

External Lighting

The external lighting drawing 7202(60)SK002-A has been submitted as part of this application and has been prepared based on information provided by LBC and also to blend in with the new proposed landscaping scheme.

The main areas to be covered are the new access roads onto the Estate at Chancellors Court, Babington Court and the new build Blemundsby Building.

The system as identified on the drawings generally comprise of 5 metre lighting columns with postop lanterns utilising 'LED' light source and photocell, to complete with BS EN13201-2-2003 Part 2 Category S2 for Subsidiary Roads.

The remaining areas on the site around Windmill, Springwater and Falcon are not covered at present as these are generally covered by Public Highway Lighting which will remain intact.

The overall external lighting proposals are preliminary at planning application stage and will be subject to LBC formal approval in due course.

CCTV

Proposals have been developed and agreed in principle with LBC officers at a site meeting. The proposals are shown in drawing 7202(60)SK001, which is subject to detailed approval in due course.

Existing

The existing scheme consists of wall mounted dome type cameras mounted each corner of the Chancellors Court and Babington Court multi-storey blocks. These cameras are to be retained. They are linked to the existing digital recording equipment located in Babington Court building. The signals are then transmitted to the remote off site monitoring station via the roof mounted aerial system.

The existing Blemundsby Building is provided with 3 no. fixed head CCTV cameras. These are standalone cameras which are not linked to the remote off site central monitoring station.

The existing CCTV cameras on Chancellors Court and Babington Court are to be retained.

The 3 No. existing cameras on the existing Blemundsby Building are to be stripped out.

Proposed







Proposed CCTV cameras are to be provided in the locations as indicated on the drawing to cover the areas around the existing Blemundsby Building, new build Blemundsby Building and Energy Centre and also the rear access area to the new building adjacent the existing Devonshire Court.

All new cameras are to be linked back to the existing digital recording equipment located in the Babington Building.

As indicated on the drawings the cameras will be a mixture of PTZ (Pan, Tilt and Zoom) head type and also fixed head static cameras.



Plan illustrating CCTV proposals for the estate

-  Existing wall mounted dome type camera to remain on Chancellors and Babington Court
-  Existing wall mounted to be disconnected and stripped out
-  New PTZ camera (pan, tilt and zoom)
-  New fixed head static camera
-  Existing digital recording equipment in Babington Court
-  Existing roof mounted transmission in Babington to off site central monitoring station

6.9 Lifetime Homes

Units are designed in line with the 16 lifetime homes criteria, please refer to the plans opposite which indicate the main access zones & corridor widths within a terraced house & flat within the Blemundsbury new build block. These represent typical units on the estate and reflect the principles used across all new units. Level access is achieved to entrances from the street, and stepped access is provided up to the 2nd floor at the Orde Hall street bookend block.

The terrace unit plan also highlights the only area where the newbuild scheme cannot comply with Lifetime Homes, which is because the refuse requirements set out by London Borough of Camden restricts the width of the entrance area by 100mm. Lifetime homes criterion 4d recommends that this should have a 1200mm width.

The terrace plan also shows how the kitchen/dining room (the primary living space) is provided at ground floor, whilst a sitting room (the secondary living space) is provided at top floor associated with the outdoor terrace amenity space, should the residents wish to swap this arrangement then this is of course possible.

Blemundsbury terrace house



Blemundsbury new build bookend



6.10 Accessibility: Wheelchair accessible housing

Of the 93 new proposed residential units 11 are proposed to be wheelchair accessible units.

Of the 11 proposed wheelchair units 5 of these are contributing to the Parker House off-site affordable scheme and 6 are attributed to the Tybalds standalone scheme. For the Tybalds standalone scheme this equates to a provision of 12% wheelchair units which is over the Camden requirement for 10% of units to be wheelchair accessible. A key opportunity of the regeneration project is its ability to deliver high quality affordable homes for wheelchair users. A focus has been placed on the delivery of social rented homes as discussion with the housing department identified that this is the main need across the borough. The layouts for the social rented units have been developed in discussion with LBC access officers and occupational therapists. Social rented units have been designed to achieve over the requirements of the London Housing Design Guide and aspire to achieve the key criteria of the Camden Wheelchair Housing Design Guide.

The breakdown of the units for the Parker House off-site affordable wheelchair units is as follows:

Social rented:

- 1 x 3 bedroom house (unit 2.A.6) in the new build Blemundsby block
- 2 x 3 bedroom flats (units 3.B.1 and 3.B.2) in the Devonshire Court overbuild
- 1 x 2 bedroom house (unit 3.A.2) in the new build Devonshire block

Intermediate:

- 1 x 2 bedroom maisonette (unit 3.A.1) in the new build Devonshire block

The breakdown for the Tybalds standalone scheme are as follows:

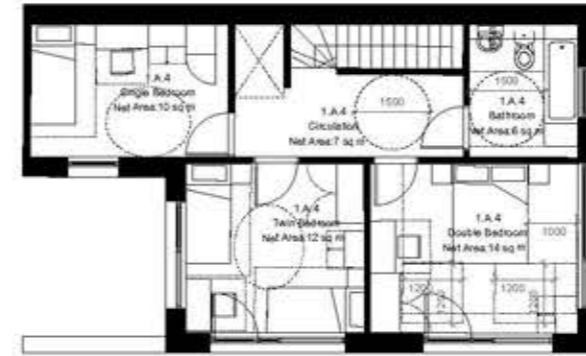
Social rented:

- 3 x 2 bedroom (unit numbers 2.D.1, 2.D.2, 2.D.3). These are located in the lower ground floor conversion of Blemundsby existing block.
- 1 x 3 bedroom house (unit number 1.A.1) in the area 1 mews houses
- 1 x 4 bedroom house (unit number 2.A.1) in the new build Blemundsby block

Private:

- 1 x 3 bedroom house (unit number 1.A.4) in the row of mews houses. This block has been designed to meet the Habinteg design guide and the London Housing Design Guide.

Unit 1.A.4 Private 3 bedroom mews house

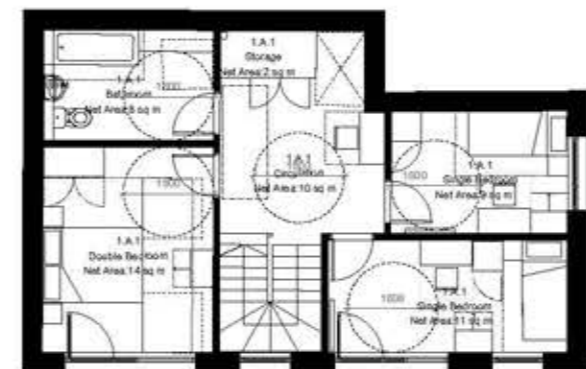


First floor



Ground floor

Unit 1.A.1 Social rented 3 bedroom mews house

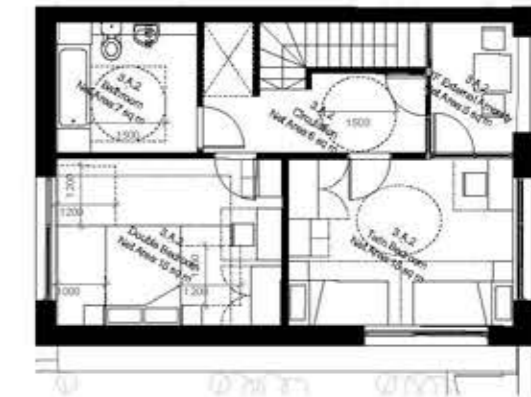


First floor



Ground floor

Unit 3.A.2 social rented 2 bedroom maisonette in Devonshire new build



First floor



Ground floor

6.11 Energy and sustainability strategy

Energy Performance Standards

Each of the residential units and the engineering services that support them have been designed to achieve Code for Sustainable Homes Level 4 standard.

CfSH Level 4 requires a 25% improvement over the dwelling emission rate as calculated in accordance with ADL1A 2010.

Energy generation

A fully integrated approach has been developed for the generation, distribution and use of thermal energy. The objectives are to minimise energy consumption and waste, maximise generation efficiency and to exploit use of Low or Zero Carbon (LZC) technologies to maximum effect.

The application proposes that the lead source of thermal energy generation is a Combined Heat and Power (CHP) installation using gas as the prime mover. This is the principle LZC component of the scheme. The new plant and CHP infrastructure for the scheme is located in a basement under the new Blemundsby block at the corner that meets Orde Hall Street. The new CHP unit will replace two existing heating systems on the estate and upgrade the heat supply for existing residents as well as new residents.

The CHP machines will be selected for maximum utilisation and their capacity will go beyond that which site thermal base load would otherwise suggest through use of thermal storage.

Heating and hot water energy will be delivered to individual apartments by Heat Interface Units (HIU's) that will comprise all necessary controls, metering, safety devices and heat exchange equipment in a prefabricated insulated enclosure. HIU's will be sited within each apartment and will hydraulically decouple the primary and secondary sides of the system.

Domestic hot water will be either be generated by a plate heat exchanger or close coupled cylinder and this decision will be made on water condition grounds.

It should be noted that biomass boilers are not compatible with the principle of thermal energy generation outlined above because the low return water temperature, so important for optimising the storage of thermal energy, would have to be raised artificially to prevent condensation from occurring within the biomass appliance. Further, biomass heating is not considered appropriate for the urban location of the site given the potential difficulties of achieving local air quality standards from biomass boiler flues and the implications on surrounding road infrastructure of regular delivery of biomass fuel by heavy goods vehicle.

Further, local solar thermal systems has not been adopted for the generation of domestic hot water as this is a competing form of energy generation to the use of the CHP plant. In addition the low return water temperature from the thermal stores enables maximum use of CHP with thermal storage.

Sustainability: Climate change

A holistic approach to the current needs of the development and those through its life has been taken, this includes future climate change. The design team has considered the building's form and function and wherever possible adapted this to minimise energy demand.

Part of the strategy of reducing energy demand and maintaining steady internal conditions through the year is thermal mass. The engineering services have been developed in conjunction with the building design to minimise the reliance on energy for space conditioning.

Construction elements have been designed with heavy weight materials within the insulated envelope, together with robust dense internal surface finishes, such as wet plaster, to increase admittance values as far as possible. The completed build ups have also been selected to optimise decrement factor (heat flow) and decrement delay (time lag), target values for which are generally 0.25 and 9-12 hours.

The ability of a building to act in this way means it is less vulnerable to the instability experienced in many light or even

medium weight structures. In other structures, the rapidly changing internal environment results in cyclic operation of internal conditioning systems. The result is more energy input more frequently to maintain comfort during winter, or overheating in summer.

Further, internal casual gains during winter can be absorbed during the occupied period and emitted back into the space when internal temperatures drop.

Pollution

Mitigation of pollution risk has been of paramount importance.

Gas burning boilers with extremely low Nox emissions will be specified and it is intended that all exhaust points will be located at roof level to minimise the potential for recirculation.

Any insulants specified for the development will have a global warming potential (GWP) of less than 5 and an ozone depletion potential (ODP) of zero.

Refrigerants will not be used for conditioning of any spaces in any part of the development.

Water management

Water saving features will be incorporated for both consumption and discharge of wastewater. Low water volume sanitary appliances and fittings will be specified throughout the development. To compliment low water use fittings, additional electronic controls will be considered to both avoid unnecessary consumption and prevent excessive consumption.

Waste

Sufficient, accessible internal and external recyclable waste storage facilities will be provided.

Wherever possible, the design of the building will be developed with a modular approach that is inherently efficient, using materials of compatible sizes and constitution. This approach increases the quantum of services that can be pre-fabricated off site and reduces

construction cost and waste on site through increased efficiency on site.

During construction a site waste management plan (SWMP) will be implemented to ensure best practice results are achieved with respect to waste minimisation.

The SWMP will include procedures and commitments to sort and divert waste from landfill by:

- Re-use on site
- Re-use on other sites
- Salvage/reclaim for reuse
- Restocking, take-back, or return to supplier
- Recovery and recycling
- Compost

Materials

Consideration will be given to the use of materials with a high recycled material content, such as bricks using recycled clays, and sourcing from local suppliers to minimise the impact of transportation.

All timber used in construction will be procured from sustainably managed sources with Forestry Stewardship Council (FSC) certification.

6.12 Initial Phasing / delivery strategy

In addition to the initial construction management plan that supports the planning application an initial construction phasing strategy has been developed that demonstrates the likely sequencing of the proposed development on site.

It is proposed that the scheme is provided in four overall phases of construction, each with several sub phases when site areas or compounds may be rearranged. This initial phasing strategy is summarised as follows:

Phase 1 Blemundsburly (anticipated to last approximately 15 months commencing in autumn 2013 and being completed in Jan/Feb 2015):

The new combined heat and power unit that will serve the whole estate (new and existing) is located in the basement of the eastern end of the new build Blemundsburly block. This is therefore the first construction phase as it is vital that the new CHP is up and running prior to the old heating systems being decommissioned. The new electricity sub station will also be constructed in this phase and up and running prior to the commencement of phase 2.

During this phase the refurbished TRA hall will be delivered, this means that for a short while this hall may be unavailable. The project team will aim to make this time as short as possible and will ensure that other facilities are available for use on the estate throughout the construction period.

The new residential accommodation for this development area will be delivered alongside the new courtyard space in between the new build block and existing block at the end of this phase.

Phase 2 The main square, mews and Devonshire Court (anticipated to last approximately 12 months commencing in Jan/Feb 2015 and completed Feb 2016):

The existing electricity substation will be decommissioned alongside the existing heating plant in the basement of Babington Court which will be replaced by the new CHP unit and sub-station at Blemundsburly.

At the end of this phase all of the residential accommodation will have been delivered alongside the public realm improvements to main square and the new landscaped area at Devonshire Court.

Phase 3 Falcon and Richbell (anticipated to last approximately 18 months from February 2016 and completed in July 2017):

This phase includes delivery of the development proposals around Falcon and at Richbell. During this time the Springwater building will still be accessible and the courtyard space will be available for use by residents.

The TRA hall at Falcon will be upgraded during this time, meaning that it will be out of operation for a short time. The project team have made a commitment to ensure that other facilities will be made available on the estate throughout the construction programme.

At the end of this phase all of the proposed residential accommodation will have been delivered alongside the improved TRA hall and courtyard space at Falcon.

Phase 4 Springwater and Windmill (anticipated to last approximately 12 months, commencing in August 2017 and completed in July 2018):

This will be the final stage in the construction programme and will involve the delivery of the remainder of the proposed residential units at Springwater and Windmill.

This will involve the decommissioning of the existing heating plant in the basement of Springwater. At the end of this phase all new and existing residential accommodation will be linked into the new CHP system meaning that more efficient heating and hot water will be supplied to all residents.

This phase will also include the improvements to the courtyard at Richbell and Springwater and landscape works around Windmill block. Any final making good work to the landscape and public realm will be done at the end of this phase.

Phase 1 Blemundsburly



Phase 2 the main square, mews and Devonshire Court



Phase 3 Falcon and Richbell



Phase 4 Springwater and Windmill



Planning Statement



7 Planning Statement

7.1 Application proposals overview

This planning application proposes the renewal and regeneration of the existing Tybalds Estate in Camden via the creation of new affordable and market housing, the enhancement of existing units within the estate, improvements to the estate's existing public realm, communal areas and playspaces coupled with the provision of new useable open space and play space, and the expansion of community facilities.

In total, 93 new units are proposed, of which 71 will be affordable and 22 market. A proportion of these affordable units represent part of the affordable housing provision for another Community Investment Programme (CIP) within Camden, Parker House.

As part of the regeneration proposals, a number of existing units at both Springwater and Richbell are to be extended to ensure they continue to receive adequate daylight / sunlight levels. These extensions will also result in more generous and enjoyable internal spaces for the existing residents.

Site wide improvements to open areas within the estate along with the creation of a series of defined pedestrian routes will ensure that the estate is better integrated into the surrounding area, and also presents residents with a greater variety of open spaces in which to relax and spend leisure time.

In addition to the above, further children's play space is to be provided within the estate, and improvements carried out existing areas which are in poor condition. Likewise, expanded and enhanced community facilities also part of the application proposals.

7.2 Planning Policy Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan for the site comprises the London Plan, Spatial Strategy for Greater London (July 2011) together with Camden Core Strategy and Camden Development Policies.

Other documents, which are material considerations, include the recently published NPPF and Supplementary Planning Guidance, Supplementary Planning Documents and Planning Guidance prepared and adopted by both the Greater London Authority and the London Borough of Camden.

7.3 Planning Guidance relevant to this application

Greater London Authority

- Accessible London: Achieving an Inclusive Environment (April 2004).
- Housing Supplementary Planning Guidance (November 2012).
- Sustainable Design and Construction (May 2006)
- Shaping Neighbourhoods: Play and Informal Recreation (September 2012)

Camden

- CPG 1 Design
- CPG 2 Housing
- CPG 3 Sustainability
- CPG 4 Basements and Lightwells
- CPG 6 Amenity
- CPG 7 Planning Obligations

Based on the content of these various adopted documents and the component parts of the scheme proposals it is considered that the key planning considerations raised by the redevelopment of the sit include:

- The acceptability of the proposed residential use
- Provision of affordable housing
- Residential extensions
- Design
- Car and cycle parking
- Inclusive access
- Open space
- Play space
- The impact on heritage assets
- Provision of community facilities
- Environmental issues
- Energy and sustainability
- Delivery and planning obligations

7.4 The acceptability of the proposed residential use

The London Plan sets a housing target of 6,650 new dwellings for Camden over the next ten years, with Policy 3.3 'Increasing Housing Supply' specifically identifying the 'sensitive renewal of existing residential areas' as one means through which to meet London's housing need. Policy CS6 seeks to maximise the supply of additional homes to meet London Plan targets. Para 6.18 of the Core Strategy states that the Council aims to close the gap between housing demand and supply by regarding housing as the top priority when considering the future of unused land and buildings.

The proposed development will provide 93 mixed tenure dwellings, 71 of which will be affordable (44 social rented and 27 intermediate) and 22 market units. The 71 affordable

units include the provision of off-site affordable units relating to another CIP project, Parker House. Further information the approach to affordable housing is provided later in this section.

Policy DP2 confirms that the Council will seek to maximise the supply of additional homes in the borough. In seeking to achieve this objective para 2.9 of the Council's Development Policies states that the Council will expect the density of housing development to take account of the density matrix in the London Plan (table 3.2) and to be towards the higher end of the appropriate density range. The site is a Central Area and is highly accessible with a PTAL rating of 6b and hence a density of 650-1100 habitable rooms per hectare is considered appropriate.

The proposed development will result in an increased residential density within the site boundary, providing a total of 646 habitable rooms per hectare, which is broadly in line with London Plan policy. This represents a more appropriate residential density for such an accessible and central site.

In addition to the principle of residential development there are a number of other key policy considerations in relation to the housing mix and size.

London Plan Policy 3.8 promotes housing choice and seeks a balanced mix of unit sizes in new developments. Overall, there is an emphasis on providing more affordable family housing.

London Plan Policy 3.5 requires housing developments to be of the highest quality internally, externally and in relation to their context and to the wider environment. Table 3.3 sets minimum space standards for dwellings of different sizes:

Flats	GIA (sqm)
1p	37
1b2p	50
2b3p	61
2b4p	70
3b4p	74
3b5p	86

3b6p	95
4b5p	90
4b6p	99
2 Storey Houses	GIA (sqm)
2b4p	83
3b4p	87
3b5p	96
4b5p	100
4b6p	107

At the local level policy DP5 states that the Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. It states that it will:

- seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace;
- expect a mix of large and small homes in all residential developments.

The para. goes onto state that in considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate, affordable and market homes, and will take into account:

- the character of the development;
- the site and the area, including the impact of the mix on child density;
- site size, and any constraints on including homes of different sizes; and
- the economics and financial viability of the site, including the demand for homes of different sizes.

Para 6.23 states that the Camden Housing Needs Survey Update indicates that the greatest need for additional affordable homes (particularly social rented homes) is for homes with 4-beds or more and that these have the highest priority, 3-bed homes have a high priority, 2-bed homes have a medium priority and the greatest need for additional

market housing is for homes with two bedrooms. The Council's Dwelling Size Priorities Table identifies:

- 50% of social rented units should be 3/4 bed units.
- 10% of intermediate should be larger units i.e. 3/4 beds. (Though para 5.15 acknowledges that in some cases large intermediate units will be too expensive for many households who need large homes, and therefore affordability should be considered when establishing the appropriate mix of homes for individual schemes).
- 40% of market housing should be 2-bed.

The supporting text acknowledges that whilst the dwelling size priorities should guide the mix of housing sought across the borough overall, they should not provide a prescriptive basis for determining the mix of homes on individual sites. The key requirement is that each development should contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes overall.

The Council Development Policies also recognise that market housing and intermediate affordable housing will often be too expensive for many households who need large homes.

Average house prices in Camden were well over twice the national average in 2007 (Camden Housing Needs Survey Update 2008) and hence the policies state that size and affordability considerations will be taken into account when considering the mix of homes appropriate for individual schemes.

In terms of units size the Council's Housing Planning Guidance document contains the following size standards:

- Studio (1-person): 32 sqm
- 2-person: 48 sqm
- 3-person: 61sqm
- 4-person: 75sqm
- 5/6-person: 84-93sqm

In the context of the above policy considerations, together with the site-specific market advice that has been provided to the applicant the Tybalds Estate development will deliver:

	Studio	1-bed	2-bed	3-bed	4-bed
Social rented homes (Individual unit GIA sqm)		50.0 50.0 50.0 50.0 54.7 50.0 50.0 50.0 50.0 50.5 50.5 55.4	83.0 83.0 95.0 83.0 76.0 76.0 76.0 104.0 103.0 62.0	121.0 106.0 113.2 100.1 100.1 100.1 86.2 85.6 87.1 86.0 86.0 86.1 86.0 86.0	148.9 118.0 118.0 118.0 118.0
Total No. Units	0	12	10	17	5
Intermediate homes (Individual unit GIA sqm)		50.0 50.0 50.0 50.0 50.0 50.0 50.0 50.0 54.0 54.0 54.0 54.0 54.0 54.0 51.4 51.4 51.4 51.4 51.4 51.4 58.2 50.5 50.5 50.5			
Total No. Units	0	27	0	0	0

Market homes (Individual unit GIA sqm)	37.8	56.4 55.1 50.8 50.0 55.2 50.0 55.2 50.0 55.2 50.0 55.2 50.0	68.6 75.8 67.4 67.6 74.2		
Total No. Units	1	16	5	0	0

All of the proposed units proposed meet either GLA or Camden standards in terms of size, the majority meeting and well exceeding both standards.

Across the entire scheme, of the new social rented units proposed, 50% will be provided as either 3 or 4 bed-units, which meets Camden Council's Dwelling Size Priorities requirements.

In relation to intermediate dwellings, all comfortably meet both the GLA and Camden standards, with a number exceeding both standards. No 3-bed plus intermediate units are proposed as in this central location they do not meet Camden's affordability criteria, with deviation from the Camden's Dwelling Size Priorities permitted under such circumstances.

All of the proposed market units meet and in many cases exceed GLA standards. 23% of market accommodation will be provided as 2-bed units, which falls just slightly short of Camden's Dwelling Size Priorities requirements. However, overall the scheme achieves a good mix of unit sizes. As per Para 5.6 of Camden's Development Policies, it is not appropriate for every development to meet the aims set out in the Priorities Table, but that each development should contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes overall. The mix achieved within the application proposals provides a variety of both small and large homes, which will result in a balanced and diverse community.

7.5 Provision of affordable housing

Policy 3.12 of the London Plan requires boroughs to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential schemes. In doing so each borough should take into consideration development viability and the need to, 'encourage rather than restrain residential development'.

At the local level Policy CS6 states that the Council will aim to secure high quality affordable housing available for Camden households that are unable to access market housing by:

- 'seeking to ensure that 50% of the borough-wide target for additional self-contained homes is provided as affordable housing;
- seeking to negotiate a contribution from specific proposals on the basis of:
 - the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development,
 - an affordable housing target of 50% of the total addition to housing floorspace, and
 - guidelines of 60% social rented housing and 40% intermediate affordable housing.'

Policy DP3 states that the Council will expect all residential developments with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing. DP3 confirms that the Council will negotiate the development of individual sites and related sites to seek the maximum reasonable amount of affordable housing on the basis of an affordable housing target of 50% of the total addition to housing floorspace.

The affordable housing provision at Tybalds is linked to another CIP project, Parker House. The Parker House project involves the redevelopment of an existing outdated hostel building to residential accommodation in order to fund improved residential accommodation for homeless people at two other sites in the borough. Many of the development opportunities at Tybalds, especially those in the additions and overbuilds, are better suited to affordable homes due to reasons of mortgageability. In addition to this, the scope for delivery of affordable housing at the Parker House site is

limited due to the constrained nature of the site, i.e. retained facade, conservation area, etc. By providing most of Parker House's affordable housing provision off-site at Tybalds a greater level of affordable housing can be achieved than if it were provided on site.

As a result of this, the split between tenures across this application by floorspace is 80.4% (of which 75.8% is social rented and 24.2% intermediate) and 19.6% market. This represents a level of affordable housing provision which well exceeds Camden's targets, and a mix which is broadly policy compliant.

Removing the Parker House off-site units, the Tybalds affordable provision achieves 63.7% affordable housing, which again is in line with policy. Of this 2,165sqm of affordable floorspace, 1,273sqm is social rent and 893sqm intermediate, giving a 59 / 41% split between social rented and intermediate, which again broadly reflects Camden's policy guidance.

Looking at the Parker off-site affordable only, 82.8% of this floorspace will be social rented, and the remaining 17.2% provided as intermediate. Again, this represents a mix consistent with Camden policy.

The full breakdown of the mix tenure mixes are set out within the below table.

	Social Rent	Intermediate	Private
Tybalds no. units	18	17	22
Tybalds floorspace sqm (GIA)	1273	893	1236
Tybalds floorspace %	37.4	26.2	36.3
Parker House off-site no. units	26	10	-
Parker House off-site floorspace sqm (GIA)	2403	500	-
Parker House off-site floorspace %	82.8	17.2	-
Total no. units	44	27	22
Total floorspace sqm (GIA)	3842	1226	1236
Total floorspace%	61.0	19.4	19.6

7.6 Residential Extensions

Policy 3.14 of the London Plan Housing SPG encourages the enhancement of the condition and quality of London's existing homes.

Policy DP24 requires all extensions to existing buildings to be of the highest standard of design.

In accordance with the above policies, the extensions to the existing units at both Richbell and Springwater will be of high quality design and will result in enhanced accommodation for the existing residents.

The extended Richbell units will benefit from larger kitchen and dining areas fronted by full height glazing, providing views onto the new landscaped shape between Richbell and Springwater. The Springwater extensions will be of a similarly thoughtful design, and will result in larger bedrooms containing with large windows facing towards the new North Street.

7.7 Design

The Mayor's objectives for London include for it to be: 'a city of diverse, strong, secure and accessible neighbourhoods...' and a place that...'delights the senses and takes care over its buildings and streets'. Policy 7.1 of the London Plan provides guidance on building neighbourhoods and communities. It states that places should be designed so that their layout, tenure, and mix of uses interface with surrounding land and improve people's access to social and community infrastructure.

The policies advise on the need for developments to create inclusive environments where buildings, streets and open spaces respond positively to the pattern and grain of a place, have a human scale and can contribute to establishing an enhanced character for the future function of the area.

Policy 7.4 states that in areas of poor or ill-defined character, 'developments should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.'

Policy 7.6 notes that architecture should work within the context of its setting and contribute to a strong coherent public realm and streetscape. Buildings should incorporate the highest quality materials.

Annex 1 of the Housing Supplementary Planning Guidance (November 2012) provides an overview of the standards residential developments within London should adhere to. This includes guidance on the following:

- Place-making
- Outdoor spaces
- Mix and density
- Internal layout and circulation
- Parking
- Refuse and recycling storage
- Space standards
- Energy and environmental performance
- Private open space
- Wheelchair accessibility

At the local level CS14 states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- requiring development of the highest standard of design that respects local context and character;
- preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- promoting high quality landscaping and works to streets and public spaces;
- seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.

The Development Plan policies confirm the Council's commitment to design excellence and the promotion of high quality, sustainable design. The policies emphasise that

this is not just about aesthetic appearance, but also about enabling an improved quality of life, equality of opportunity and economic growth.

In pursuit of these objectives policy DP24 states that:

‘The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the quality of materials to be used;
- the provision of visually interesting frontages at street level;
- the appropriate location for building services equipment;
- existing natural features, such as topography and trees;
- the provision of appropriate hard and soft landscaping including boundary treatments;
- the provision of appropriate amenity space; and
- accessibility’.

In addition under policy DP26 there is an expectation that all developments should provide:

- an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- facilities for the storage, recycling and disposal of waste;
- facilities for bicycle storage; and
- outdoor space for private or communal amenity space, wherever practical.

In addition to these policies the Council’s Housing planning guidance also confirms a number of other design standards in relation to the following:

- Headroom: 2.3 metres (floor to ceiling).
- Storage

- Privacy and security
- Sunlight / daylight
- Code for Sustainable Homes
- Basement design
- Noise and soundproofing
- Outdoor amenity space

In line with the above policies and guidance this PD&A statement has described the character and constraints of the site and its surroundings and within this prevailing context the options for redevelopment.

The proposals seek to deliver an optimal scheme that meets the various design and amenity standards, delivers a solution that the market will want to buy, provides high quality affordable homes, and which preserves and enhances the character and appearance of the neighbouring Conservation Area.

In line with the policy, the application proposes:

- 100% of the units are designed to Lifetime Homes;
- 11 wheelchair units will be provided, as agreed with Camden’s access officer.
- Public realm enhancements, including the reconfiguration of a number of currently ill-defined spaces.
- All of the proposed dwellings will enjoy access to private amenity space, with the majority of these spaces complying with the London Plan’s Housing SPG requirements in terms of minimum size and depth, and in a number of cases greatly exceed these standards (91 of the 93 proposed units provide an area of private amenity space in line with these standards).
- In addition to their own private amenity space, all units will have access to the enhanced open spaces provided as part of the application proposals, whereas residents of the new Blemundsbury block will have access to communal roof garden space.
- A total of 220 cycle spaces are to be provided across the site, the distribution of which is outlined in the below table.

	Units	Camden Policy requirement	Total secure and sheltered spaces	Possible new secure spaces for existing residents	Visitor Spaces
Area 1	9	9	12	0	18
Area 2	33	33	51	18	24
Area 3	9	9	12	3	6
Area 4	6	6	6	0	6
Area 5	27	27	44	17	12
Area 6	9	9	17	8	12
Total	93	93	142	46	78

96 secure and sheltered spaces are provided for new residents, which exceeds the level of provision required from Camden’s minimum cycle parking standards (Appendix 2 of the Development Policies Document) of 1 cycle parking space per residential unit for the new dwellings proposed. In addition, a further 46 secure and sheltered cycle spaces are created for use by existing residents, whilst 78 cycle spaces are also distributed across the site for visitor use. All resident cycle parking will be secure and sheltered, whilst visitor cycle parking is provided in locations which benefit from good levels of natural surveillance so to minimise opportunities for theft.

- All residential units exceed the minimum floor to ceiling height of 2.3m for habitable rooms as required from the residential development standards set out within CPG 2.
- The proposals have been discussed with the Secure by Design officer and where possible appropriate measures integrated into the design.
- All new refuse storage has been provided in accordance with Camden’s Waste Storage Requirements.

7.8 Car parking and transport

London Plan Policy 6.13 requires an appropriate balance between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. The policy advocates the

promotion of car free developments in locations where high public transport accessibility exists, whilst still providing for disabled people.

At local level Policy DP16 requires that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links.

Policy DP17 promotes walking, cycling and the use of public transport and requires development to make provision for such modes of transport, whilst Policy DP18 seeks that developments within the central London area be car free.

In accordance with policies DP16 and DP17, the development will be well integrated into surrounding walking, cycling and public transport networks, and the development will promote the utilisation of these modes of transport. Central to the design concept for the scheme is the re-connection of the Tybalds Estate to the surrounding street network and its proper integration into the surrounding well-developed pedestrian routes. Whilst the site is not directly connected to any formal cycle routes or lanes, local roads within the immediate vicinity of the site are used by cyclists, with some, such as Lamb’s Conduit Street, Red Lion Street and Guildford Street are classified as ‘quieter roads that have been recommended by other cyclists’ on the Central London Cycle Map.

Tybalds estate currently accommodates 114 residential parking spaces for use by existing residents. 47 of these spaces are void, and 67 are let. This application proposes the re-provision of those spaces already leased and the removal of those spaces currently un-utilised, therefore reducing the overall quantum of parking on the estate. In accordance with London Plan Policy 6.13 and Camden Policy DP18 the proposed development will be car free, with no additional car parking being provided and new residents will not be permitted to apply for ‘Resident Parking Permits’. The only new parking provision for the scheme will be 5 disabled parking spaces for the wheelchair units. This level of provision has been agreed with Camden Highways. Existing and proposed parking provision is set out in the table below.

Type of parking spaces	Existing	Proposed	Change in level of provision
Business permit parking	1	1	No change
Disabled	0	5	5 additional spaces
Camden Resident Permit	23	23	No change
Estate Permit	114	67	47 less spaces
Pay and Display	8	8	No change
Emergency Vehicle	2	2	No change

7.9 Inclusive Access

Policy 3.8 of the London Plan requires all new housing to be built to 'Lifetime Homes' standards and ten percent of all new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

In line with the requirements of London Plan Policy 3.8 all residential units are to be built to 'Lifetime Homes' standards, and over 10% of the units will be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Improvements to existing wheelchair units within the estate are also proposed as part of this application.

7.10 Open Space

Camden's Core Strategy identifies areas with a deficiency of open space, and in these areas the priority is for the provision of open space on development sites. The application site does not fall within such an area.

Policy CP15 requires the protection and improvement of existing parks and open spaces. CPG 6 sets out Camden's open space requirements from residential developments.

In accordance with CS15, the application proposals do not impact upon any designated open spaces or Metropolitan Open Land. However, in order to maximise the supply of additional homes in the borough it is inevitable that some of the open land within the site will be lost. However, those spaces which are to be utilised for further housing development represent poor quality spaces, which offer little

in the way of recreation / leisure opportunities. Furthermore, the redevelopment of some of these spaces is critical to the creation of a series of better defined, clearer routes through the estate, all of which will benefit from high quality paving and planting.

The provision of additional open space is prohibited given the constraints presented by the existing estate layout and context. In response the application proposals progress an approach of improvement and enhancement of existing open spaces throughout the site, resulting in an increase in the amount of useable open space. These measures include but are not limited to:

- Retention and enhancement of the existing play park fronting Orde Hall Street.
- Redesigned and landscaped central multi-functional space between the towers of Babington Court and Chancellor's Court.
- Secure landscaped courtyard at Blemundsbury.
- Improved external space to rear of Devonshire Court providing a secure landscaped space for residents.
- Landscaped area courtyard Springwater and Richbell.
- Improved courtyard at Falcon.

These works will result in an increase in the quantum of useable open space, from 3,731sqm to 4,195sqm, and the creation of a series of well-designed and attractive spaces for the enjoyment of local residents.

This approach accords with the guidance provided in CS15, which seeks 'improvements to other open spaces in the area, including securing improvements to publicly accessible open land on the Council's housing estates' where on-site provision is not practical and no surrounding sites offer opportunities for off-site provision.

Furthermore, the site enjoys a location which is well served by a number of quality existing open spaces, all of which are within easy walking distance, as per the distances outlined within Appendix A of CPG 6. These existing open spaces include (distance from Tybalds Estate noted):

- Russell Square Park - 300m

- Queen Square Park and Garden - 30m
- Red Lion Square Gardens - 150m
- Bloomsbury Square Gardens - 280m

Essentially, and in line with the policy guidance referenced under 'The acceptability of the proposed residential use', the application proposals, whilst providing a increased amount of useable open space, prioritise the provision of much needed new market and affordable housing over the creation of further new open spaces. On a site as tightly constrained as the existing Tybalds Estate it is only feasible to accommodate one or the other, and as per policy guidance, housing has priority.

7.11 Play Space

Policy 3.6 of the London Plan requires residential proposals to make provision for play and informal recreation based on the expected child population generated by the scheme and an assessment of future need. Expanding on London Plan policy, the London Plan's Play and Informal Recreation SPG requires a minimum of 10sqm of play space per child.

Table 1 associated with DP31 requires developments of 60 dwellings or more to provide 'doorstep' playable space and developments of 100 dwellings or more to provide 'local' playable space (as defined in the London Plan's Play and Informal Recreation SPG).

In terms of children's play space provision, existing playable space at (1) Falcon, (2) Windmill, (3) Richbell (4) Orde Hall Street is to be retained and enhanced. These areas equate to 3,379sqm of playspace. In addition 861 sqm of new doorstep play space is provided as part of the development proposals. This is divided across secure communal areas, namely (1) Blemundsbury Courtyard and (2) Devonshire Courtyard. A further 565sqm of youth space is then provided within the Neighbourhood Square between the two existing towers. This multi-functional space will offer opportunities for various activities, including informal kickabouts. The net gain of playable space across the application site greatly exceeds both London Plan and Camden's local requirements.

Full details of playspace creation / improvements are contained within section 6.4 of this report. A full breakdown of playspace provision is set out within the below table.

	Existing (sqm)	Proposed (sqm)	Net gain (sqm)	LP requirement (sqm)	LB Camden requirement (sqm)
Doorstep playable space	267	1128	861	210	114
Local playable space	2496	2385	-111	230	
Neighbourhood play-space	616	613	-3	170	
Youth space	0	565	565		
Total	3379	4691	1312	610	114

Further to the playspace provided on-site, Alf Barrett playground, which adjoins the application site, provides an additional nearby, accessible play space option for residents of the Tybalds estate. In addition, Coram's Fields, which provides over 2.8ha of play space, and which is one of London's premier children's play parks, is 240m walking distance from the application site, within the distance thresholds set out within Appendix A of CPG 6 for both LEAP and NEAP play spaces and Table 4.2 of the London Plan's Play and Informal Recreation SPG for children between 5-11 years old and those 12 and above.

7.12 Impact on heritage assets

Policy DP25 and para 25.6 state that the Council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance

of a conservation area, whether they are listed or not so as to preserve the character and appearance of the conservation area.

Para 25.6 states that the Council will not grant conservation area consent for the total or substantial demolition of such a building where this would harm the appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention.

Policy DP25 also states that the Council will not permit development that would cause harm to the setting of listed building.

The supporting Heritage Statement identifies the following listed buildings (all Grade II) within the vicinity of the application site:

- 41-61 Great Ormond Street;
- 29-37, 43, 45, 49, 51, 59, Lambs Conduit Street;
- 9-15 and 18-22 Dombey Street;
- 10 Harpur Street
- 43-47 Old Gloucester Street; and
- Italian Hospital, Queen Square.

It also identifies that the Bloomsbury Conservation Area covers part of the application site, and outlines a number of buildings which are deemed to make a positive contribution to the character or appearance of this conservation area.

The statement establishes that the proposed demolition works will have no adverse impact upon the character and appearance of the conservation area or its setting, but will offer the potential to enhance its character and appearance. This is based on the fact that the elements proposed for demolition do not have any architectural or historic interest and do not contribute positively to the character and appearance of the conservation area, but at present actually detract from its character and appearance and from its setting.

The wider proposals will similarly prove largely beneficial in heritage terms. In the context of the NPPF no works would lead to substantial harm or total loss of significance

of the designated heritage asset, which in this case is the Bloomsbury Conservation Area and above listed buildings.

The Heritage Statement does identify some potential less than substantial harm to the significance of a designated heritage asset, namely the listed buildings in Dombey Street, the setting of which will be moderately impacted upon when viewed as a street scene.

However, the resulting loss of significance is assessed as minor, and is greatly outweighed by the benefits generated by the scheme in terms of:

- Providing new housing, particularly affordable housing;
- Providing new and improved useable play space and community facilities;
- Enhancing the amenity, connectivity and security of the area;
- Enhancing the public realm and landscape.

7.13 Provision of community facilities

Policy CS10 requires developments which result in additional need for community facilities and services to either (1) make enhancements to existing facilities or (2) provide new facilities. The policy supports the retention and enhancement of existing community, leisure and cultural facilities.

Similarly, Policy DP15 requires developments which increase demand for community and leisure facilities to either enhanced existing provision or add to it. This policy also resists the loss of existing community facilities. Any new community facilities are required to be provided in buildings which are flexible and sited to maximise the shared use of premises.

In accordance with policy, the application proposals provide expanded community facilities in response to the envisaged population increase resulting from the provision of additional housing at the estate. In total, the application proposals will result in a 21% increase in community floorspace provision. The breakdown of existing and proposed community floorspace is outlined in the below table.

	Blemondsbury (sqm)	Falcon (sqm)	Total (sqm)
Existing	103	102	205
Proposed	77	175	249

In addition to this quantitative increase in community facilities, there will also be a qualitative gain, with a larger, more flexible space to be provided at Falcon, which can function as either two spaces or a single large hall.

The two facilities are to be provided within separate phases of the development so as to ensure that at least one will be available for use during construction, though it is intended that as far as possible, both will be operational for the majority of the construction period.

7.14 Environmental issues

At the local level DP26 states that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- visual privacy and overlooking;
- overshadowing and outlook;
- sunlight, daylight and artificial light levels;
- noise and vibration levels;
- odour, fumes and dust;
- microclimate;
- the inclusion of appropriate attenuation measures.

In line with these policies and the Council's Design Standards the proposals have been subject to thorough environmental testing in relation to issues of sunlight/daylight and impact on surrounding amenity; environmental performance; archaeology; ground conditions and noise.

A series of baseline assessments were undertaken as part of the process of understanding the various issues affecting the site. This information was then used to inform the detailed design, assess the implications of the development and where necessary identify appropriate mitigation measures. The key finding in respect of each issue may be summarised as follows:

Daylight and sunlight

Two daylight and sunlight studies have been undertaken in support of this application, one assessing the impact of the proposals on existing neighbouring properties, and one to establish levels of daylight and sunlight to be received within the habitable rooms of the proposed units.

In relation to neighbouring properties, the study confirms that the proposed design will have a relatively low impact on the light received by neighbouring properties. Indeed, the application proposes extensions to a number of existing units in order to ensure that their habitable rooms continue to receive adequate levels of sunlight and daylight.

Similarly, the study testing sunlight and daylight demonstrates that the design of the proposed units satisfy all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

Overlooking

Distances between the new and existing building blocks generally meet the guideline of 18m contained within CPG6 Amenity.

However, due to the constrained nature of the site, there are a number of instances where this distancing standard cannot be met. The distancing achieved is however generally consistent with the urban grain of the existing estate and wider surrounding area, where distancing of less than 18m is not uncommon and is characteristic of this area of central London.

Where distances between facing blocks fall below the 18m standard, a variety of design measures have been utilised so as to ensure the privacy of both existing and future residents is not compromised. These include:

- Offset windows.
- Floor levels in adjacent blocks do align.
- Units fronted by decked access.

Furthermore, it should be noted that the degree of overlooking created within the tightest parts of the site, i.e. at Devonshire Court and Blemundsbury, also has the positive effect of providing good natural surveillance, and consequently, enhanced security to the below courtyard spaces.

In the unlikely event that the above measures do not prove adequate for existing residents, and they believe their home has lost a degree of privacy, they will be offered the option to relocate to an alternate dwelling elsewhere within the estate.

Noise

An ambient noise assessment has been undertaken for the site, which establishes the extent to which the site is currently affected by environmental noise. It identifies that the majority of the estate falls within Noise Exposure Category (NEC) A for both daytime and night time periods, with existing surrounding buildings acting as noise barriers. The report recommends that any replacement buildings retain this shielding effect.

The supporting Outline Construction Environmental Management Plan also provides an approach to minimising noise disturbance throughout the demolition and construction phases.

Odour, Fumes and Dust

An Outline Construction Environmental Management Plan has been produced as part of the application documentation. The report provides a detailed approach for managing the proposed demolition and construction works for the redevelopment. The document provides the approach in terms of methods of demolition and construction works, together with details of any site logistics, environmental control measures that will be deployed during both demolition and construction works, such that odour, fumes and dust are controlled as part of the construction process.

In addition to the above investigations have been undertaken in relation to Archaeology, Ecology and Basement Impact Assessment. The conclusions from these reports may be summarised as follows:

Archaeology

The supporting Archaeological Desk-Based Assessment confirms that there are no designated heritage and archaeological assets on the site, and that the site can be considered to have a generally low / limited archaeological potential for all periods. On this basis, it is confirmed that development proposals are unlikely to have any significant archaeological impact and that no further archaeological mitigation measures will be required.

Ecology

An Extended Phase 1 Habitat Survey was completed for the application site, which concluded the following:

- The application proposals would not impact upon any of the nature conservation sites which lie within the wider vicinity of the site, including Coram's Fields.
- Suitable mitigation planting should be introduced where mature trees are to be removed.
- Enhancements to existing green spaces and the creation of new green areas should be pursued to mitigate the impact of the loss of any areas of urban green space.
- Records of two protected bat species and one unknown species were identified, though all were in excess of 500m from the application site. Whilst the trees present within the survey area did not offer suitable features for roosting bats, existing buildings did, and therefore bats were identified as a notable consideration in relation to the application proposals. The loss or change of existing garden habitats was deemed acceptable and to not adversely affect bats.
- The potential presence of both foxes and hedgehogs was identified, though the development proposals are not deemed to impact upon these species.
- Records of both black redstart and peregrine falcons were noted on from the desk study, as well as other species of bird. However, given the presence of a number of nesting areas and vegetation within the local vicinity, it is anticipated that the works should not adversely affect nesting birds in the long term.

In response to the above, the report sets out a number of recommendations to ensure the application proposals do not adversely impact upon any of the identified species.

Basement

Policy DP27 requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate.

In response, a Basement Impact Assessment has been submitted in support of the application, which concludes that the subject to supplementary investigations and detailed design proposed basement development should not:

- cause harm to the built and natural environment and local amenity;
- result in flooding; or
- lead to ground instability.

Energy and Sustainability

The London Plan supports the drive to reduce CO2 emissions and promote decentralised energy. There is, however a move away from specific reductions from renewable energy generating technologies to a more holistic approach of improvements over Building Regulations, which can be achieved by a variety of methods including energy efficiency and low carbon technologies, as a measure of impact.

Policies in Chapter 5 of the Plan underpin London's response to climate change and resource management and covers: climate change mitigation, waste, aggregates, contaminated land and hazardous substances.

Policy 5.2 deals with minimising carbon dioxide emissions and requires development to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy: 1) be lean: use less energy; 2) be clean, supply energy efficiently and c) be green: Use renewable energy.

As a minimum, developments are expected to meet improvement targets beyond the Target Emission Rate (TER) set by Building Regulations (Part L of the 2010 Building Regulations). The current London Plan target is for a 25% improvement beyond the 2010 Building Regulations.

Policy 5.7 deals with renewable energy and states that major development should provide a reduction in carbon dioxide emissions through the use of on site renewable energy generation, where feasible.

At the local level policy CS13 sets out the Council's overarching approach to environmental sustainability and DP22 sets out the Council's detail requirements for development.

CPG3: Sustainability SPD provides additional guidance in relation to achieving carbon reductions and more

sustainable developments. Guidance is provided in relation to energy statements, the energy hierarchy, water efficiency, sustainable use of materials, CfSH assessments, green and brown roofs/ walls, flooding, climate change adaptation, biodiversity and urban food growing.

In response to this policy and guidance the applicant is accompanied by both an Energy Statement and Sustainability Statement, the latter of which also incorporates a CfSH Pre-Assessment. This report states that the development will achieve CfSH Code Level 4 and a 27% reduction in carbon dioxide emissions over Part L 2010 requirements.

7.15 Delivery and planning obligations

Para 204 of the NPPF states that planning obligations should only be sought where they meet all of the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

At the regional level the Mayoral CIL came into force on 1st April 2012. For Camden the Mayor imposes a CIL charge of £50 per sqm (GIA).

At the local level CPG8 provides an indication of what may be required when the Council considers that a development proposal needs a planning obligation to be secured through a legal agreement. An initial review of this document suggests the following contributions may be required from the Tybalds scheme:

- Education
- Community
- Transport

CPG8 requires education contributions from market units of 2-bed plus, with a requirement of £2,213 from 2-bed units, £6,322 from 3-bed units, and £21,494 from 4-bed plus. The scheme proposes a total of 27 market units, ten of which are 2-bed and one 3-bed. On this basis are total contribution of £28,452 towards education is envisaged to be required from the application proposals (see calculation below).

10 x 2-bed unit	10 x £2,213	= £22,130
1 x 3-bed unit	1 x £6,322	= £6,322
Total		= £28,452

DP15 requires developments that result in any additional need for community or leisure facilities to contribute towards supporting existing facilities, either through the provision of facilities on-site or close to the development. Criteria for assessing the impact of new development on demand for community or leisure facilities include:

- existing community facilities accessible to the development and their available capacity;
- the likely number of future occupants;
- the needs of community service providers operating in the area (public and community) and their accommodation requirements;
- whether community or leisure facilities are proposed within the new development.

Where no on-site community facilities are provided within housing developments of 10 or more units, CPG8 states that the Council will seek a contribution of £980 per bedroom. In addition, a contribution may be sought towards healthcare facilities, the level and type of which will be established through consultation with local statutory healthcare providers.

Based on the above contribution requirement towards community facilities, a total of £153,860 could be required of the scheme. However, this is before consideration is given to the re-provision and expansion of the existing community halls, in Falcon and in Blemundsbury. These would result in the creation of an extra 44sqm of D1 community floorspace and the refurbishment and re-provision of 205sqm.

Following the principles set out in CPG8 the 44sqm of additional community.

floorspace would be sufficient to serve an additional 220 bedrooms/bedspaces (@0.2 sqm per bedroom), which is well in excess of the 157 bedrooms being proposed within this application. It is expected that the provision of this additional community floorspace would be off set against any required contribution towards community facilities.

In relation to transport contributions, CPG8 states that where public transport provision is not adequate to serve a development, a contribution towards public transport may be required. Whether or not such a contribution will be required should be established through the transport assessment. In addition, for larger developments (above 1,000 sqm) the Council may seek contributions towards pedestrian, cyclist and environmental improvements.

It is envisaged that the delivery of any required contributions will be secured via obligations within conditions attached to the planning permission.

7.16 Conclusions and key benefits

The proposed development is the product of a thorough pre-application and consultation process and represents an opportunity to enhance an existing residential area and deliver a number of substantial economic, social and environmental benefits.

Specifically the development will:

- Deliver new high quality, contemporary residential accommodation, of which over 73% of the total proposed floorspace will be affordable.
- Form a number of well defined pedestrian routes through the estate, providing better integration and connectivity to the wider area.
- Provide additional and enhanced recreation and community facilities, and extensive public realm and landscaping improvements for the benefit of residents on the estate and in the surrounding area.
- Enhance the setting and aesthetic significance of surrounding listed buildings, and also enhance the character and appearance as well as the setting of the Bloomsbury Conservation Area.

Given the above benefits it is considered that the proposal is one of significant merit and should be granted both planning and Conservation Area Consent accordingly.



ORDE HALL
STREET

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