

Ref: 7893/SQT
November 2016

SEQUENTIAL TEST STATEMENT

In support of a Planning Application to construct a rooftop extension and retain the building's sole use as B1 office space.

To be read in conjunction with the Sequential Test Plan ref 7893/STP

at

40 – 42 PARKER STREET, WC2B 5PQ

In line with the Camden Core policy guidance CPG5, our proposal seeks to retain and enhance high quality office space in a building particularly suited to this single use.

Policy DP1 requires all proposals resulting in more than 200m² to make a contribution towards housing. Ideally, 50% of the additional floor space should be allocated to residential use. Given the nature of the building and the reasons listed below, it is considered that the proposal should be exempt from such a requirement as it is wholly impracticable in this instance.

The proposed extension will create 278m² of gross additional floor space. The new fifth floor has a proposed GIA of just 96m². Therefore, in order to meet the requirements of policy DP1, any residential unit would need to span both new floors and the fourth floor would house a mix of uses. Sandwiching a residential unit on the Fourth Floor between two floors of offices is not a practicable solution.

The layout for the proposed extension is limited and we would not be able to offer clear separation of the two uses. This would raise security issues for both existing and future users of the building.

The dense nature of the surrounding buildings means that it is not possible to provide a separate emergency staircase for residential units.

Potential residents living in the building would be subject to high maintenance costs which would be unsuitable for the type and size of housing unit that could be constructed.

There are major residential developments taking place within 50m of the proposal site. Parker House, will provide 43 new residential units and Parker Tower will provide 51 new residential units. There is also a development for 4 new residential units underway at 20 Queen Street which backs onto the proposal site. This is readily shown on the attached Sequential Test Plan.

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SEQUENTIAL TEST STATEMENT (Contd.)

Too many office spaces have been lost to residential uses under the new permitted development laws. The re-development of Parker Tower has resulted in the loss of 8,200m² of B1 Office Use floor space.

Including a small amount of residential units to this application site will not bring any additional benefit to the immediate surrounding area and will have a detrimental impact on the viability of the building's existing use as office spaces.

It is acknowledged in the core strategy 6.18 that there is a need to protect some non-residential uses as well as a need to promote Central London as a national and international focus of business.

The proposal seeks to enhance the range of high quality office space available to provide job opportunities and promote economic growth in this vital business area. It is outlined in CPG5 Section 7, Paragraph 7.2 that the council 'will protect existing employment sites and premises that meet the needs of businesses and employers'.

The long-term success of this building in single use as office space demonstrates the need for this type of building.

The proposals set out here do not undermine the viability of delivering the Local Plan but provide a positive contribution to policies relating to business growth in the Core Strategy (6.18), Local Development Framework and the London Plan (4.14).

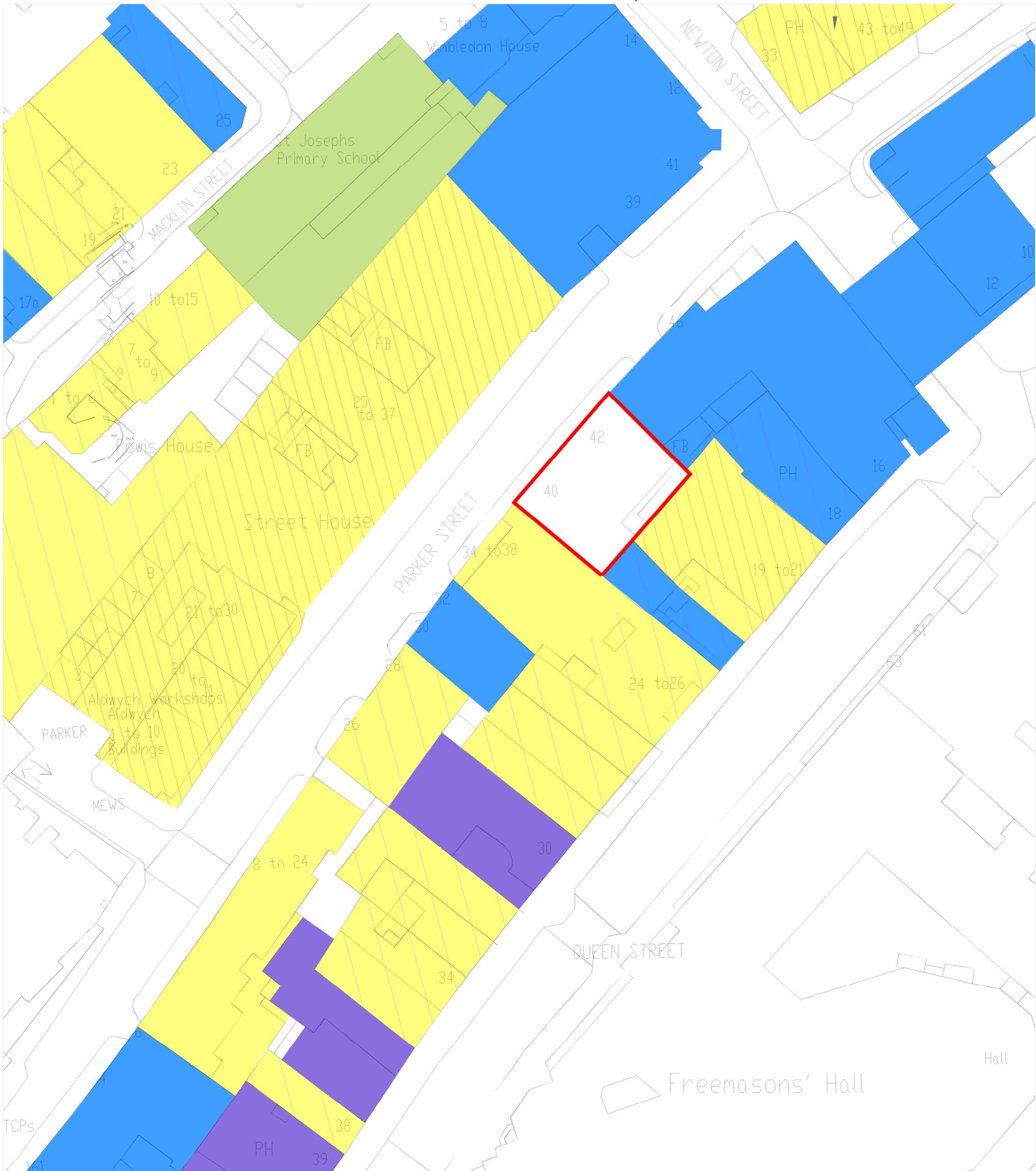
Including residential units in this particular development would result in compromised living spaces that would undermine the council's objective for high quality housing. We recognise the importance of housing development but in this instant, sandwiching a flat in what is essentially an office building would not provide decent quality residential accommodation and would almost certainly mean that the proposed development would not take place.

The Client is prepared to make a payment in lieu of providing residential units in this building to help with developments in more suitable sites.

SEQUENTIAL TEST PLAN

Primarily residential
on Newton Street

Loss of 8,200m² of office space at
Parker Tower development



KEY

- Office use (Class B)
- Residential dwellinghouses
- Other Commercial (Class A)
- School
- Currently under development
- Application site

