

Project address:

Tybalds Estate
New North Street
London
WC1N

Application Ref: 2013/1014/P**SUBMISSION OF DETAILS**

Condition 16 (Dust suppression)
Condition 34 (Phasing plan)
Condition 36 (Construction Management Plan)

6th January 2016

Dear Mr Thuaire

Introduction

The planning application for the Tybalds Estate received planning consent in May 2013. The project is now in detailed design stage, and proposals have been developed with the aim of discharging the conditions listed below.

Condition 16 (wording from planning consent)

“No development shall commence on site until a scheme to suppress dust during site clearance and construction (including any demolition of existing buildings, breaking or crushing of concrete) has been submitted to and approved in writing by the local authority. The approved scheme shall include a watering regime and or any other form of dust mitigation where warranted and shall be implemented in its entirety once the development has commenced.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development.”

Information provided

Appx E -Dust RA and Mitigation.

Note: this forms an appendix to the Construction Management Plan (Tybalds Estate CMP 211215 Rev B) also included with this submission.

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Condition 34 (wording from planning consent)

“Prior to commencement of any part of the development, other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition, the applicant and/or developer shall submit to the local planning authority a Phasing Plan which shall balance the delivery of the affordable and market housing with the phases of the development. The development shall henceforth not proceed other than in complete accordance with such Plan as will have been approved from time to time by the Local Planning Authority

Reason: To secure sufficient provision of affordable and other tenures of housing in a balanced and sustainable manner across the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.”

Information provided

Proposed Phasing Tenure Information.pdf

This document provides details of phasing of affordable and private units. Further information on construction phasing can be found within the Construction Management Plan.

Condition 36 (wording from planning consent)

“Construction Management Plan: No part of the development (including demolition) of any phase hereby approved shall be commenced until a Construction Management Plan (including an Air Quality Assessment and dust monitoring) setting out measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) and dust monitoring throughout the demolition and construction period, has been submitted to and approved by the local planning authority in consultation with Transport for London. A summary of consultation with local residents shall also be included. The measures contained in the Construction Management Plan shall at all times remain implemented during the relevant construction phase.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.”

Information provided

Construction Management Plan (Tybalds Estate CMP 211215 Rev B)

Appendix A – TPA Drawings SK01 – SK10

Appendix B- TPA Swept Path Drawings SP01- SP09

Appendix C – Durkan Draft Construction Programme Ref: 0845 Draft CP

Appendix D – Durkan CLOCS Champion Certificate

Appendix E – Dust Risk Assessment & Dust mitigation measures

Appendix F – Summary of consultation carried out.

Appendix G- Drawings to show requirements of parking restrictions as a part of a separate TTRO application

I hope that this information meets your requirements. If you have any queries or require further information do not hesitate to contact me.

Yours sincerely

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