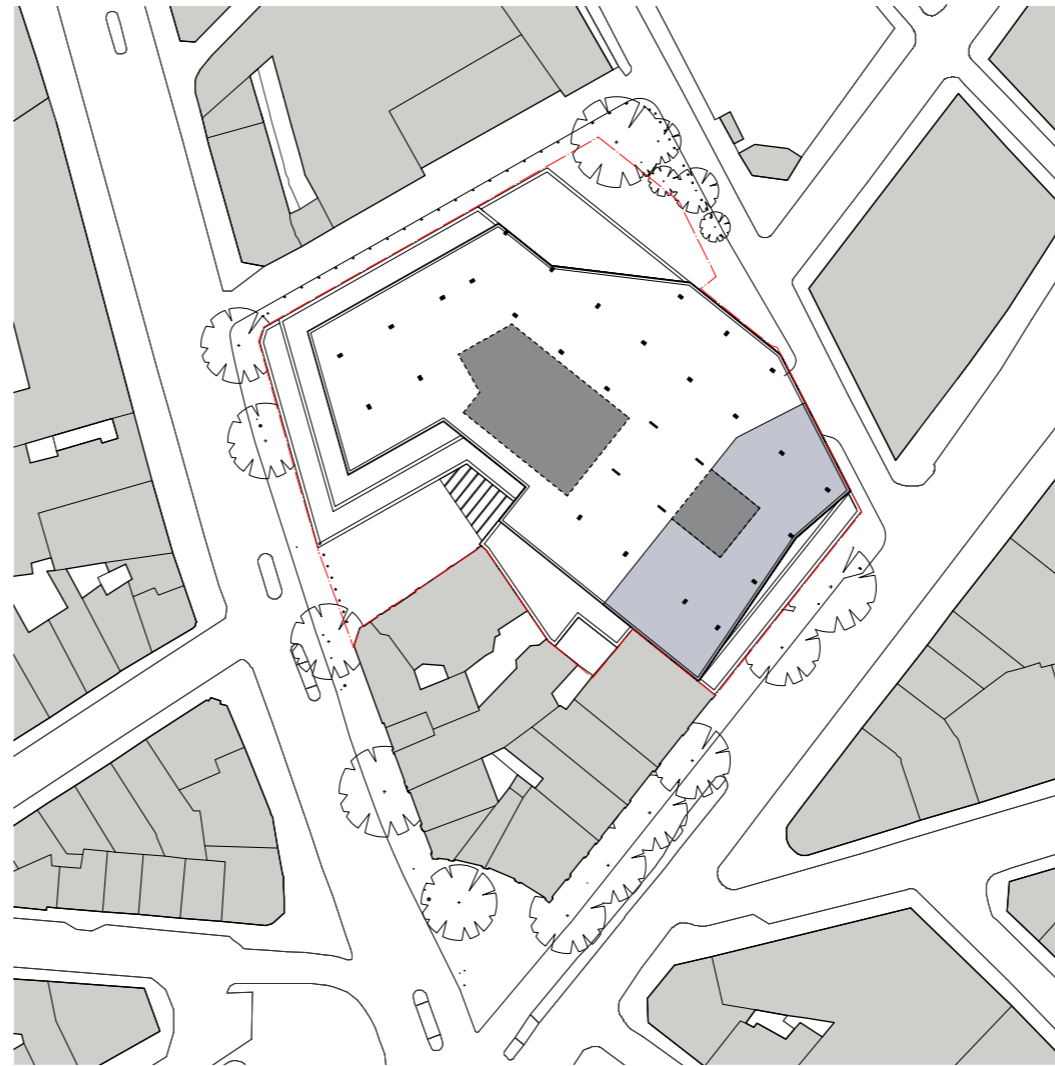
All areas are approximate

- Positives:**
1. Meets residential area requirements.
 2. Maximises the use of the facade for the residential units.
 3. Apartments enjoy views across the London skyline.
- Negatives:**
1. Predominantly single aspect units (not LHDG compliant).
 2. Includes North facing units with poor natural daylight (not LHDG compliant).
 3. No natural light to internal corridors.
 4. Inefficient ratio of circulation to accommodation. Only 46% of the residential GEA would be usable accommodation.
 5. Residential cores significantly compromise the quality of the office spaces below.
 6. Drainage and service access and maintenance will be difficult as these would be located in separate demise.
 7. Initial financial analysis demonstrates this strategy would not be capable of being viable (50%, 35% and 0% affordable housing options have been tested). The rate of return is at such a level that no reasonable developer would bring forward such a scheme.

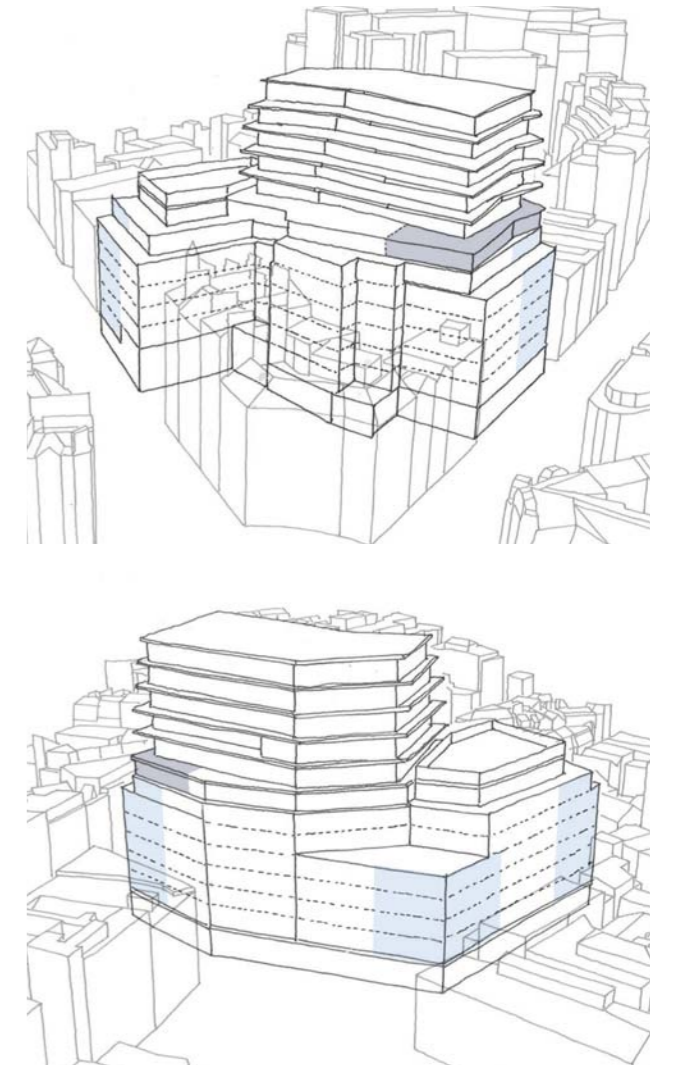
3.3 Option 03 - Housing at lower levels - Three Corners



1F - 5F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

| Area Breakdown (sqm) | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) | = 4,042 |
| Accommodation | = 2,105 |
| Total Circulation | = 1,230 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 75 |
| Total Proposed Residential GEA | = 3,860 |

Only 55% of the residential GEA would be usable accommodation

All areas are approximate

Positives:

1. Meets residential area requirements.
2. Maximises corner aspect units.

Negatives:

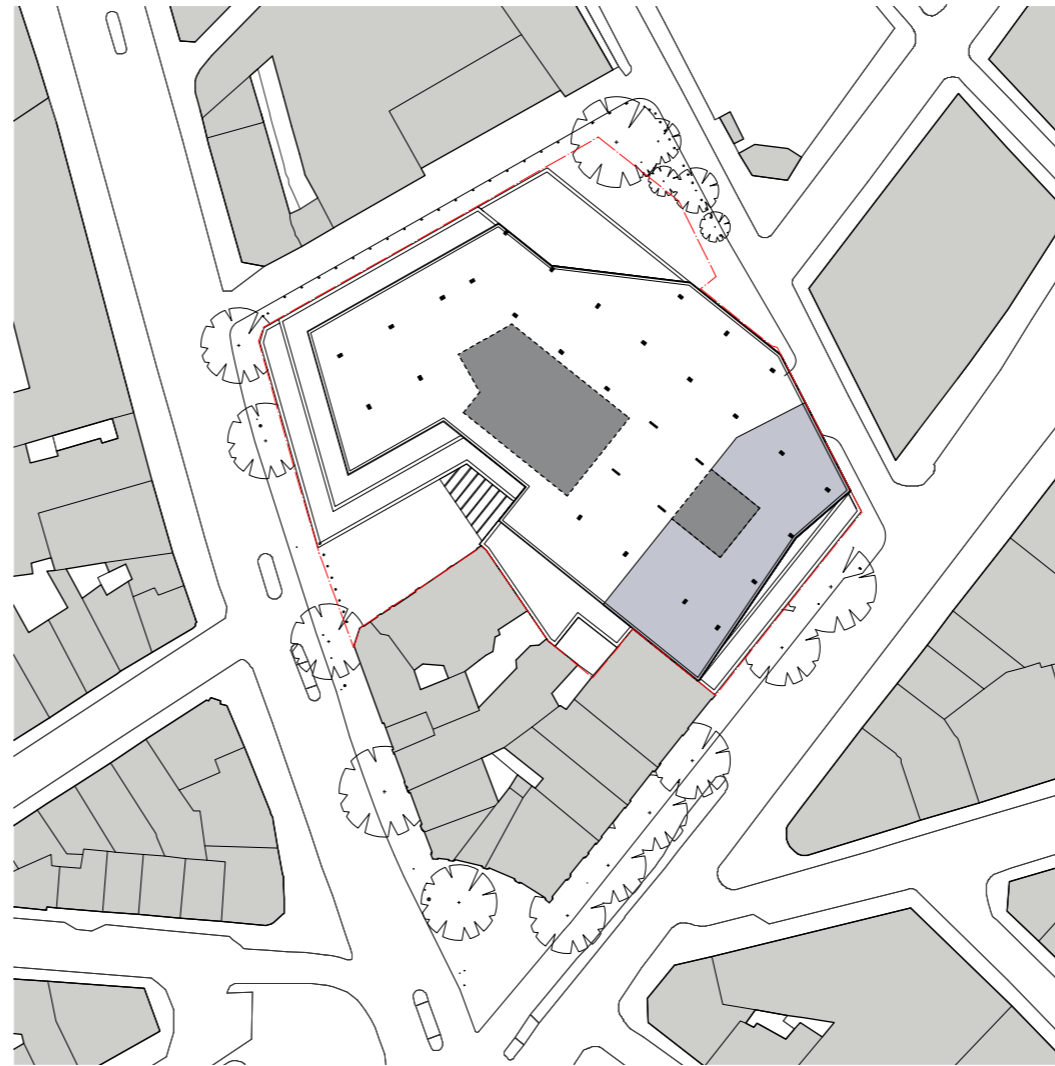
1. Predominantly single aspect units (not LHDG compliant).
2. Includes North facing units with poor natural daylight (not LHDG compliant).
3. Multiple cores required to serve relatively small areas.
4. Inefficient ratio of circulation to accommodation. Only 55% of the residential GEA would be usable accommodation.
5. Potential overlooking issues on Phoenix Street.
6. Poor outlook on Stacey Street towards the adjacent Odeon Cinema (a featureless brick wall, 7 meters distant).
7. Units on Shaftesbury Avenue or Charing Cross Road would require mechanical ventilation in order to meet acoustic standards for residential accommodation on these busy streets.

8. Lack of opportunity for external terraces or amenity spaces.
9. The proximity of the Northern Line below Charing Cross Road will likely cause vibration issues that will make this area unsuitable for residential use.
10. New cores affect shared basement escape routes and vehicle access ramp (protected under long term lease agreement).
11. Drainage and services routes will threaten the viability of the retail spaces below.
12. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.
13. Initial financial analysis demonstrates this strategy would not be capable of being viable (50%, 35% and 0% affordable housing options have been tested). The rate of return is at such a level that no reasonable developer would bring forward such a scheme.

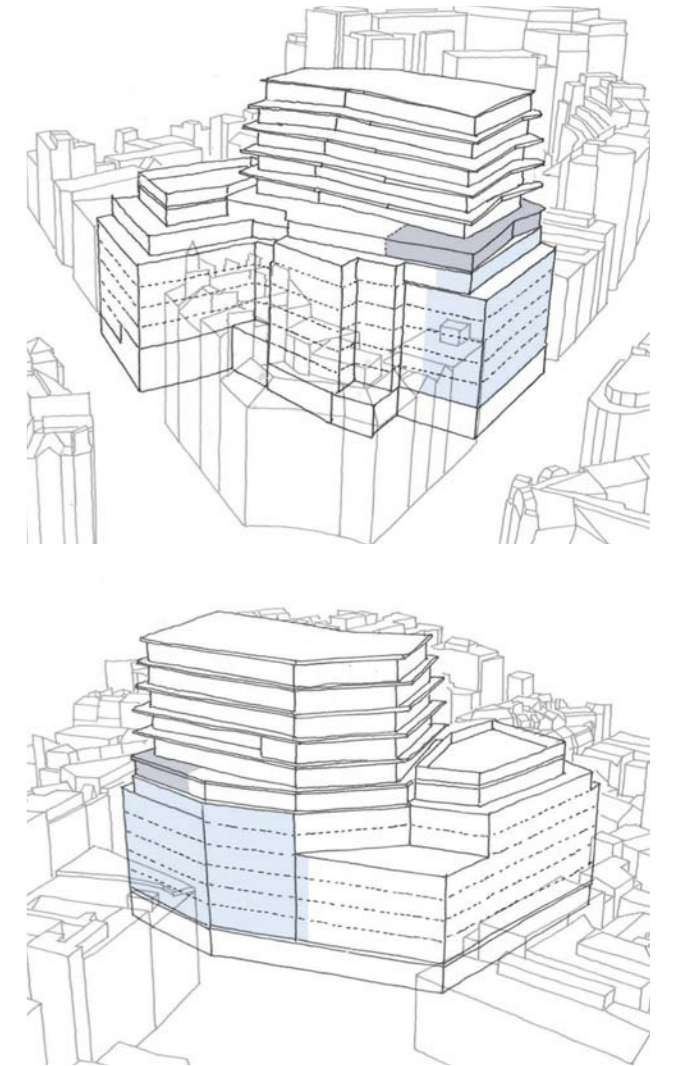
3.4 Option 04 - Housing at lower levels - Orientated East



1F - 4F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

Area Breakdown (sqm)

| | |
|---|----------------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) = 4,042 | |
| Accommodation | = 2,405 |
| Total Circulation | = 940 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,845 |

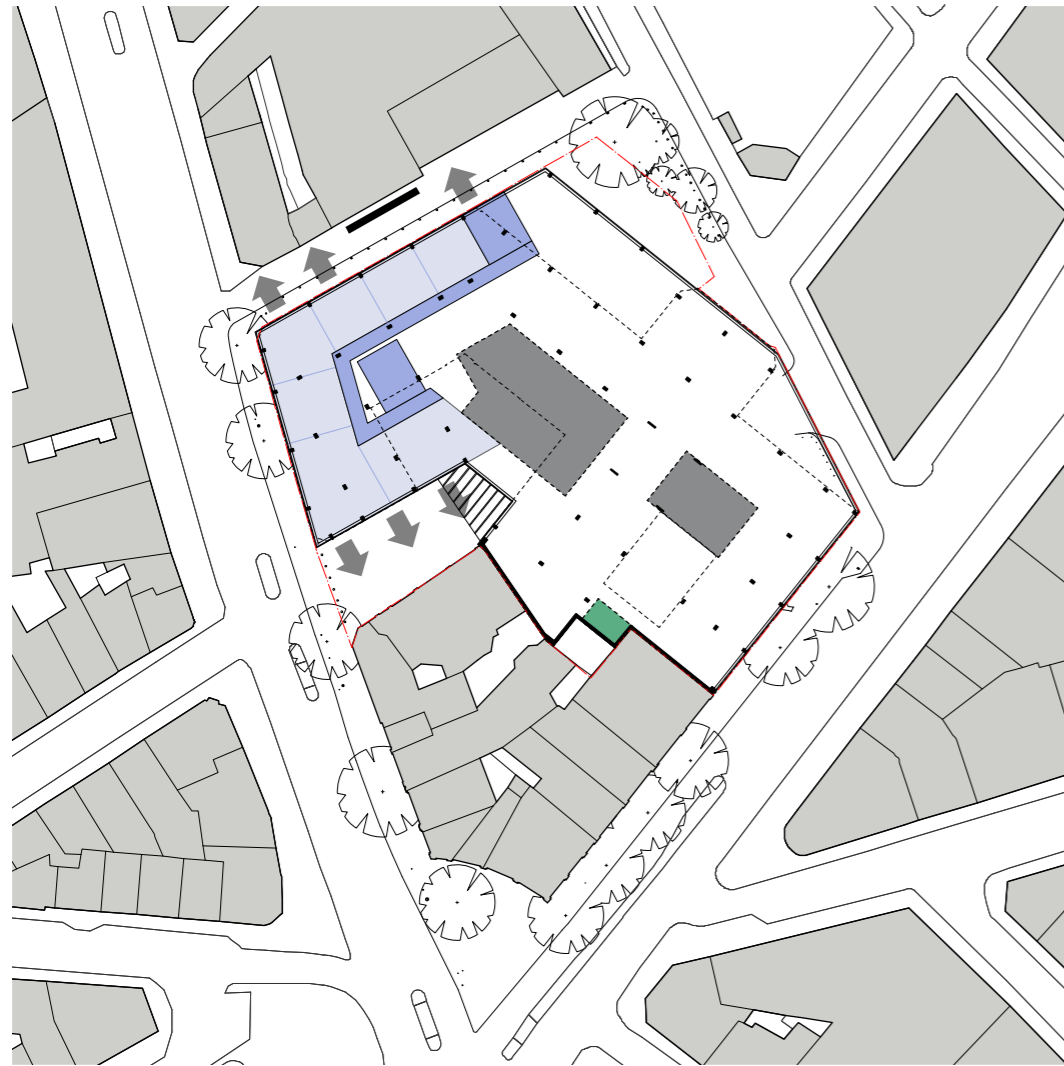
Only 63% of the residential GEA would be usable accommodation

All areas are approximate

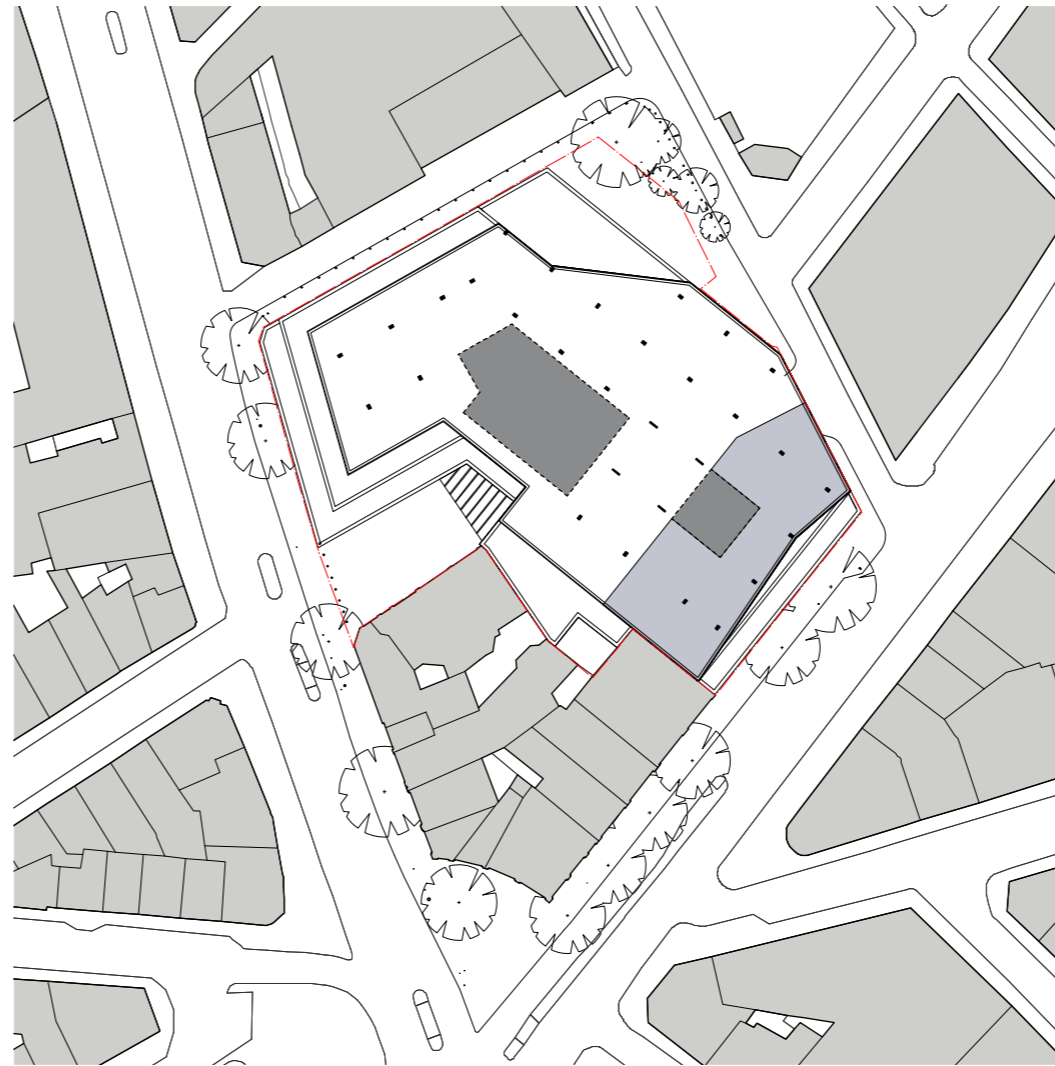
- Positives:**
1. Meets residential area requirements.
 2. Maximises the use of the facade for the residential units.
- Negatives:**
1. Predominantly single aspect units (not LHDG compliant).
 2. Includes North facing units with poor natural daylight (not LHDG compliant).
 3. No natural light to internal corridors.
 4. Inefficient ratio of circulation to accommodation. Only 63% of the residential GEA would be usable accommodation.
 5. Units on Shaftesbury Avenue or Charing Cross Road would require mechanical ventilation in order to meet acoustic standards for residential accommodation on these busy streets.
 6. Poor outlook on Stacey Street towards the adjacent Odeon Cinema (a featureless brick wall, 7 meters distant).

7. Lack of opportunity for external terraces or amenity spaces.
8. New cores affect shared basement escape routes and vehicle access ramp (protected under long term lease agreement).
9. Drainage and services routes will threaten the viability of the retail spaces below.
10. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.

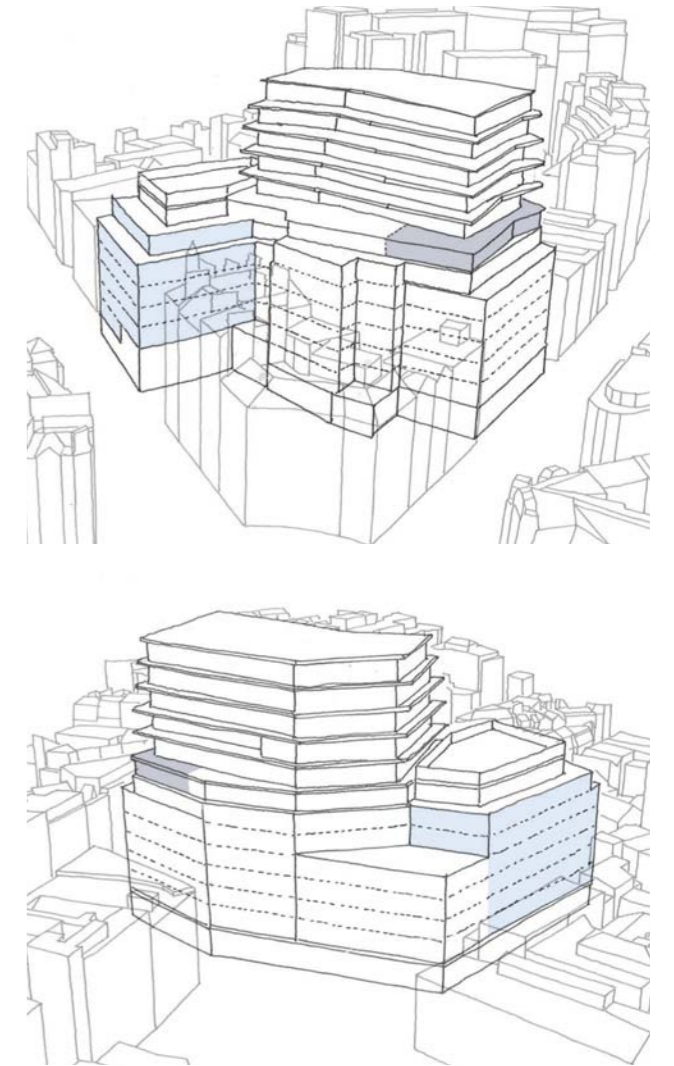
3.5 Option 05 - Housing at lower levels - Orientated West



2F - 5F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

| Area Breakdown (sqm) | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) = 4,042 | |
| Accommodation | = 2,324 |
| Total Circulation | = 1,052 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,876 |

Only 60% of the residential GEA would be usable accommodation

All areas are approximate

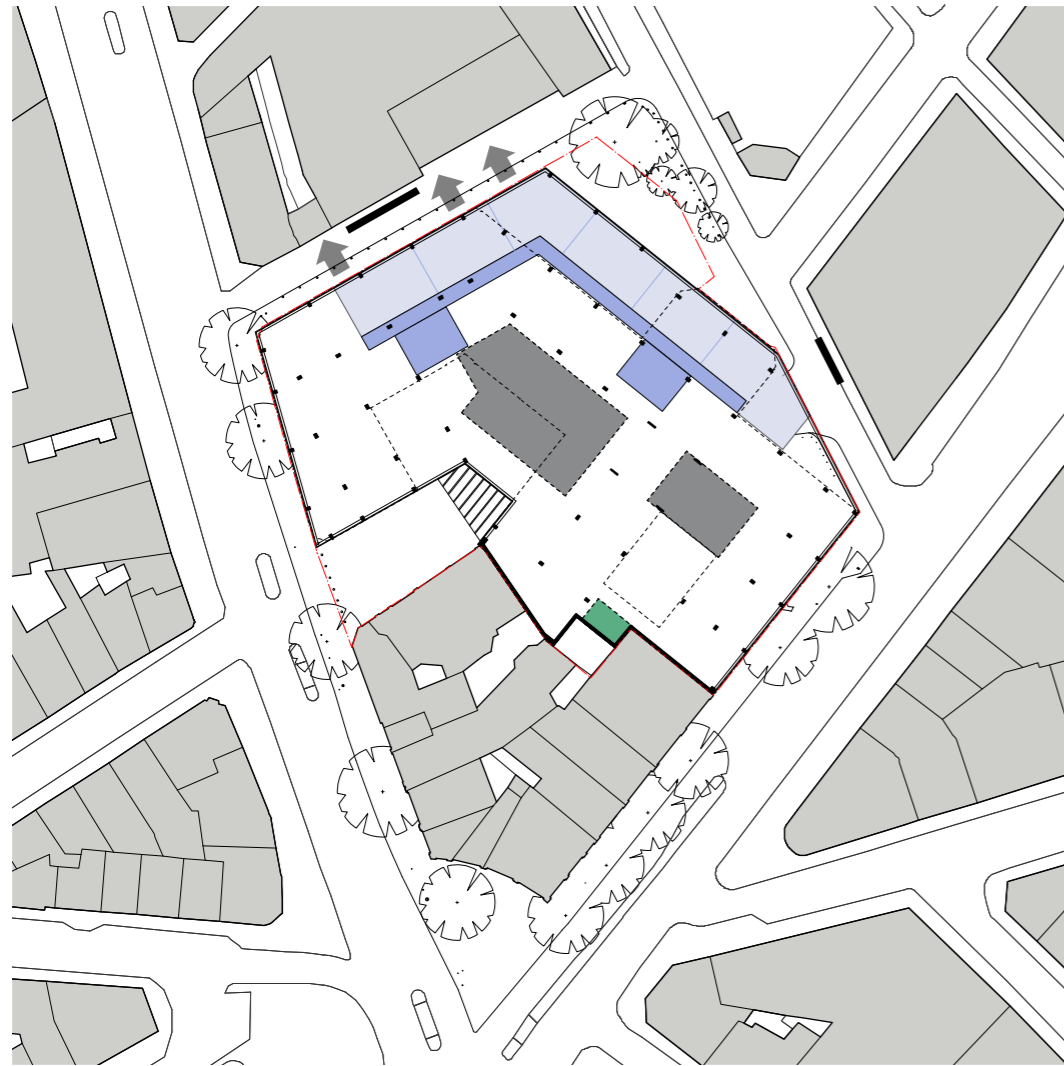
Positives:

1. Meets residential area requirements.
2. Maximises the use of the facade for the residential units.

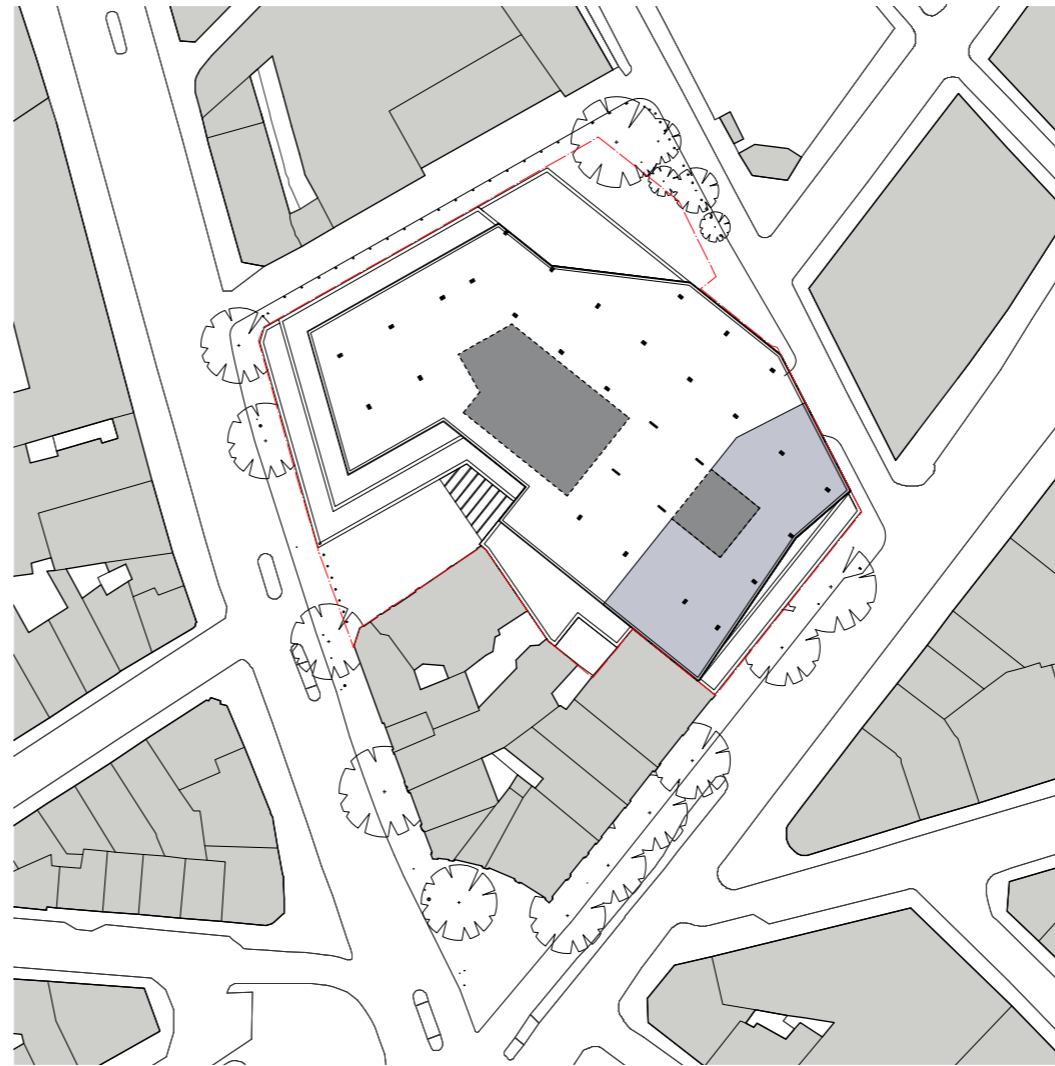
Negatives:

1. Predominantly single aspect units (not LHDG compliant).
2. Includes North facing units with poor natural daylight (not LHDG compliant).
3. No natural light to internal corridors.
4. Inefficient ratio of circulation to accommodation. Only 60% of the residential GEA would be usable accommodation.
5. Units on Charing Cross Road would require mechanical ventilation in order to meet acoustic standards for residential accommodation on these busy streets.
6. Potential overlooking issues on Caxton Walk and Phoenix Street.
7. Poor outlook on Phoenix Street towards Phoenix Theatre to the North (7m wide street).
8. Lack of opportunity for external terraces or amenity spaces.
9. The proximity of the Northern Line below Charing Croad Road will likely cause vibration issues that will make this area unsuitable for residential use.
10. Drainage and services routes will threaten the viability of the retail spaces below.
11. Initial financial analysis demonstrates this strategy would not be capable of being viable (50%, 35% and 0% affordable housing options have been tested). The rate of return is at such a level that no reasonable developer would bring forward such a scheme.
12. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.

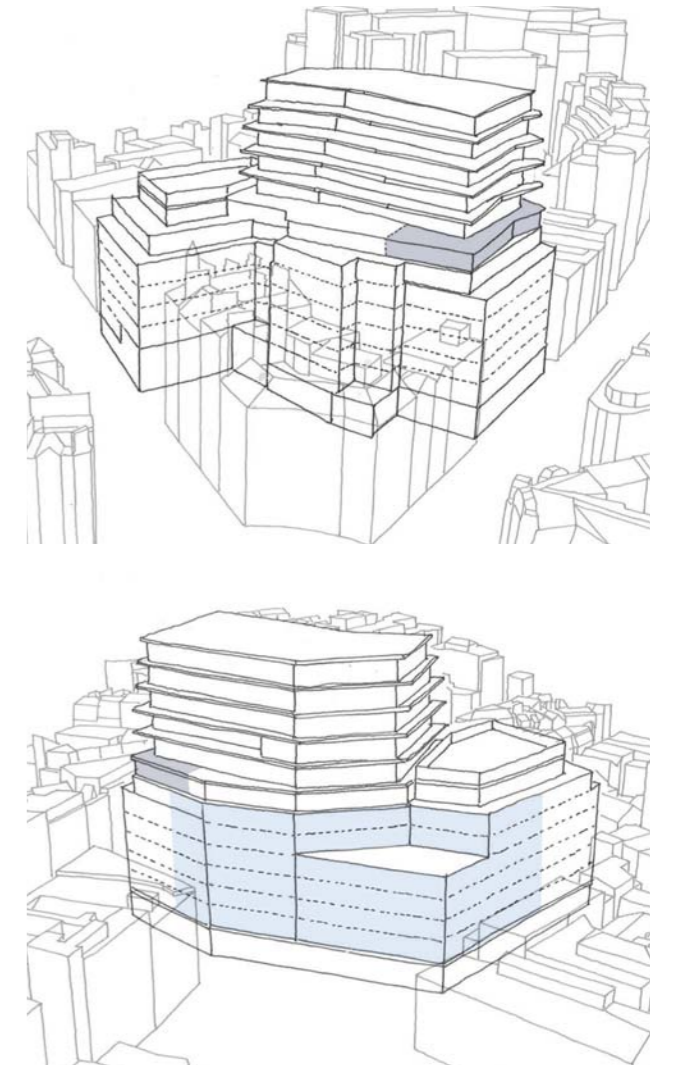
3.6 Option 06 - Housing at lower levels - Orientated North



1F - 6F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

Area Breakdown (sqm)

| | |
|---|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) = 4,042 | |
| Accommodation | = 2,244 |
| Total Circulation | = 1,120 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,864 |

Only 58% of the residential GEA would be usable accommodation

All areas are approximate

Positives:

1. Meets residential area requirements.
2. Maximises the use of the facade for the residential units.
3. North facing apartments enjoy views of Phoenix Gardens and St. Giles Church.

Negatives:

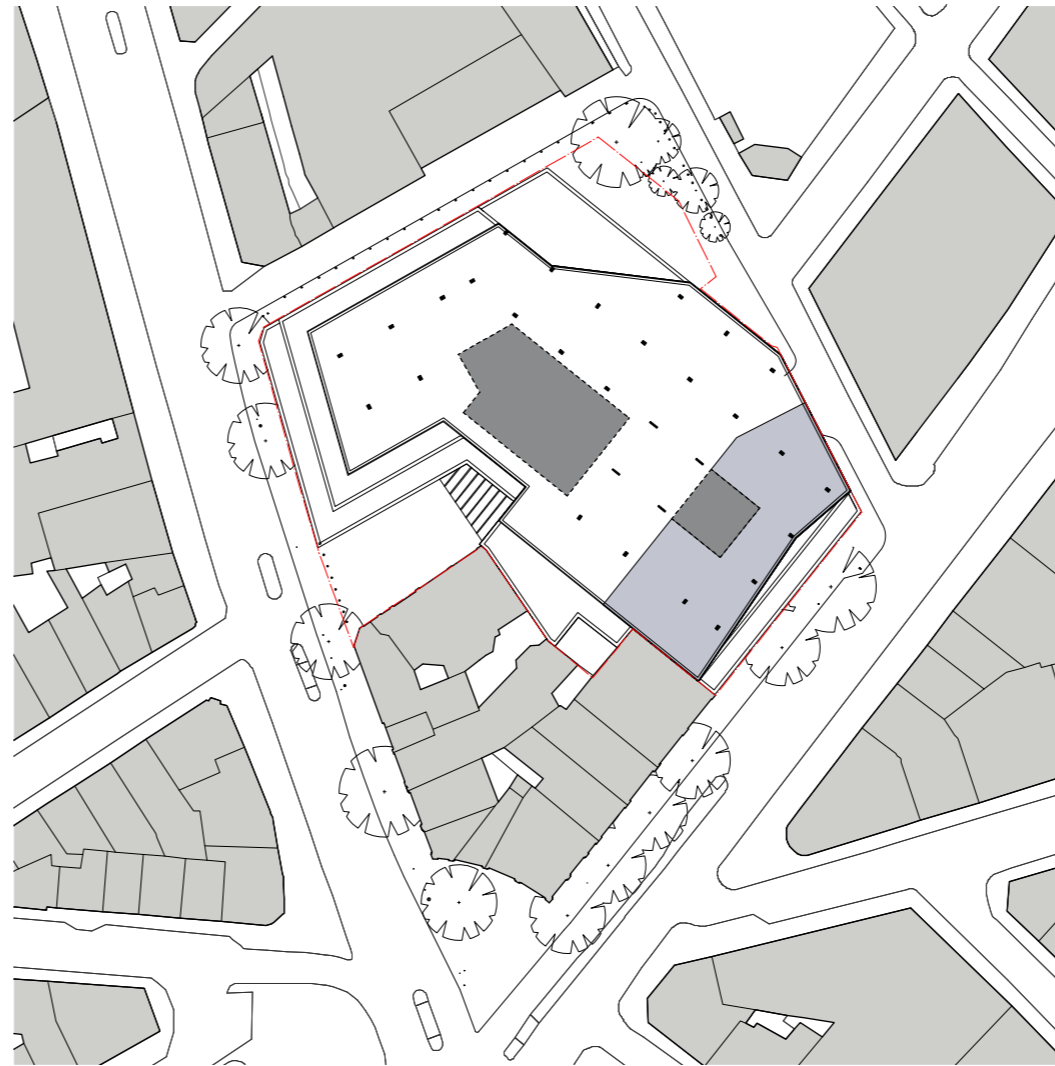
1. Predominantly single aspect units (not LHDG compliant).
2. Includes North facing units with poor natural daylight (not LHDG compliant).
3. No natural light to internal corridors.
4. Inefficient ratio of circulation to accommodation. Only 58% of the residential GEA would be usable accommodation.
5. Poor outlook on Phoenix Street towards Phoenix Theatre to the North (7m wide street).
6. Poor outlook on Stacey Street towards the adjacent Odeon Cinema (a featureless brick wall, 7 meters distant).

7. Lack of opportunity for external terraces or amenity spaces.
8. New cores affect shared basement escape routes and vehicle access ramp (protected under long term lease agreement).
9. Drainage and services routes will threaten the viability of the retail spaces below.
10. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.

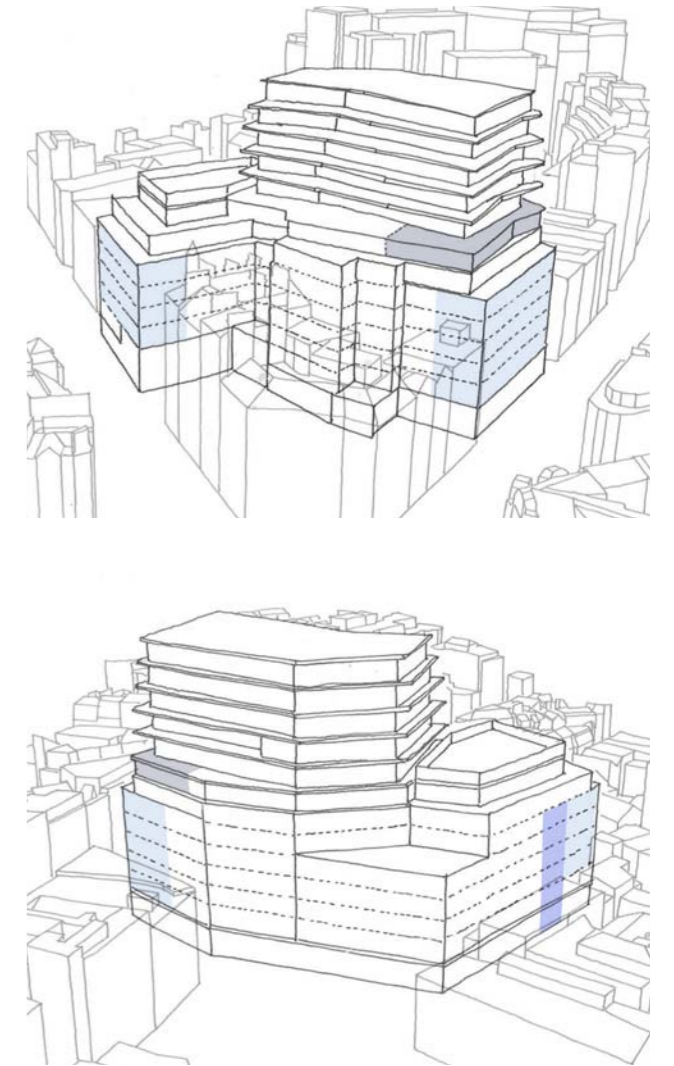
3.7 Option 07 - Housing at lower levels - East & West Elevations



2F - 5F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

| Area Breakdown (sqm) | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) | = 4,042 |
| Accommodation | = 2,368 |
| Total Circulation | = 977 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,845 |

Only 61% of the residential GEA would be usable accommodation

All areas are approximate

Positives:

1. Meets residential area requirements.
2. Maximises the use of the facade for the residential units.

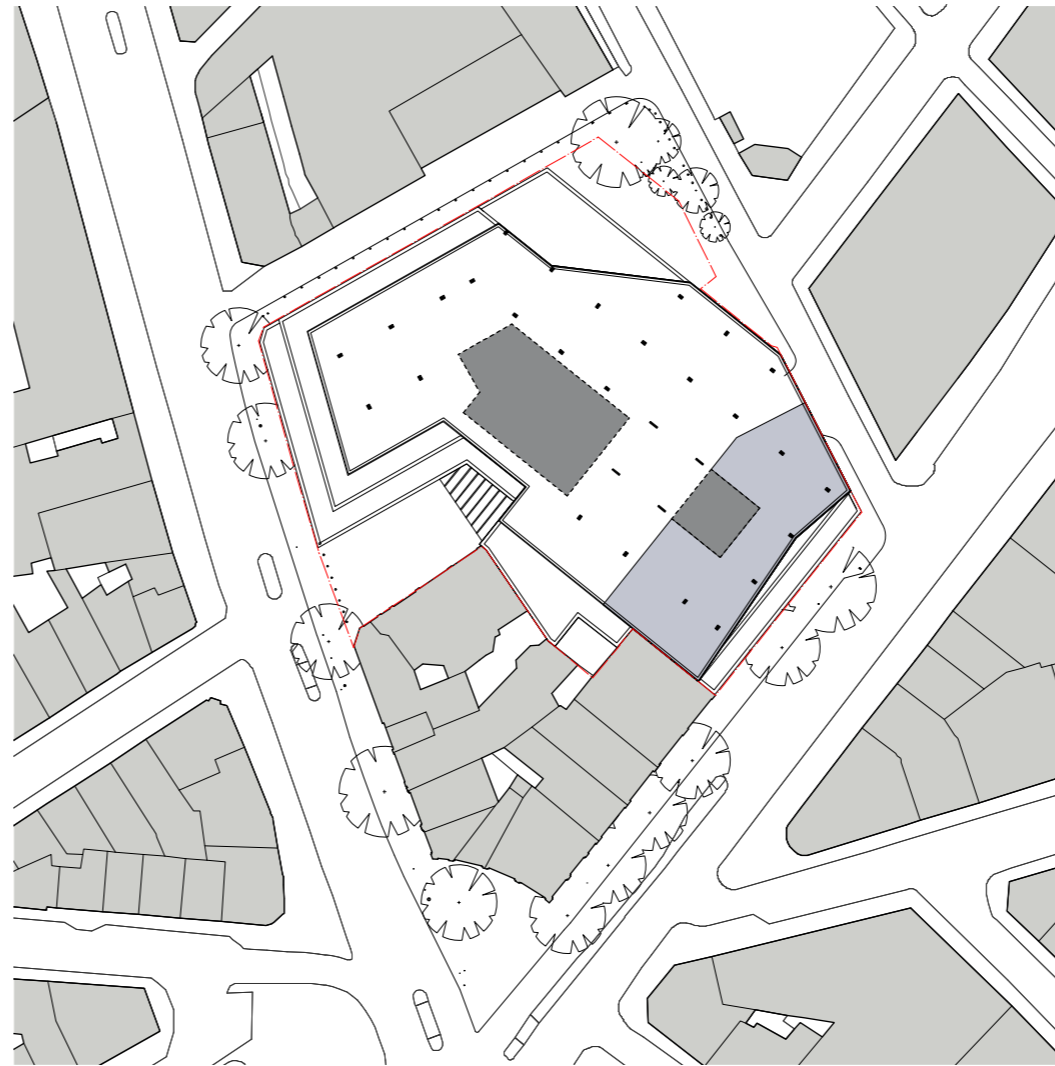
Negatives:

1. Predominantly single aspect units (not LHDG compliant).
2. No natural light to internal corridors.
3. Inefficient ratio of circulation to accommodation. Only 61% of the residential GEA would be usable accommodation.
4. Units on Shaftesbury Avenue or Charing Cross Road would require mechanical ventilation in order to meet acoustic standards for residential accommodation on these busy streets.
5. The proximity of the Northern Line below Charing Cross Road will likely cause vibration issues that will make this area unsuitable for residential use.
6. Poor outlook on Stacey Street towards the adjacent Odeon Cinema (a featureless brick wall, 7 meters distant).
7. Lack of opportunity for external terraces or amenity spaces.
8. New cores affect shared basement escape routes and vehicle access ramp (protected under long term lease agreement).
9. Drainage and services routes will threaten the viability of the retail spaces below.
10. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.

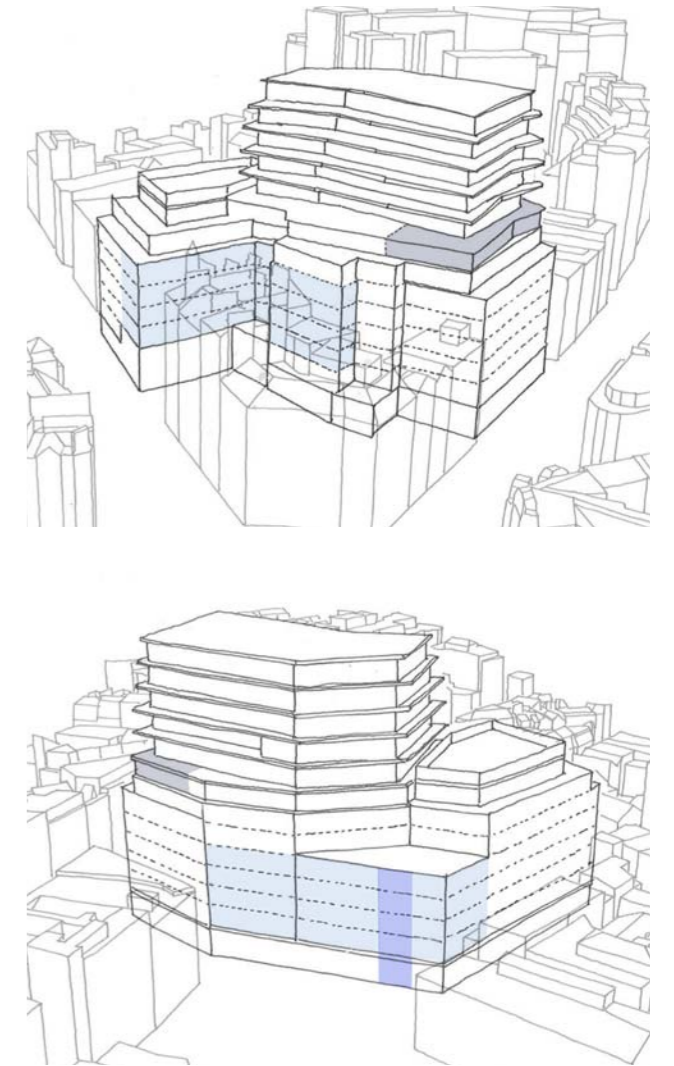
3.8 Option 08 - Housing at lower levels - North & South Elevations



2F - 5F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

| Area Breakdown (sqm) | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| | |
| Target Residential GEA (50% of uplift) | = 4,042 |
| Accommodation | = 2,308 |
| Total Circulation | = 1,066 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,874 |

Only 60% of the residential GEA would be usable accommodation

All areas are approximate

Positives:

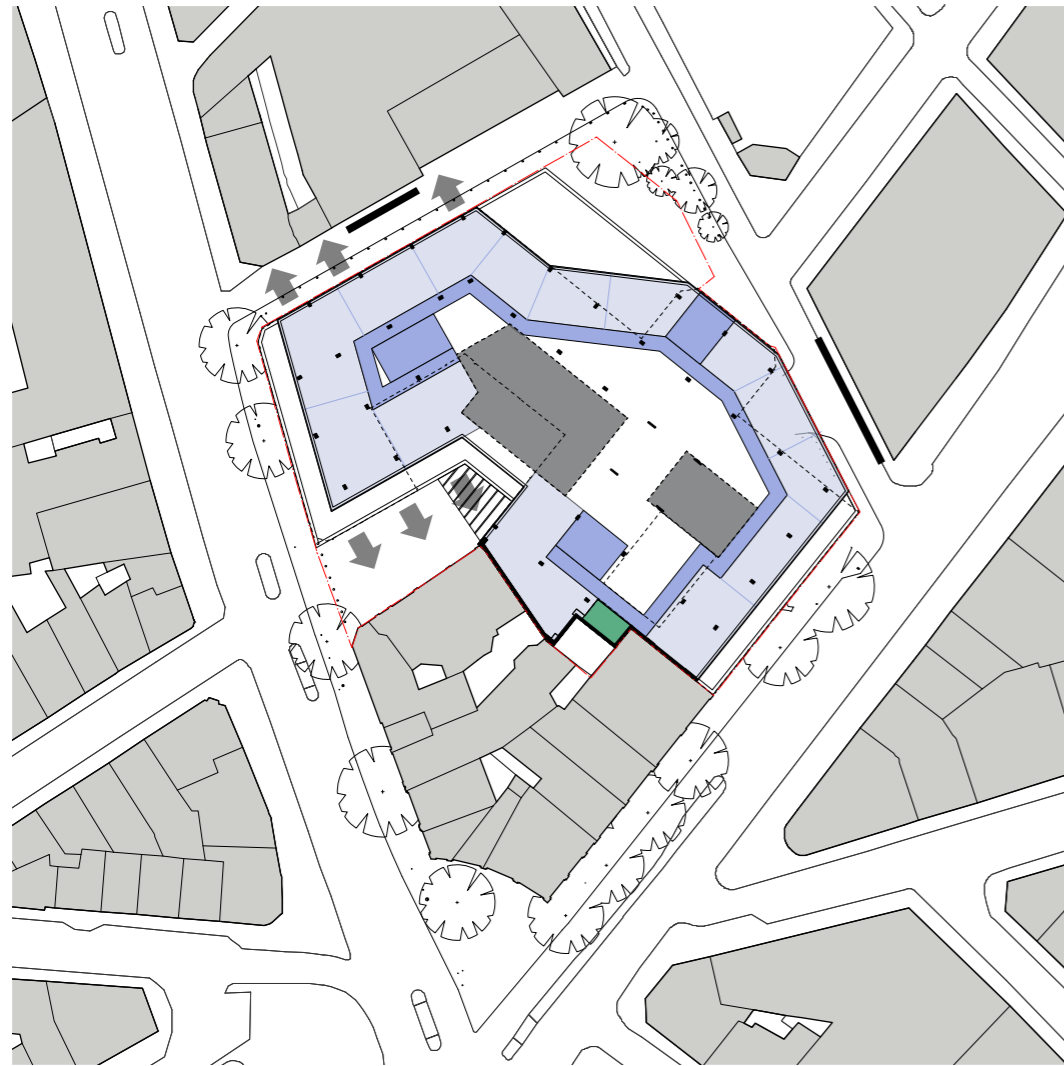
1. Meets residential area requirements.
2. Maximises the use of the facade for the residential units.
3. North facing apartments enjoy views of Phoenix Gardens and St. Giles Church.

Negatives:

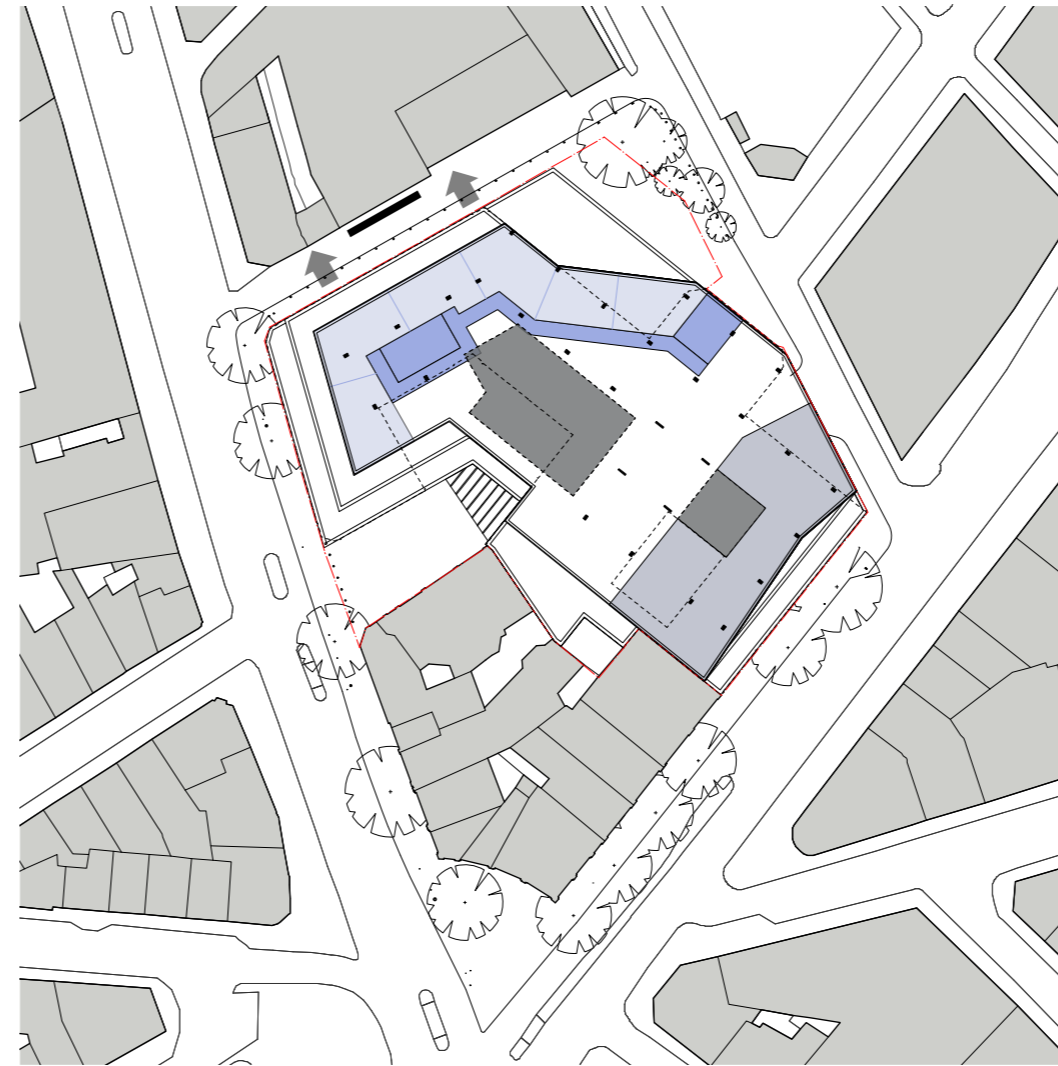
1. Predominantly single aspect units (not LHDG compliant).
2. Includes North facing units with poor natural daylight (not LHDG compliant).
3. No natural light to internal corridors.
4. Inefficient ratio of circulation to accommodation. Only 60% of the residential GEA would be usable accommodation.
5. Potential overlooking issues on Caxton Walk and Phoenix Street
6. The proximity of the Northern Line below Charing Croad Road will likely cause vibration issues that will make this area unsuitable for residential use.

7. Lack of opportunity for external terraces or amenity spaces .
8. New cores affect shared basement escape routes and vehicle access ramp (protected under long term lease agreement).
9. Drainage and services routes will threaten the viability of the retail spaces below.
10. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.

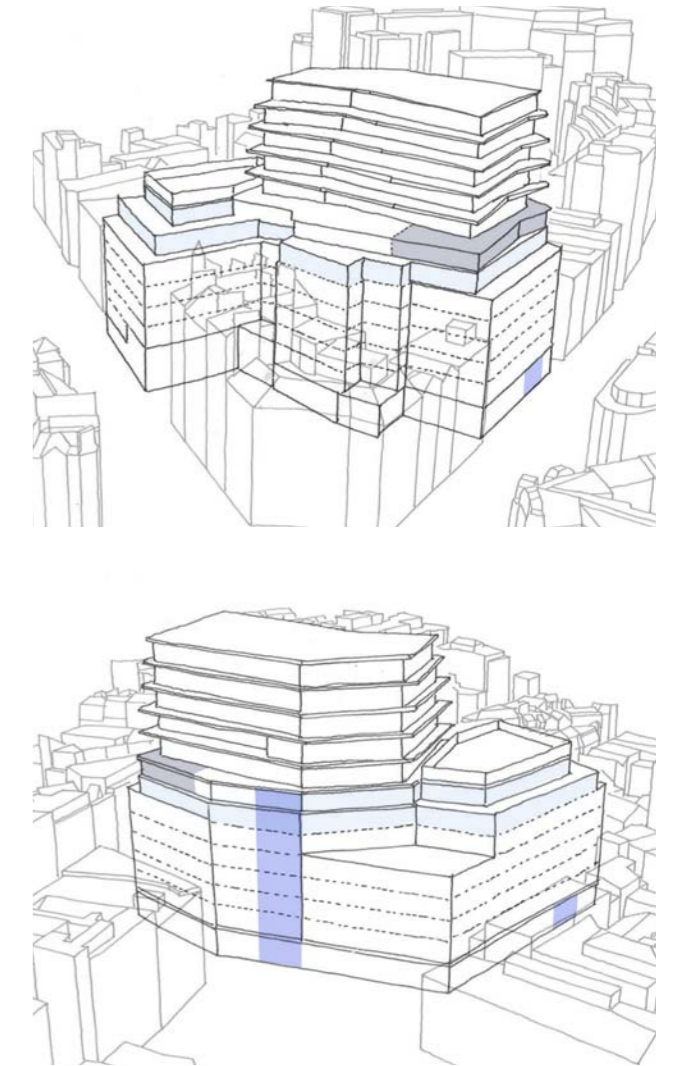
3.9 Option 09 - Housing at mid level



6F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

| Area Breakdown (sqm) | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) | = 4,042 |
| Accommodation | = 1,775 |
| Total Circulation | = 1,571 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,846 |

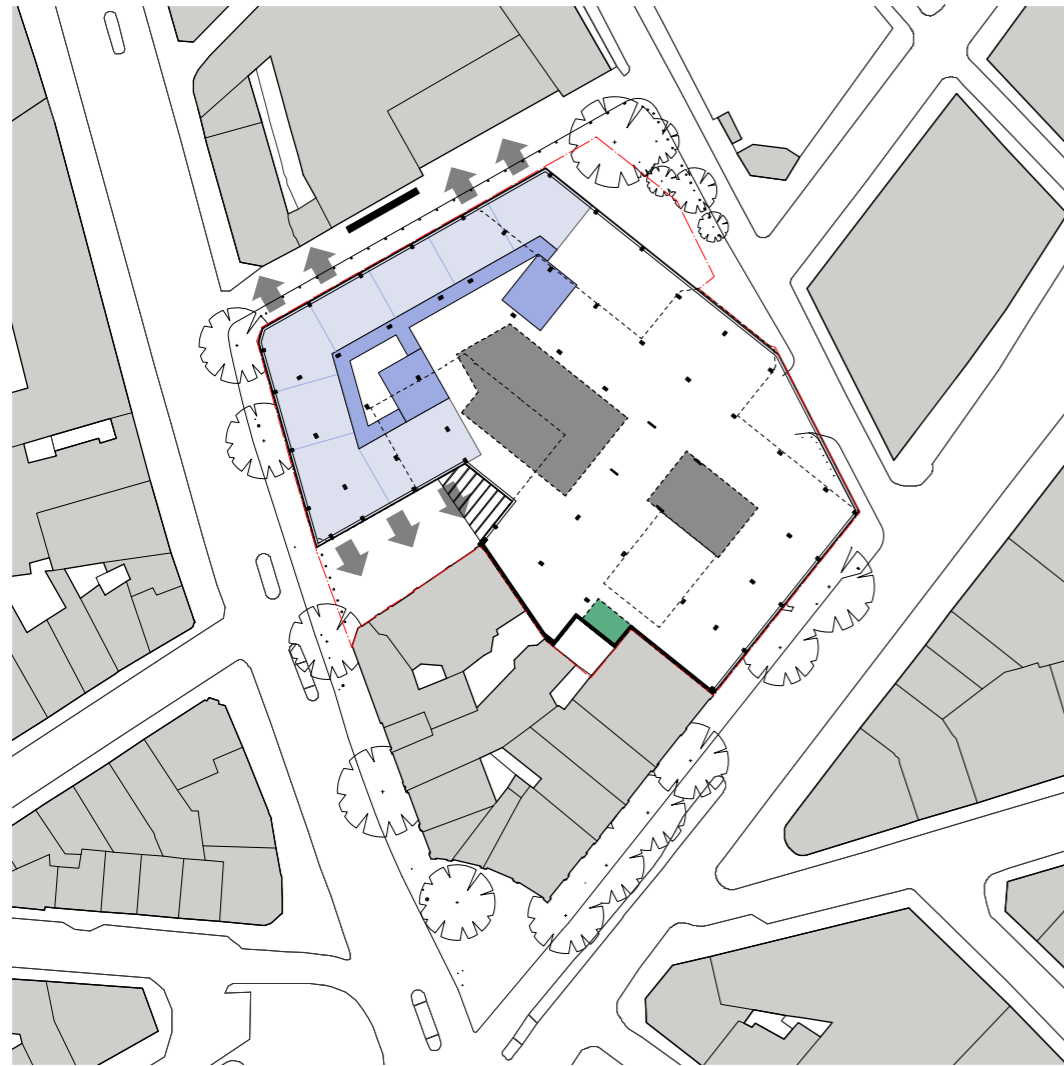
Only 46% of the residential GEA would be usable accommodation

All areas are approximate

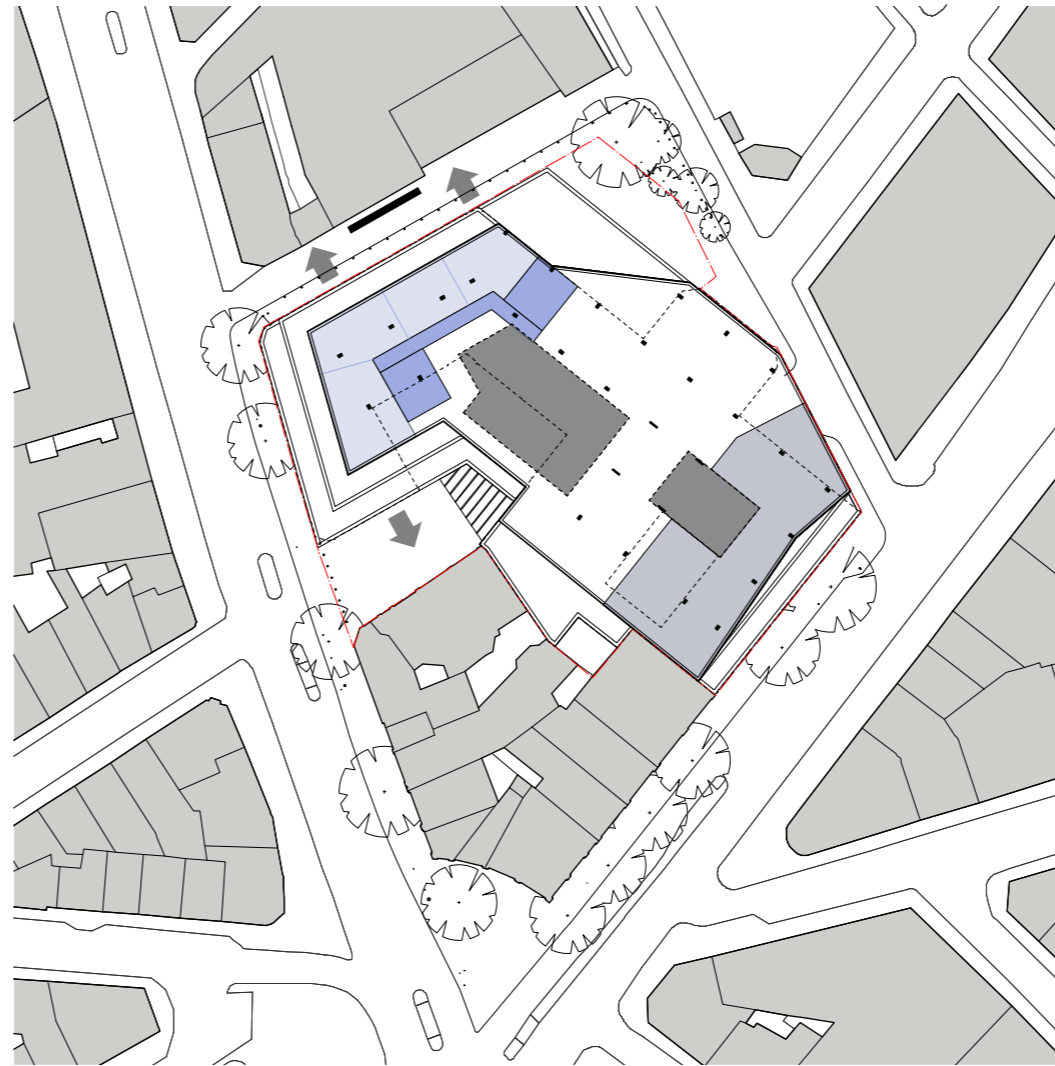
- Positives:**
1. Meets residential area requirements.
 2. Maximises the use of the facade for the residential units.
 3. North facing apartments enjoy views of Phoenix Gardens and St. Giles Church.
 4. Opportunity for external terraces on Shaftesbury Avenue, Stacey Street and Caxton Walk.
- Negatives:**
1. Predominantly single aspect units (not LHDG compliant).
 2. Includes North facing units with poor natural daylight (not LHDG compliant).
 3. No natural light to internal corridors.
 4. Inefficient ratio of circulation to accommodation. Only 46% of the residential GEA would be usable accommodation.
 5. Potential overlooking issues on Phoenix Street and Caxton Walk.
 6. Poor outlook on Phoenix Street towards Phoenix Theatre to the North (7m wide street).

7. Poor outlook on Stacey Street towards the adjacent Odeon Cinema (a featureless brick wall, 7 meters distant).
8. The proximity of the Northern Line below Charing Croad Road will likely cause vibration issues that will make this area unsuitable for residential use.
9. New cores affect shared basement escape routes and vehicle access ramp (protected under long term lease agreement).
10. Cores, drainage and services routes will threaten the viability of the office spaces below.
11. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.

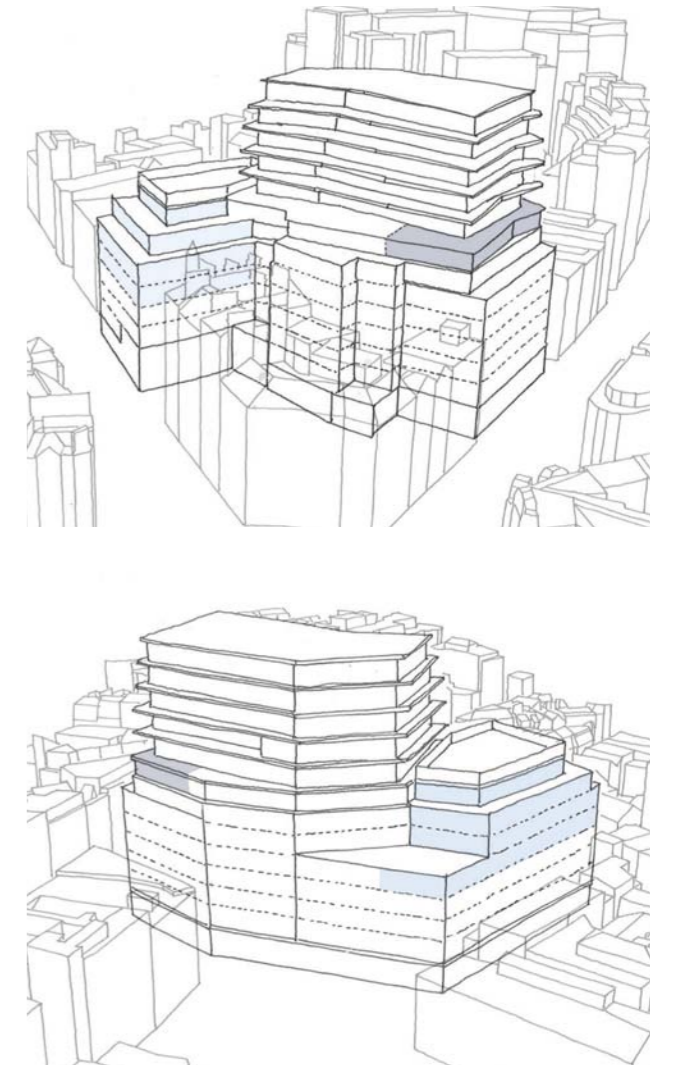
3.10 Option 10 - Housing off Charing Cross Road



4F



7F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

| Area Breakdown (sqm) | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| | |
| Target Residential GEA (50% of uplift) | = 4,042 |
| | |
| Accommodation | = 2,071 |
| Total Circulation | = 1,280 |
| Total Plant (est. 12%) | = 450 |
| Cycle and waste store | = 50 |
| Total Proposed Residential GEA | = 3,851 |

Only 54% of the residential GEA would be usable accommodation

All areas are approximate

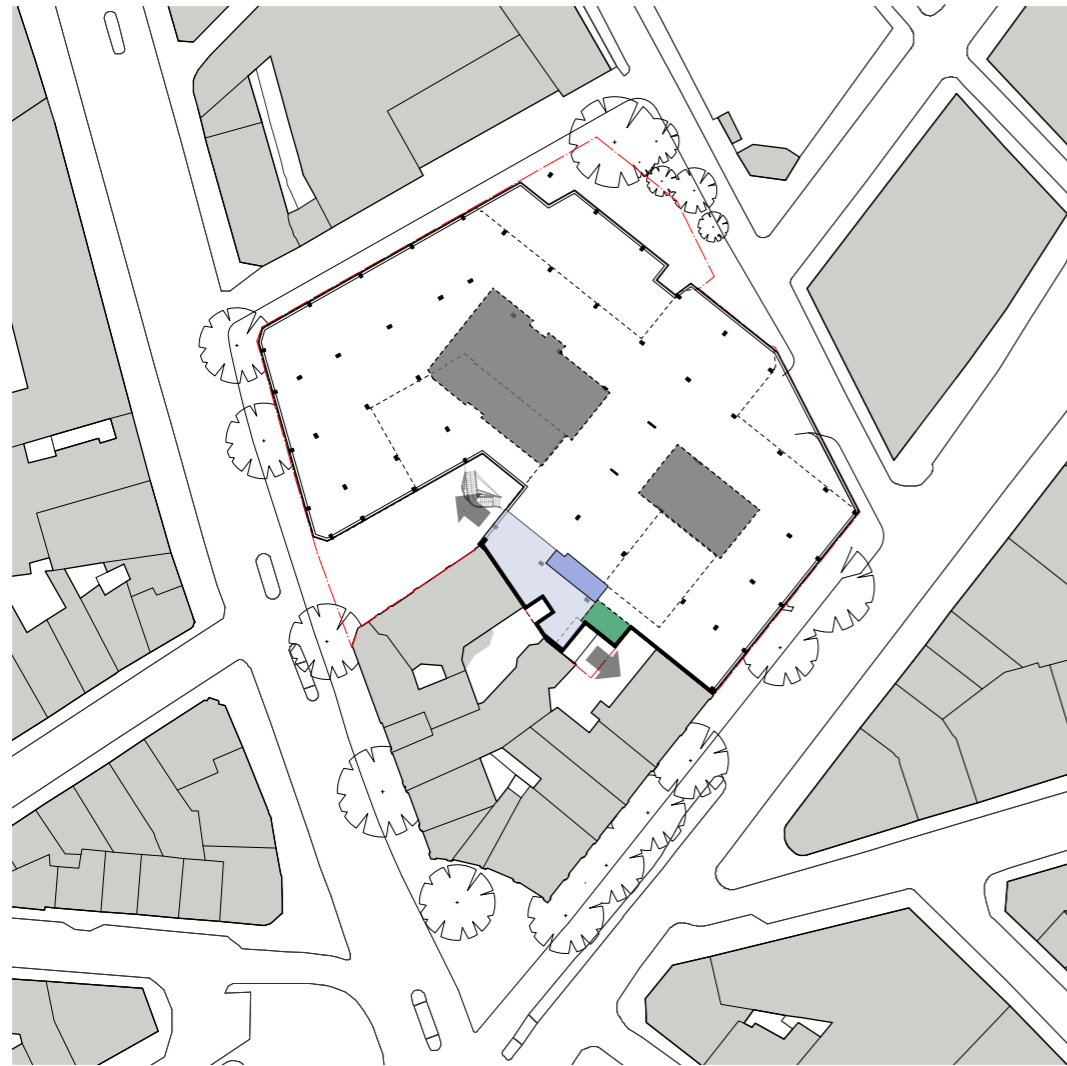
Positives:

1. Meets residential area requirements.
2. Maximises the use of the facade for the residential units.
3. Upper levels enjoy roof top views across London
4. Opportunity for external terraces at high level.

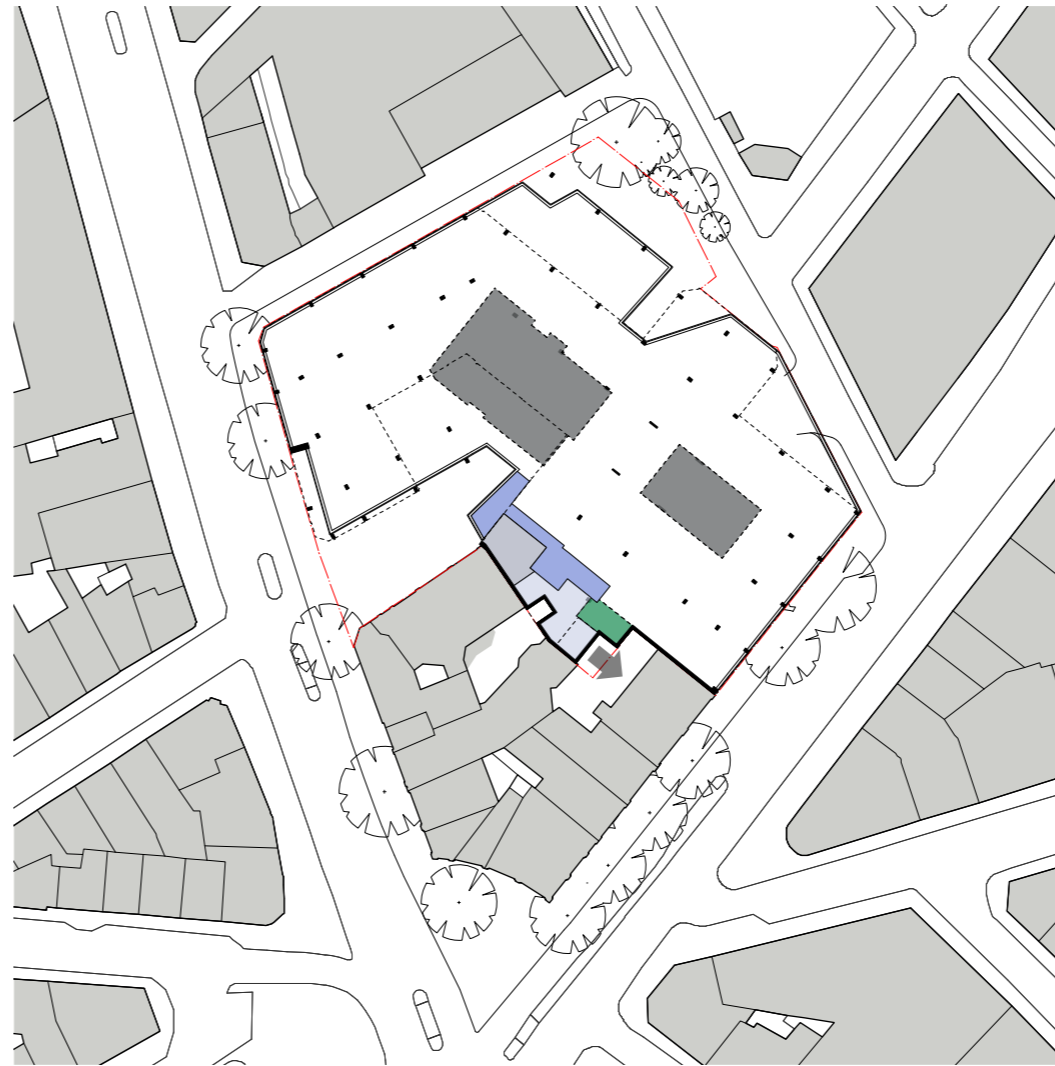
Negatives

1. Predominantly single aspect units (not LHDG compliant).
2. Includes North facing units with poor natural daylight (not LHDG compliant).
3. No natural light to internal corridors.
4. Inefficient ratio of circulation to accommodation. Only 54% of the residential GEA would be usable accommodation.
5. Potential overlooking issues on Phoenix Street and Caxton Walk.
6. The proximity of the Northern Line below Charing Croad Road will likely cause vibration issues that will make this area unsuitable for residential use.
7. New cores affect shared basement escape routes and vehicle access ramp (protected under long term lease agreement).
8. Cores, drainage and services routes will threaten the viability of the office spaces below.
9. The remaining floorplate is no longer viable as a commercial office due to the lack of natural light and convoluted layout and will not therefore be deliverable.

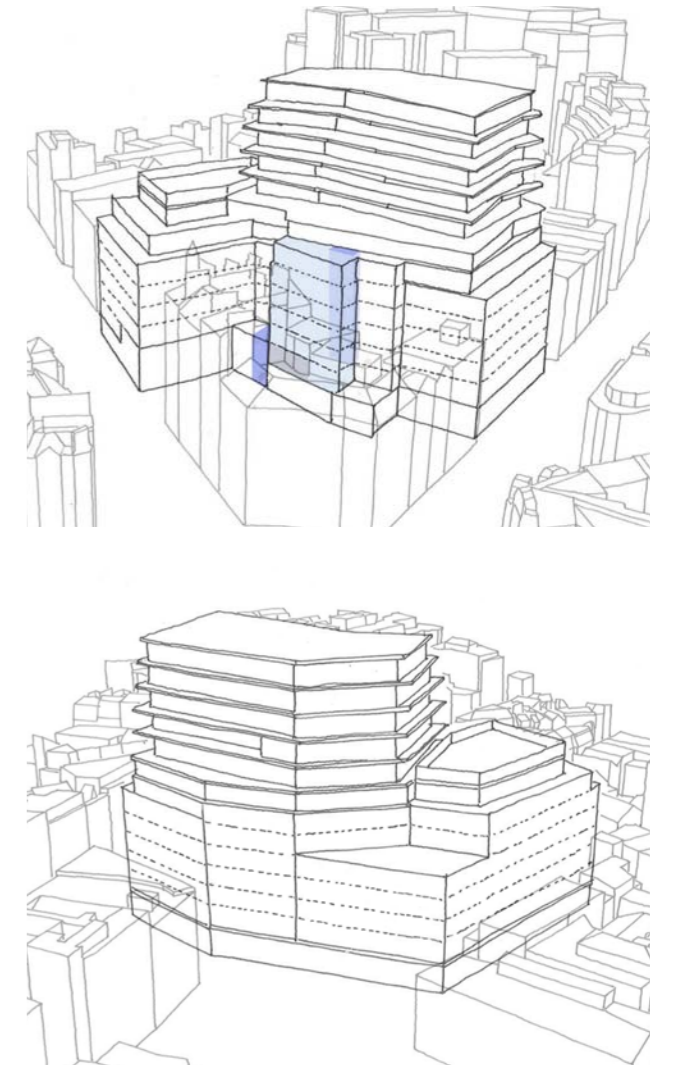
3.11 Option 11 - Housing at lower levels adjacent to lightwells



1F - 6F



1F - Plant Floor



N

- Commercial Core
- Residential Plant
- Residential Accommodation
- Residential Circulation
- Shared Means of Escape
- Potential Overlooking
- Poor Outlook

| Area Breakdown (sqm) | |
|--|----------|
| Total Existing GEA | = 24,037 |
| Total Proposed GEA | = 32,120 |
| Total Uplift | = 8,083 |
| Target Residential GEA (50% of uplift) | = 4,042 |
| Accommodation | = 579 |
| Total Circulation | = 2,13.9 |
| Total Plant (est. 12%) | = 16.8 |
| Cycle and waste store | = 26.1 |
| Total Proposed Residential GEA | = 938 |

Only 62% of the residential GEA would be usable accommodation

All areas are approximate

Positives:

1. Minimal impact on useability and viability of office floorplate.
2. Residential entrance located adjacent to neighbouring residential entrances to Trentishoe Mansions on Caxton Walk.

Negatives:

1. Does not meet policy area requirement.
2. Due to the existing retail unit at ground floor level, it is not possible to insert a new lift core. Units are not, therefore, fully accessible so do not meet Lifetime Homes of LHDG requirements.
3. Predominantly single aspect units (not LHDG compliant).
4. Poor levels of natural daylight due to primary aspect being north facing into Caxton Walk and secondary aspect into narrow lightwells.
5. No natural light to internal corridors.
6. Inefficient ratio of circulation to accommodation. Only 62% of the residential GEA would be usable accommodation.
7. Potential overlooking issues on Caxton Walk and in existing lightwell.
8. The proximity of the Northern Line below Charing Croad Road will likely cause vibration issues that will make this area unsuitable for residential use.
9. Lack of opportunity for external terraces or amenity spaces.

4.0 Summary and Conclusions of On-Site Housing

Summary and Conclusions

This study demonstrates the extensive work that has been undertaken to test whether the residential floor area sought under Camden's mixed use policy can be accommodated on site. Whilst there are some redeeming features of some of the options considered, the significant drawbacks of all of the options outweigh any positives.

Where the residential floorspace can be physically accommodated on site, the proposed units would be of a very poor quality. It is demonstrated that residential use is not feasible on this site for the following principal reasons:

- Residential units would be predominantly single aspect.
- Residential units would include north facing aspect.
- Poor residential amenity standards, including daylight & sunlight, amenity space, outlook and vibration.
- There would be a significant negative impact on the retail and office floor plates should residential be introduced into the building.
- A number of the options would render the floor plate unviable.
- The viability assessment demonstrates that the residential options would not be viable with 50%, 35% or 0% affordable housing.

In accordance with Policy DP1, this study demonstrates that residential floorspace cannot be practically achieved on the site.

5.0 Off-site Housing Provision

Having concluded that it was not feasible to provide the residential floor space on-site in accordance with policy DP1, agents were appointed to carry out a search for a potential alternative site.

The brief to the agents, Cushman & Wakefield, was to find a suitable site within the Camden administration boundary and ideally south of the Euston Road.

In order to ensure that all potential options for the provision of off-site housing were considered and assessed Cushman & Wakefield looked at a variety of sources of information, cross-checking available information, and approached it from a variety of angles. This included a search of:

- Built stock
- Properties currently available on the investment market
- Properties currently in the development pipeline
- Buildings with lease events
- LB Camden owned properties

The search was initially undertaken in November 2015. It was subsequently revisited in February 2016 and again in September 2016. The conclusion of this study is summarised as follows:

Built Stock

The initial report identified 227 potential buildings. As of May 2016, 194 of the 22 buildings were fully let offices, hotels, education or healthcare buildings. Of the 33 remaining buildings, eight are in the development pipeline leaving 25 existing properties with available space. None of these 25 buildings with available space are suitable due to long leases.

Investment Sales

Between November 2015 and May 2016 a total of 10 properties were identified within this route of investigation. As shown in Cushman & Wakefield's report, these properties have all either been sold, withdrawn from the market or are unsuitable for the provision of affordable housing.

Development Properties

Cushman & Wakefield identified a total of 16 buildings in the development pipeline that meet the size and location criteria.

Out of the 16 properties found only four offer potential for providing off-site accommodation required in relation to the redevelopment of 125 Shaftesbury Avenue. The others are unsuitable for reasons including currently under redevelopment or long term tenancies.

Lease Events

A total of 43 buildings that have lease events between 2016 and 2019 within the size range required were identified by Cushman & Wakefield. However, there was only one building where the lease events represented the entire space available.

LB Camden Owned Properties

Lastly, Cushman & Wakefield investigated the property ownership of LB Camden in order to assess the potential opportunities provided by the properties that they currently own that could be used to provide off-site accommodation.

A list of 231 properties was compiled that are owned by the borough within the search area. From this list there are 5 properties that have over 34,444 sq ft of commercial space. However, all of these properties are fully occupied and are therefore not suitable for use of off-site accommodation.

The search for an off-site solution is being considered in detail with LBC planning officers and at present there are two potential solutions that are being explored. However, if an off-site solution is not found to be feasible, and in accordance with Policy DP1, a PIL of approximately £5.4m. This sum represents the policy compliant figure and the figure this development can provide is subject to the financial viability assessment.

The search is ongoing and will continue up until planning committee and any subsequent issue of decision notice.

6.0 Summary and Conclusions of Off-Site Housing

For all of the reasons set out above, it is concluded that it will not be possible to provide any of the residential floorspace requirement on site. The lack of on-site provision has been agreed in principle with LBC planning officers.

Policy DP1 states that if housing cannot be practically achieved on site, the Council may accept an off-site solution.

Throughout the pre-application period, the team have been considering the potential for providing an off-site solution to the housing and affordable housing requirements. It should be noted that the search is ongoing but at present no solution has been found. Two off site solutions are also currently being explored in detail with LBC planning officers and these discussions are ongoing.

If an off-site solution is not found to be feasible, and in accordance with Policy DP1, the Applicant has confirmed that they will make a payment in lieu. A Financial Viability Assessment has been prepared and submitted with this application which confirms that a contribution of £2.1m can be provided.

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