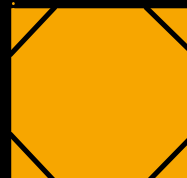


1 Triton Square & St Anne's

Planning Statement

MARCH 2017





1 TRITON SQUARE & ST ANNE'S

PLANNING STATEMENT

for

BRITISH LAND PROPERTY MANAGEMENT LIMITED

March 2017

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared and submitted by DP9 Limited (DP9) on behalf of British Land Property Management Limited (the “Applicant”), in support of a detailed planning application for 1 Triton Square and St Anne’s (the “site”).

1.2 This application seeks planning permission for:

Extension of the existing 1 Triton Square office building by three storeys for office use (B1), flexible retail (A1, A3 and A4), affordable workspace (B1) and re-provision of a gym (D2); demolition of St Anne’s Church and its replacement with a residential (C3) building of part 6, part 9 storeys; hard and soft landscaping; reconfigured vehicle and pedestrian accesses and works to the public highway; and all necessary ancillary and enabling works, plant and equipment.

1.3 The development proposals are referred to in this Statement as “the Proposed Development”. A full description of the Proposed Development is contained within Section 4 of this Statement.

1.4 This Statement assesses the planning considerations associated with the Proposed Development and considers the Proposed Development in the context of national, regional and local planning policy and guidance. Section 6 of this Statement provides an overview of the key policy and guidance relevant to the determination of the Proposed Development, whilst the text throughout the Statement refers to the relevant policy and guidance where necessary.

Application Documents

Documents comprising the planning application

- Developers Statement (British Land)
- Planning Application Form, Land Ownership Certificate B and completed CIL Additional Information Form (DP9);
- Existing and Proposed Drawings (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects);

- Design and Access Statement (Vol. 1, 1TS, Arup Associates; and Vol. 2, SA, Matthew Lloyd Architects);
- Housing Study (including Housing Site Search Report) (Arup Associates);
- Townscape, Heritage & Visual Impact Assessment (Tavernor Consultancy);
- Heritage Statement (Kevin Murphy Heritage);
- Landscape Masterplan (5th Studio and Andy Sturgeon Design);
- Planning Statement (including Draft Heads of Terms and Local Services Audit) (DP9);
- Statement of Community Involvement (HardHat);
- Transport Assessment (including Delivery & Servicing Management Plan and Travel Plan) (Arup);
- Energy Statement (Arup and Thornton Reynolds);
- Sustainability Statement (including BREEAM Pre-Assessment) (Arup and Eight Associates);
- Daylight & Sunlight Study (GIA);
- Overshadowing Study (GIA);
- Internal Daylight Study (GIA);
- Air Quality Assessment (Arup);
- Arboricultural Assessment (Thomson Ecology);
- Surface Water Drainage Proforma (Arup);
- Construction Management Plan (British Land with input from Lendlease); and
- Socio-Economic Assessment (Quod).

1.5 In addition, a Financial Viability Assessment has been prepared by DS2 Ltd in support

of the application and is submitted under separate cover on a private and confidential basis.

- 1.6 To avoid duplication, this Statement cross references these other documents where relevant.

Form of the Statement

- 1.7 This Statement takes the following form:

- Section 2 describes the Site and surrounding area.
- Section 3 describes the Site planning history.
- Section 4 describes the Proposed Development.
- Section 5 summarises the consultation process.
- Section 6 highlights the main national, regional and local planning policy and guidance relevant to the determination of the application and assesses the Proposed Development against relevant planning policy and guidance.
- Section 7 sets out the draft S106 Heads of Terms.
- Section 8 sets out a summary and conclusions.

- 1.8 Appendices to this statement comprise:

- Appendix A: Site Planning History
- Appendix B: LBC Pre-Application Advice Letters
- Appendix C: Camden Design Review Panel Response Letters
- Appendix D: Local Services Audit
- Appendix E: Octavia Housing Letter

2.0 SITE AND SURROUNDING AREA

- 2.1 A full description and analysis of the Site and surrounding area is provided in the submitted Design and Access Statement and other supporting documents. The key characteristics are outlined below. Planning designations are considered in further detail under the Planning Policy Context Section 6.

The Site

- 2.2 The site, located entirely within the London Borough of Camden (LBC), is approximately 1.2 hectares (ha) in size and centred around the ITS building in the heart of the Regent's Place campus. Beyond ITS, the site red line extends to encompass the public realm spaces around the building (and the substation to the west) and St Anne's Church (SAC) to the north of Longford Street at the corner with Laxton Place.

1 Triton Square

- 2.3 ITS comprises a six storey commercial building with basement. Vehicular access to three basement loading bays dedicated to servicing the building is off Longford Street via a ramp to the west of the building. At ground floor level, there is a pedestrian arcade route running north to south through the building (herein referred to as 'the cut through'). Uses at ground floor level to the east of the cut through include a gym and ancillary café (Use Class D2) which fronts the building's southern façade. Ground floor uses to the west of the cut through comprise a unit last in use as a crèche (Use Class D1) and the Regent's Place management office (Use Class B1). A large proportion of the ground floor frontages are generally inactive, most notably on the eastern, western and northern facades.
- 2.4 The floors above the ground floor of ITS are in office use (Class B1). From the second to fifth floors, a large circular, central section of the office floor plate is atrium. The fifth floor office floor plate is reduced further in size compared to the lower levels, due to the external walls being set back from the building's edge. Plant is located at basement and roof levels and there are servicing cores in each corner of the building on all floors.
- 2.5 The original building was originally purpose built specifically for the First National

Bank of Chicago. The surrounding context to the building was substantially different to that found today, in light of the more recent large scale development outlined below.

St Anne's Church

- 2.6 The SAC building comprises a 2.5 storey (equivalent residential) oval shaped single-volume structure to the south, with a connecting 2 storey ancillary component to the north. The building takes up much of the footprint of this relatively small and constrained corner plot. The building was constructed in 1970 as a Roman Catholic church.
- 2.7 It comprises dark grey brick and (now stained) concrete facade with high-level vertical windows around the oval and a recessed entrance with timber detailing at the entrance. The tiled steps up to the entrance are in a poor state of repair and inhibit inclusive access to the building. The building is currently leased to the Ethiopian Orthodox Church (see Chapter 6.0 for further details of the current D1 use).

Public Realm Spaces

- 2.8 All of the below public realm spaces around the 1TS buildings and SAC are included within the planning application red line boundary.

Longford Place

- 2.9 The north elevation of 1TS fronts onto Longford Place, an area of public realm which forms part of the campus northern boundary with Longford Street. Longford Place currently comprises a covered external area formerly used by the crèche within the building, a number of trees and some public art. The 1TS cut-through is accessed from Longford Place, and connects to Triton Square (South).

Triton Square (West)

- 2.10 A north-south route along the 1TS western façade linking the Regent's Park Estate to the north with Regent's Place. The pedestrian route is located next to the basement access ramp and the substation. A security booth and signage totem partially obstruct the pedestrian route near to its northern entrance at the junction with Longford Street.

Triton Square (East)

- 2.11 A street space with some ordered tree planting forming a key north-south route into Regent's Place to the east of 1TS, effectively providing a continuation of Stanhope Street that arrives at Regent's Place Plaza.
- 2.12 This route is currently used by pedestrians and taxis – a vehicular route starts at Drummond Street and goes as far as Regent's Place Plaza, where a taxi turn-around serves as a drop-off point for the Regent's Place campus.

Triton Square (South)

- 2.13 An east-west route that transverses the Regent's Place site south of 1TS, with four planters with trees which dominate the space.

The Surrounding Area

- 2.14 The Regent's Place campus is a large scale mixed use development bounded by Euston Road to the south, Osnaburgh Street to the west, Longford/Drummond Streets to the north and Hampstead Road to the east. BL has, over the last 10 years, developed major new office buildings on the estate in the vicinity of the site, including 10 and 20 Triton Street (to the west) and 10 and 30 Brock Street (to the east), totalling in excess of 700,000 sq ft, alongside new market and affordable housing. The latest estimation is that approximately 20,000 people live and work at Regent's Place. To the north of Longford/Drummond Streets is the predominantly residential Regent's Park Estate.
- 2.15 1TS is neighboured by 10 Brock Street (part 16- [in the centre], part 11- [to the east and west], part 4- [to the rear of Diorama Arts Studio] storey office building) to the east, 2 Triton Square (7 storey office building) to the south and the estate substation, New Diorama Theatre (2/3 storeys) and 1 Osnaburgh Street (part 20- [on the corner of Osnaburgh Street] part 7- storey residential building) to the west.
- 2.16 South east of 1TS is Regent's Place Plaza, a relatively large area of public realm bounded by Euston Road to the south and enclosed on its remaining three sides by several other large buildings forming part of Regent's Place, including the 34 storey Euston Tower to the east.

- 2.17 SAC is located on the corner of the junction between Laxton Place and Longford Street, with the Regent's Park Estate to the north; Regent's Place to the south; the extension to the Regent's Park Conservation Area to the west; and the Westminster Kingsway College site to the east. SAC neighbours 1-4 Laxton Place to the north, a 3-storey residential terrace of houses as part of the Regent's Park Estate. On the opposite corner of the Laxton Place/Longford Street junction is a 1990's 6-storey residential development, 9 Laxton Place, which sits directly adjacent to the grade II* listed St Mary Magdalene Church, with Munster Square to its north, all of which fall within the Regent's Park Conservation Area.
- 2.18 The Westminster Kingsway College site north of 1TS and east of SAC, is allocated as a development site within LBC's adopted Development Plan. Its existing use is as a further education college (Class D1) and comprises a predominantly 4 storey building in the north/west of the site and open space in the south/east, which include a belt of trees adjacent to SAC. There are however no known development proposals currently being taken forward by the landowners and therefore the existing site condition is regarded as the baseline context for the Proposed Development put forward under this planning application.

Transport and Access

- 2.19 The site has a PTAL rating of 6b. This is rated as 'Excellent' (with 1a being the lowest accessibility and 6b being the highest accessibility).
- 2.20 The site is highly accessible with multiple transport links in close proximity, including London Underground services at Great Portland Street 50m from the south west corner of the Regent's Place estate and Euston Square 150m from the south east corner of the estate. Both these station provide access to the Circle, Hammersmith & City and Metropolitan Lines. Warren Street London Underground station is located 50m from the south east corner of the estate providing access to the Northern and Victoria Lines.
- 2.21 Regent's Place is very well placed in terms of road network connections. The southern edge of the estate borders the Euston Road which runs east-west across London connecting the M40 motorway and A40 with central London.
- 2.22 There are 6 bus stops around the Regents Place boundary, and 14 stops within a 5-

minute walk from Regents Place. These provide access to numerous services and exceptionally good connections across London.

- 2.23 As referred to above, vehicular access to three basement loading bays dedicated to servicing the building is off Longford Street via a ramp to the west. The access ramp also provides servicing access for the other commercial buildings on the campus.

3.0 SITE PLANNING HISTORY

3.1 Planning history records for the site are listed at **Appendix A**. There are no planning applications or permissions associated with SAC. Key planning applications and permissions for the 1TS building (and surrounding Public Realm) are summarised below.

3.2 Outline planning permission with conditions attached was granted at Appeal in November 1990 for:

‘Redevelopment of the site by the erection of an office building amounting to approximately 290,000 sq.ft (26,950 sq.m.) of offices including a design centre, studios, mixed uses at ground floor level and a sports unit and underground parking facilities on land at Triton Square, Euston Centre, London NW1.’

3.3 Several reserved matters applications and details to discharge conditions were submitted and approved in relation to the above Appeal decision between 1993 and 1997. In April 2000 condition 3c attached to the Appeal was successfully varied to allow the western part of the ground floor to permit three uses (Class A2, Class B1 and D2).

3.4 Planning permission was granted in November 1997 for use of part of the building's third floor and all of the fourth for (Class D1) educational purposes (with ancillary functions) personal to 'Learning Tree'. BL has advised that they do not have any records of this permission ever being implemented and confirmed that 'Learning Tree' do not occupy the building today – on this basis, it is considered that the lawful use of the upper floors fall entirely within Use Class B1.

3.5 In addition, the more recent planning history includes a number of applications for advertisement consent and planning permission for new shop fronts associated with retail units in the mall, applications for planning permission to change the use of the ground floor units, and some applications for physical alterations including additional plant equipment and alterations to building entrances.

- 3.6 Certificate of Lawfulness (proposed) was granted by the Council in November 2014 to confirm that the ancillary café associated with the gym at ground floor level lawfully fell under Class D2 and not Class A3.
- 3.7 Most recently, a Certificate of Lawfulness (existing) was granted in November 2015 which certified that infilling part of the 1TS internal atrium at second, third, fourth and fifth floor levels to create additional office floor space would be lawful, and that the works specified are not considered to fall within the "meaning of development" requiring planning permission. These works have not yet commenced.

4.0 THE DEVELOPMENT PROPOSALS

- 4.1 This section provides a summary of the Proposed Development. Full details of the Proposed Development are contained within the accompanying Design and Access Statements for the 1 Triton Square building and the St Anne's residential building.
- 4.2 The Application seeks full planning permission for the redevelopment of the Site for a mixed use scheme comprising office (Class B1), affordable workspace (Class B1) retail (Class A1, A3 and A4), leisure (Class D2) and residential uses (Class C3), across two sites: 1 Triton Square and St Anne's.
- 4.3 The scheme broadly involves the refurbishment and extension of the 1 Triton Square building whilst the existing SAC building will be demolished and replaced with affordable housing. Significant improvements in the public realm are also proposed on the Site.
- 4.4 The existing and proposed floor areas are provided side by side in Table 4.1 below.

Table 4.1: Existing and Proposed Uses (m² GIA)

Use	Existing GIA (m ²)	Proposed GIA (m ²)	Difference
Retail (A1, A3 and A4)	-	339	339
Offices (B1)	28,325	43,825	15,500
Dwellinghouses (C3)	-	2,429	2,429
Community and affordable workspace (B1)	-	1,015	1,015
Non-Residential Institutions (D1)	904	-	- 904
Assembly and Leisure (D2)	2,092	1,853	- 239

1 Triton Square

- 4.5 1 Triton Square has been designed by Arup Associates architects. Arup Associates were the original architects for the building and are well placed to develop proposals for the buildings refurbishment and extension.
- 4.6 The Proposed Development reinvent the existing ground floor spaces to be engaging and accessible including a replacement and slightly enlarged retail unit to the southern facade, a replacement gym accessed from the eastern facade and a community and affordable workspace unit accessed from the north facade.

- 4.7 Above ground floor, the 1TS proposals extend the existing building by 3 storeys from 32.05m in height above ground to 45.01m, a 12.96m extension. This equates to an increase from a 6 storeys to 9 storeys plus plant.
- 4.8 The existing cores will be extruded straight upwards whilst the office floorplates will be set back from the existing facades by 7.5m at the upper levels. The setback areas will form terraces for the building occupants. The atrium, currently 35m in diameter, will be reduced to 17m in width and 23m in length.
- 4.9 With regard to the detailed design of the facades, the existing glazed screens will be retained and raised by a storey. The extended cores in the four corners of the building will be clad in the original palette of materials to match the core below. The design introduces a subtle lightening of the stair core area with glazing sat behind and stone fins in front. The setback upper level office extension will be clad with a glazed screen matching the proportions of the primary screen on the floors below.
- 4.10 The existing main entrance corner (in the south east) will be removed and reprovided. The design will again use the principle of a primary lower level glazed screen with a setback secondary screen above. The new primary screen will be extended across the core to the east and will introduce subtle variations to identify the building entrance.
- 4.11 The 1TS proposals respond to the increasing demand for high quality office space in LBC generating an expansion of commercial tenant accommodation to suit a wide variety of potential occupiers. Each office floor is well served by the four corner cores to support a multitude of tenancy split arrangements.
- 4.12 The building is also flexible vertically to allow occupier villages to inhabit parts of floorplates stacked on top of one another. The 9m x 9m grid can accommodate soft spots for the integration of local circulation stairs.

St Anne's Residential Building

- 4.13 St Anne's has been designed by Matthew Lloyd Architects. The proposals for the St Anne's residential redevelopment include the demolition of the existing 1970's 2.5 storey building and its replacement with a part 6-storey, part 9-storey residential building. The new building will extend to 29.2m above ground level at its highest point.
- 4.14 At ground floor the building will contain the main residential entrance, cycle store and plant rooms along with a wheelchair accessible residential unit. The remaining residential units are provided above. The proposals provide 22 self-contained 1-, 2-, and 3-bed flats. All flats are designed to the London Housing Design Guide space standards.
- 4.15 The mix of units provides 45% 3-bed flats, 50% 2-bed flats, and 5% 1-bed flats. This proposed mix has been developed in response to LBC's need for affordable family units. The unit mix has also been developed in consultation with Registered Providers, to give an overall child density of 53%.
- 4.16 Two of the 22 proposed flats are designed to be wheelchair accessible, in line with Part M Volume 1 Category 3 of the Building Regulations. One of these is a 2-bed 4-person flat at ground floor with individual entrance door directly onto the pavement. The other is a 1-bed 2-person flat at first floor, accessed via communal entrance and a single shared lift.
- 4.17 All residential units will be in affordable tenure. The tenure will be split 76% socially rented and 24% intermediate (by Net Internal Areas). These are split in terms of unit sizes as follows:
- 6x2 bed as intermediate;
 - 5x2 bed as social rented (1 of which is a wheelchair unit);
 - 10x3 bed as social rented; and
 - 1x1 bed (wheelchair unit) as social rented.
- 4.18 The proposed building will be constructed predominantly of brick, with metal detailing to the balconies and window design and white brick to the inside of the recessed balconies. The elevation design and window openings give a sense of hierarchy and order. Typically, a bottom - middle - top distinction. The nine storeys are grouped into

threes on the elevation, each group separated by a brick band with each bottom, middle, and top group detailed in a slightly different way. There is an increased openness and filigree which progresses from the bottom towards the top of the building. Balconies at the lower levels have increased solidity where exposure to overlooking from passersby is greatest; balconies at the upper levels have increased openness of balustrade design, where overlooking is less and opportunities for views are greatest.

Public Realm

- 4.19 The public realm improvements are focused on four main areas. These are located to the four elevations of 1 Triton Square (east, west and south) with the north elevation facing on to Longford Place which sits to the south of St Anne's.
- 4.20 The proposals at Longford Place represent a comprehensive transformation of the space between Longford Street and 1 Triton Square. The opportunities afforded by the removal of the existing redundant crèche structure and scope to revisit the existing streetscape have allowed the transformation of this space into an inclusive and characterful set of garden spaces. The spaces will incorporate areas of lawn and planting with sculpted stone structures throughout to encourage informal play and meeting / seating areas.
- 4.21 Triton Square (west) seeks to introduce street paving, move the security hut, recast the substation and introduce new planting. The removal of the existing substation cladding exposes the existing concrete frame with stock brickwork infill of the substation building and this is then used as the basis of a new intervention. In addition to reusing the concrete frame and brickwork the intervention introduces a precast concrete plinth to better relate the building to the public realm. A steel structure creates an armature which brings the proportions of a street enclosure together with a richer material palette, including a bronze mesh at the substation's upper level.
- 4.22 Triton Square (east) also seeks to introduce street paving and to remove the taxi drop-off. Cycle parking will also be introduced between planting.
- 4.23 The improvements to the pedestrian environment at Triton Square (east and west) in addition to the creation of an intimate garden space at Longford Place result in the

existing cut-through 1 Triton Square no longer being required. This route through the building is thus proposed to be removed.

- 4.24 Triton Square (south) seeks to create a more legible streetscape by removing the existing planters. This will create a better visual connectivity across the south face of the building and beyond. New street furniture will be introduced but offset from the main thoroughfare. The water feature that also sits on the east / west desire line will be removed to facilitate pedestrian movements.

5.0 CONSULTATION

- 5.1 This Section summarises the pre-application process, the design review process and the public consultation process. It should be read in conjunction with the Design and Access Statements and the Statement of Community Involvement submitted in support of this planning application.

Pre-Application Discussions

- 5.2 An extensive programme of consultation has been undertaken during the design development of the scheme. Consultation has been undertaken with LBC officers (planning, design, conservation, transport, housing and energy) through a significant number of pre-application consultations. A schedule of these meetings is provided below.

- 24th February 2016 – Initial meeting on site to view Regents Place and the context of the Proposed Development;
- 2nd March 2016 – Initial meeting at LBC to review potential refurbishment and extension opportunities;
- 14th April 2016 – Meeting to review initial scheme and land-use considerations;
- 10th May 2016 – Meeting to review residential studies;
- 18th May 2016 – Initial residential site proposals;
- 26th May 2016 – Public realm proposals meeting;
- 8th June 2016 – 1 Triton Square design proposals;
- 28th June 2016 - SAC and 1 Triton Square residential options;
- 7th July 2016 – 1 Triton Square workshop;
- 13th July 2016 – Ground floor uses and public realm meeting;
- 20th July 2016 – 1 Triton Square design proposals;
- 18th August 2016 – 1 Triton Square, SA and public realm meeting;
- 13th September 2016 – Longford Place meeting;
- 14th September 2016 – Daylight / sunlight, townscape and heritage meeting;
- 21st September 2016 – Transport meeting; and
- 29th September 2016 – Energy and sustainability meeting.

- 5.3 In addition to meetings set out above LBC have provided two formal letters of advice

dated 21st July 2016 and 27th October 2016 attached at **Appendix B**. Due to the nature of the project and the swift development of the design the first letter has been superseded and will not be discussed. By way of a summary, the second letter noted:

- **Residential provision** - though the introduction of residential in to the heart of Regents Place would be preferable (i.e. in 1 Triton Square), the residential options are not considered practicable. SA's is considered the most appropriate residential option. If SA falls short of the residential maximum target, other sites should be considered. The fact that the residential floorspace being proposed is entirely affordable carries significant weight against the current shortfall on the overall housing target.
- **Affordable housing** – the delivery of the entire building as affordable housing is welcomed. The proposed mix focuses the larger units in the social rent, and the smaller units in the intermediate which is appropriate. The proportion of larger family units is welcomed. The dual and triple aspect nature of the units is welcomed.
- **Community uses** - justification for the loss of community uses will need to be provided in accordance with Policy DP15.
- **1 Triton Square design** – the design is considered to be coherent and the cores have an improved appearance. The increase in solidity to the south east corner elevation is welcomed. The loss of the cut-through in the building is not officer's preference. However, the context of the building has changed significantly over time and the loss of the cut-through should be considered as part of the overall package of improvements to the public routes.
- **SA residential building design** – the detailed design of the majority of the SA building is not commented on as the letter notes many of the previous comments have been addressed.
- **Public realm** - the alterations to the substation and the proposals at the south west corner of 1 Triton Square are welcomed. The 'garden square' design for Longford Place represents a real improvement on the initial public realm proposal. The loss of the taxi drop-off is desirable.
- **Townscape views** – the Proposed Development is noted as having an acceptable impact on the wider area.
- **Daylight / sunlight and overshadowing** – the impacts as presented may be considered acceptable.

- **Energy and sustainability** – the letter encouraged the project to seek greater carbon savings through the provision of onsite renewable technology.

5.4 The Proposed Development is not referable to the Mayor of London therefore the Greater London Authority has not been consulted.

5.5 Historic England were briefed on the Proposed Development but concluded that the proposals did not raise heritage issues that would warrant pre-application involvement.

Camden Design Review

5.6 LBC have recently put together a Design Review Panel (DRP). For certain major or significant schemes LBC recommend that these are presented to the DRP for consideration. The panel is made up of a number of architects from a variety of practices, landscape architects, urban planners, heritage consultants, sustainability consultants and engineers.

5.7 The Proposed Development was part of the first DRP held by LBC on 22nd July 2016. The panel consisted of:

- Catherine Burd (chair)- founding director of Burd Haward Architects;
- Annalie Riches - Director of Mikhail Riches;
- Richard Lavington - Director, Maccreanor Lavington Architects
- Adrian Wikeley - Director and Head of Design at LUC; and
- Kay Hughes - Director of Khaa

5.8 The DRP conducted a site visit in advance of the meeting. The main comments from the DRP letter can be summarised as:

- The retention and refurbishment of 1 Triton Square was welcomed;
- Greater work was required in relation to the mix of uses and architectural expression;
- The form of the extension required further clarity of thought so that it had greater legibility, quality and coherence;
- Support the housing proposals. The location and massing are convincing but the layout needed further consideration; and

- The public realm and ground floor uses were noted as promising but requiring further design work.

5.9 Following this meeting, a further level of design was undertaken and it was agreed that a follow up chair review would be undertaken on 16th September 2016. This was a smaller DRP with a more limited number of panel members consisting of:

- Catherine Burd - Returning Chair;
- Adrian Wikeley - Returning Panelist; and
- Luke Tozer - New Panelist: Co-Founder of Pitman Tozer Architect.

5.10 The response can be summarised as follows:

- The panel applauded the client and design team for giving serious consideration to the recommendations of the first design review and for the high level of design work that followed. In particular, the approach of going back to first principles for the Triton Square office building form has progressed the scheme in a much more positive direction. Further exploration of visuals and refinement of the forms and materials should be continued.
- The new garden space on Longford Street is welcomed.
- The panel also supports the design of the residential building, but recommends further thought about the ground floor arrangement and architectural expression of this building, prior to a planning application.
- Both full versions of the DRP responses are provided at **Appendix C**.

5.11 The design response to the DRP comments has been extensive with a particular focus on the architectural rigor of the extension of 1TS. The materials, massing and core extension have all been reviewed and amended whilst the ground floor retail units were also significantly redesign. Further detail on the evolution of the design is contained within the 1TS Design and Access Statement.

Public Consultation

5.12 To provide an opportunity for the wider community to view and comment on the proposals, a series of four public consultation events were held over two days, 26th and

27th September (noon and evening). Invitations to the event were circulated to over 6,000 local residents and businesses.

5.13 Over the course of the two days 107 people attended and 66 attendees provided feedback forms. An analysis of the feedback indicates that there is a large difference in support for the proposals between the respondents who live within LBC - where the site is located - and those who live outside the borough. 26 responses came from residents of the LBC, while 37 responses came from people living outside the borough (3 responses gave no address).

5.14 Overall, respondents from the local area were more supportive of the proposals. LBC resident's feedback can be summarised as follows:

- 58% of local respondents supported the scheme overall.
- 54% of local respondents supported the delivery of the affordable housing.
- 58% of local respondents liked the public realm improvements.

5.15 Conversely, those respondents living outside the borough were generally not supportive of the proposals. This is particularly relevant when responding to questions surrounding the affordable housing building which is to replace SAC. 92% of respondents who live outside of LBC did not support the affordable housing proposals. We believe the majority of these respondents to be part of the congregation from SAC (thus resistant to the loss of SAC) on the basis that we understand that the Church draws their congregation from all across London. This is covered in more detail in the following section. The addresses people provided seem to confirm this assertion as they were, particularly in certain cases, some distance from the Site, far beyond the leaflet drop area for the consultation events and from many other London boroughs.

EIA Screening

5.16 In accordance with Regulation 5(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (amended 2015) (the 'EIA Regulations'), DP9 Limited issued a letter (dated 3rd September 2016) to LBC regarding development at 1 Triton Square and St Anne's Church, in order to determine if the Proposed Development would result in significant environmental impacts.

- 5.17 The letter dealt with the context of the development, details of the proposals and an assessment of the likely environmental impacts. The letter surmised that potential environmental effects associated with traffic, noise, air quality, townscape, socio-economics, ground conditions, archaeology, water resources and ecology resulting from the Proposed Development were not anticipated to be significant. As such, it was concluded that an Environmental Impact Assessment (EIA) was not required and the LBC were asked to confirm through a formal screening response.
- 5.18 On 20th October 2016 LBC issued a letter confirming that the Proposed Development is not considered likely to have significant effects on the environment by virtue of factors such as its nature, size or location. As such, the letter also formally confirmed that an EIA would not be required.

6.0 PLANNING POLICY CONTEXT

- 6.1 The purpose of this Section is to identify the key national, regional and local planning policy and provide an evaluation of the Proposed Development against planning policy. An analysis of the key policies and tests is included in the relevant sections. Specialist guidance has also been taken into account in assessing the impacts of the Proposed Development through other supporting documents.

National Planning Policy

- 6.2 The National Planning Policy Framework (NPPF) was adopted on 27th March 2012 and provides planning policy guidance at a national level and is a material consideration in the determination of planning applications.
- 6.3 At the heart of the NPPF is a presumption in favour of sustainable development, for both plan making and for decision taking. The NPPF directs local planning authorities to approve development proposals that accord with the development plan without delay.
- 6.4 The Government's National Planning Policy Guidance (NPPG) has recently been updated and is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The NPPG is an online resource where each guidance paragraph is directly linked with relevant policies set out in the NPPF.

The Development Plan

- 6.5 The relevant adopted Development Plan documents for the site are as follows:
- The London Plan 2015 (consolidated with alterations since 2011, plus subsequent 2016 alterations);
 - Camden Core Strategy (2010);
 - Camden Development Policies document (2010); and
 - Camden / TFL / Mayor of London Euston Area Plan (2015).
- 6.6 In addition, the below documents are material considerations in the determination of a planning application for the site:

- Supplementary Planning Guidance published by the Greater London Authority, including the Housing SPG (2016) and London View Management Framework SPG (2012);
- Camden Planning Guidance documents (listed below):
 - CPG1 – Design
 - CPG2 – Housing
 - CPG3 – Sustainability
 - CPG4 – Basements and Lightwells
 - CPG5 – Town Centres, Retail and Employment
 - CPG6 – Amenity
 - CPG7 – Transport
 - CPG8 – Planning Obligations

6.7 Where relevant within the supporting application documents these guidance notes have been referred to. They tend to relate to detailed technical/topic matters and have not all been directly referred to in this Planning Statement.

Emerging Planning Policy

6.8 Camden Council submitted the Camden Local Plan and supporting documents to the Secretary of State for Communities and Local Government for independent examination on 24 June 2016. The public hearings for the Examination will be held during October 2016. When finalised and adopted, the Plan will replace the current Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. Until these documents have been considered at the Examination and the Inspectors Report published, the emerging policies have little weight and have not been considered further here.

Designations

6.9 The London Plan identifies the 1TS building as falling within the Central Activities Zone (CAZ). The site has not previously been identified as part of the London Plan designated Opportunity and Intensification Areas, although the Euston Opportunity Area is located nearby, on the opposite side of Hampstead Road from Regent's Place.

The Euston Area Plan, however, envisages an adjustment to these boundaries in the future.

- 6.10 LBC's LDF Policies Map 2016 identifies the 1TS building as falling within the designated Central London Area. The eastern third of the 1TS building is also situated within the London View Management Framework protected View 2A.2 'Parliament Hill summit to the Palace of Westminster'. This vista is framed by the Euston Tower and the BT Tower.
- 6.11 SA and the eastern part of the Regent's Place campus including the 1TS building falls within the boundaries of the Euston Area Plan – the policies of which are focused on the implications of HS2.
- 6.12 The site is visible from a number of Conservation Areas, most notably Regent's Park and Fitzroy Square, and reasonably close to a number of listed buildings, including:
- Church of St Mary Magdalene, Munster Square (Grade II*)
 - St Mary Magdalene School Annexe and attached railings, Longford St (Grade II)
 - Number 50 Stanhope St and attached railings (Grade II)
 - Number 52 Stanhope St and attached railings (Grade II)
 - Lord Nelson Public House, Stanhope Street (Grade II)
- 6.13 This section reviews those policies relevant to the Proposed Development and provides an assessment of how the Proposed Development complies with planning policy in respect of the following:
- Land Use
 - Affordable Housing
 - Residential Mix
 - Residential Density
 - Residential Design Standards
 - Children's Play Space
 - Design (including Landscape), Townscape, Heritage and Views
 - Inclusive Design and Access
 - Socio-Economics Benefits

- Daylight/Sunlight
- Energy & Sustainability
- Transport
- Air Quality

Land Use

- 6.14 This land use section discusses the existing uses on site and the changes that will occur as a result of this Proposed Development in the context of national, regional and local policy and guidance.
- 6.15 The existing and proposed floor areas are provided side by side in Table 6.1 below.

Table 6.1: Existing and Proposed Uses (m2 GIA)

Use	Existing GIA (m ²)	Proposed GIA (m ²)	Difference
Retail (A1, A3 and A4)	-	339	339
Offices (B1)	28,325	43,825	15,500
Dwellinghouses (C3)	-	2,429	2,429
Community and affordable workspace (B1)	-	1,015	1,015
Non-Residential Institutions (D1)	904	-	- 904
Assembly and Leisure (D2)	2,092	1,853	- 239

Provision of Office Use (B1)

- 6.16 The NPPF sets out the government's aspirations for encouraging sustainable development of which a key is supporting economic growth. The document comments that planning should contribute to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. Significant weight is afforded the need to support economic growth through the planning system (para. 19).
- 6.17 At a regional level, the London Plan seeks to promote and enable the continued development of a strong, sustainable and diverse economy across London. Policy 2.10 (Central Activities Zone) seeks to ensure that development of office provision is not strategically constrained and that provision is made for a range of occupiers.

Furthermore, Policy 4.1 aims to ensure the availability of sufficient and suitable workspaces in terms of type, size and cost suitable for larger employers and small and medium sized enterprises.

- 6.18 At the local level, Core Strategy policy CS8 promotes the provision of additional office floorspace within the Central London Area and Development Policy DP13 resists the change of use of buildings in business use. The Council promotes development comprising a mix of uses including offices within Central London (Policy CS1 and CS3). The emerging Policy E1 from the submission Local Plan also echoes these policies.
- 6.19 The Proposed Development seeks the addition of 15,500 sqm (GIA) of office floorspace at 1TS. The principle of additional office floorspace within a building predominantly already in office use within the Central London Area, is seen as appropriate and in accordance with the above prevailing planning policies. However, it is acknowledged that the amount of new floorspace proposed raises policy implications regarding the appropriate mix of uses provided and the appropriate quantum of floorspace assigned to non-office use. These matters are considered further below.
- 6.20 The proposed office floorplates can be divided up as required to meet the needs of businesses of different sizes. To facilitate such flexibility, the entrance core has been redesigned to suit multiple occupiers with potential for multiple receptions on multiple floors. As such, the proposed B1 floorspace creates an opportunity to provide space for smaller businesses alongside larger tenancies, allowing the unique opportunity for businesses to grow and remain within the Proposed Development.
- 6.21 The quantum, quality and flexible nature of office floorspace proposed is considered to align well with policy at the national, regional and local level. An examination of the socio-economic benefits of the scheme, particularly in terms of jobs created, is provided further on in this chapter.

Provision of Community and Affordable Workspace (B1)

- 6.22 The principle of providing Community and Affordable Workspace as part of the Proposed Development is specifically supported by prevailing local planning policies.

- 6.23 Core Strategy Policy CS8 states that the Council will support LBC's industries by expecting a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises, such as managed, affordable workspace. CPG 8 provides further guidance on the provision of flexible and affordable workspace.
- 6.24 Emerging Draft Local Plan Policy E2 (Employment premises and sites) supports and seeks to continue this local policy position. The Council will consider higher intensity redevelopment of premises or sites that are suitable for continued business provided that the proposed premises include floorspace suitable for start-ups, small and medium enterprises, such as managed affordable workspace where viable (noting that the space proposed would have greater community benefits and a broader appeal than more standard affordable workspace). Supporting paragraph 6.20 elaborates that the reprovided employment floorspace on the proposal site should be designed flexibly to be able to accommodate a range of business types and sizes, in particular small and medium sized enterprises (SMEs) and businesses in growth sectors such as the creative industries, and that the provision of affordable workspaces will be particularly welcomed.
- 6.25 As referred to above, the Local Services Audit attached at **Appendix D** identifies some form of start-up business space as the best option for replacing the existing D1 floorspace on-site, to benefit to the local community, by providing access to employment, training and skills opportunities and encouraging local enterprise.
- 6.26 The concept of providing Community and Affordable Workspace (B1) as part of the Proposed Development has evolved throughout the pre-application stage. Whilst any such provision is not strictly classified as falling under use Class D1 in the traditional sense, from initial research this appears to have the potential to benefit the local community, and contribute to enlivening the space. It is considered that the Affordable Workspace proposed in the ground floor of 1TS will provide a community benefit (in B1 form rather than D1).

- 6.27 The Proposed Development seeks to create an open workspace within the ground floor of 1TS with a GIA of 1,015 sqm (63 sqm greater than the total GIA of the existing on-site D1 floorspace). This will be accessible to the local community and is intended to address inequality of employment through training and social enterprise, as well as maximising the performance, growth and jobs created by small businesses, when compared to traditional offices or working at home.
- 6.28 The space will target genuine start-ups and SME's with flexible leases and shared services. It is expected that the offer would deliver training and support, opportunities for education and community engagement, with links to existing Regent's Place occupiers and the West Euston Partnership.
- 6.29 The space could provide facilities for small businesses and/or makers, with access to a range of different spaces including networking and learning spaces, to encourage collaboration and engagement with the local community. It is anticipated that BL would partner with an affordable workspace operator to manage the space. The option would also exist for BL to retain the management and operation of the space.
- 6.30 Visits to various Affordable Workspace providers (some with LBC officers) have informed the proposition, including:
- Fab Lab London (<https://www.fablabs.io/fablablondon>);
 - Bootstrap (<http://www.bootstrapcompany.co.uk/about-us/our-mission/>); and
 - The Collective (<https://www.thecollective.co.uk/working>).
- 6.31 It is stated within the LBC Pre-Application Advice Letter 2 (included in **Appendix B** of this Statement) that the Council's Economic Development team is supportive of the proposal to provide Affordable Workspace. Not only does the proposed provision have the Council's support in principle, it is encouraged by the above policies. The above proposal is considered to represent a positive, innovative and appropriate means of replacing the existing D1 floorspace with a new type of community use, which will deliver considerable benefits for LBC residents, as well as the local economy and local businesses.

- 6.32 It is envisaged that this space could be secured through planning conditions and obligations in a similar manner as the recent approval at 103 Camley Street which includes approximately 1,500 sqm of incubator space.

Mixed Use Development (including requirement for Housing and Affordable Housing)

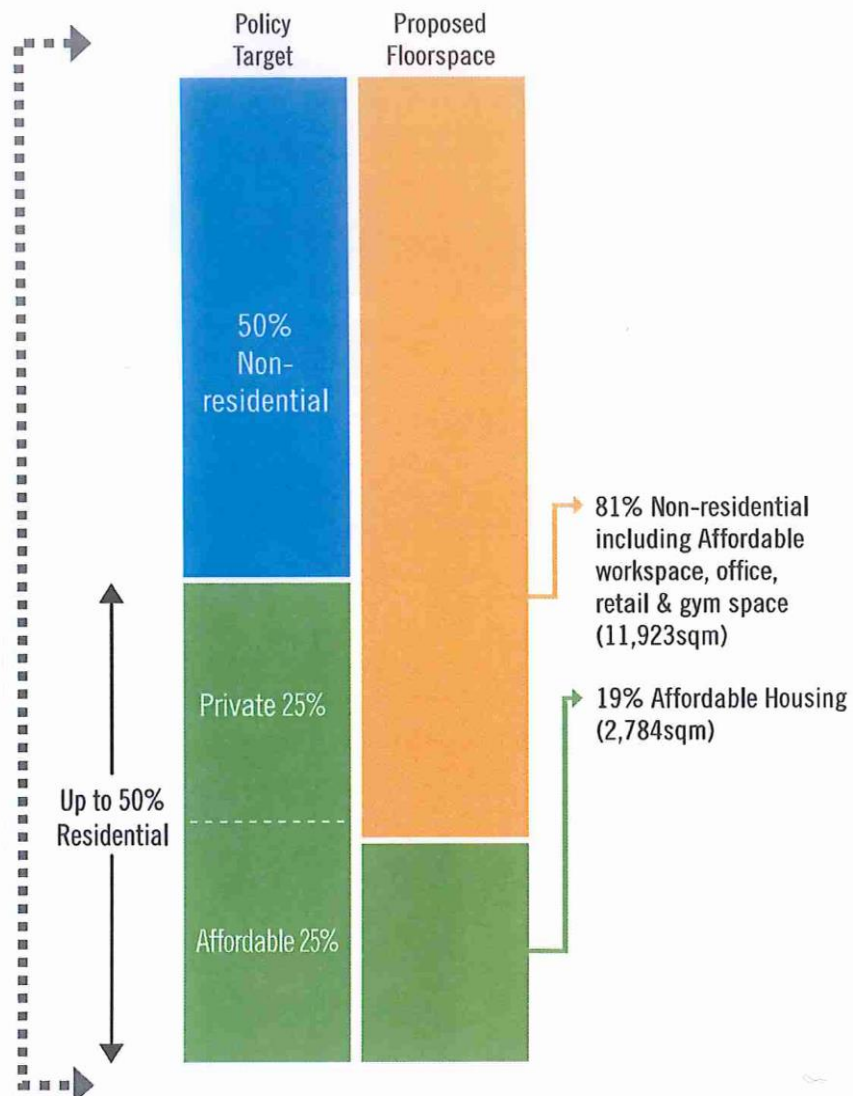
- 6.33 The NPPF sets out a set of core land-use planning principles that should underpin both plan-making and decision-taking. One of these core principles is that of promoting mixed use developments, and encouraging multiple benefits from the use of land in urban areas.
- 6.34 The London Plan seeks to enhance and promote the unique international, national and London wide roles of the Central Activities Zone (CAZ), supporting the distinct offer of the Zone based on a rich mix of local as well as strategic uses and forming the globally iconic core of one of the world's most attractive and competitive business locations (Policy 2.10). The Plan also aims to ensure that development proposals to increase office floorspace within the CAZ include a mix of uses including housing, unless such a mix would demonstrably conflict with other policies in the Plan (Policy 2.11).
- 6.35 Core Strategy policy CS1 expects high density schemes in the Central London Area and promotes the provision of a mix of uses in suitable schemes, in particular in the most accessible parts of the Borough, including an element of housing where possible. Core Strategy policy CS3 further promotes highly accessible areas such as the Central London Area as being *'suitable locations for the provision of homes, shops, food, drink and entertainment uses, offices, community facilities and are particularly suitable for uses that are likely to significantly increase the demand for travel.'*
- 6.36 Development Policy DP1 expands on the above Core Strategy policies and states that the Council requires a mix of uses in development, and where more than 200 sq. m. (gross) additional floorspace is provided within the Central London Area, the Council will require up to 50% of all additional floorspace to be housing.
- 6.37 The Council will require any secondary uses to be provided on site, particularly where 1,000 sqm (gross) of additional floorspace or more is proposed. Where inclusion of a

secondary use is appropriate for the area and cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu.

- 6.38 In considering whether a mix of uses should be sought, whether it can practically be achieved on the site, the most appropriate mix of uses, and the scale and nature of any contribution to the supply of housing and other secondary uses, DP1 sets out a number of criteria that the Council will take into account.
- 6.39 Core Strategy Policy CS6 also sets a Borough-wide target for 50% of new housing floorspace to be affordable. Development Policy DP3 applies to housing required under policy DP1 and confirms that the Council will expect the affordable housing to be provided alongside market housing, where practical and viable. In the event that affordable housing cannot be provided on-site, the Council will consider off-site provision or, exceptionally, a payment in lieu. The criteria to be applied by the Council in determining whether affordable housing can be provided on-site, off-site or by payment is set out in policy DP3.
- 6.40 CPG2 outlines a sliding scale to calculate the total amount of affordable floorspace that should be provided by each development, ranging from 10% for 10 units, to 50% for 50 or more units. However, paragraph 3.18 under policy DP3 and paragraph 2.36 of CPG2 states that the sliding scale approach will not be applied to mixed use schemes involving 1,000 sq. m. (gross) or more of additional non-residential floorspace and for such proposals the Council will seek 50% of residential floorspace as affordable housing, subject to DP3 criteria. When considering the appropriateness of any affordable housing contribution in the context of a mixed use scheme, the Council will take into account the other criteria included in policy DP3, with particular regard to the economics and financial viability of the Proposed Development, but also including the site size and constraints.
- 6.41 The Proposed Development includes a suitable mix of uses across the Site in accordance with the policy principles and requirements set out above. The ground floor of 1TS combines a variety of complementary commercial uses (A1/A3/A4, B1, D2), appropriate to the Central London Area and more locally, the Regent's Place campus. Above this mixed ground floor sits the extended and refurbished office use. The

residential use at SA will serve to integrate and provide a link between the more domestic Regent's Park Estate to the north, and the more commercial Regent's Place campus to the south. This vibrant mix of land-uses is considered to contribute positively to the Central London Area in accordance with the strong guidance and policy imperative within the NPPF, London Plan and LBC documents. The specific requirement for housing and affordable housing as set out under policies DP1 and DP3, is considered in further detail below.

- 6.42 The total amount of additional floorspace provided (for the purpose of the DP1 calculation) is 14,712 sqm (GEA – note, in accordance with CPG2, this figure excludes the existing floorspace of 1TS, the existing floorspace of SAC and floorspace created within the envelope of the existing 1TS). This equates to a policy requirement for up to 7,356 sqm of that additional floorspace to be housing, and therefore a maximum target of up to 3,678 sqm to be Affordable Housing, subject to the considerations set out under policies DP1 and DP3. The total residential floorspace proposed, of which all is affordable, is 2,784 sqm, equating to 76% of the target affordable housing provision. The diagram below illustrates the policy target and proposed floorspace.

Figure 6.1: Policy DP1 Mixed Use Calculation

**Policy DP1 Mixed Use
Maximum Target & Proposed
Total Uplift* 14,712sqm**

* Excludes existing 1 Triton Square floorspace, additional floorspace created within the envelope of the building & existing St.Anne's Church floorspace.

- 6.43 This quantum and the location of housing provided is considered acceptable in principle and in accordance with policies DP1 and DP3 for the reasons set out below.
- 6.44 In light of the policy and guidance above, the design team explored the opportunities to maximise residential floorspace on-site, both within 1TS and around the office building, namely utilising the SA site. A number of options have been explored for the purposes of identifying how best to address the policy requirement for optimising the provision of housing. The quantum of residential floorspace explored has been tested against the considerations contained within Policy DP1, in particular the impacts of providing residential floorspace on the character of the Proposed Development, the quantum of the target of residential floorspace and the compatibility with the existing office uses of 1TS. The outcomes from this design exercise are documented in the Housing Study submitted in support of the planning application. This document thoroughly tested whether the residential area sought under LBC's mixed-use policy DP1 could be accommodated within the extended 1TS office building or on land elsewhere on site. It has been demonstrated that whilst a broad range of study options were undertaken, the 1TS building and its immediate surroundings would not practically support a residential element due to the impacts on the commercial floorspace and the quality of the dwellings created. The report concludes that providing dwellings on the SA site is the most appropriate and practical option for providing homes on-site. This conclusion was supported by LBC Planning Officers through the pre-application process (see Consultation section of this Statement).
- 6.45 In addition to the above, the Applicant also commissioned a Residential Site Search of the local area. The report documenting the findings is attached to the accompanying Housing Study document. In excess of forty sites were identified for potential acquisition to deliver the maximum quantum of housing required under policies DP1 and DP3 off-site. The report concluded that none of the properties within the search area met the initial qualifying criteria, and therefore were not considered suitable or deliverable.
- 6.46 Having identified the SA site as the most suitable location for the scheme to provide and deliver housing in accordance with DP1, a design process ensued to optimise development on the site. The brief was to provide the largest quantum of housing possible, subject to having due regard to other planning considerations including

impacts in relation to townscape, heritage, amenity, daylight/sunlight, viability and good design. Key considerations and constraints included the relatively small site area and the proximity of neighbours. Following an extensive design process in collaboration with LBC Officers, LBC's Design Review Panel, members of the public and other key stakeholders, it was decided that a part-six, part-nine storey residential building (as proposed), struck the necessary balance between the above planning considerations, whilst also provided the optimum level of development that the Site has capacity to reasonably deliver.

- 6.47 100% of the 22 residential units are proposed as on-site Affordable Housing, including a relatively high proportion of affordable family accommodation (45%). The proposed quantum of on-site Affordable Housing amounts to 38% of the maximum amount of residential floorspace required for the scheme under DP1. This is considered to be a high proportion of on-site Affordable Housing provision, which will also make a valuable contribution towards the specifically identified need for more affordable family homes in LBC (and London more generally). In addition, the residential units and building as a whole are of a very high quality design and will provide high quality, affordable accommodation. The Proposed Development therefore make an unusually generous and direct contribution towards some of the Borough's priority planning objectives for Affordable Housing.
- 6.48 In addition to the quantum of Affordable Housing proposed, 76% will be social housing whilst 24% will be intermediate housing (by Net Internal Areas), exceeding policy targets. The Proposed Development section details a breakdown of the types of units but all of the larger family sized units will be in socially rented tenure.
- 6.49 In summary, a substantial body of work has been undertaken to identify the appropriate location and the maximum quantum of housing that could reasonably be provided as part of the Proposed Development. Having taken into consideration the criteria set out under policies DP1 and DP3, it has been established that 38% of the maximum amount of housing that the Council require, can be provided. All of this residential floorspace is proposed as high quality, on-site Affordable Housing, with a high proportion of affordable family units. For the reasons outlined above, the proposed housing offer is considered to deliver substantial planning benefits and is considered acceptable in the context of policies DP1 and DP3.

Provision of Residential Use (C3)

- 6.50 In addition to the specific requirement for housing and Affordable Housing set out under the mixed use policies outlined above, the principle of residential development on the SA's site is also otherwise strongly supported by planning policies at all levels.
- 6.51 The NPPF seeks to significantly boost the supply of housing. Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 supports the delivery of a wide choice of high quality homes, widening opportunities for home ownership and the creation of sustainable, inclusive and mixed communities.
- 6.52 It is identified at all levels of planning policy, particularly in the South East and Central London, that the provision of housing must be a priority to overcome the current shortage of accommodation. London Plan Policy 3.3 seeks to increase housing supply with a minimum target of 8,892 homes across LBC over a 10-year period and the Mayor recognises the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford.
- 6.53 The Mayor will seek to ensure the housing need identified in London Plan paragraph 3.17 is met, particularly through provision consistent with at least an annual average of 42,000 net additional homes across London over the plan period 2015-2015.
- 6.54 Policy CS6 confirms that the priority land use in the Borough is housing and Policies CS1, CS3 and CS9 all seek to ensure that additional housing and affordable homes are included as part of appropriate mixed use developments in central, highly accessible locations in the Borough. The specific requirement for a contribution towards housing and affordable housing as set out under policies DP1 and DP3 has been analysed in detail above. In summary, the maximum quantum of housing was explored and agreed with planning officers of LBC. The priority for LBC is for that residential floorspace to be affordable. On the basis that market housing is the lesser priority this tenure was omitted.

- 6.55 The Proposed Development will provide 22 affordable residential units and will therefore contribute towards the 8,892 additional units required in LBC over the 10 year London Plan period. The Proposed Development will make a contribution to the delivery of residential in London and in LBC and therefore accords with London Plan Policy 3.3, Core Strategy Policies CS1, CS3, CS6, CS9 and Development Policies document policies DP1 and DP3.

Affordable Housing

- 6.56 The London Plan seeks to create mixed and balanced communities by providing a range of housing choice, including tenures. London Plan Policies 3.10-3.13 address the subject of affordable housing and the negotiation of such housing on private residential and mixed use schemes. The maximum reasonable amount of affordable housing should be sought when negotiating on such schemes and these negotiations should take account of their individual circumstances including development viability, the availability of public subsidy and other scheme requirements.
- 6.57 London Plan Policy 3.11 (Affordable Housing Targets) sets a pan-regional target tenure split of 60% social and affordable rented housing and 40% intermediate housing, and notes that it is for each local authority to identify their own local requirements in relation to tenure split. Policy 3.11 also establishes that strategic priority be afforded to the provision of affordable family homes.
- 6.58 The Housing SPG (GLA, May 2016) provides guidance to supplement the housing policies in the London Plan with regard to scheme viability and Affordable Housing.
- 6.59 Local level Affordable Housing policies CS6 and DP3 including the Borough target for 50% of housing as Affordable Housing for this scale of development, a local target tenure split of 60% social rented and 40% intermediate, the hierarchy of provision and relevant policy considerations, have been set out under the Land Use section above.
- 6.60 CPG2 sets out further guidance on affordable housing including the affordability criteria for intermediate housing. Where a proposed development falls short of the Council's requirements in terms of the contribution to housing (whether on-site, off-

site, or in the form of a payment-in-lieu), the Council will expect submission of a financial viability appraisal to justify the scale of the housing proposed.

- 6.61 The application submission is accompanied by a Financial Viability Assessment that is submitted on a private and confidential basis. In accordance with the policy context outlined above, the assessment concludes that the Proposed Development can accommodate 22 affordable units on-site, which equates to 100% of all proposed residential units or 38% of the Policy DP1 maximum housing floor area target for the site, as set out in the Table 6.2 below:

Table 6.2: Proposed Affordable Housing %

Tenure	No. Units
Private	0
Intermediate	6
Affordable Rent	16
TOTAL	22
AFFORDABLE %	100%
AFFORDABLE % (as a % of maximum DP1 Housing target)	38%

- 6.62 The FVA demonstrate that the scheme cannot viably support the provision of housing, however, the Applicant is committed to delivering the proposed affordable housing at SAC on a long term investment basis. Subject to the independent testing of the Financial Viability Assessment, it is considered that the proposed affordable housing level is therefore the maximum that can be accommodated at the Site.
- 6.63 The proposals at SAC envisage a mixed affordable tenure development through the delivery of Social Rent and Intermediate Rent housing, as set out in Table 6.3 below:

Table 6.3: Proposed Affordable Housing Tenure Split

Tenure	1 Bed	2 Bed	3 Bed	TOTAL		
				Floorspace (NIA sqm)	Percentage	Units
Social Rent	1	5	10	1,344	76%	16
Intermediate	-	6	-	414	24%	6
TOTAL	1	11	10	1,758	100%	22

- 6.64 The proposed tenure split based on NIA (sqm) is 76% / 24% Social Rent/Intermediate, which exceeds policy targets. The provision of a mixed affordable tenure development contributes to the delivery of mixed and balanced communities as set out in the London Plan. Both products share similar characteristics and as result, can be managed efficiently by RPs within a single building and single lift core.
- 6.65 The delivery of Social Rent ensures that the majority of units within SAC will be affordable to the maximum number of possible residents. In addition, 62.5% of the Social Rent provision (and 45% of the total affordable housing provision) is comprised of 3 bedroom units, ensuring that a large portion of the development is directly addressing LBC's and London's priority housing need for affordable, family housing.
- 6.66 The Intermediate Rent units are to be discounted by 50% from Market Rents and will be affordable to households with a gross income of £68,500 per annum. This is significantly below the upper GLA income threshold of £90,000 pa.
- 6.67 The affordable housing offer has been developed in discussion with LBC's Affordable Housing Development Coordinator to ensure that the proposed provision meets currently projected needs. Further discussions are continuing in relation to the possibility of providing the 2 bedroom 4 person units for Intermediate Rent for two adults sharing. So in effect the 2-bedroom unit could be made affordable to two adults on a gross income of c. £34,000 per annum each, which is more closely aligned line with local average earnings in the Borough.
- 6.68 The Applicant has been in preliminary discussions with Registered Providers who have confirmed that the proposals are acceptable and have expressed an interest in acquiring the affordable units. A letter of support from Octavia Housing is attached at **Appendix E**.
- 6.69 Accordingly, the Proposed Development meets the requirements of local policies and guidance set out within CP6, DP3, CPG2 and London Plan policies 3.11 and 3.12.

Residential Mix

- 6.70 The NPPF encourages the delivery of a wide choice of high quality homes, based on current and future demographic trends, market trends and the needs of different groups

in the community. London Plan Policy 3.9 and Development Policies policy DP5 seek new development to contribute towards the creation of mixed and balanced communities. London Plan Policy 3.8 states that Londoners should have a genuine choice of homes that meet their requirements for different sizes and types of dwellings in the highest quality environments.

- 6.71 Development Policies policy DP5 includes a dwelling size priorities table which sets out the Council's preferred % mix of dwelling sizes. CPG2 Figures 2 and 3 set out updated targets including an overall % aim and preferred % mix of dwelling sizes (bedroom numbers) that are expected for different tenures as part of affordable housing development. For social-affordable rented housing, the Council will give high priority to family homes with three or more bedrooms, with an overall aim of 50%. Of note, paragraph 2.57 states that the intermediate dwelling size priorities set out in the Development Plan document policy DP5 are no longer appropriate and the Council will not generally seek dwellings with 2-bedrooms or more for shared-ownership intermediate housing. However, Figure 3 states that a proportion may be included where it is possible to provide them within the limits of eligible incomes and affordability, and that any such homes are likely to be for intermediate rent. The supporting text to the emerging Policy H7 of the Camden Local Plan notes a high priority for 2 and 3 bed units in social tenure.

- 6.72 The scheme will provide the following mix of housing:

Table 6.4: Proposed Affordable Housing Unit Mix

Tenure	1 Bed	2 Bed	3 Bed	TOTAL
Social Rent	1	5	10	16
	6.25%	31.25%	62.5%	100%
Intermediate Rent	-	6	-	6
	0%	100%	0%	100%
TOTAL	1	11	10	22
	4.5%	50%	45.5%	100%

- 6.73 In line with the above policies, the Proposed Development will comprise of a mix of housing sizes, including 62.5% of Social Rented units being family sized with 3 bedrooms, exceeding LBC's 50% target. As set out in the Affordable Housing section

above, the 6x 2-bed Intermediate units are proposed as intermediate rented units in accordance with the requirements set out in CPG2.

- 6.74 Consideration has also been given to the Child Density generated by the Proposed Development in consultation with Registered Providers and LBC officers, which has influenced the proposed mix of units with regard to potential management issues, again in accordance with the relevant policies and guidance. The mix of units proposed seeks to strike a balance between meeting LBC's and London's pressing affordable housing needs, whilst also providing a development that Registered Providers wish to acquire.

Provision of Retail Use (A1/A3/A4)

- 6.75 London Plan Policy 2.10 aims to support and improve the retail offer of the CAZ for residents, workers and visitors. Policy 4.9 also seeks provision of smaller shop units in larger developments. In addition to the strong policy support at all levels for growth of a variety of land uses including shops within the CAZ/Central London Area (identified under the Mixed Use section above), Core Strategy policy CS7 promotes successful and vibrant centres throughout the Borough to serve the needs of residents, workers and visitors. This includes providing for a range of shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice.
- 6.76 Policy CS7 adopts a sequential approach to encourage the provision of new retail floorspace in appropriate locations. The policy states that the priority should be given to locating retail uses within Central London Frontages, and Town or Neighbourhood Centres but that the Council will also support some retail provision outside centres to meet local needs. The policy intention is to ensure that retail uses are located in areas that have the greatest access to public transport and are less likely to harm neighbouring amenity, or if they are of such a size, that they would not harm those designated centres, if located outside of them.
- 6.77 A total GIA of 339 sqm of A1/A3/A4 retail floorspace is proposed fronting the ground floor southern façade of 1TS. The proposed retail provision is not located within a designated shopping frontage or Central London Frontage but is located relatively close to the Tottenham Court Road Central London Frontage.

- 6.78 One of the key objectives of providing a modest quantum of retail floorspace in this location is to provide an active frontage at ground floor level along the key pedestrian route of Triton Square (South), in order to enhance the vitality and vibrancy of the area and in doing so, benefit the locality. The unit will serve workers, residents and visitors within Regents Place, complementing the other uses proposed as part the Proposed Development and the wider campus.
- 6.79 Previous provision of retail floorspace within the existing 1TS cut through has historically been unsuccessful and failed due to the low footfall of pedestrians along this uninviting route. As documented in the Planning History section, owing to their failure, the originally permitted retail units within the cut through were soon changed to uses that were less reliant on visiting/passing members of the public, such as the Estate Office (B1) and crèche (D1). Learning from the design failings of the previous retail provision provided within the 1TS cut through, the proposed retail space fronts on to Triton Square (south), and will provide an active frontage along this direct route through the Regent's Place campus from Regent's Place Plaza to Triton Street,
- 6.80 Regent's Place already has a number of commercial uses at ground floor level, including shops, a theatre and restaurants. The proposed retail use will provide an opportunity to reinforce the continued activation of ground floor frontages across the estate. The retail premises proposed would be relatively small in size and unlikely to compete with the designated Central London Frontage of Tottenham Court Road.
- 6.81 This new provision will enhance the offer to the local area, its residents and workers, whilst bringing a vitality and viability that has not been present in the ground floor of the building since its first occupation. The proposed retail use is considered to be highly appropriate in this location and will meet the objectives of the above planning policies without compromising the nearby designated Central London Frontage.

Provision of Leisure Use (D2)

- 6.82 Core Strategy policy CS10 sets out how the Council will support the retention and enhancement of existing community, leisure and cultural facilities. Policy DP15 provides further details of how the Council will protect existing leisure facilities by resisting their loss unless adequate alternative facilities are already available in the area,

and therefore no shortfall in provision will be created by the loss; or the leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.

6.83 The Proposed Development seeks to re-provide the existing gym (D2) facility on-site in accordance with the above local planning policies, within the ground and basement floors of 1TS. While the proposed GIA (1,853 sqm) of the new leisure facility is 239 sqm (GIA) smaller than the existing GIA (2,092 sqm), in relative terms, this represents just a 11.4% decrease in floor area. In addition, the existing GIA includes the existing ancillary 150 sqm café, whereas the proposed retail and leisure uses/areas are separated out. Therefore, the proposed facility can be regarded as being materially similar in size to the existing. In addition, the Proposed Development will provide a modern, state of the art leisure facility, with improved access and facilities (note the exact layout and gym offer will be subject to operator fit out). This re-provision is considered to be in conformity with the above policies which seek to protect and enhance leisure uses in the Borough.

6.84 It should be noted that it is intended that the existing gym will be temporarily relocated in the locality during the construction period (to be subject of a separate planning application in due course). This is to ensure continuity of D2 use on the site.

Change of D1 Use

6.85 The Site Description and Planning History Chapters of this document explain that there are two D1 non-residential institution uses on the Site: the disused cheche at 1TS; and the former Catholic Church at Laxton Place. These uses are classified as 'Community Uses' in the Camden Core Strategy. It is proposed that these be replaced with a new Community and Affordable Workspace use which would have greater benefits for local Camden residents than the current D1 uses and thus maintain at least an equivalent area which provides facilities for the local community.

6.86 Core Strategy policy CS10 sets out how the Council will ensure that community facilities and services are provided for LBC's communities and people who work in and visit the Borough.

- 6.87 Development Policy DP15 notes that the Council will resist the loss of community facilities unless a) a replacement facility that meets the needs of the local population is provided; *or*, b) the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.
- 6.88 LBC's emerging Local Plan (submission draft) echoes the adopted plan but notes that the loss of such uses could be acceptable where the existing facility is no longer required *or viable*.

Disused crèche

- 6.89 As detailed in the Planning History section and the associated Appendix of this report, 1TS has an extensive planning history in relation to the D1 use within the building. This use relates entirely to the crèche which has been the subject of numerous applications in an attempt to make the use viable.
- 6.90 The crèche was originally permitted in 1990 along with the main office building, the permission was in outline and included a crèche of 93 sqm. These proposals were then amended in 1996 and 1997 to include an outdoor play area and the building was eventually constructed in accordance with these amendments. The crèche space was then further amended in 2000 and the space was further expanded in 2009 to what is seen today, a crèche of 442 sqm.
- 6.91 The crèche has changed in form, moved location and supplanted other failing uses within 1 Triton Square during the last 20 years. However, all of these changes have still resulted in an unsuccessful crèche business. As a result, the crèche finally closed in February 2016 due to the business being unviable and this part of the building remains vacant.

- 6.92 A crèche use in this location has proven consistently financially unsustainable and the Local Services Audit attached at **Appendix D** notes that the nursery / early years' education (EYE) sector has undergone significant structural changes in recent years mainly resulting from government policies. Further changes are planned, including new government initiatives coming into force in 2017, which will impact on the structure and financial sustainability of private, voluntary and independent (PVI) non-school based nurseries.
- 6.93 In general, the introduction of government funded EYE for all three and four year olds has led to an increase in demand which is predominantly met in school-based nurseries. As a result, the PVI sector provides most of the under-3-year-old nursery care (which school-based nurseries rarely offer), but little 3- and 4- year old provision. This impacts the financial viability of PVI nurseries since far more staff are required for younger children. Historically, nurseries were able to balance their income by accepting children from across the age ranges; as the industry structure has changed and this is no longer possible PVI nurseries have had to increase the cost of childcare for younger children, risking it being unaffordable to lower income families. The introduction of government-funded provision for eligible 2-year olds from low income families has compounded the problem since the rate paid by local authorities is usually (significantly) below the commercial rate.
- 6.94 The Local Services Audit concludes that whilst there is anecdotal evidence of need for additional nursery provision in the area, the failure of the crèche suggests that there is no realistic prospect of providing a successful nursery facility in the new scheme, which is both commercially sustainable and meets the needs of the local community. In summary, Regent's Place is not a viable location for a crèche and so this specific community facility is therefore no longer required.

St Anne's Church

- 6.95 SAC was built in 1970 as the St Anne Roman Catholic Church (Diocese of Westminster). Cardinal Heenan laid the foundation stone on 30 May 1970 and the church opened later that year.

- 6.96 By the 1980's the congregation had begun to dwindle to the extent that the Diocese of Westminster were no longer using SAC fully and other religious groups began occupying the space. The UK's small Chaldean Syrian community started worshipping in SAC in 1986 under Father Phillipe Najim. This was followed by the Right Rev Andreas Abouna from 1991.
- 6.97 Worship continued until at least 2003, but a decline in the Chaldean congregation occurred after this date. There are indications that SAC had ceased to host the Chaldean community, or any other groups, sometime after 2003 and that SAC had closed by 2011.
- 6.98 In order to maintain some form of use in the building, the Diocese of Westminster offered the building to the Anglicans leaving the Church of England in 2011, although the proposal was rejected and alternative accommodation found.
- 6.99 By 2013 the Catholic Diocese concluded that the mass and worshipper numbers has dwindled to the extent that the building could no longer be sustained for use as a local church and the decision was made to sell the premises. Prior to its sale by the Catholic Diocese the premises was let on a short term basis. This provided a temporary facility for the Ethiopian Orthodox Church who has previously occupied other premises across London temporarily, the most recent of which being in Tufnell Park. The temporary occupation by the Ethiopian Orthodox Church was set at a favourable rent and extended in June 2016 at zero rent. A further extension has been agreed until September 2017 also on a rent free basis. This is approximately seven months longer than the original lease allowed and 19 months from when the Applicant first notified the church of its plans for the site.
- 6.100 BL acquired the site in March 2014 with a view to its future redevelopment.
- 6.101 The Ethiopian Orthodox Church draws its congregation from across the whole of north London. At the public consultation events in September 2016 a large number of the congregation attended and commented on the scheme. The Statement of Community Involvement provides further detail on the general feedback from this process and suggests that the majority of the SAC congregation are not from the London Borough of Camden (44 of 91 attendees who signed in were from outside LBC). Section 4 of the SCI maps out the location of respondents in relation to their comments. It can be seen that those who were resistant to the loss of the SAC building lived in many other areas and

boroughs including LB Brent, LB Tower Hamlets, LB Lewisham, LB Southwark and LB Hammersmith and Fulham. It is apparent that the SAC building has not provided a facility specifically for the Camden community for a number of years.

- 6.102 Since submission of the planning application, further representations have been made by the EOC. In these submissions, further evidence has been presented by the EOC that the congregation is drawn from a wide area (including 42 different Local Authorities) and does not, in the main, reside in Camden. The most recent submission showed that Islington had the most residents (10%), followed by Lambeth, Haringey, Hackney and City of Westminster on 5%. Camden was sixth on the list with 4.5%.
- 6.103 Despite the considerable periods of vacancy in the existing church, the short-term let to the current occupants and their dispersed nature across London, the loss of the Church building and its use cannot directly comply with policy DP15. However, there are considerable benefits to the scheme as have been noted in the preceding sections, namely, the refurbishment and extension of a significant office building, the Community and Affordable Workspace, the affordable housing and the extensive public realm improvement works including a new public garden space. These benefits, on balance, are considered to deliver more of the priorities of the development plan than would be possible with the retention of the existing church building.
- 6.104 In conclusion, therefore, demand for the crèche at the application site has fallen away and it has been consolidated with the Bright Horizons Regent's Park day nursery and pre-school. Policy DP15 therefore allows for its loss. Church use on the site has been sporadic with sustained periods of vacancy up until the recent temporary occupation by the Ethiopian Orthodox Church. With regard to the loss of this use, the significant public benefits proposed by the redevelopment are considered to outweigh this loss and therefore, the proposals are considered to be acceptable in this regard.

Proposed new community use

- 6.105 BL has lengthy experience of working alongside community groups at Regent's Place. As a first step in identifying an appropriate use for inclusion in ITS, a Local Services Audit was commissioned.

6.106 The Audit aimed to identify potential uses which would be of most benefit to the local community in and around Regents Place. A summary of the findings is as follows:

- Places of worship including multi-faith centres and inter-faith organisations. Discounted due to a lack of demand;
- Co-working and start-up business space. Considered further below;
- Libraries and digital learning, including a potential programme of activities for young and elderly people. No general gap identified but a specific case considered further as noted below;
- Nursery provision (inc. Sure Start). Discounted due to structural funding issues and viability issues;
- Health (specifically including doctor's surgery/PCT) and wellbeing/fitness (excluding a full gym offer; this is already on offer at Regent's Place). Considered further in consultation with LBC (see below);
- Any other services relevant to the audit objective e.g. services which might provide any of these facilities as part of a wider offer or generate a demand for complementary services through their existing activities to the benefit of the local community.

6.107 In consultation with LBC, two specific potential uses/occupiers were considered during the pre-application stage for further investigation, as follows:

1. Primary healthcare: Community Solutions are conducting a feasibility study on behalf of the CCG/NHS in order to find a replacement site for the South Camden Centre for Health whose lease expires in October 2018.
2. Education-related use: Holt's Academy of Jewelry (Hatton Garden) is searching for new Class D1 education premises from early 2017.

6.108 BL made contact with both parties and established that the anticipated project programme and the potential occupiers' timeframes for requiring space were misaligned to the extent that neither were able to commit to occupying D1 floorspace within the Proposed Development, which is expected to be completed in 2020.

6.109 The Report concluded that the best option would be some form of start-up business

space. Such provision would not necessarily be classified as falling under use Class D1 in the traditional sense, but it would create the potential to significantly benefit the local community supporting local employment, training, skills and enterprise. It is considered that the Community and Affordable Workspace proposed in the ground floor of 1TS is the most appropriate means of replacing the existing community uses on site. The community benefits of this use, together with the wider benefits of the Proposed Development, are considered to outweigh the loss of the existing community (Class D1) use.

Residential Design Standards

- 6.110 London Plan policy 3.5 (Quality and Design of Housing Developments) requires housing developments to be of the highest quality internally, externally and in relation to their context and the wider environment. The Minor Alterations to the London Plan 2016 sets out minimum space standards for residential developments. The Mayors Housing SPG provide further guidance on design standards for new residential development in London.
- 6.111 Core Strategy policy CS6 seeks to ensure that the Council secures high quality homes. Development Policies policy DP6 sets out Lifetime Homes and Wheelchair Housings requirements. CPG2 supplements the above policies setting out and providing guidance on all of the Council's detailed residential development standards.
- 6.112 The Proposed Development provides high quality new residential units. The above policies and guidance regarding the quality and size of residential accommodation have informed the evolution of the design and are fully complied with, and where possible, exceeded. A series of design principles have been achieved, including (full details can be found in the DAS):
- 100% of residential units meet or exceed London Plan minimum space standards;
 - 100% of residential units are double or triple aspect;
 - All residential accommodation has been designed to Lifetime Homes standards;
 - Sufficient space for storage is provided in each unit, with separate secure bicycle storage provided for residents at ground floor level;
 - All residential units will be provided with private open space in the form of a balcony or garden, and all residents benefit from access to the communal amenity

space at 6th floor level (see below);

- All residential accommodation exceeds the London Plan amenity space standards;
- The residential unit layouts have been designed to be generous and light filled spaces.

6.113 The Proposed Development provide high quality residential accommodation on the SA plot and are policy compliant in this respect. The accompanying DAS provides further information on the type and quality of the proposed residential units.

Residential Amenity Space

6.114 Standard 26 of the Housing SPG, establishes private open space standards for new dwellings. This sets out a minimum of 5 sqm of private outdoor space should be provided for all 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant. The Mayor's Housing SPG and CPG2 also provide technical guidance on private and communal residential amenity space.

6.115 The SA proposal seeks to maximise provision of private residential amenity space where possible, providing a private garden to the ground floor wheelchair accessible unit and private balconies to all other units, all of which either meet or exceed relevant space standards. The two wheelchair accessible flats have relatively larger outdoor space – the ground floor 2-bed wheelchair flat has a garden of 47m²; the first floor 1-bed wheelchair flat has a terrace of 14.5m².

6.116 The communal roof garden also provides residents aboveground with 68 sqm of high quality, usable and attractive communal amenity space in the form of a shared roof garden (including child's play space – see below), in compliance with relevant guidance. This outdoor space will offer native planting to support local biodiversity and give visual and olfactory amenity. Seating and soft areas will also be included in the landscape design of the roof terrace. The amount, type and quality of private and communal amenity space provided is considered to be a significant benefit of the scheme.

Children's Play Space

6.117 Policy 3.6 of the London Plan states that development proposals that include housing should make provision for play and informal recreation based on the expected child population generated by the scheme and an assessment of future needs.

- 6.118 Core Strategy Policy CS15 states that where development proposals create additional demand for open space, opportunities should be secured for improvements to open spaces including the facilities provided for play. Development Policy DP24 expects developments to consider the provision of appropriate amenity space. CPG6 sets out the Council's expectations in relation to open space provision including children's play space in residential developments; Figure 5 shows the figures that LBC will use to assess open space requirements for individual developments, including play space for residential use.
- 6.119 The scheme provides LBC's required quantum of children's play space on site through the incorporation of a dedicated 35sqm child play space within the communal rooftop amenity space at 6th floor level. This is proposed to be designed as 'doorstep playspace' aimed at the 0-5 years' age range with potential to incorporate soft play areas/surfaces and mounds.
- 6.120 The Proposed Development is in close proximity to existing publicly accessible open spaces: Regent's Park within 420m, Munster Square within 70m, the new proposed 'Longford Place' within 50m of the communal entrance door. There is therefore considered to be an acceptable level of play space provision for older children in close vicinity of the site including formal provision at Munster Square. The proposed play space provision is in accordance with the aims of the LDF policies CS15 and DP24.

Design (including Landscape), Townscape, Heritage and Views

- 6.121 Paragraph 56 of the NPPF states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 of the NPPF outlines that planning policies and decisions should aim to ensure that developments:
- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space

as part of developments) and support local facilities and transport networks;

- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

6.122 At a regional level, The London Plan puts equal emphasis on good design in Policy 7.1, and requires that development enables people to live healthy, active lives; maximising the opportunity for community diversity, inclusion and cohesion. Policy 7.6 explains that development should make a positive contribution to a coherent public realm, streetscape and wider cityscape with design appropriate to its context.

6.123 London Plan Policy 7.4 stresses the importance of taking account of the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. The policy makes particular reference to opportunities to build on the positives of areas with poor or ill-defined character.

6.124 London Plan Policy 3.5 sets out the general design principles expected for housing developments in London. The policy seeks to ensure that proposals for housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment.

6.125 London Plan Policy 7.12 seeks to preserve or enhance the viewers' ability to recognise and appreciate strategically important landmarks, and affords significant protection to a range of strategic views and protected vistas. The Mayor identifies the Palace of Westminster as one of three strategically important landmarks in the designated views. Within the designated view from the summit of Parliament Hill towards Central London (Viewing Location 2A), the Mayor has defined the view towards the Palace of Westminster as Protected Vista 2A.2. The eastern third of the 1TS building is at the edge of the Landmark Viewing Corridor. Paragraphs 99 and 101 of the LVMF SPG set out the Visual Management Guidance for the 'Foreground and Middle Ground' of the designated view above, stating that the panorama is sensitive to large-scale development in the foreground and middle ground; and new development should preserve or enhance the viewer's ability to recognise and appreciate the Palace of Westminster in this view.

- 6.126 In relation of Heritage, Section 11 of the NPPF establishes national level policy on the conservation and preservation of the historic environment. Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent. Paragraph 134 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.127 At the regional level the London Plan at Policy 7.4 states that development should allow buildings and structures that make a positive contribution to the character of a place, to influence the future character of the area and be informed by the surrounding historic environment.
- 6.128 Policy 7.8 comments that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Paragraph 7.31 expands on Policy 7.8, stating that: “*Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of heritage assets should be of the highest quality of architecture and design, and respond positively to local context and character.*”
- 6.129 Policy 2.11 (CAZ) of the London Plan seeks solutions to constraints on office provision and other commercial development imposed by heritage designations without compromising local environmental quality, including through high quality design to complement these designations.
- 6.130 At the local level, Policy CS14 requires development of “*the highest standard of design that respects local context and character*”. It also aims to preserve and enhance LBC’s heritage assets and their settings, promote high quality streets and public spaces, and protect important views of St Paul’s Cathedral and the Palace of Westminster and important local views.
- 6.131 CS15 aims to protect and improve open spaces and encourage biodiversity by creating the provision of new or enhanced habitat through for example, green walls and roofs, and by protecting trees and promoting the provision of new trees and vegetation, including additional street trees.

- 6.132 Policy DP24 sets out that new development is expected to consider points including the character, setting, context and form and scale of neighbouring buildings, the quality of materials to be used, the provision of visually interesting frontages at street level and the provision of appropriate hard and soft landscaping and amenity space.
- 6.133 Policy DP25 states that LBC will not permit development that causes harm to the character and appearance of a conservation area or to the setting of a listed building and will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.
- 6.134 This section should be read in conjunction with the following documents, all submitted in support of the application and which describe, visualize, explain and analyse the rationale behind the proposed design in full detail: The reports also provide an analysis of the constraints and opportunities presented by the existing site and the architectural design response:
- Planning application drawings;
 - DASs (Volumes 1 and 2);
 - Landscape Masterplan Report;
 - Townscape, Heritage & Visual Impact Assessment; and
 - Heritage Statement.

Overall Design Vision and Approach

- 6.135 The overall design vision is focused around the opportunity to develop, enhance and reinstate the 1TS building as the one at primary office buildings on the Regent's Place campus through five key themes:
- Transforming 1TS into a **modern, flexible** office building which can accommodate a diverse range of businesses from different sectors and of different sizes Place campus, with a collection of enhanced, revitalised and exemplary public spaces within its vicinity.
 - Creating a **mixed and diverse** development which provides a wide range of landscaped spaces and uses including an exceptionally high quality residential development at SA, Community and Affordable Workspace for start-up enterprises at the heart of Regents Place, retail and a state-of-the-art gym.
 - Delivering a uniquely **flexible and adaptable** workspace within 1TS, taking

advantage of the unusual dimensions of the existing floorplate.

- **Optimising**, refining and rationalising the performance of the existing 1TS building both in terms of layout and servicing.
- Creating a **healthy and sustainable** development which maximises energy performance, incorporates amenity space where possible and promotes sustainable means of transport.

6.136 The overall design objectives have been to deliver:

- The **highest standards of architectural and urban design** across the site, meaning a carefully considered refurbishment and extension to 1TS, an exemplary new build residential development at SA and varied and contextual public spaces around the buildings.
- **Flexible and high quality working and living environments for people.**
- **Enhanced and accessible amenity** through a reinvented ground floor offer with active, clear, distinct and characterful entrances and public facing facades.
- **Exemplary outdoor public space** through the creation of a series of differing, high quality public spaces which better integrates the campus and the wider area.

6.137 While there has been a joined up design vision for the site, as outlined above, this can be broken down into three very different architectural briefs and design responses, namely in relation to 1TS (refurbishment and extension), SA (redevelopment and new build) and landscape/public realm. The design of these three key elements of the Proposed Development are analysed in further detail below, however, as stated above, reference should be made to the submitted drawings, DASs and Landscape Masterplan report for full details and justification of the design.

6.138 The scheme has been designed to very high standards in all aspects of design, incorporating and responding to pre-application feedback from LBC (refer to **Appendix B**), Camden's Design Review Panel (refer to **Appendix C**) and the local community and other key stakeholders (refer to the accompanying SCI). This review process has resulted in numerous and significant changes to the design of the Proposed Development which are also detailed in Chapter 5 of this Statement and the DAS.

1 Triton Square Building Design

Design Principles and Approach

6.139 The flexibility of the existing ITS building anatomy to accommodate an extension, has enabled the design response to take the form of a sensitive refurbishment and extension of the existing building. The relative conceptual simplicity of extending the corner cores to serve three new office floors provided an opportunity to extend the building without compromising the quality and integrity of the original architectural concept. This, combined with the current architects also being the designers of the original building, has enabled a proposal which genuinely reads as an extension of the original architectural language and form, rather than as a contemporary addition. The Proposed Development responds to the existing building design in several fundamental aspects, including:

- Reiterating the deliberate, original corner core placement;
- Reutilising the floating screens as a primary façade element;
- Focusing on junctions and interfaces between façade types;
- Maintaining consistency of proportion across all scales.

6.140 The ITS proposal is cognisant and consistent with the original building design principles, whilst responding appropriately and sensitively to its context (which has changed over time), in terms of form, scale, materiality, architectural language and articulation (full details of the façade design and materials are included in the DAS).

Height, Scale, Massing

6.141 The visual impact of the additional three floors is minimised by them being inset at level 6. This has in turn allowed for the creation of 7.5m deep terraces at this level on all sides of the building, creating new external amenity space for office workers within the building's footprint. The proposed extension is further appropriate in its context, owing to the increased height, mass and scale of other buildings that have been constructed in the surrounding area since ITS was originally built (refer to the Townscape, Heritage & Views section below).

Ground Floor Arrangement

6.142 The ground floor north, south and east elevations have been designed as active frontages which adjoin the public spaces and routes around the building. This will markedly enliven these spaces and routes, which have lengthy blank and inactive sections at present, including:

- The relocation of the main office entrance to the east elevation directly onto Regent's Place Plaza creates a more legible and prominent front door to the building and arrival experience;
- The north elevation at ground floor level fronting Longford Place dedicated to the Community and Affordable Workspace unit. The articulation of the façade described in the DAS has been designed to embody the ingenuity of the activity inside, by utilising large contemporary windows to frame studios of differing activities inside the building. This is intended to instill a sense of drama, curiosity and inspiration for passers-by or those simply enjoying Longford Place.
- Triton Square (East) will be enlivened by the new entrances to the gym and Community and Affordable Workspace, and those accessing the cycle storage. A deliberate design decision was taken to reduce gym frontage and increase views into the community and affordable workspace which will be more active and engaging with the public realm.
- The proposed ground floor retail unit and secondary office entrance fronting Triton Square (South) will also serve to activate and enliven this route.

6.143 The raising of the screens on all elevations to reveal views in and out of the first floor offices also affords users of the surrounding routes and spaces further interaction with the building. This in turn increases overlooking and a sense of safety along these routes, as well providing a visual indicator of the buildings primary use, which is not apparent from the existing façade design.

6.144 The loss of the existing cut through is considered acceptable in design terms, for the following reasons:

- It has historically proven to be an unsuccessful route with low footfall, resulting in a failing/unviable location for ground floor commercial units. Today, the route is mainly used for access to the Facility Management Office rather than as a north-south connection;
- A key reason for it being integrated into the original design of the building was to provide a dedicated north–south pedestrian route as an alternative to the routes either side of the building which were, at the time, prioritised to vehicles. The context for this rationale has changed over time, with the ramp to the east of the building now removed and instead heavily used as a pedestrian link between the bottom of

Stanhope Street and Regents Place Plaza. The route to the west will be improved to provide a direct connection from the Euston Road pedestrian crossing to the south and the Regents Park Estate to the north;

- The design of the cut-through is outdated and does not accord with current day good design principles – it is almost 70m long and one-storey high, uninviting and hidden from view from external areas of public realm.
- It divides the useable ground floor space. Redesigning the ground floor layout presents the opportunity to maximise the usable floor space and optimise the buildings efficiency;
- The planning benefits of the redesigned ground floor, active frontages and dramatically enhanced, publically engaging and inviting new spaces and routes around the building (as outlined in this section), are considered to considerably outweigh any benefits that might be afforded to the existing cut-through.

St Anne's Building Design

Design Principles and Approach

- 6.145 The opportunity for a high quality residential building which optimises development on this prominent corner location in central London has led to a proposal involving redevelopment of the site. As such, this involves the demolition of the existing low rise, outdated building of limited architectural quality and no historic significance, and construction of a new build development.
- 6.146 With the principle of redevelopment established as appropriate during the early stages of the design process, the architect has been able to develop a design which successfully and appropriately responds to the plots current day varied, surrounding context. The design has therefore sought to respond to the transitional nature of the SA site, having regard (and acknowledging any potential future change) to the four distinguishable areas of different character in the vicinity: Regent's Park Estate to the north; Regent's Place to the south; Regent's Park Conservation Area to the west; and Westminster Kingsway College and open space to the east.
- 6.147 Key design considerations contextual to this varied location, have been the need to relate sensitively to the nearby listed buildings to the north and west, whilst also addressing the larger commercial buildings and new public realm to the south. The Proposed Development has sought to respond to this varied context whilst also enhancing the

street scene and providing high quality affordable residential accommodation for LBC and London.

- 6.148 Design excellence has been sought throughout. Specific housing standards and requirements set out in LBC and GLA planning policy and guidance are referred to elsewhere in this Chapter, where relevant.

Height, Scale and Massing

- 6.149 After many massing studies in consultation with LBC officers and the Design Review Panel, a part-6, part-9 storey building is proposed. The taller element of the proposed building addresses the relatively larger scale of buildings to the south, while the 6-storey element responds to the smaller scale residential buildings to the north, and gives space to the triple-pitched roofline of the Grade II* Mary Magdalene Church along Laxton Place.
- 6.150 The increased massing of the taller element gives a confident elegance to the proposed block. It eases the transition of scale from the north to the south of Longford Street, and references the existing towers that are visible within the Regent's Park Estate to the north (refer to the Townscape, Heritage & Views section below).

Layout and Ground Floor Arrangement

- 6.151 The building footprint has been carefully shaped to respond to the surrounding ground floor context, with an angled corner at the junction of Longford Street and Laxton Place to signal the pedestrian link between Regents Place to the south and Munster Square to the north and provide some breathing space to the residential block opposite. The sheltered main residential entrance is set back on the ground floor south façade, marking the corner and opening on to a generous pavement area angled away from the access ramp on the opposite side of the road. The proposed building line on Laxton Place has been set back relative to the existing, widening the street and aligning with the adjacent terrace of houses to the north, improving the streetscene.
- 6.152 The building footprint has otherwise been maximised on this relatively small plot in order to provide the best possible habitable environment for future tenants. Having explored various iterations of ground floor layout and use in consultation with LBC officers and the Design Review Panel, it is proposed that this is given over wholly to residential use with a generous entrance lobby. A high quality design two bed

wheelchair accessible flat is provided at ground floor, with private entrance and rear garden. The building has a single central and highly efficient core, with a single passenger and wheelchair lift. The bike store is located on the east side of the ground floor, increasing activity on this edge of the site.

- 6.153 The remainder of the ground floor accommodates plant and servicing, which has been efficiently and effectively designed in to minimise impact on the external façade and frontages. Provision of a basement level was explored but considered unfeasible and unviable given the small site footprint.

Key Architectural Features and Materials

- 6.154 The high standard of architectural design matches the best of new affordable housing design currently in London. Overall, the design holds together as a singular designed architecture, and at the same time responds to the three quite distinct character contexts that surround the site on three sides.
- 6.155 In terms of notable architectural features, the nine storey's are grouped into threes on the elevation, each group separated by a brick band with each bottom, middle, and top group detailed in a slightly different way, with increased openness and filigree as you move up towards the top of the building (refer to the DAS for full details).
- 6.156 'Inset' balconies are proposed on the south, street facing elevation to give the building a feeling of refinement and a sense of privacy and enclosure, rather than the more commonly found 'bolt on' metal balconies cantilevering away from the building's face. Balconies at the lower levels have increased solidity where exposure to overlooking from passersby is greatest; balconies at the upper levels have increased openness of balustrade design, where overlooking is less and opportunities for views are greatest.
- 6.157 To the west, where the proposed building sits beside and opposite existing residential architecture, there are no balconies and the windows (which serve only bedrooms) are ordered regularly and given simple hierarchy with use of metal detailing. An understated approach to this elevation allows Mary Magdalene Church to remain the architectural focus along Laxton Place.
- 6.158 To the east, the proposed block sits partly on the site boundary. Restrictions of adjacent site ownership limits the degree to which the proposed building can open up on the boundary line to this aspect, however, the design has been developed to include

openings without relying upon them for daylight. Where the proposed building steps back, bolt-on balconies provide flats an outlook onto the open space and greenery to the east.

- 6.159 High quality materials are proposed. The proposed building material is brick, with metal detailing to the balconies and window design and white brick to the inside of recessed balconies. The brick facade will provide a familiar and robust material that is consistent with existing residential buildings opposite and adjacent. The colour of the proposed external brick is a varied soft heather grey, chosen to compliment and balance the existing orange-pink palette of residential context buildings at 9 Laxton Place and 1-4 Laxton Place, while allowing the honey-grey ragstone tones of Mary Magdalene Church to stand out.
- 6.160 The brickwork is designed with horizontal bands of brick soldier courses that section the window openings into three going up the building. Between these bands, pale bronze coloured metal panels connect windows vertically, and form the front of balconies, with matching metal railings above to form the balustrades.

Townscape, Heritage and Views

- 6.161 A full Townscape, Heritage and Visual Impact Assessment has been submitted in support of the planning application which considers the potential changes to:
- The character of the townscape on and surrounding the Site;
 - The character and significance of the Regents Park Conservation Area;
 - The significance and settings of the Grade II* listed St Mary Magdalene's Church building immediately adjacent to the SA Site and other designated heritage assets in the vicinity; and
 - The composition of relevant protected views and selected representative views as a result of the Proposed Development.
- 6.162 The potential impacts are considered through the assessment of 18 views, agreed in consultation with LBC. The assessment concludes that the settings of all relevant heritage assets and the character of all relevant local views will be enhanced by the Proposed Development. *No views set out in the LVMF SPG will be harmed by the*

Proposed Development. Detailed conclusions from the THVIA report have been extracted and included below. For a full assessment of views affected by the Proposed Development, the supporting THVIA should be referred to.

'The visual impact of the Proposed Development will be mainly restricted to its close locality, due to its limited scale, the character of its urban context and existing dense mature tree planting. Wherever visible, it will have a positive relationship to the setting of heritage assets and the local townscape character.'

Views Assessment

The Views Assessment shows that the Proposed Development will relate positively to its surroundings.

Heritage Assessment

The Heritage Assessment draws on relevant parts of the views assessment and finds that, wherever visible, the Proposed Development will relate positively to the relevant Conservation Areas and Listed Buildings within the area.

Planning Policy

The Proposed Development will fully comply with NPPF heritage and design policy and in particular with the requirement for new development to make a positive contribution to local character and distinctiveness (Ref 1-5, para 131).

8.5 The Proposed Development will fully comply with heritage and townscape related policy set out in The London Plan (Ref 1-9). It will protect local character (Policy 7.4), be of a high architectural quality (Policy 7.6) and will relate well to the historic environment (Policies 7.8-10). No views set out in the LVMF SPG will be harmed by the Proposed Development.

8.6 The Proposed Development will fully comply with Camden's heritage and townscape related policy. In accordance with Camden's Core Strategy (Ref 1-10), the Proposed Development will be of the highest standard of design which respects local context character (Policy CS14). No locally important views will be affected by the proposals (Ref 1-10, para 14.25). It will meet the necessary high quality standard in all aspects of design set out in Policy DP24 and, in accordance with Policy DP25, will not harm any conservation area or listed building (Ref 1-11).

Final Conclusion

The settings of all relevant heritage assets and the character of all relevant local views will be enhanced by the Proposed Development. The Proposed Development will be of a high design quality and high quality materials which will complement the existing character of the local streetscape.'

- 6.163 A separate Heritage Statement has been prepared and submitted specifically in relation to the effect of the St Anne's residential development on the heritage significance of the Grade II* Church of St Mary Magdalene. The Statement concludes that there is a specific heritage and townscape-related public benefit from the Proposed Development,

and the proposed scheme will preserve and enhance the setting of St Mary Magdalene by providing a suitably respectful counterpoint to the Gothic revival architecture of the listed church.

Landscape and Public Realm Design

- 6.164 The landscape and public realm proposals are outlined in Section 4 of this Statement and a full description and justification of their design is set out in the Public Realm & Landscape Report and DAS. The 1TS 'Ground Floor Arrangement' section above has also 1) explained how the proposed refurbishment to the 1TS building, particularly the changes proposed to the ground floor plan and elevations, will significantly enhance and activate use of the upgraded spaces and routes proposed around the building, and 2) provided justification in relation to the loss of the existing cut through.
- 6.165 The work proposed to the public realm will significantly benefit both Regent's Place and the wider area. The enhancements proposed to the routes and spaces will soften the character of Regent's Place, but also support connections to the surrounding city by redefining public spaces and a hierarchy of routes. Significant benefits will arise from the landscaping proposals both in terms of integrating and providing amenity for both Regent's Place and neighbouring areas, in accordance with relevant policies. Resultantly, the landscaping is regarded as a significant planning benefit of the Proposed Development.

Trees

- 6.166 A detailed Arboricultural Assessment is submitted in support of the planning application. Existing trees are to be retained across the site wherever possible and replacements provided where appropriate. The retained existing trees in Longford Place will be supplemented with additional tree planting which will add character and a robust palette of plants will be selected. The Proposed Development will result in the removal of 6no. trees from the site and the planting of 2 new trees. 4no. of the trees to be removed are Category C or U and therefore these removals should not have a significant detrimental effect on the amenity of the site. The 2no. that are of Category B are the same species as those C or U trees in the same location and subject to the same conditions. It could be expected that these trees are also likely to decline in health, further compromising their useful life expectancy.

- 6.167 The report concludes there should be no harm caused to any trees planned for retention by the Proposed Development, subject to appropriate mitigation measures being implemented as recommended.

Summary

- 6.168 In summary, the proposed scheme will comply with the law, and national and local policies and guidance for urban design and the historic built environment.

Inclusive Design and Access

- 6.169 The Mayor promotes the highest standards of accessible and inclusive design across London. London Plan policy 7.2 requires new developments to demonstrate how the principles of inclusive design, including the specific needs of relevant user groups, have been integrated into a proposal. London Plan policy 3.8 requires that housing be built to Lifetime Homes standards with 10% of units designed to be wheelchair accessible or easily adaptable to this standard.
- 6.170 Development Policies policy DP6 sets out Lifetime Homes and Wheelchair Housings requirements. CPG2 supplements the above policies setting out and providing guidance on all of the Council's detailed residential development standards.
- 6.171 The Proposed Development is in accordance with these policy requirements. In terms of ITS, the opportunity has been taken to design the refurbished and extended building to incorporate current day inclusive design and access principles and standards as far as possible (refer to the Access section of the DAS for full details).
- 6.172 In terms of SA, inclusive access design principles have been employed with two of the 22 proposed flats designed to be wheelchair accessible. One of these is a 2-bed 4-person flat at ground floor with individual entrance door directly onto the pavement. The other is a 1-bed 2-person flat at first floor, accessed via communal entrance and a shared lift. As set out above all units are Lifetime Homes compliant (refer to the DAS for full details). The communal amenity space provided at 6th floor level is also wheelchair accessible.

- 6.173 Likewise, the public realm proposals have been designed to meet inclusive design and access requirements (refer to the DAS for full details).
- 6.174 As such, the Proposed Development is compliant with the London Plan (Policies 7.2 and 3.8), the Development Policies document (Policy DP6) and the accompanying guidance. Further details are contained in the DAS.

Daylight/Sunlight

- 6.175 London Plan Policy 3.5 states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. Policy 7.6 requires that developments do not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, including in relation to overshadowing.
- 6.176 Camden Core Strategy policy CS5 states that the Council will protect the amenity of LBC's residents and those working in and visiting the borough by making sure that the impact of developments on their occupiers and neighbours is fully considered, requiring mitigation measures where necessary. Policy CS6 sets out the Council's aim to secure high quality affordable housing. Development Policy DP26 sets out 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, to include giving consideration to sunlight, daylight and overshadowing. Supporting paragraph 26.3 advises that the Council expects these elements to be considered at the design stage and to assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account BRE standards. CPG2 provides further guidance.
- 6.177 A Daylight & Sunlight Study, an Overshadowing Study and an Internal Daylight Study; have all been undertaken to address the above policy requirements. A pre-application technical meeting was also held with LBC officers to brief them on the results. The studies demonstrate that the Proposed Development would not give rise to an unacceptable level of harm with regards to any potential daylight/sunlight and overshadowing impacts. In summary, the scheme is considered to adhere to the BRE guidelines and relevant planning policies and is therefore considered acceptable in this regard.

Daylight/Sunlight to Surrounding Properties

- 6.178 A comprehensive study of the impact of the Proposed Development on the relevant rooms in all of the surrounding dwellings has been undertaken, in accordance with the BRE guidelines. The study concludes that when considering the urban context of the site, the impacts to the neighbouring properties are considered to be, on balance, within the intention and application of the BRE Guidelines and therefore considered acceptable in planning terms.
- 6.179 The studies show that the scheme performs very well when considering the impacts on daylight to surrounding properties. Where transgressions from the BRE recommendations occur, they are considered to be largely attributable to the existing constraints of surrounding properties as opposed to the extent of the massing proposed.
- 6.180 The properties referred to as 1-8 Longford Street will experience a recorded alteration in daylight amenity due to the existing street pattern between the existing Triton Square building. In this instance it is important to acknowledge the limitations of the VSC and NSL methodologies as they only take into account the obstruction in front of the adjoining building and the points in the room where the sky can or cannot be seen. The more accurate Average Daylight Factor (ADF) assessment provides a quantitative analysis of the actual quality of light within a room taking into account a range of variable factors. In this instance, every room which falls short of VSC and NSL guidance within 1-8 Longford Place will satisfy the BRE criteria for ADF.
- 6.181 The property referred to as 9 Laxton Place will experience BRE transgressions to each of the three primary methodologies. The Applicant's expert daylight/sunlight consultants firmly believe that this is a direct consequence of design and layout of the neighboring building rather than the extent of the proposed massing itself. It was evident throughout the early design process that any viable massing option which is to reach the height and proportions of the surrounding built environment will inevitably lead to alterations to 9 Laxton Place. This is due to the low rise nature of the existing St Anne's building, the existing street pattern between both building boundaries, which is typical of an inner London side street width, as well as the existing architectural features of 9 Laxton Place which restrict the ability to achieve high levels of daylight amenity. Again, however, when assessed against the ADF methodology, the analysis

demonstrates that the majority of rooms will continue to enjoy at least 1% ADF, which is the minimum requirement for a habitable space.

- 6.182 While not in residential use, the daylight/sunlight study has also considered the potential impact to the St Mary Magdalene Church. The study concludes that the impacts to this property are considered to be acceptable in planning terms and will not have any adverse impact.

Daylight/Sunlight within the Proposed Development

- 6.183 The study undertaken to ascertain whether the daylight and sunlight amenity within the residential accommodation of the proposed SA development can be considered acceptable, concludes that with the vast majority of rooms achieving levels of daylight and sunlight in line with guidance and most of those falling short of recommendation doing so just marginally, the Proposed Development is considered to provide good and acceptable daylight and sunlight amenity for future occupants, taking into account its dense central London context.

Overshadowing

- 6.184 The Overshadowing Assessment deems the Proposed Development to be acceptable in planning terms for overshadowing in relation to the key open spaces (1-4 Laxton Place, Longford Place, Westminster Kingsway open space and Regents Place Plaza). The study highlights that while there will be some impacts as a result of the Proposed Development, both of the overshadowing assessments conducted demonstrate that there will be good levels of sun exposure retained for the key existing and potential future amenity spaces surrounding the two developments during the Summer months. The assessments undertaken on 21st June (summer solstice) show good levels of sun exposure will be retained for the key amenity spaces, and furthermore, the level of overshadowing will only increase marginally at this time of year.
- 6.185 The study also highlights that when constructing any development in such a dense urban environment, additional overshadowing is unavoidable due to the scale of the neighbouring buildings in relation to the orientation of the sun path. Therefore, rigid application of the BRE guidelines within this area of Central London would be

restrictive and some flexibility in interpretation is typically required, taking into account how those outdoor spaces are used throughout the year.

Socio-Economic Benefits

- 6.186 It is considered that the Proposed Development will make a significant contribution to socio-economic planning policy objectives (referenced elsewhere in this Statement) and are expected to result in numerous positive economic and social impacts which have the potential to benefit not just the Council but people living and working in the local area.
- 6.187 The Proposed Development can be expected to result in a range of economic benefits associated with both the construction and end-use phases of the scheme. In terms of employment, the construction phase of the scheme is expected to support a workforce of approximately 240 at peak. The refurbished and extended 1TS building has the potential to accommodate in the region of 3,000 workers. The Proposed Development could therefore result in an overall additional of c.2,100 jobs on-site. Many of these jobs, will be taken up by higher-skilled individuals (given the location of the Proposed Development in the 'Knowledge Quarter'), however, there will be employment opportunities for people across a range of skill-sets including entry level roles.
- 6.188 The potential uplift of approximately 2,100 jobs on the site, are, in turn expected to create spending impacts in the region of £4.8m per year locally. Similarly, the new households brought to the area as a result of the 22 affordable homes proposed would also be expected to create spending effects. In total, these households could generate expenditure of approximately £280,000 per year.
- 6.189 The benefits associated with the proposed Community and Affordable Workspace in the ground floor of 1TS have been explored in the land use section above. This element of the Proposed Development will contribute to policy objectives to retain a mix of businesses in the area and will benefit their future tenants by helping them through the challenging early days of running a business as well as periods of expansion with flexible lease terms, minimal start-up costs and subsidised rent. This type of provision could create the environment needed to foster local businesses.

- 6.190 In line with LBC's policy requirements, an Employment and Training Strategy will be prepared to set out how the scheme will contribute to the provision of apprenticeships and work placements, as well as local procurement targets and opportunities associated with end-use employment on-site.
- 6.191 Other economic benefits will include a number of S106 contributions and Mayoral and Borough CIL payments (see Section 7). The scheme can also be expected to contribute to local finances in other ways such as through the New Homes Bonus (NHB), and the uplift in business rates. The new homes that would be delivered as a result of the Proposed Development have the potential to generate in the region of £240,000 over the six-year period. Overall, it is expected that the Proposed Development could nearly double the business rates generated by the building. This represents an uplift in business rates of approximately £4m per annum.
- 6.192 There are also a number of social benefits likely to arise from the Proposed Development. These relate in part to the provision of new housing and affordable workspace but also to the proposals to improve the Longford Place area of public realm as well as the contribution of scheme to the Applicant's existing programme of community engagement in the area.

Energy & Sustainability

- 6.193 An Energy Statement and a Sustainability Statement have been prepared in support of the planning application. These confirm that the scheme meets relevant regional and local policies and guidance, including standards and requirements set out in LBC's CPG3. A pre-application technical meeting was held with LBC's Sustainability Officer.
- 6.194 The Proposed Development aims to be as energy efficient as practicable and generate its own energy where feasible. The buildings were modelled using Government approved software, and a baseline carbon dioxide emission was calculated based on Part L for the new extension, existing building refurbishment and new residential building.
- 6.195 Further energy efficiency and low carbon measures were applied, leading to a 34.6% improvement in regulated carbon dioxide emissions for the new build portion of the Proposed Development, derived from Part L 2013. All available renewable energy

technologies were then considered. Photovoltaic (PV) modules were found to be the most feasible technologies. The integration of PV into the scheme, in addition to energy efficient measures, lead to an overall 46.5% improvement in regulated carbon dioxide emissions for the new build portion of the Proposed Development, when measured against Part L 2A 2013. This is the equivalent to saving 121 tonnes of CO₂ per annum. The London Plan requirement for 35% carbon reduction beyond Part L 2A 2013 has therefore been achieved.

- 6.196 The refurbishment of 1TS, forming part of the Proposed Development, achieves 14% better than Part L 2B 2013 and a saving of 115 tonnes of CO₂ per annum. In line with GLA guidance, the refurbishment part of the Proposed Development seeks to meet and where possible exceed Part L 2B 2013, which has therefore been achieved. The total carbon reduction for the Proposed Development is therefore 236 tonnes of CO₂ per annum.
- 6.197 The new build residential scheme at SA is to achieve or offset zero carbon requirements in line with LBC Energy Policy. CHP was not deemed feasible for this development and there are currently no energy networks in the area. As detailed in the Energy Statement, the carbon dioxide savings forecast for SA's are 52.1% below Part L in accordance with policy.
- 6.198 A range of sustainable design measures have been incorporated into the Proposed Development, these are analysed in detail in the submitted Energy and Sustainability Statements, with the key elements summarised below:
- Target BREEAM 'Excellent' for the office. The submitted BREEAM Pre-Assessment report demonstrates that a rating of 75.80% is achievable, translating into a summary rating of 'Excellent';
 - Incorporation of biodiverse roofs and terraces with SuDS; Bird and bat bricks/boxes provided;
 - Water efficient appliances, fittings and components. Combined rainwater & greywater harvest system proposed for 1TS;
 - 50% surface water run-off reduction achieved;
 - British Land Sustainability Brief targets for the sustainable use of materials;
 - Incorporation of passive design measures;

- Incorporation of energy efficiency building systems, low energy consumption lighting, and heat recovery where appropriate;
- Climate change adaption measures incorporated where possible;
- The landscaped public spaces, including child playspace, will improve ecology and biodiversity at the Site and provide an attractive environment;
- Pedestrian/cycle-friendly design.

6.199 Great care and consideration has been given to the energy efficiency measures, passive design and sustainable design and construction techniques to ensure that any effects of the Proposed Development are minimised.

6.200 The Proposed Development has been assessed against planning policy throughout the design process to ensure compliance. The Proposed Development accords with national, regional and local planning policies and guidance in relation to energy and sustainability.

Transport

6.201 The NPPF seeks to reduce the need to travel through the provision of developments in suitable locations where there is good access to public transport and within walking distance of a variety of services and employment opportunities. Paragraph 32 of the NPPF states that “*All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.*” Paragraph 36 sets out the requirement for Travel Plans.

6.202 Chapter 6 of the London Plan outlines a number of policies on the integration of transport and development, including the consideration of development proposals in terms of existing transport capacity and supporting sustainable transport in London.

6.203 London Plan Policy 6.13A states that ‘*the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use*’. 6.13C states that planning applications should be considered on the basis of maximum parking standards, as set out in the London Plan. Policy 6.13D requires developments to provide necessary parking provision for: electric vehicle charging points; disabled people; cycle parking; and, delivery and servicing needs.

- 6.204 London Plan Policy 6.3 stipulates that development proposals should consider the impact of the development on the wider transport network, and should not adversely affect safety on the transport network. The policy also sets out the requirement for Transport Assessments, Construction Logistics Plans and Delivery & Servicing Plans for relevant development proposals.
- 6.205 The London Plan promotes using more-sustainable modes of transport, cycling and walking in particular, in accordance with Policies 6.9 and 6.10. Policy 6.9B sets out minimum cycle parking standards.
- 6.206 Core Strategy Policy CS11 seeks to promote walking, cycling and public transport through a number of measures including extending the 'Legible London' scheme, increasing the availability of cycle parking and minimising parking provision. Development Policies document policies DP16, DP17, DP18, DP20, and DP21 are relevant to transport and reinforce the above national and regional policy aims. Policy DP18 outlines the aspiration for car-free development. CPG7 provides further guidance to support implementation of the above policies in the Borough. The CPG7 guidance included on the type of cycle parking that should be provided and also guidelines for Delivery & Servicing Management Plans is particularly relevant to the Proposed Development.
- 6.207 A full Transport Assessment (TA) including Framework Travel Plan and Servicing & Waste Management Plan is submitted in support of the application. The TA concludes that the Proposed Development complies with relevant transport and associated policy because of their central London location close to a range of sustainable transport modes and the measures that will be taken to encourage the use of those modes. The Proposed Development is designed to maximise accessibility by non-car modes and the parking and servicing arrangements will minimise any impacts on the surrounding roads. The operation of the Proposed Development is shown to be acceptable by the TA and this will be reinforced by travel planning initiatives that promote walking, cycling and public transport use by employees, residents and visitors.
- 6.208 The Site is located in an area of very good public transport provision and is very well connected to existing walking and cycling networks. The site benefits from a Public

Transport Accessibility Level (PTAL) rating of 6b (excellent) and is within a convenient walk of several high frequency bus routes, London Underground and National Rail services.

- 6.209 In accordance with prevailing planning policies, the Proposed Development will be car-free with the exception of a total of up to five disabled car parking spaces (two residential and three office). No other car or motorcycle parking is to be provided and only the wheelchair accessible units in the residential development (two units) will be provided with a parking space each, on an as-required basis.
- 6.210 CPG7 has been used to inform the type and location of the cycle parking provided for the Proposed Development and to assist in the development of the Servicing & Waste Management Strategy.
- 6.211 Cycle parking is provided for both the residential and commercial elements of the Proposed Development in accordance with London Plan standards and will include supporting facilities for cyclists. A total of 625 cycle parking spaces are proposed (532 within 1TS and 44 within SA). External short stay provision will be available to visitors within the public realm on the eastern and western sides of the 1TS building (49 spaces). Visitors to SA will be able to use the short stay cycle provision alongside the western side of 1TS, a short and safe walk from the residential building.
- 6.212 Servicing for 1TS will take place off-street using the existing arrangements, with all land uses being serviced from a dedicated basement service yard. Residential deliveries would take place on Laxton Place or Longford Street.
- 6.213 The trip generation for the Proposed Development indicates that there will be an increase in trips generated by the site, all of which are expected to be made on foot, by bicycle or using public transport. The TA demonstrates that there will be an insignificant impact on the local transport network as a result of the Proposed Development.
- 6.214 The Proposed Development is considered acceptable from a Transport perspective following a review of the scheme against current national, regional and local transport policies, which provide widespread support for the promotion of public transport, walking and cycling as alternatives to the use of private vehicles.

Air Quality

- 6.215 Paragraph 124 of the NPPF on air quality states that “*Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.*”
- 6.216 In addition, paragraph 120 states that: “*To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of Proposed Development to adverse effects from pollution, should be taken into account.*” The NPPG provides further national level guidance.
- 6.217 London Plan Policy 7.14 requires development proposals to minimise increased exposure to existing poor air quality and make provision to address local problems of air quality (particularly within Air Quality Management Areas (AQMA's)). It further requires the promotion of sustainable design and construction to reduce emissions from the demolition and construction of buildings and for developments to be ‘at least air quality neutral’. The GLA’s Sustainable Design & Construction SPG and the Control of Dust and Emissions during Construction & Demolition SPG provide further guidance.
- 6.218 At the local level, Core Strategy policy CS9 states that the Council will continue to designate Central London as a Clear Zone Region to improve air quality. CS16 states the Council will implement LBC’s Air Quality Action Plan to reduce air pollution levels. Development Policies policy DP32 relates to air quality and states that: “*It is recognised that parts of Camden have some of the poorest air quality levels in London and consequently the whole of the borough has been declared an Air Quality Management Area. The Council has produced an Air Quality Action Plan that identifies actions and mitigating measures necessary to improve air quality in the borough.*”
- 6.219 The Council will take into account impact on air quality when assessing development proposals. Mitigation measures will be expected in developments that are located in

areas of poor air quality. Regard will be paid to LBC's Air Quality Action Plan and to Cleaning London's Air: The Mayor's Air Quality Strategy.

- 6.220 An Air Quality Assessment has been prepared to accompany the planning application. The report reviews the existing air quality conditions in the vicinity of the site and assesses the likely significant air quality impacts resulting from the Proposed Development in the context of the above relevant national, regional and local air quality policies.
- 6.221 The site of the Proposed Development is located in the LBC AQMA which is defined to cover the whole borough for annual mean NO₂ and daily average PM₁₀ concentrations. In the vicinity of the site monitored NO₂ concentrations exceed the annual mean objective even at background locations. Monitored PM₁₀ concentrations do not exceed the annual mean or daily mean objectives. A screening assessment of the traffic found the predicted changes caused by the Proposed Development are negligible with regards to the impact on air quality to local receptors.
- 6.222 The construction effects have been assessed using the qualitative approach described in the latest IAQM guidance and it was concluded that with the appropriate best practice mitigation measures for a medium/high risk site in place, there is likely to be a negligible effect from the dust generating activities on site.
- 6.223 Heating and hot water for ITS will be supplied by five 750kW thermal output boilers. The 3,750kW thermal output plant that will be used to provide heating and hot water will be required to meet an emission limit of 40mg/kWh. It will replace the current 2MW plant, installed in the mid-1990s, that exhausts at 26m. The new plant will be located further from receptors with improved dispersion and probably an improvement in local air quality. As the plant strategy is not yet finalised it is proposed that detailed air quality modelling be submitted once the plans are known, in accordance with the requirement of the Camden Planning Guidance (section 3.3.2).
- 6.224 The Proposed Development overall complies with the GLA's air quality neutral policy for both building and transport emissions, therefore, no operational mitigation is required.

6.225 For the above reasons, the Proposed Development accords with the NPPF (paragraph 124), London Plan Policy 7.14, Core Strategy policies CS9, CS16 and Development Policies document policy DM32.

7.0 PLANNING OBLIGATIONS

Without Prejudice and Subject to Contract and Board Approval

7.1 The scope of the Section 106 Agreement will be subject to further detailed discussion during the course of determination. Obligations will be in accordance with Regulation 122 (2) of the Community Infrastructure Levy Regulations 2010 (as amended), that is to say they will be:

- 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.

Draft Heads of Terms

7.2 In listing the draft Heads of Terms below, regard has been had to Camden Planning Guidance 8: Planning Obligations (July 2015). It is proposed that the Section 106 Agreement will contain planning obligations which could secure obligations in relation to the following:

- Employment and Business Support;
- Construction apprenticeships;
- Construction work experience placements;
- Employment and local procurement during construction;
- Local Procurement Code;
- Local recruitment during construction;
- Local recruitment for construction related jobs;
- Employment in development after completion;
- Pedestrian, cyclist and environmental improvements;
- Open space contribution;
- Highways reinstatement contribution;
- Level plans;
- CMP;
- Affordable housing;
- Community and affordable workspace;
- Car free;
- Sustainability / energy; and
- TMO for disabled spaces.

8.0 SUMMARY & CONCLUSIONS

- 8.1 The Proposed Development at 1TS and SA has been fully assessed against national, regional and local planning policy. The Proposed Development has evolved through an extensive pre-application consultation process with LBC, campus occupiers, local community groups and local residents.
- 8.2 The submitted application has been the subject of significant pre-application discussions with LBC and has resulted in a scheme with many benefits. These are summarised to include:
- Creation of much needed high quality office space through the refurbishment of the existing 1 Triton Square building and creation of new high quality office floorspace within the extension.
 - Creation of capacity for an additional 2,100 jobs.
 - Creation of 22 affordable housing units on the St Anne's site
 - The majority (45%) of the affordable units will be large family-sized (3bed)
 - The tenure split will be 76% socially rented and 24% intermediate.
 - Creation of Community and Affordable Workspace for Camden residents to access small employment space and improve access in to employment and training.
 - Retention and refurbishment of the large existing office building to benefit from the embodied carbon savings.
 - High quality architectural treatment of the refurbished and new build parts of the scheme.
 - Significant improvements in the public realm including a new garden are for all workers, residents, visitors and passers-by to enjoy.
 - New retail opportunities.
- 8.3 The Proposed Development optimises the use of the Site through a sensitive refurbishment & extension of 1TS alongside redevelopment of SA. The Proposed Development responds to the surrounding townscape and heritage through high quality design of both buildings and landscape, in accordance with design policies at all levels.
- 8.4 The additional commercial floorspace proposed to include offices and Community Affordable Workspace, will bring significant socio-economic benefits to the Borough and locality.

The proposed 22 Affordable Housing units will make a much needed contribution towards regional and local housing need, with housing delivery recognised as a key strategic priority for London. The Proposed Development will also renew and upgrade the public realm and key north-south routes, including Regents Park Estate to Regent's Place.

- 8.5 Although the scheme represents a departure from the Development Plan with regard to the loss of community (Class D1) use, the proposals accord with all other Development Plan policies. Furthermore, the benefits of the scheme outlined above significantly exceed those possible with the retention of the existing church building. On balance, it is considered that the planning benefits of the scheme outweigh the departure from the Development Plan and that the Proposed Development should be granted planning permission, in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.

Appendix A

Site Planning History

APPENDIX A - SITE PLANNING HISTORY

App. Ref.	App. Type	Site Address	Description of Development	Decision/Status	Date
2016/5446/P	EIA Screening Request	1 Triton Square & St Annes Church, Laxton Place, London, NW1 3DX	Request for Environmental Impact Assessment (EIA) screening opinion for works comprising extension of existing office building including reconfiguration of the ground floor and office entrance, infilling of the atrium and a three storey extension at roof level to provide 15,500 sqm of additional floorspace and erection of part 9 and part 6 storey residential block following demolition of St Anne's Church.	EIA Not Required	20-10-2016
2015/5247/P	Certificate of Lawfulness (Proposed)	1,4,7 Triton Square London NW1 3HF	Infill part of internal atrium at second, third, fourth and fifth floor levels to create additional office floor space.	Granted	03-11-2015
2014/5545/P	Certificate of Lawfulness (Proposed)	Regent's Place Health Club 50 Triton Square Euston Road London NW1 3XB	Continuation of primary assembly and leisure use (Class D2).	Granted	13-11-2014
2014/5201/P	Full	50 Triton Square London NW1 3HG	Installation of glazed door to front of building	Granted	13-11-2014
2009/5261/A	Advertisement Consent	Virgin Active Health Club Triton Square London NW1 3XB	Display of 1 x internally illuminated freestanding sign on front boundary with Triton Square.	Granted	19-01-2010
2009/1809/P	Full	50 Triton Square Osnaburgh Street Regents Place London NW1 3HG	The erection of a LED screen to display a bespoke Julian Opie art work (moving image of a walking figure) to be installed on the external elevation of the existing building, Unit 4, 50 Triton Square to overlook the public square at the intersection of two pedestrian routes.	Granted	08-09-2009

2009/0325/P	Full	4 Triton Square, London, NW1 3HG	Partial change of use of from retail unit (Class A1) to office space (Class B1) and conversion of part of the existing B1 office floor space to create additional accommodation for the existing nursery (Class D1) including alterations to the shopfront.	Granted	22-04-2009
2008/2421/P	Full	4 Triton Square, London, NW1 3HG	Erection of an extension to the ground floor reception area, including a new revolving door, new pass door and glazed elevations.	Granted	18-08-2008
2005/1360/P	Full	1 Triton Square London NW1 3FN	Erection of additional roof plant and visual and acoustic screen on rooftop.	Granted	25-05-2005
PSX0205077	Full	3A Triton Square Mall Regents Place London NW1	The installation of a new shopfront, as shown on drawing numbers: WD01 A; WD02 B; WD03 B and WD06 photos.	Granted	22-11-2002
ASX0205095	Advertisement Consent	3A Triton Square Mall Regents Place London NW1	The display of non illuminated fascia sign, as shown on drawing numbers: WD01 A; WD02 B and WD06 photos.	Granted	22-11-2002
ASX0104767	Advertisement Consent	Unit 1, Triton Square Mall, Regents Place, London NW1 3FN	Display of illuminated fascia and panel signs, as shown on drawing numbers: 3145(9) 03, 3145(41)-01/D and 3145(72)-18A.	Granted	21-08-2001
PSX0104049	Full	Unit 1, Triton Square Mall, Regents Place, London NW1 3FN	The installation of a new shopfront, (As shown on drawing nos. 5018-01B, 5018-02B & 5018-04B)	Granted	06-03-2001
PSX0004967	Full	The Mall Triton Square, Regents Place, London NW1 3FN	The installation of a shop front for the centre management offices. (as shown on drawing numbers; 1044/01A, 02A, 1946/00/012 and four unnumbered sketches of the elevation).	Granted	03-10-2000

PSX0004973	Full	Triton Mall, Triton Square, Regents Place, London NW1 3FN	The installation of a new shopfront in connection with the use of the premises at ground floor level as a children's nursery. (as shown on drawing numbers; 3145(9) 01, (9) 02, (E) -01, (2) -01, (2) -02 and (32) 04).	Granted	03-10-2000
PS9905114	Variation of Condition	1-4 Triton Square, Regents Place, London NW1 3FN	variation of condition 3(c) of the appeal decision dated 9th November 1990 for the western part of the ground floor to permit the three uses (Class A2, Class B1, and D1), as shown on drawing number 1946/00/012.	Granted	18-04-2000
PS9704941	Full	4 Triton Square, Regents Place, NW1	Use of part of the third floor and all of the fourth for (Class D1) educational purposes (with ancillary functions) personal to Learning Tree, as shown on drawing numbers AA39046/DD-303 and AA39046/DD- 304.	Granted	26-11-1997
PS9704229	Approval of Details	Regents Place, 50 Triton Square, NW1	Amendment to the details of the proposed crèche building approved by letter dated 6 October 1995 (Reg.No.PL9501512).	Granted	12-06-1997
PS9704102R2	Approval of Details	50 Triton Square, Euston Centre, NW1	Approval of revised elevation and landscape details pursuant to planning permission dated 9th November 1990 (Ref 9003269).	Granted	24-04-1997
P9603162	Approval of Details	50 Triton Square, NW1	Revised details of landscaping and the creche building, pursuant to conditions 1, 2 and 3 of the outline permission (registered number PL/9003269) granted on appeal by letter dated 9 November 1990.	Granted	13-12-1996
9501512	Approval of Reserved Matters	50 Triton Square NW1	The submission of further revised reserved matters.	Granted	06-10-1995

9401847	Approval of Reserved Matters	Euston Centre 50 Triton Square NW1	Submission of revised reserved matters pursuant to additional conditions 1, 2 & 3 of the outline permission (Reg. No.PL/9003269) granted on appeal on 9 November 1990 by the Secretary of State as amended by the Council on 17 June 1994 (Reg.No.PL/9400594) for the redevelopment of the site by the erection of an office building comprising approximately 290 000 sq.ft. of offices including a design centre studio mixed uses at ground floor level a creche and a sports unit.	Granted	21-07-1995
9400594	Variation of Condition	Triton Square Euston Centre NW1	Alteration of conditions 1a and 1b extending the period for compliance until 9th November 1995 pursuant to the Planning Permission (Reg no: PL/9003269) for development of the site by the erection of an office building amounting to approximately 290 000 sq ft (26 950 sq metres) of offices including a design centre studios mixed uses at ground floor level and a sports unit.	Granted	17-06-1994
9200173	Approval of Reserved Matters	Triton Square, Euston Centre, London NW1	Submission of reserved matters pursuant to Conditions 1 2 and 3 of the outline permission granted on appeal dated 9 November 1990 by the Secretary of State for the re-development of the site by the erection of an office building approx 290 000 sq ft of offices including a design centre studios mixed uses at ground floor level and a sports unit and underground parking (Plans Submitted)	Granted	04-02-1993
R/T/APP/X5210 /A/90/163148/ P S	Appeal	Triton Square, Euston Centre, London NW1	Redevelopment of the site by the erection of an office building amounting to approximately 290,000 sq.ft (26,950 sq.m.) of offices including a design centre, studios, mixed uses at ground floor level and a sports unit and underground parking facilities on land at Triton Square, Euston Centre, London NW1	Granted	9-11-1990

Appendix B
LBC Pre-Application Advice Letters

Date: **27/10/2016**
Your ref:
Our ref: 2016/3374/PRE
Contact: David Peres da Costa
Direct line: 020 7974 5262
[Email: david.peresdacosta@camden.gov.uk](mailto:david.peresdacosta@camden.gov.uk)



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Dear Mr Horne,

Town and Country Planning Act 1990 (as amended)
Re: 1 Triton Square, Regent's Place, NW1 3DX

Thank you for your pre-application enquiry regarding the proposed development at the above property. The proposed works would include: 3 storey extension at roof level including infill of existing atrium, reconfiguration of ground floor, infill of public route through the ground floor (Triton Square Mall) and reconfiguration of office entrance to provide approximately 15,000 sqm of additional office (B1) floorspace. The existing rooftop plant level would be removed and replaced on top. The proposal would re-provide a gym (D2) at ground floor level and 1000sqm of affordable workspace (B1).

An initial pre-application response dated 21st July 2016 has already been provided. Since this response the proposed development has been reviewed by Camden Design Review Panel (DRP) (22nd July 2016) and their report was issued 5th August 2016. Following the DRP we have discussed a revised scheme including a 'garden square' approach to the public realm in Longford Place. We have also had a series of technical meetings to discuss:

- Townscape views
- Daylight and Sunlight
- Transport
- Sustainability

The purpose of this response is to provide formal feedback on the revised scheme and the subsequent meetings. This response should be read alongside the previous response. A revised site plan has been provided with St Anne's RC Church within the red line to include approximately 2784sqm of housing (all affordable).

Mixed use development and affordable housing

Policy DP1 seeks to provide a mix of uses within developments in order to facilitate sustainable development and reduce the need to travel between

homes, services and jobs. In the Central London Area where more than 200 sqm (gross) additional floorspace is provided, we require up to 50% of all additional floorspace to be housing such that additional floorspace in residential use matches all the additional floorspace in non-residential use. The requirement to provide housing (policy DP1) combines with the affordable housing requirements of policy DP3 so that a proportion of the housing provided is affordable in accordance with the sliding scale. The Council will require housing to be provided on site, particularly where 1,000sqm (gross) of additional floorspace or more is proposed.

Following the inclusion of St Anne's RC Church within the red line boundary of the site you have asked for reconfirmation of the Council's requirement for housing / affordable housing. I can confirm that it would have no effect on the level of housing that would be expected or the currently estimated shortfall. In accordance with policy DP1 we require up to 50% of all additional floorspace to be housing such that additional floorspace in residential use matches all the additional floorspace in non-residential use (paragraph 1.10). Further guidance on the application of DP1 is set out in CPG2: Housing (see p.36-41 in particular).

The proposed uplift of floorspace at 1 Triton Square is c.14,900sqm. This however includes 3610sqm of infilled atrium, within the existing building envelope. Therefore the net uplift at 1 Triton Square would be 11,290sqm¹.

If this were the development site in isolation applying policy DP1 would generate a housing requirement of 5645 sqm or 50% of this uplift to be housing. However, as the proposed 11290sqm is all non-residential this instead generates a housing target of 11290sqm (on or off-site) to match the non-residential uplift.

Paragraph 1.16 of DP1 goes on to say:

"1.16 In the Central London Area..... if an offsite contribution to housing is appropriate, the Council will take into account *all related sites* when assessing the level of housing provided. The Council will seek additional housing floorspace *to match the net addition to non-residential floorspace across all sites*, taking into account any non-residential floorspace removed in conjunction with the off-site housing contribution (but also seeking replacement of any existing housing lost as part of each development)."

The inclusion of the related church site means the net non-residential uplift across the application site becomes 10890 sqm².

As the net addition to non-residential floorspace and the net addition to residential floorspace should match, a shortfall of 8106sqm³ remains, taking into account the proposed 2784sqm of housing.

¹ Your email of 26/10/16 now refers to 11,923 non-residential at Triton Sq, but the principle remains the same)

² 11290 – 400 (or whatever the confirmed GEA of the proposed non-residential and church are)

³ Of which c. 2700 sqm of this shortfall would be expected to be affordable to bring the total to 50%

The Council welcomes the proposed provision of all of the current housing floorspace as affordable housing. However, the shortfall in the policy requirement still needs to be addressed. If you cannot provide the required level of housing then justification should be provided in accordance with the criteria ('a' to 'i') set out in policy DP1. It is understood that you are currently examining off-site options further afield and such details will need to be submitted as part of any planning application. Options being explored include purchase of other sites and converting market units to affordable units. If you are able to robustly demonstrate that on-site provision is not feasible and no alternative sites are available in the area then the Council will as a last resort accept a payment in lieu in accordance with CPG8: Planning Obligations (see paragraphs 6.11-6.16).

Where a proposed development falls short of the Council's requirements in terms of the contribution to housing and affordable housing (whether on-site, off-site, or in the form of a payment-in-lieu), the Council will expect submission of a financial viability appraisal to justify the scale of the housing proposed. The Council will also seek an independent verification of the appraisal funded by a developer.

On site housing

You have provided details of a scheme with a vertically stacked arrangement, in the south-west corner of the building (16/8/16). A number of constraints were identified and the most significant have been highlighted below.

- The massing of the building and corner cores would result in single aspect dwellings with the residential core positions affecting the quality of the internal layouts.
- Introducing external amenity balconies and removing the external screen zone in front of the dwelling would affect the consistent overall architecture of the building.
- The aspect/ outlook to the lower floor south facing single aspect units (floors 01 to 06) would be constrained by the Santander building
- The existing ramp and wall would compromise the access / entrance to dwellings accessed from the western elevation with a 1.4m pinch point for residents and bicycles.
- Large deliveries and moving in / out would require basement access resulting in higher service charges.
- Refuse store at basement level would result in higher service charges.
- Impacts on the existing office floorspace.

Officers consider there would be clear benefits from the introduction of housing to the heart of Regent's Place however it is understood that the south-west corner stack option would not be practicable due to the constraints identified. Likewise, other residential options have previously been studied and it is accepted these would also not be practicable. It is therefore accepted

that the St Anne's RC Church part of the site would be the most appropriate option.

The total floorspace which can be accommodated on the Church site is still being finalised. While the residential floorspace would fall well below the policy DP1 housing target, the residential that is coming forward is entirely affordable and this is a significant consideration when weighed against the shortfall on the overall housing target.

Loss of community facilities

The Council resists the loss of community facilities (Policy DP15) unless:

- a) a replacement facility that meets the needs of the local population is provided; or,
- b) the specific community facility is no longer required in its current use.

Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site.

You have advised that the existing occupier, the Ethiopian Orthodox Church, draws its catchment from whole of north London and has previously been located in various sites in North London. You should provide further details of why the existing occupier is vacating the building and evidence of where they are relocating to. Importantly, you should also demonstrate that the loss would not create a shortfall for this type of community facility for alternative users and that there is no demand for any other suitable community use on the site.

The proposal includes the loss of the existing crèche from the ground floor of 1 Triton Square. The existing crèche provides 500sqm of D1 floorspace and was scheduled to close in February due to lack of demand. You have explored whether there is demand for another suitable community use on this site and there are ongoing discussions with local health care providers. You have also presented an option of providing affordable workspace (use class B1). The Council's Economic Development team is supportive of the proposal to provide affordable workspace. However, if the proposal involves the loss of the existing D1 floorspace this would need to be justified against policy DP15. You would need to demonstrate that the loss would not create a shortfall for this type of community facility and that there is no demand for any other suitable community use on the site.

Design

1 Triton Square

The scheme has been substantially revised following the DRP, although we have yet to see the final submission version. The elevation of the affordable workspace has been pulled back to the building line and to maintain to same quantum of affordable workspace some of the gym space has been relocated

to basement level. The design approach has explored and evolved the original building concept which emphasized consistency of proportion and 'solidity and transparency'. The horizontal language of the existing building would be emphasized with the whole of the glazed screen lifted to provide a more strongly defined active base below and a top above (the upper screen recessed behind a grid). The consistency of proportion is reflected in each of these elements. The south east corner main entrance elevation would now also have a glazed screen with recessed glass with views out of the building framed by limestone fins. The 2 terraces at 5th and 6th floor have been replaced by a larger (7.5m) single terrace at 6th floor level. The cores would now have limestone panels to match the floors below with glazing (with horizontal fins) to the upper levels of the stair core. The revised design is considered to be more coherent and the cores have an improved appearance. You have also provided more solidity to the south east corner elevation which is welcomed.

The existing public route through 1 Triton Square, whilst it has some shortcomings, has always played an important role in aiding permeability through this part of Regent's Place and therefore officer's preference has been for the retention of a public route through the building. It is understood that the existing pedestrian route through the building was a response to the specific conditions that existed at that time which included two basement access ramps (to the east and west) and a single lane taxi route alongside each ramp. Some of the vehicular routes have been removed and basement access has been reduced to a single ramp to the west. This proposal would further enhance the pedestrian routes to the east and west of the site. It is unclear how the loss of this public route will be received locally. However officers acknowledge the loss of the route needs to be considered as part of the overall package of improvements to public routes and spaces on and around the site

The church site (residential)

The church site is bounded by Longford Street to the south, Laxton Place to the west, a 3 storey residential terrace (1-4 Laxton Place) to the north and open space to the east of the site (associated with Westminster Kingsway College to the north east). Immediately to the west of the church site is the 5 storey residential building 8-9 Laxton Place.

Immediately to the east of the church site is the Regent's Park Conservation Area (the boundary is on the west side of Laxton Place). Opposite (to the north west) the church site is the Grade II* Church of St Mary Magdalene. The listing description notes the stained glass east window is of special interest as 'being one of Augustus Pugin's last designs, made by Hardman'. This window faces towards Laxton Place.

You have responded to many of the issues that were previously raised, however the arrangement of the ground floor remains a concern. The ground floor would have a congested layout with transformer, plant and generator rooms. These uses alongside the cycle and bin store would result in a large

proportion of 'dead' ground floor frontage. You should continue to investigate whether any of this plant can be relocated. A larger residential lobby area would also improve access for residents and create a more pleasant ground floor environment – particularly at night time. A further session on the housing block will be required so that these matters can be fully explored.

If the building is pulled back at ground floor level, we would need to know if this space would be maintained as private land or if the applicant is looking for the Council to adopt and maintain it.

Public realm

While the estate is currently permeable it is not widely used outside of office hours. The public realm has therefore been a key focus of our meetings and the introduction of ground floor active frontages and landscaping are key components of the opportunity to broaden the appeal of the estate to a more diverse population. The alterations to the substation and the proposed mini square adjacent to the south west corner are both welcomed. The 'garden square' design for Longford Place represents a real improvement on the initial public realm proposal and would provide an intimate garden space for the wider community as well as a greener, softer space for the occupants of Regent's Place. The provision of unstructured playspace in the form of rocks is also welcomed. You should investigate whether any further greening of the site can be achieved by narrowing the routes through this area.

Townscape Views

You have provided a townscape views study which demonstrates that the proposed extension to 1 Triton Square and the residential block would have an acceptable impact on the wider area (including views from the conservation area) and would not harm views from Fitzroy Square to the south.

Affordable housing

We would recommend that the applicants consider at this early stage which Registered Provider (RP) will be managing the units. Origin Housing manage the affordable units across the British Land site, and we would be happy for them to take these units on. However, should the applicants be considering other RP's you should be aware the Council are moving towards an approved provider list in Camden, where the Council formally approves any RP's who are looking to acquire s106 units in the borough. Officers and members favour early involvement of an RP to ensure that all aspects of the affordable housing can be delivered as shown on the plans. Therefore we would welcome a statement or commentary from an RP on this scheme.

Tenure

The top 3 floors would be intermediate rent whilst the remainder would be social rented. This would equate to:

6x2 bed as intermediate;
5x2 bed as social rented (1 of which is a wheelchair unit);
10x3 bed as social rented; and
1x1 bed (wheelchair unit) as social rented.

Council policy no longer supports shared ownership and the provision of intermediate rent would be in line with our recently adopted Intermediate Housing Strategy (see attached). We can also recommend RP's who have delivered this product in the borough (one of whom is Origin). You should provide details of rent levels to ensure that they are affordable to our target income groups.

The proposed mix focuses the larger units in the social rent, and the smaller units in the intermediate. This is considered appropriate. If there is scope to make these 2-beds genuine 2-bed 4-person units then there may be scope to develop them as intermediate rent for sharers. The details of this should be discussed with the Council's affordable housing officer (Neil Cleary) before the application is submitted.

The intermediate and social rent units would share the same core. In normal circumstances officers would seek separate cores in order to mitigate service and management charges on the social rent units. If this is not possible here you should consider how this might be managed. Again this is something that could be covered by getting an RP on board at an early stage.

Quality of residential accommodation

The proposals for the church site have been revised following officer's earlier comments. The revised proposal is for a nine storey building to provide 22 flats with a gross external area of 3014sqm (1 x 1-bed, 11 x 2-bed and 10 x 3-bed). This includes two wheelchair units (1 x 1-bed and 1x 2-bed). The delivery of this scheme as 100% affordable housing is welcomed.

Overall we would welcome a unit mix which brings forward such a large proportion of family sized housing given the overall need for such accommodation within the social rented tenure. The provision of larger 2b/4p units on the scheme is also welcomed. DP5 seeks 50% of units within the social rented tenure to be larger, 3-bed+ units and the scheme would exceed this level of provision. Whilst 1-bed units are not a priority in this tenure, the provision of these units at ground floor level would be preferable given the constraints of the site.

The layouts on the upper floors are generous and provide for dual and even triple aspect units, which is welcomed in a central location such as this. We would encourage the provision of separate kitchen/dining areas in the 3-bed units, in line with CPG 2 requirements. This could be achieved by introducing a half-height partition/breakfast bar.

On the upper floors the scheme allows for inset private terraces and a communal roof-top space at 6th floor roof level. This is welcomed in principle however it does raise some potential management issues, particularly with regard to potential noise/disturbance to the residential units further up the building. The block has been designed so that the stair core immediately adjoins the roof space, which in turn means the majority of the units sit away from this space. However the relationship between the roof space and the units that have window openings facing north will have to be carefully considered to ensure that there is no disturbance to those bedrooms. This should be discussed in detail with the selected RP, as it is likely that effective management of the space could overcome any potential issues.

Part of the sixth floor roof garden would now have a dedicated safe and enclosed soft play-space. It is unclear how inviting this space would be and the current designs are unconvincing.

Wheelchair Housing

The wheelchair units would be secured via legal agreement. It is understood that two wheelchair car parking spaces could be provided on the street opposite the building on Laxton Place (adjacent to an existing disabled parking space) should they be required. It is very difficult to match wheelchair units with potential occupiers if parking spaces are not in place. Therefore the presumption is the proposed wheelchair units will come with 2 parking spaces and the required Traffic Management Order will be secured by legal agreement.

Amenity

You have prepared a daylight, sunlight and overshadowing study. You have identified that habitable rooms within 8-9 Laxton Place (immediately to the west of the church site) would be affected by the proposed residential block. The rooms affected are kitchens (on each floor of the east elevation) which are inset to allow for a terrace. You have advised that the existing levels of daylight for these rooms is poor and it is therefore likely that artificial lighting is already required in these rooms. Given this context the reduction in daylight may be considered acceptable. The report also addresses the impact of the 3 storey office extension on the public spaces around 1 Triton Square including Longford Square and Regent's Place Plaza. You have advised that impact on the public spaces would be relatively limited. The study also explores the impact on the Grade II* Church of St Mary Magdalene and specifically the impact on the east window. The study finds that any impact would be limited. You should ensure the daylight, sunlight and overshadowing report includes a commentary which sets out the findings and provides a clear understanding of the impacts and why these would be acceptable.

Transport

Cycle Parking 1 Triton Square

Parking for employees (and other long stay parking) should be provided either within the building, or otherwise protected from the weather. Consideration should be given to providing lockers and showers for cyclists. You should provide secure and covered cycle storage for the staff of the gym and flexible business space.

Disabled parking 1 Triton Square

One space should be provided per disabled employee or, 1 space per 20,000sqm or part thereof whichever is the greater.

Removal of taxi drop off

Removing the Taxi rank from the front entrance of 1 Triton Square would be desirable however you would need to provide evidence in the form of a traffic survey showing its level of use. It would be helpful if you could explain how taxis will continue to service the site.

Removal of public route through the ground floor

You have advised that the route has not been in existence for more than 20 years and there is no established public right of way along it as it is closed on Christmas Day every year. The supporting transport assessment will need to address this in detail.

Sustainability

You have indicated that the reduction in CO2 from renewable energy would be 2-3%. Camden expects developments to target at least a 20% reduction in carbon dioxide emissions through the installation of on-site renewable energy technologies (policy CS13). You should therefore investigate increasing the percentage reductions from renewable energy.

You are advised that London Plan policy 5.2 expects a 'zero carbon' target for residential development (from 1 October 2016).

GLA Referral

The Town and Country Planning (Mayor of London) Order 2008 sets criteria for applications of potential strategic importance. These include (category 1C) development which comprises the erection of a building which is more than 30 metres high outside the City of London.

The criteria also include (Part 1D) development which comprises or includes the alteration of an existing building where —

- (a) the development would increase the height of the building by more than 15 metres; and
- (b) the building would, on completion of the development, be more than 30 metres high (outside the City of London).

The height of 1 Triton Square would be increased by 12.96m (less than 15m). The proposed height of the residential block (on the site of St Anne's RC Church) would be 29.7m AOD (less than 30m). Therefore the criteria would not be met and the application would not be referred to the Mayor.

Planning Obligations

The following Heads of Terms would be sought:

- Employment and training
- Construction apprenticeships
- Local procurement
- Pedestrian, cyclist and environmental improvements
- Open space contribution
- Highways reinstatement contribution
- Level plans
- CMP
- Affordable housing
- Affordable workspace
- Car free
- Sustainability / energy
- TMO for disabled spaces

Conclusion

The design of 1 Triton Square has improved considerably and may be considered acceptable. The provision of a 'garden square' in Longford Place would provide an intimate garden space for the wider community as well as a greener, softer space for the occupants of Regent's Place. The ground floor of the residential block still raises concerns and a further meeting is required to explore these issues. The details of the affordable housing should be discussed with the Council's affordable housing officer (Neil Cleary) before the application is submitted. A statement or commentary on this scheme from the chosen RP should be submitted with the application.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Yours sincerely

Planning Statement

March 2017 1

Triton Square &
St Anne's

David Peres da Costa
Senior Planning officer
Planning Solutions Team

Date: **21/7/2016**
Your ref:
Our ref: 2016/3374/PRE
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Dear Mr Horne,

Town and Country Planning Act 1990 (as amended)
Re: 1 Triton Square, Regent's Place, NW1 3DX

Thank you for your pre-application enquiry regarding the proposed development at the above property. The proposed works would include: 3 storey extension at roof level including infill of existing atrium, reconfiguration of ground floor, infill of public route through the ground floor (Triton Square Mall) and reconfiguration of office entrance to provide approximately 15,000 sqm of additional office (B1) floorspace. The existing rooftop plant level would be removed and replaced on top. The proposal would re-provide a gym (D2) at ground floor level and 1000sqm of community and /or affordable workspace (D1/B1).

The site does not fall within a conservation area but 100m to the south of the site is the Fitzroy Square Conservation Area. To the north west of the site is the Regent's Park Conservation Area. The eastern half of 1 Triton Square falls within a viewing corridor of the London View Management Framework (Parliament Hill summit to the Palace of Westminster).

Following a series of meetings between February and July, I am writing to provide a formal pre-application response.

Planning history

Planning permission was granted on appeal 9/11/90 for the *'Redevelopment in outline of the site by the erection of a building comprising 290 000 sq. ft. of predominantly office accommodation inclusive of a design centre and studio and mixed uses including a sports unit at ground floor level'*.

The site was completed in 1997 for The First National Bank of Chicago. The

building was designed for the bank with a large trading floor at first floor level (above ground floor retail, gym and crèche) and offices and a large (38m wide) atrium above.

A certificate of lawfulness for a proposed development was granted 03/11/2015 for the 'Infill of internal atrium at second, third, fourth and fifth floor levels to create additional office floor space'. The certificate of lawfulness has not been implemented.

Land use

The Council promotes development in Central London as it is highly accessible by a range of means of transport (Policy CS1 and CS3). The principle of additional office floorspace in this location is therefore acceptable.

Mixed use development and affordable housing

Policy DP1 seeks to provide a mix of uses within developments in order to facilitate sustainable development and reduce the need to travel between homes, services and jobs. In the Central London Area where more than 200 sqm (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace to be housing such that additional floorspace in residential use matches all the additional floorspace in non-residential use. The requirement to provide housing (policy DP1) combines with the affordable housing requirements of policy DP3 so that a proportion of the housing provided is affordable in accordance with the sliding scale.

The Council will require housing to be provided on site, particularly where 1,000sqm (gross) of additional floorspace or more is proposed. Where inclusion of housing is appropriate for the area and cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu.

The floorspace thresholds relating to Development Policies DP1 and DP3 refer to additions to gross floorspace (and are assessed in terms of Gross External Area – GEA). The requirements of policy DP1 are not triggered by increases in net non-residential floor space that take place wholly within the existing building envelope, such as reduction in circulation space, common areas or plant areas. The additional floorspace created by the infill of the atrium would increase the net internal area and therefore this floorspace would not be factored in to the calculations of requirements for housing and affordable housing.

Where off-site provision is made, the requirement for housing / affordable housing is considered across the aggregate floorspace on all related development sites. In other words, the percentage requirement for an off-site contribution is calculated as a proportion of the floorspace at the application site and the floorspace at the delivery site(s) added together, rather than the application site alone. In the case of policy DP1, where there is a single target of 50% for negotiation of on-site contributions, off-site contributions should normally involve matching the non-residential floorspace increase at the application site with an equivalent increase in residential floorspace at the delivery site.

We are still working through the justification for providing the housing off-site and as such the principle remains to be agreed. Notwithstanding this, should off-site housing be considered acceptable, then the following worked example is intended to provide you with an understanding of the requirements.

The proposed uplift of B1 office floorspace is 14,900sqm. This includes 3610sqm of infilled atrium, within the existing building envelope. Therefore the net uplift of B1 floorspace would be 11,290sqm. The non-residential loss off-site through conversion to housing (delivery site) would be 400sqm (St Anne's Church). Therefore the net non-residential addition (all sites) would be 10,890sqm. Therefore as the housing floorspace required off-site should match the total addition to non-residential floorspace across the related sites, the housing floorspace required off-site would be 10,890 and in accordance with the sliding scale 50% of the housing should be affordable (policy DP3).

Core Strategy policy CS6 sets guidelines of 60% social rented and 40% intermediate affordable housing. The Council welcomes proposals for development led by affordable housing which will make a major contribution towards our borough-wide 50% affordable housing target. Schemes are considered to be affordable housing-led if they provide substantially more than 50% affordable housing. Although the guidelines in Core Strategy policy CS6 of 60% social rented and 40% intermediate affordable housing will generally apply, schemes led by affordable housing may exclude intermediate housing where this is warranted by the considerations set out in policy DP3, subject to the impact of the proposal on the creation of mixed and inclusive communities.

Where a proposed development falls short of the Council's requirements in terms of the contribution to housing (whether on-site, off-site, or in the form of a payment-in-lieu), the Council will expect submission of a financial viability appraisal to justify the scale of the housing proposed. The Council will also seek an independent verification of the appraisal funded by a developer.

The proposal provides approximately 14,900 sqm of floorspace. During the pre-application meetings you presented a number of residential studies in order to address the requirements of DP1 – ie to provide on-site housing. The studies explored the possibilities, practicalities and constraints of each option and it was agreed that four options would be taken forward for further study: 2 levels of housing in parallel bars on the top of the building; an L-shaped upper floor option; a vertical core stack of housing running down through all levels, and a stand-alone building in the north-east corner of the site, in place of the existing crèche structure.

Following internal review of the resulting residential studies it is now accepted that the upper floor residential options studied would not be practicable due to the constraints identified. However officers need to be convinced that a vertically stacked arrangement, in the south-west corner of the building has also been fully explored. In particular this option would benefit from a more appropriate orientation than the previously rejected (north-west corner) stack

option and would bring activity associated with new uses closer to the heart of the site.

St Anne's RC Church ('the church site')

You have also presented an option which would provide a residential block on the site of St Anne's RC Church, 1 Laxton Place (opposite the site). This site is in the applicant's ownership. The submitted information indicates the church is currently used by an Ethiopian Orthodox Church (which relocated temporarily from Holloway Road in November 2013) and is expected to be vacant in summer 2016. The church site provides 400sqm of D1 floorspace.

North-east standalone building

Officers consider that this option would be able to deliver housing adjacent to the site. However it is evident that the quality of residential amenity is unlikely to be as high as could be achieved on the Church site and would likely result in a less efficient layout and low net:gross ratio. Officers therefore consider that this option is less favoured than the Church site as a standalone building solution to providing the necessary housing.

Off-site housing

In the event that the Church site is demonstrated to be the only practicable opportunity to provide housing in the immediate vicinity, then any shortfall on the policy requirement would need to be provided elsewhere off-site. It is understood that you are currently examining off-site options further afield and such details will need to be submitted as part of any planning application. Options being explored include purchase of other sites and converting market units to affordable units.

The total floorspace which can be accommodated on the Church site is yet to be finalised, and is subject to agreement on massing and height. However the indications are that the floorspace may approach, or possibly exceed, the affordable housing requirements of DP1. This will factor as a consideration in how the overall housing proposals meet the requirements of DP1, including viability.

Loss of community facilities

The Council resists the loss of community facilities (Policy DP15) unless:

- a) a replacement facility that meets the needs of the local population is provided; or,
- b) the specific community facility is no longer required in its current use.

Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site.

You have advised that the existing occupier, the Ethiopian Orthodox Church, draws its catchment from whole of north London and has previously been located in various sites in North London. You should provide further details of why the existing occupier is vacating the building. Importantly, you should also demonstrate that the loss would not create a shortfall for this type of community facility for alternative users and that there is no demand for any other suitable community use on the site.

The proposal includes the loss of the existing crèche from the ground floor of 1 Triton Square. The existing crèche provides 500sqm of D1 floorspace and was scheduled to close in February due to lack of demand. You have explored whether there is demand for another suitable community use on this site and there are ongoing discussions with local health care providers. You have also presented an option of providing affordable workspace (use class B1). The Council's Economic Development team is supportive of the proposal to provide affordable workspace. They are keen to secure space that is genuinely affordable and space that the market is less likely to provide – such as maker spaces, artist studios etc. However, if the proposal involves the loss of the existing D1 floorspace this would need to be justified against policy DP15. You would need to demonstrate that the loss would not create a shortfall for this type of community facility and that there is no demand for any other suitable community use on the site.

Affordable workspace

As stated above, the provision of 1000sqm of affordable workspace is supported subject to justifying the loss of the existing D1 floorspace in terms of policy DP15.

If you decide to pursue this option, I would advise you to make use of the GLA's [Open Workspace Providers group](#) to access the widest range of potential providers. The group includes commercial organisations, but also those with more social objectives. We are also aware that the [Ethical Property Company](#) has been looking for a minimum of 10,000 sq ft to create a hub of charities, VCS organisations and social enterprises in London.

A legal agreement would be used to secure the space, its use and affordability.

Design

We have provided significant workshop-based feedback during the meetings so this response will primarily highlight those issues which remain to be resolved.

1 Triton Square

Officers are seeking a design which rises above the prevalent quality of architecture on the estate. Works to the building need to follow a clear and

well considered overall design vision. The scheme needs to consider, *inter alia*, the impact of the extension on the open space to the north.

No visual impact studies of the 3 storey extension have been provided. It is important that these are provided so that we can fully assess the impact of the extension on the wider area and particularly the Fitzroy Square conservation area to the south. Our other main concerns are as follows:

- The roof extension must have more form and modelling. The corner towers must be separated more from office floors. Towers should become more recessive as they rise. In particular, the north element should be more modelled/recessed as this elevation would be particularly prominent in long and local views. More engaging architecture is strongly encouraged. The current proposals do not contribute positively to the appearance of the building. The ground floor requires greater expression/celebration of the base two storey element and needs to express the uses and give them an identity.
- All four sides should be active. Currently too much of the ground floor retains inactive edges. Officers consider that every effort should be made to ensure that the impact of cycle storage and plant equipment on the ground floor is minimised in order to support improvements to the interface with the public realm. Officer's preference is to see the cycle storage moved out of the ground floor.
- A route through the building to the northern square should be provided.
- The extension to the primary office entrance onto Triton Square should respond to the scale of the side infills. A full height extension would have an overbearing impact on the enclosure of the main square. Officers are unconvinced by the materiality and form of the proposed extension to the entrance corner.

The church site (residential)

The church site is bounded by Longford Street to the south, Laxton Place to the west, a 3 storey residential terrace (1-4 Laxton Place) to the north and open space to the east of the site (associated with Westminster Kingsway College to the north east). Immediately to the west of the church site is the 5 storey residential building 8-9 Laxton Place.

Immediately to the east of the church site is the Regent's Park Conservation Area (the boundary is on the west side of Laxton Place). Opposite (to the north west) the church site is the Grade II* Church of St Mary Magdalene. The listing description notes the stained glass east window is of special interest as 'being one of Augustus Pugin's last designs, made by Hardman'. This window faces towards Laxton Place.

Our main concerns are as follows:

- Height remains a concern.
- Removal of mass above plinth height in SW corner needs to be explored
- Architecture needs to become richer.

- Entrance needs greater celebration and presence.
- Church impacts need to be studied (in particular the impact on the east window)

If the building is pulled back at ground floor level, we would need to know if this space would be maintained as private land or if the applicant is looking for the Council to adopt and maintain it.

Public realm

While the estate is currently permeable it is not widely used outside of office hours. The public realm has therefore been a key focus of our meetings and the introduction of ground floor active frontages and landscaping are key components of the opportunity to broaden the appeal of the estate to a more diverse population. The alterations to the substation and the proposed mini square adjacent to the south west corner are both welcomed. However, further consideration need to be given to the north square 'Longford Square', the pedestrian route to the south (Triton Square) and the proposed 'welcome mat' in front of the relocated entrance to 1 Triton Square. You should provide further details of how the proposals are intended to open up the site to more diversity and inclusion.

Quality of residential accommodation ('the church site')

The proposals for the church site have been revised following officer's earlier comments. The revised proposal is for an eight storey building to provide 23 flats with a gross external area of 3014sqm (4 x 1-bed, 1 x 2-bed and 18 x 3-bed). All of the units would be affordable. The dwelling mix would contribute to meeting Camden's priorities for dwelling size: for social rented, 3-bed homes are a high priority.

The DCLG technical housing standards provides space standards (GIA) for new dwellings

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings
1b	1p	39 (37)
	2p	50
2b	3p	61
	4p	70
3b	4p	74
	5p	86
	6p	95

All the flats would meet the minimum floorspace standards. All the flats would have private balconies or gardens. A communal roof terrace is also proposed. The Council would expect the development to meet Part M4 (2) of the Building Regulations. M4 (2) requires totally step free housing.

Wheelchair Housing

The Council expects 10% of dwellings either to meet wheelchair housing standards, or be designed so a future occupier can easily adapt the dwelling to meet wheelchair housing standards. Two wheelchair flats are proposed at ground floor (1x 1-bed and 1 x 2-bed). The proposed mix of units would meet client need in Camden. It is proposed that two disabled parking spaces would be provided very close to the flats on the street. This may be considered acceptable.

Amenity

As development of 'the church site' has the potential to negatively impact the existing levels of daylight/sunlight of nearby residential properties, you should submit a daylight and sunlight report to support any future planning application. The daylight and sunlight report should also address the impact of the 3 storey office extension on the public spaces around 1 Triton Square including Longford Square and Regent's Place Plaza. The report needs to be prepared in line with the methods described in the Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice" 2011.

Transport

The Council expects development in Town Centres to be car-free. Any new residential units would be secured car free via legal agreement. The proposal would provide 40 covered, secure and fully enclosed cycle parking spaces for residents within a cycle store at ground floor level. The ground floor flats would also have appropriate provision for cycle parking. The total number of cycle spaces provided within the church site development would therefore be 43 spaces. This level of provision would meet the minimum requirement of the London Plan (1 space per 1-bed unit and 2 spaces per all other dwellings). The cycle parking would need to meet the standards set out in Chapter 9 of CPG7. The ceiling height for Josta Two-tier Cycle Parking has an impact on how close cycle stands can be placed together. With a ceiling height of at least 2500mm the stands can be placed 650mm apart. Whereas with a ceiling height of at least 2700mm the stands can be placed 400mm apart.

Cycle Parking 1 Triton Square

The provision of cycle parking would need to be in accordance with the London Plan. For offices this is 1 space per 90 sqm for long-stay and for the first 5000sqm, 1 space per 500 sqm; thereafter 1 space per 5000sqm. Please also refer to the relevant London Plan requirement for A1, A2-5, D1 and D2. We would strongly encourage that cycle parking for the entire building (including the existing office floorspace) meets London Plan standards.

Cycle parking at ground floor level is generally preferred as this is more easily accessible and encourages the take up of cycling as a means of transport. However, officers acknowledge the overarching need for a reconfiguration of the ground floor to provide more active frontages and uses. Therefore, in this

instance it is accepted that if the cycle storage were relocated from ground floor level, this would provide a greater level of flexibility for the proposed ground floor reconfiguration.

Service Ramp

The existing service ramp provides access to the service basement which serves the whole estate. The ramp sits at a key pedestrian entrance point to the estate and on the desire line to the new Euston Road pedestrian crossing.

It is understood that the servicing needs are significant. However, as discussed at length, officers consider that a reduction in the width/height of the ramp would lead to significant benefits to the surrounding public realm and access/permeability/building activation around the western edge of 1 Triton Square and every effort should be made to reduce the impact of the ramp and its enclosure. It is understood that a study is underway to examine the impact of narrowing the ramp to uni-directional traffic which would potentially accommodate such a change, although the initial results do not support the measures. The results of the study should be presented for consideration as part of the transport assessment and the public realm submission.

Removal of loading bay (Longford Street)

The removal of the servicing bay may be possible, but we will need a Transport Assessment of this bay to see what the current level of use is and which buildings take advantage of its current location. You should also provide additional information as to where it is proposed to be replaced (if anywhere). Given the large uplift in office floorspace, you would need to provide information on what the expected uplift in deliveries would be and if the underground service area is able to cope with this increase.

Relocation of taxi drop off

Removing the Taxi rank from the front entrance of 1 Triton Square would be desirable, but as with the removal of the loading bay we would need to see data on its usage and where it would be relocated. We would not want to encourage Taxis queuing on the public high road, especially on Longford Street which is very narrow.

Removal of public route through the ground floor

If officers were to allow the passage way through the building to close we would need to know how long this route has been open for and how long the public have had right of way along it. If the public route has been in existence for more than 20 years it will require a stopping up order, which is a separate process to the planning process.

From a transport perspective, the overall design of the public realm around the building appears acceptable, but you should provide further details with

your application of how you have considered the pedestrian desire lines and use of this space. If any additional visitor parking is proposed, you should ensure that it is not obstructive.

Construction Impacts

The proposed development raises concerns about traffic congestion and road safety issues during construction. A construction management plan (CMP) would therefore be required in order to mitigate the impacts of construction. This would be secured as a section 106 planning obligation if planning permission is granted. A draft CMP (using our standard pro-forma) should be submitted in support of any subsequent planning application.

Sustainability

The Council expects non-domestic developments of 500sqm of floorspace or above to achieve "excellent" in BREEAM assessments. Your application should also be accompanied by an energy statement demonstrating how the development has followed the energy hierarchy. London Plan policy 5.2 expects major developments to demonstrate CO2 emission reductions of 35% over Part L of the Building Regulations. Camden expects developments to target at least a 20% reduction in carbon dioxide emissions through the installation of on-site renewable energy technologies (policy CS13).

The Council requires major developments to include a grey water harvesting system, unless the applicant demonstrates to the Council's satisfaction that this is not feasible. Policy DP22 requires the incorporation of green or brown roofs. The residential development includes a green / brown roof with PV panels. The submitted energy strategy includes provision of up to 200 sq m of high efficiency PV cells at roof level of the Triton Square development. You would need to provide details of the PV (position, tilt, orientation, any overshadowing risk, area of the array) and details of the available roof space to see if this is being fully explored. You should also investigate whether the PVs could be provided in conjunction with a green/ brown roof on 1 Triton Square.

Whilst there are no imminent decentralised heating networks near the site, there may be opportunities which arise in the future. The development should consider future proofing to enable a connection (particularly as they are proposing a communal gas heating system). They will need to include within their statement information on the current and proposed heating system and whether there are any plans to upgrade the existing heating system and whether this could impact and new build elements of the development.

You should also consider the feasibility of ASHP or GSHP to provide heating/cooling to the proposed residential building, or if the building is designed to near passive house standard then heat recovery.

As the proposals involve demolition of an existing building (St Anne's RC Church) you should provide justification for demolition and rebuild rather than

refurbishment. You should consider the embodied carbon of materials used and the reuse of demolition material in the new construction.

SUDS

The Council requires developments to reduce the pressure on the combined sewer network and the risk of flooding by sustainable urban drainage systems (SUDS). The volume and rate of run-off from heavy rainfall can be reduced through the use of SUDS including green and brown roofs, pervious paving and detention ponds or tanks. You should provide a Surface Water Drainage Proforma with your application. SUDS strategies should be designed in accordance with NPPF policy (and written Ministerial Statement) and London Plan policy 5.13 SUDS hierarchy to reduce run off rates to greenfield rates. Where reasonably practicable, run off volumes should be constrained to greenfield run off volumes for the 1 in 100 year 6 hour event.

Air quality assessment

Any application will need to be accompanied by a detailed AQA. See the Camden [website](#) for more details.

CIL

The proposal will be liable for both the Mayor of London's CIL and Camden's CIL as the development involves the creation of new dwellings. The Mayoral CIL rate in Camden is £50 per sqm and Camden's CIL is £250 per sqm for residential and £25 per sqm for office (zone B).

GLA Referral

The Town and Country Planning (Mayor of London) Order 2008 sets criteria for applications of potential strategic importance. These include (Part 1D) development which comprises or includes the alteration of an existing building where —

- (a) the development would increase the height of the building by more than 15 metres; and
- (b) the building would, on completion of the development, be more than 30 metres high (outside the City of London).

If the following criteria are met then the application would be referred to the Mayor.

Planning Obligations

Employment and training

In line with Core Strategy Policy CS8, major developments which have significant job creation potential will be expected to produce an Employment and Training Strategy which will be secured through a Section 106 agreement. The Council will expect provision for work experience placements

to be undertaken by the developer to be form part of the Employment and Training Strategy. As a guide the Council will seek to secure one, two-week work experience placement per 20 net additional housing units or 500sq m of net additional employment floorspace.

Construction apprenticeships

Developments over £3 million build costs will be required to recruit one construction apprentice through Camden Council, or its nominated partner, for every £3 million of build where the length of the project allows (generally, where the contract is 52 weeks or more).

A support fee of £1,700 per apprentice placement will also be payable.

And it should also be noted that the uplift in employment space on this scheme will trigger a S106 cash contribution to employment and skills provision, as well as the usual construction obligations around employment and apprenticeships.

Local procurement

Developers will also be required through a legal agreement to sign up to the Camden Local Procurement Code. The Council expects that developers work towards a local procurement target of 10% of total procurement value.

Employment in development after completion

The Council will seek to negotiate a section 106 contribution to be used by the Council's Economic Development service to support initiatives which create and promote employment and training opportunities and to support local procurement initiatives in Camden. The contribution would be calculated as follows: Full time jobs created x 23% [% of Camden residents in the workforce] x 35% [% of employees requiring training] x £3,995 [£ per employee requiring training]

Pedestrian, cyclist and environmental improvements

Where these are site specific and necessary works to make a scheme acceptable they may be secured through planning obligations.

Open space contribution

A financial contribution will be sought for open space improvements (for related schemes which are not included in the Regulation 123 list). The contribution will be based on the formulae provided in CPG 6 and CPG8.

Submission Documents

☐ Completed form – **Planning Permission**

- An ordnance survey based location plan at 1:1250 scale clearly denoting

the application site in red and any land in the applicant's ownership in blue

- Elevations, floor plans (roof plan) and sections labelled 'existing' and 'proposed' with a scale bar (so we can measure electronically from the drawings)
- The appropriate fee
- Photographs are helpful to provide site context
- Heritage Statement addressing the impact of the proposals on St Mary Magdalene's and the two key Conservation Areas – this will need to include views
- Design and Access Statement (to include crime impact assessment) – it may be helpful to provide separate Housing and Office statements.
- London View Management Framework (if the proposed height exceeds the development plane between the viewpoint and the general roofline of the Palace of Westminster)
- A tree survey and arboricultural report
- Landscaping scheme – including a landscape vision for the public realm
- Planning Statement
- Details of waste storage and collection
- Affordable Housing Statement
- Daylight and sunlight report
- Sustainability statement
- Energy statement
- Surface water drainage pro forma (available on the Council website)
- Air quality assessment
- Transport assessment including a Travel Plan
- Draft CMP (using Council's proforma)
- CIL Liability Assessment form

Conclusion

The 3 storey extension of 1 Triton Square may be considered acceptable subject to further work on the detailed design. Policy DP1 requires the provision of new housing to match the uplift in office floorspace and you should investigate the feasibility of a south-west corner stack to fully exhaust the options for delivering housing on-site. As we have emphasized at the pre-application meetings, the location of new housing, treatment of ground and lower floors, character of the architecture and landscaping are key components of the opportunity to broaden the appeal of the estate to a more diverse population. We would therefore strongly encourage active frontage to all four sides of the host property (with plant/cycle storage removed from ground floor to facilitate appropriate ground floor activities) and further investigation of how the proposals would open up the site to more diversity and inclusion. You should also assess the impact of the proposed residential block on the Grade II* Church of St Mary Magdalene. You should demonstrate the impact on the east window would be acceptable.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Yours sincerely

David Peres da Costa
Senior Planning officer
Planning Solutions Team

Appendix C

Camden Design Review Panel Response Letters

**Report of Camden Design Review Panel Chair's Review meeting to discuss
1 Triton Square and 1 Laxton Place**

Friday 16th September 2016

Room 11.10-12, 11th Floor, 5 Pancras Square, London, N1C 4AG

Panel

Catherine Burd (chair)
Adrian Wikeley
Luke Tozer

Planning authority and stakeholder attendees

David Peres Da Costa	London Borough of Camden
Edward Jarvis	London Borough of Camden
Kevin Fisher	London Borough of Camden
Edward Bailey	London Borough of Camden

Frame Projects

Roland Karthaus

Confidentiality

This is a pre-application review and therefore confidential. As a public organisation Camden is subject to the Freedom of Information Act (FOI) and in the case of an FOI request may be obliged to release project information submitted for review. Should the project proceed to a planning application, all pre-application documents will be made public in accordance with Camden's policies.

Planning Statement March 2017
1 Triton Square & St Anne's

Report of Camden Design Review Panel Meeting
16 September 2016
1 Triton Square and 1 Laxton Place

CONFIDENTIAL**1. Project name and site address**

1 Triton Square and 1 Laxton Place, London NW1 3DX

2. Presenting team

Declan O'Carroll	Arup Associates
Simon Swietochowski	Arup Associates
Matthew Lloyd	Matthew Lloyd Architects
John Cain	5 th Studio
Tom Holbrook	5 th Studio
Andy Sturgeon	Garden Designer
Michael Meadows	British Land
Philip Tait	British Land
Tom Horne	DP9
Dan Fyall	DP9

3. Note on process

The Design Review Panel comments below follow on from a previous formal review held on the 22nd July 2016. A report of the previous meeting was circulated to all attendees in advance of this review, which was attended by the chair and one member of the first review panel; and a further panel member, Luke Tozer who had visited the site prior to the review.

4. Design Review Panel's views*Summary*

The panel applauded the client and design team for giving serious consideration to the recommendations of the first design review and for the high level of design work that has followed. In particular, the approach of going back to first principles for the Triton Square office building form has progressed the scheme in a much more positive direction. Further exploration of visuals and refinement of the forms and materials should be continued. The new garden space on Longford street is welcomed and the panel looks forward to seeing how the landscape design of this space is developed in detail.

The panel also broadly supports the design of the residential building, but recommends further thought about the ground floor arrangement and architectural expression of this building, prior to a planning application.

Mix and location of uses

- ☐ The proposed functions of the Triton Square office building continue to be welcomed and the move to incorporate part of the gym into the basement has enabled better planning of the ground floor.

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- The loss of the crèche in its existing location is accepted, but the panel feels that the ground floor of the residential building, with its high proportion of family units, needs better community facilities.
- The removal of the security kiosk to the west of the Triton Square office building is welcomed.

Public realm and urban connections

- The inclusion of Longford Street into the red line boundary is welcomed, allowing for a holistic landscape design for the development of both 1 Triton Square and 1 Laxton Place.
- The newly proposed garden design for the public realm to the north of the Triton Square office building promises an unconventional, place-specific scheme that will help to soften the corporate aesthetic of the estate.
- The retention of the existing trees in this area is strongly welcomed.
- The detailed design of this space, including planting, lighting, and street furniture will be crucial to its success. Whilst the panel welcomes the design intent, the design of this space should be fully described as part of a planning application.
- There should also be a clear strategy for the on-going maintenance and management of the landscape, as part of the planning submission.
- In particular, full coordination with below-ground services and access panels must be completed to ensure the landscape quality promised by the scheme design is realised.

Triton Square office building

- The panel welcomes the revised form and massing of the Triton Square office building.
- The panel supports the proposed alterations to the facades. There remains scope for further refinement of the architectural expression, as described below.
- The rationalisation of the upper storey set-backs and the alignment of the extension facades was strongly welcomed.
- Careful thought has been given to the proportions of the suspended screen elements of the façade – but further testing and design consideration from more distant views is required to make sure the elevation does not appear top heavy.

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- Lifting the screen will reveal more of the external ductwork from certain angles, which needs to be carefully considered.
- The elevation of the first floor offices, and how this relates to the ground floor elevation requires more detailed consideration.
- The revised treatment of the ground floor shop-fronts is welcomed. The panel considered that the expressed frames should be consistent in material and colour, allowing the variety of retail screen design to flourish within them.

acknowledge and celebrate the garden space a little more. *Laxton Place residential building*

- The layout and massing of the residential building is welcomed, subject to the following comments.
- A small crèche, or an indoor or outdoor play space would provide a valuable amenity for this dense, multi-dwelling, family building.
- Whilst the rooftop garden is appreciated, the panel feels that it is not the ideal location for a toddler play area, to meet the requirement for 'doorstep' play-space.
- The panel recommends that cycle storage and plant areas should be relocated to basement level to avoid large areas of louvers to the ground floor and enable this valuable space to be opened up for community / play resource.
- The potential for the ground floor of the residential building to open up towards a future new square to the east in front of the college should also be explored.
- The materials proposed for the residential building were considered appropriate, however the attempt to introduce hierarchy into both the framing brickwork and the metalwork of the balustrades is not yet fully convincing.
- The panel feels that a simplified brickwork frame could be successfully enlivened through graduated treatment of a single type of metalwork.
- The treatment of the ground floor affordable workspace could be designed to
- The articulation of the balcony reveals was also considered to be an important detail.
- Wherever possible, further opportunities should be taken to provide amenity for the housing, including possible Juliet balconies to the north façade.

Next steps

The panel is confident that the project team will be able to address the points above,

in consultation with Camden officers, and would be pleased to hold a final review of the planning submission.

Report of Camden Design Review Panel Meeting
16 September 2016
1 Triton Square and 1 Laxton Place

**Report of Camden Design Review Panel meeting to discuss
1 Triton Square and 1 Laxton Place**

Friday 22nd July 2016

Room 11.10-12, 11th Floor, 5 Pancras Square, London, N1C 4AG

Panel

Catherine Burd (chair)
Annalie Riches
Richard Lavington
Adrian Wikeley
Kay Hughes

Planning authority and stakeholder attendees

Richard Wilson	London Borough of Camden
David Peres Da Costa	London Borough of Camden
Edward Jarvis	London Borough of Camden
Kevin Fisher	London Borough of Camden
Frances Madders	London Borough of Camden
Rachael Parry	London Borough of Camden

Frame Projects

Deborah Denner
Roland Karthaus

Confidentiality

This is a pre-application review and therefore confidential. As a public organisation Camden is subject to the Freedom of Information Act (FOI) and in the case of an FOI request may be obliged to release project information submitted for review. Should the project proceed to a planning application, all pre-application documents will be made public in accordance with Camden's policies.

Report of Camden Design Review Panel
Meeting 22 July 2016
1 Triton Square and 1 Laxton Place

CONFIDENTIAL**1. Project name and site address**

1 Triton Square and 1 Laxton Place, London NW1 3DX

A site visit was conducted by the panel prior to the review.

2. Presenting team

Declan O'Carroll	Arup Associates
Simon Swietochowski	Arup Associates
Jose Marquez Santoyo	Arup Associates
Matthew Lloyd	Matthew Lloyd Architects
Phoebe Padley	Matthew Lloyd Architects
John Cain	5th Studio
Michael Meadows	British Land
Philip Tait	British Land
Tom Horne	DP9
Dan Fyall	DP9

3. Background

The site comprises an office building at 1 Triton Square and St Anne's Roman Catholic Church, 1 Laxton Place.

The 1 Triton Square site is occupied by a seven storey building (plus basement) with a large central atrium over a trading floor at first floor level and crèche, retail and gym at ground floor level with plant at basement level and 7th floor level (roof). An open, public route runs north-south through the ground floor of the building.

The church site is opposite the Grade II* Church of St Mary Magdalene and adjacent to the Regent's Park housing estate to the north and Westminster Kingsway college to the east. The eastern half of 1 Triton Square falls within a viewing corridor of the London View Management Framework (LVMF).

The proposal is to partially infill the atrium, to extend the building upwards by three storeys and to remodel the ground and first floor frontages including infilling the covered public through-route.

4. Planning authority's views

Camden recognise the proposed development offers significant opportunity to provide new housing and to open up the area, through the design of the buildings and landscape, to encourage north-south pedestrian traffic between the Euston Road and the Regent's Park estate. They require that the development respects policy constraints, including to replace or provide alternative community facilities and public realm where there is any loss.

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5. Design Review Panel's views

Summary

The panel welcomes the proposal to retain and refurbish the existing office building at 1 Triton Square but thinks further work is needed to enhance the public realm provision and refine the mix of uses and architectural expression. The panel also broadly supports the housing development at 1 Laxton Place and offered some comments to inform its detailed design.

Careful thought has clearly been given to improving the public realm through changes to the ground floor of 1 Triton Square as well as through the landscape design. In some areas these proposals are promising, whilst in other areas further development is needed. A thorough and careful consideration of the site basement access, site security, public realm and pedestrian routes should be used to further develop the design, in order to deliver a more integrated, welcoming, permeable and diverse environment.

The existing office building is a legible and well-proportioned piece of architecture, but the proposals alter its form, layout and massing quite significantly, and the design needs further development to achieve the same degree of clarity as the original building. An architectural language that encompasses the whole of the building as proposed should be developed so that it has greater legibility, quality and coherence.

The location and massing of the new residential building are convincing, but its layout feels tight, and lacking in amenity space. The panel felt that residential use is not appropriate at ground floor level, and that a genuine replacement community use and additional amenity space would be more appropriate here. The building should be designed to have a more generous and confident relationship with the potential new area of public realm in front of the college to the east.

Mix and location of uses

- The proposed functions: residential, affordable workspace, gym, retail and the adaptation of the 1 Triton Square building to provide modern, commercial office space are welcomed.
- The loss of the crèche is regrettable and whilst it may not currently be viable, the additional residential provision together with a potential new location, may mean it could be viable in the future. The affordable workspace use, whilst a welcome addition to the mix does not necessarily compensate for the loss of a D1 use.
- The gym, affordable workspace and the bicycle park create a congested ground floor plan, requiring the infilling of the pedestrian through-route and the pushing out of the edges of the building. The affordable workspace and possibly also the gym could be integrated better into the building, by extending into the first floor level, freeing up space at the ground floor.

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- The housing is proposed in an appropriate location with the potential to act as both a catalyst and a benchmark for surrounding redevelopment. In particular, the redevelopment of the Kingsway College site could enable the creation of a new northern square, which would be a positive addition to the public realm and help to integrate Regent's Place better into its surroundings.
- The site is tight for the amount of housing proposed however and appears to offer limited amenity space, with some possible overlooking issues and an abrupt relationship with Longford Street at ground floor level. A community use in the ground floor could potentially ease this situation.
- The red line boundary currently shown does not extend across Longford Street. The panel thinks this should be reconsidered to create cohesive public realm improvements linking the two elements of the scheme.
- The panel also notes that the proximity and frequency of servicing to the basement access ramp is potentially problematic for future residents at 1 Laxton Place.

Public movement and urban connections

- Analysis of the existing public realm is well-considered and should support good design decisions.
- The remodelling of the exterior of the power station and surrounding public realm treatment is positive, but the quality of the western edge of the building as a public thoroughfare is fundamentally undermined by the basement access ramp. As a minimum, the security pavilion should be removed from the public space and the signage should be made more welcoming.
- If the pedestrian route to the west of 1 Triton Square remains compromised by the basement ramp, there should be a greater emphasis on the quality of alternative routes.
- To the north, the public realm treatment is currently disappointing. The stepping of the workspace beyond the line of the main building does not enhance this space. Considering the space as a garden square incorporating Longford Street, could be a more positive approach.
- The trees to the south of the building are currently struggling for sunlight and their loss and replacement with more appropriate landscaping seems sensible.
- The replacement of ground floor ventilation grillage with active frontage is positive, but together with the infilling of the pedestrian through-route, there is a significant loss of public realm space and connections that are not currently proposed to be replaced.
- A possible option to be considered, with remodelling of the ground floor is the introduction of a pedestrian through-route diagonally between Longford Street and Triton Square.

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- The panel noted that some of the visuals showed activities such as skateboarding and cycling that are currently not permitted and would encourage a change in these policies. The current security regime gives a hostile impression and should be reviewed to create a more welcoming and diverse environment.

Form and massing

- The existing office building is well-proportioned with each element considered as part of the whole. The architectural language of the extension appears to be deferential to this, but the scale of the extension means that it fundamentally alters the balance of the building.
- The external glazed screen which is primary in the composition of the original, becomes secondary in this new composition and the proportions of the building are changed fundamentally.
- The stepping back at the upper levels does not deliver high quality garden spaces and does not help the overall composition. Extending the cores upwards whilst stepping back the new extension makes the cores feel heavy and dominant.
- The panel were concerned that the infilling of the atrium would significantly reduce the levels of daylight in the space and that this should be reconsidered as part of the overall massing design.
- The new main entrance onto Triton Square feels overbearing and not sufficiently engaging with the public realm. A cut-back entrance is likely to be more successful.
- The panel recommended that the design team consider what the original design team would have done if presented with this opportunity. A new glazed screen, to replace the existing as a primary element at the scale of the new building could be a step in the right direction.

Design and materials

- The language of the existing office building strongly emphasises the horizontal and the introduced vertical elements work against the existing language.
- The double-height, repeating bays at ground and first floor do not feel appropriate within the quite different language of this building. Furthermore, the first floor level is continuous office space extending to the edge of the building, meaning that there is no connection between the external architectural expression and the internal function or organisation of the building. This double-height datum does not extend around the cores, meaning that it feels weak in the overall composition.

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- ☐ The relationship of the residential building to the potential future new square to the east in front of the college is too tentative. The eastern elevation of the building should be designed as a principal elevation to make the delivery of a public square more likely.

Next steps

The panel felt that the mix of different designers on a project of this scale and diversity is a good move, and that the proposals have potential. The panel felt, however, that the overall scheme needs significant further design work in order to address their comments, and that it should be reviewed again by them prior to the preparation of a planning application.

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Planning Statement March 2017 1 Triton Square & St
Anne's
Report of Camden Design Review Panel Meeting
22 July 2016
1 Triton Square and 1 Laxton Place

Appendix D

Local Services Audit

1 Triton Square and St. Anne's Local Services Audit, Regent's Place and Surrounding Area
October 2016

Executive Summary

This note aims to identify potential uses which would be of benefit to the local community in and around Regent's Place to make best use of the re-provision of the existing D1 space from the development proposals, linked to an end use provision in 2019. A variety of service provision options were considered and a desk-based audit of existing services undertaken along with preliminary discussions with some service providers. Initial conclusions were reached, facilitating some early decision making and creating a platform for further research.

One option in terms of potential gaps in provision, benefit to the local community, occupiers and those who work at and visit the campus would be some form of start-up business space. From initial research this appears to fit well with existing uses, have the potential to benefit the local community, and contribute to enlivening the space. Further work is required to explore the operation of this type of space in the newly refurbished 1 Triton Square.

Other potential uses considered include nursery provision and healthcare. Whilst there is anecdotal evidence of need for additional nursery provision in the area, it is considered that the campus may not be the best location, and there is concern over viability. No initial case was identified for additional health provision, including a walk-in centre. However, given that the end use is being considered for 2019, whilst this provision is not currently being proposed, it is suggested that nursery and health provision should be reviewed in the longer term by British Land Property Management Limited (BL) going forward, both in the context of benefit to the occupiers, and as good neighbours and stewards of the area.

No demand was identified for a multi-faith centre, library or digital learning provision, or for community/wellbeing provision. However, it is suggested that wellbeing should be considered in the context of the site as a whole, and BL's overarching ambitions and plans in this regard, and that all facilities and provision will be reviewed on an ongoing basis as part of BL's continuous improvement approach.

Introduction

This note aims to identify potential community uses for one unit of up to 10,000 sq. ft. fronting Longford Place within the redevelopment of 1 Triton Square. The brief for this audit was to consider spaces that:

- provide active, viable and sustainable ground floor uses;
- contribute to the vitality of the campus;
- meet the current and future needs of those who live and work in the West Euston area, including the Regent's Park Estate; and
- are in line with planning policy.

Phase One

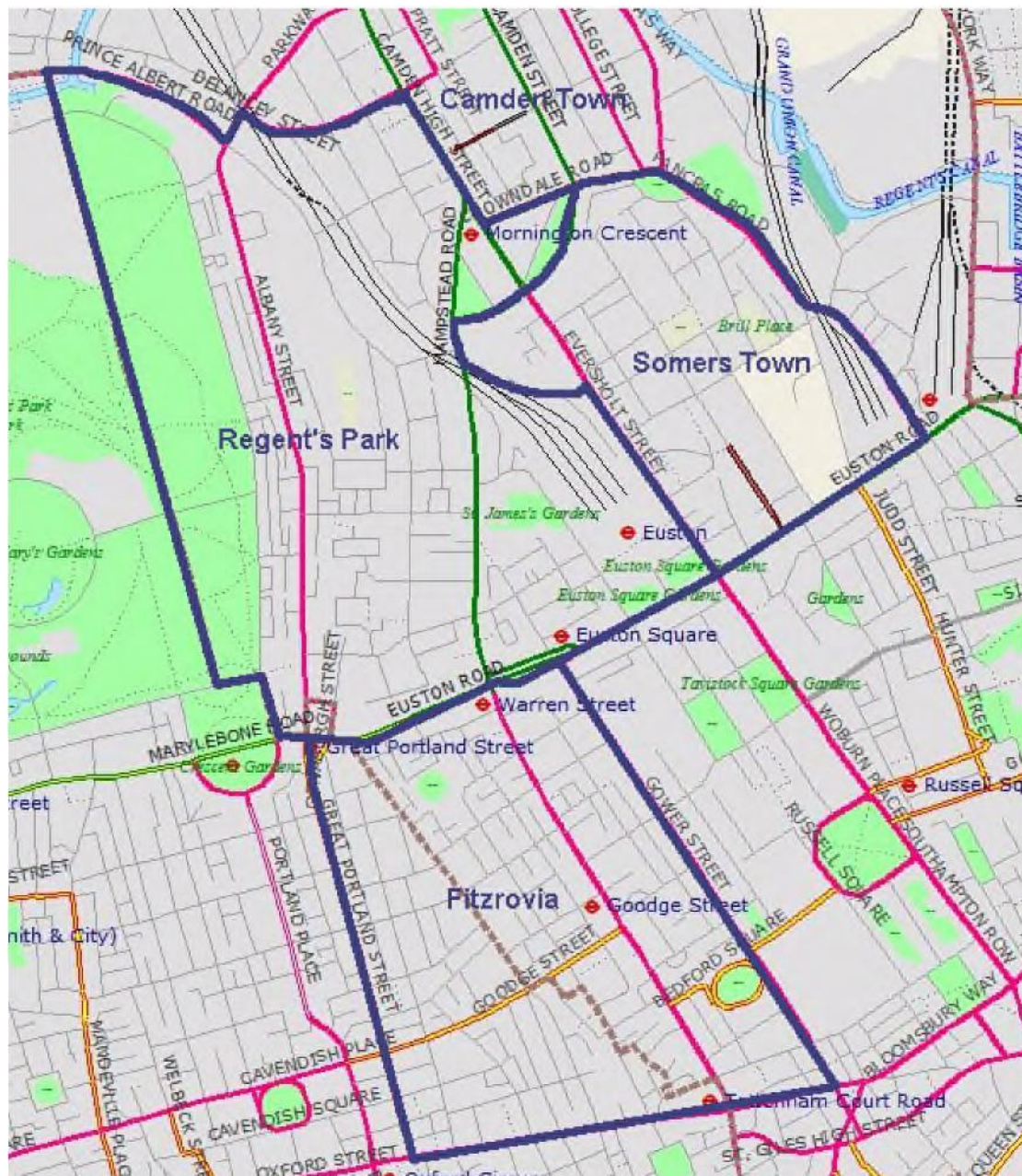
Phase one of the work consisted of an audit of current provision within the local area of the services outlined below:

- Places of worship including multi-faith centres and inter-faith organisations;
- Co-working and start-up business space – e.g. Camden Collective;
- Libraries and digital learning, including a potential programme of activities for young and elderly people;
- Nursery provision (inc. Sure Start);
- Health (specifically including doctor's surgery/PCT) and wellbeing/fitness (excluding a full gym offer; this is already on offer at Regent's Place);
- Any other services relevant to the audit objective e.g. services which might provide any of these facilities as part of a wider offer or generate a demand for complementary services through their existing activities to the benefit of the local community.

The full list of facilities and services under each of these headings can be found in the accompanying excel spreadsheet. Appendix 2 describes recent initiatives in the provision of product design, fabrication and prototyping facilities. Appendices 3-8 contain maps showing the location for the places of worship; inter-faith organisations; co-working and business support services; children's nurseries; and health services. The audit sought to identify provision in the West Euston area which is defined as the Regent's Park Ward and the immediate surroundings of Somers Town, Fitzrovia and Mornington Crescent and therefore most likely to be used by West Euston residents. Where considered appropriate provision just outside the defined area has also been identified and listed.

The audit area is shown below and in the map appendices, and the postcodes used are listed in the attached spreadsheet.

It should be noted that this is not necessarily a complete list, but is a desk-based assessment only, and aims to review the basic sufficiency of provision to enable early decisions to be reached regarding which of the many potential uses are likely to be most needed and beneficial.



Local area boundaries of Regent's Park, Fitzrovia and Somers Town

Phase One Findings and Conclusions

The following sections look independently at each of the potential services investigated and draws preliminary conclusions based on the desk-based audit of existing provision, and where appropriate preliminary discussions with interested stakeholders.

Places of Worship

See Appendices 3 and 4 for maps of audit findings.

- 28 places of worship were identified in the defined local area, covering a variety of faiths, including Christian, Greek Orthodox, Jehovah's Witness, Jewish, Muslim, and Quaker.
- 7 inter-faith organisations were identified in local area with a further 10 in the surrounding areas.
- It is considered that a church or multi-faith centre in Regent's Place would be unlikely to be viable given the number of existing facilities nearby and thus the lack of any local demand.
- Additional consideration could be given to a small prayer room/quiet space elsewhere within the campus, subject to demand being identified.

For the purposes of this audit the distinction was made between different types of faith centre or facility as follows:

- single faith centres;
- multi-faith centres, where different faiths have the use of a shared space to practice their own faith;
- inter-faith centres, where different faiths come together to promote mutual understanding; exchange ideas; and share and worship, facilities and activities.

In total 28 places of worship plus 7 inter-faith organisations were identified within the West Euston area. These included a wide range of religions and denominations. A further 10 inter-faith centres were identified relatively nearby. Consideration was given as to whether a replacement church or multi-faith centre would be an appropriate use for the space within 1 Triton Square and whether it would work in the location suggested. For the purposes of this audit, a multi-faith space is considered to be a place where people of any religion (or people just requiring quiet contemplative space) can have the use of a shared space. In 2013 it was identified that there were over 1,500 such spaces in the UK¹, and these tend to be in 'airports, shopping centres, hospitals, prisons, as well as universities, schools, police stations, offices, government, buildings and service stations' (ibid.) In essence they are in places where people pass through, or simply find themselves at a point where they need or want to pray, and do not have access to their usual facilities. Multi-faith spaces tend to be plain and simple rooms with no symbols or décor, keeping the space impartial and open to all.

Inter-faith centres, on the other hand, are places where people come together to share ideas and practices. There is an Inter Faith Network for the United Kingdom which exists to promote 'mutual respect and understanding between the faith communities of the UK'.² Their Head Office is in Victoria, and they list 36 local inter-faith organisations in London along with a range of regional and

¹ The architecture of multi-faith spaces; God leaves the building, Andrew Crompton (2013)

² www.interfaith.org.uk

national organisations many of which are based in London (see <http://www.interfaith.org.uk>). Different to a multi-faith centre which requires minimal resources to run, an inter-faith centre would require a more significant management organisation with time, funds and commitment from a number of local organisations. Many local inter-faith groups do not have their own buildings or facilities, but are more forums or groups that exist to foster good relations between faiths. At this point no local organisation appears to have suggested such provision in the local area, and no need or demand has been identified to date. Further, research suggests that it is unlikely that funding (in particular any form of public funding) would be available to support the ongoing functions of such a use in Regent's Place or that such a large space would be utilised, especially given the number and variety of places of worship and inter-faith organisations in the local area.

Bearing all of the above in mind, consideration could be given to a multi-faith prayer room/quiet space, if demand is identified for such a space. BL know from operating such a space elsewhere (for example in Meadowhall), that they can be well used, but also as stated earlier they are usually quite small and by their nature fairly simple 'neutral' rooms. Should there be an interest in such provision, BL could look to provide this elsewhere on the campus.

Co-working and start-up business space

See Appendix 2 for a more detailed description of recent initiatives in Innovation Labs for development of digital, engineering and creative businesses and Appendix 5 for a map of audit findings.

- 6 co-working and start-up business space premises were identified in the West Euston area.
- 15 co-working spaces were identified just beyond the area boundaries. These were largely commercial co-working spaces.
- In the last few years there has been a recognition that product based start-up businesses require access to advanced fabrication, prototyping and design facilities as well as flexible and affordable office space. Fab Labs, Maker Spaces and Barclays' Eagle Labs all provide successful models for such facilities, none of which exist in the West Euston area.
- At this preliminary stage, this option stands out as the most attractive of those investigated in terms of a use for the space that enlivens the Campus and provides opportunities for the local community.

The initial audit found only 6 co-working and start-up business space premises in the West Euston area along with a website (www.deskcamping.com) listing available vacant office space which has recently listed desk space to rent locally in Camden Town and Fitzrovia. Of the 6 business space premises found, only the Camden Collective appears to run training events to non-member local start-up businesses. For example they are currently running a series of 2-hour workshops with expert speakers on aspects of creative entrepreneurship with a limited number of free spaces for people involved in start-up businesses (otherwise ca. £11 per workshop). Most of the other organisations found offer some form of networking, mentoring and/or access to online content to their resident companies (only).

Within West Euston three organisations - the Fitzrovia Partnership, Into Enterprise and Laamiga Women's Mentoring and Training – were found that offer a range of employment and career coaching, business advice, training, and market testing opportunities to their members. These organisations do not provide business/office space.

- Fitzrovia Partnership: runs free training courses to member business in Fitzrovia on topics such as Conflict Management & Communication, Contingency Planning, First Aid, Fire Safety, Food Hygiene, Health & Safety, Manual Handling, and Risk Assessments.
- Into Enterprise: Offers young people one-to-one support, training, business mentoring and opportunities to test out the sales of their products in real life market settings. This is delivered through linking together the services of The Prince's Trust, London Youth Support Trust (LYST) and Westminster Kingsway College.
- Laamiga Women's Mentoring and Training: provides tailored employment support for black and minority ethnic women from refugee and migrant communities in Islington and Camden. Services include mentoring, training, business support and career coaching.

Just beyond the boundaries of West Euston a further 15 locations with co-working space were identified, with clusters in Chalk Farm, Kings Cross and Soho. These were mainly 'rent a desk' space for existing or new businesses, often with some training or networking facilities included. Some offer talks, training or consultancy to non-resident businesses. For example Centa Business Services, a not-for-profit social enterprise, offers advice and hands-on support to start-up and trading businesses - whether or not they rent office space - on securing finance, mentoring, expanding business ideas, training and practical help to set up and run a business. Some courses are delivered free of charge to London-based SMEs. The Impact Hub is a membership 'club' and offers members access to any Hub facility globally. It also runs a series of business clinics, talks and business training events, some of which are open to non-members. Similarly a range of talks and workshops open to non-members take place at Interchange locations.

Examples of current events open to the public include:

- "Game Changers" series of talks (at Interchange, free to attend).
- Video content workshop (at Interchange, free to attend).
- "Supercharge your next event" (event planning for charities, at Interchange, free to attend).
- Ladies United in Success (at Interchange, £10-14).
- Introductory start-up seminar (one seminar free of charge, then £50 for one-to-one support, at Centa).
- Supply Cross River 2 procurement workshops: practical workshops specifically designed to give business owners and managers the skills to tender successfully for new contracts (at Centra, free to London based SMEs).
- U.Lab programme of events to develop leadership skills, systemic thinking and collective action. Developed at MITx it incorporates elements such as coaching circles, deep listening, mindfulness and other innovative tools with the aim of co-creating projects for societal change (at KX Impact Hub, £18/month membership).
- "Threads: Rethinking Fashion" series of talks (at KX Impact Hub, £5).

Cockpit Arts in Bloomsbury, a social enterprise incubator for craftspeople, unusually provides studio space, rather than just desk space, as well a range of business advice and training to its resident businesses. It also provides advice and consultancy to businesses across the UK and overseas through training, workshops, consultancy and online resources.

The current initiatives for product based design and start-up businesses pioneered by Fab Labs and Maker Spaces, and more recently taken up by Barclays Eagle Labs, are entirely absent from the West

Euston and surrounding area and only a few exist across London³. These 'labs' include fabrication facilities such as 3D scanners and printers and laser cutters to enable rapid prototyping and redesign. They aim to involve the local community through free use of the facilities one day a week and a commitment to digital education, including training sessions to teach people about cyber-fraud as well as basic digital skills. Barclays Eagle Labs have partnered with STEAMCo to involve local primary schools, teaching them computer coding and digital skills.

We believe that a co-working space with studio/workshop/fabrication facilities, ideally with business advice and mentoring through BL-mediated partnership arrangements (or led by the operator) and community access represents a potentially viable use for the proposed space which meets with the wider objectives of engaging and contributing to the local community and enlivening this part of the campus. A description of the existing Innovation Lab initiatives can be found in Appendix 2.

Libraries and Digital Learning

- 19 libraries and/or digital learning locations were identified in the three main wards considered.
- A wide range of digital learning centres for community use were identified.
- No general gap in provision was identified.
- Any activity undertaking in this area would have to be considered in the context of BL's ongoing relationship with the West Euston Partnership and other community partners.
- Provision of digital learning in the area could be considered once the final use for the space has been agreed.

The audit identified 19 library and/or digital learning locations within the three main wards (Regent's Park, Somers Town and Fitzrovia). Libraries range from The British Library through Camden Town Library to the Building Centre's information directory for the building industry. A wide range of digital learning centres exist for community use. Some are based in schools and aim to help parents engage with their children's education; others focus on helping people with employability skills and jobs searches; others introduce older people to computers or have a very specific focus such as introducing young people to film-making. In addition BL have supported the creation of a facility within Brock Street for the West Euston Partnership (WEP) by way of agreeing the rent of one peppercorn for a term of 125 years.

The audit has not identified a general gap in provision or the need for a specific additional type of digital learning hub although local organisations would be better placed to comment on the sufficiency of provision both in terms of supply-demand balance and in any specific gaps in provision. Any new digital learning space would need to contribute to the overall offer in the West Euston area rather than displace existing providers.

It should also be noted that BL have a strong ongoing relationship with the WEP, and any activity undertaken by BL in this regard should be cognisant of that relationship, and build upon the WEP vision, detailed below:

WEP Vision: Our Vision is to create a thriving and healthy community where people are enabled to work, play, create, learn and realise their full potential and make a positive contribution. Through our

³ The audit identified 3 Fablabs, 5 Makerspaces (2 of which are within Universities) and the Hackspace within London (see Appendix 2 for details).

work we have been improving the delivery of local services, uniting and empowering a diverse community, building a healthier community, promoting access to opportunities for learning and employment and ensuring our sustainability through innovative developmental work.

Nursery Provision

See Appendix 6 for map of audit findings.

- The recent closure of nursery facilities on-site, and discussions with the Camden Council Early Years Integration Service suggest that there are some commercial challenges in running a nursery in Regent's Place.
- There is considered to be a gap in provision in the area.
- Significant changes are planned by government for nursery provision in 2017, and as such it is difficult to predict the viability and demand for any provision made from 2019 onwards.
- There is concern that in order to make any nursery provision on-site viable, it would require fees that would be unaffordable to local residents as has been the case with the recent facility.

Nursery provision was also considered for the area and it appears from consultation with Camden Council's Integrated Early Years Service that there is a need for additional nursery provision. However, there are significant concerns over the suitability and viability of the location within Regent's Place Campus in light of the closure of a previous nursery based there which was apparently not generally used by the local community.

The nursery / early years education (EYE) sector has undergone significant structural changes in recent years mainly resulting from government policies. Further changes are planned, including new government initiatives coming into force in 2017, which will impact on the structure and financial sustainability of private, voluntary and independent (PVI) non school-based nurseries.

In general, the introduction of government funded EYE for all 3- and 4- year olds has led to an increase in demand which is predominantly met in school-based nurseries. As a result, the PVI sector provides most of the under-3-year-old nursery care (which school-based nurseries rarely offer), but little 4- and 5- year old provision. This impacts the financial viability of PVI nurseries since far more staff are required to care for younger children.⁴ Historically, nurseries were able to balance their income by accepting children from across the age ranges; as the industry structure has changed and this is no longer possible PVI nurseries have had to increase the cost of childcare for younger children, risking it being unaffordable to lower income families. The introduction of government-funded provision for eligible 2-year olds from low income families has compounded the problem since the rate paid by local authorities is usually (significantly) below the commercial rate.

Bright Horizons (formerly Kids Unlimited) Regent's Place day nursery closed in February 2016, and there is concern that, given the experience of Bright Horizons, it does not represent a viable long term option.

⁴ One staff member can care for up to 3 babies under 2, up to 4 children aged 2-3; and up to 8 children aged 4-5

The Camden Council Integrated Early Years Service commented that they felt that, whilst there is a need for additional nursery provision in the area generally, the location (i.e. within the Regent's Place campus) 'does not really work for residents or for people working in the area'. They did express some initial concern about the viability of a nursery in the area, but stated that they are looking into why the previous establishment closed down.

Health

See Appendices 7 and 8 for maps of audit findings.

- A wide range of services and provision was identified in the local area, and it was noted that there is no walk-in/urgent care facility in the defined area.
- A need for a replacement facility was identified for a health centre where the lease expires for Camden NHS Trust.
- It has proved particularly difficult to identify the appropriate NHS team to speak to in Camden in relation to any new NHS provision.
- At this stage the provision of health services in the space available is not considered a priority, but it is suggested that ongoing dialogue should continue to take place.

A suggested possible use for the space was to provide access to health and wellbeing/ fitness in line with BL's Wellbeing agenda. For the purposes of the audit 'health' and 'wellbeing/fitness' have been treated separately although clearly there is a degree of overlap between them. The following are included under the 'Health' category:

Type	Number identified within West Euston area
Doctor's surgeries / health centres	12
NHS Urgent Care / walk-in centres	0
Specialist health treatment centres	9
Community health	15
Dental practices	6
Mental health organisations	16
Complementary therapy	6

Whilst no walk-in / urgent care centres exist in the West Euston area itself, two exist relatively close by at University College Hospital and Soho Square. A map showing the concentration of centres around central London is included in Appendix 8.

Ultimately the decision on whether or not to establish a walk-in centre rests with the NHS / local Clinical Commissioning Groups. Preliminary discussions with the NHS have indicated that in order for them to consider the issue, the local Council would need to initiate the discussion by highlighting a need for such provision.

However overall across the NHS there has been a reduction in the number of walk-in centres with over 50 closing between 2010 and 2014⁵ for the following reasons:

⁵ ~~Walk-in centre review: final report~~ and recommendations, Monitor, February 2014

- Many were replaced by an urgent care centre co-located with an A&E department or with primary care staff within an A&E department.

- Concerns that the centres were generating unwarranted demand for services.
- They led to duplication because some patients used them in addition to other services for the same problems.
- They are perceived to cause confusion among patients about where to go for care.
- CCGs felt they were “paying twice” for patients who attend walk-in centres. This was because most patients attending a walk-in centre are registered with a GP practice elsewhere that is already being paid to provide their primary care under the current list-based remuneration mechanism for primary care.

In London six walk-in centres were closed between 2010 and 2014, in Canary Wharf, Hornsey, Haringey, Liverpool Street, Tooting and Whitechapel.

With regard to the replacement health centre identified by Camden, this would simply be the relocation of an existing facility from 75 Hampstead Road. The existing facility is an NHS Camden Clinical Commissioning Group (CCG) facility which would be seeking between 3,500 – 7,000 sqft of floorspace available from mid-2018 onwards. We will continue to maintain contact with regard to this facility but the programmed build-out of the 1 Triton Square building (due for completion at the earliest in spring 2019) would likely preclude this as an option.

Wellbeing

- Including gyms, 24 venues hosting indoor sports and/or exercise were identified in West Euston, with a further 13 venues in the immediate vicinity.
- Many venues are community facilities which are likely to rely on income from facility hire as part of their financial sustainability, including some which BL has supported financially.
- Provision of any additional facilities would need to ensure there is sufficient unmet demand otherwise existing venues may be jeopardised by loss of income.

Initial considerations in relation to wellbeing including an audit of wellbeing and fitness facilities. There are plans for a replacement gym within the 1 Triton Square building. Any additional wellbeing related provision would require further detailed consideration to ensure it did not jeopardise existing facilities, for example community organisations that hire out space for wellbeing related activities.

Further consideration was given to BL's wellbeing strategy and priorities and it is suggested that the wellbeing of the local community, and of those who work at and visit the site, can best be addressed through activities and events that are available and take place on the site, including potential for outdoor provision as part of the landscape design for Longford Place.

Appendix 1

The following outlines some of the key facts relating to the local economy.

LBC Key Facts on Camden's Economy⁶

- Camden has 24,400 businesses, the second highest figure in London after Westminster.
- Camden generates over £20 billion of GVA annually, equivalent to 1.6% of the UK's total GVA.
- Businesses and jobs are mainly concentrated in the south of the borough which is part of London's central activities zone (CAZ).
- London's CAZ contains 30% of the capital's jobs and is projected to accommodate 36% of London's jobs growth.
- Business services firms (such as advertising, real estate and consultancy supply) account for half of all businesses in the borough and 37% of all local jobs.
- There are 3,700 cultural and creative industries firms in the borough, employing around 40,600 people and representing 16% of all local jobs.
- The borough generates an annual visitor spend of £1.2 billion - key destinations and attractions include: Regent's Park, Camden Market, Covent Garden and the British Museum.
- 59% of jobs are in knowledge intensive industries, the 2nd highest proportion in London behind the City.
- Camden businesses generate around 275,000 jobs, providing almost two job opportunities for every resident of working age.
- Around 2,000 businesses in Camden register for VAT every year.

There are five opportunity areas in Camden which have been identified for large scale re-development or significant increases in jobs and homes.

King's Cross will be the main focus of growth up to 2025, with large scale re-development transforming the area into a completely new quarter for London.

The other areas include Euston, Tottenham Court Road, Holborn and the West Hampstead Interchange.

Also of note is the fact that Camden is promoting the 'Knowledge Quarter' cluster of medical, educational, cultural, media and research based organisations around King's Cross, Euston Road and Bloomsbury.

⁶ <https://www.camden.gov.uk/ccm/content/business/starting-and-growing-your-business/about-camdens-economy/key-facts-on-camdens-economy/>

Appendix 2

Innovation Labs for development of digital, engineering and creative businesses

The need for access to rapid prototyping equipment such as 3D printers and laser cutters, and to expertise, as well as business networking and workspace premises has led to the development of a new kind of 'laboratory' to help individuals and businesses develop digital fabrication skills for product based businesses. The concept of 'Fab Labs' (fabrication laboratories) came out of an outreach program of the Massachusetts Institute of Technology (MIT). The first Fab Lab in the UK was established in Manchester by the Institute of Manufacturing in 2010; there are currently 29 locations listed as open or planned in the Fab Lab UK network with a target of 50 by 2018.

In 2015 Barclays Bank established their 'Eagle Labs' as part of their drive to accelerate the development of digital businesses in the UK. The Eagle Labs are conceptually similar to the Fab Labs but are focused on a more standard offer and business model.

In addition to Fab Labs and Eagle Labs, other 'Maker Spaces' or local initiatives such as the Hacklab in Hackney have similar aims to provide access to equipment and expertise which would otherwise be unaffordable to start-up and small businesses.

Fab Labs

Every Fab Lab is a standalone unit, developed out of local needs and with its own set of facilities, skills and aims, operating under the general principles of the umbrella organisation which includes the stipulation that Fab Labs be open to all at least one day a week.

Fab Labs tend to either be situated within Universities or have public sector funding. However Fab Lab London which opened in September 2014 is – unusually – completely privately backed. As well as providing access to digital fabrication tools for rapid prototyping; an electronics lab and test equipment; and traditional tools; it runs educational workshops for schools and for the local community; and a shared workspace. The main purpose of Fab Lab London is to discover and accelerate development of very early stage, high growth potential product based companies. Fab Lab London is located in the same building at two of its stakeholders, Bathtub 2 Boardroom who provide access to workspace and expertise to early stage entrepreneurs; and RSA's 'the Great Recovery' project.

Fab Lab	Website	Description
Fab Lab London 1 Frederick's Place Off Old Jewry London EC2R 8AE	www.fablablondon.org	The core mission of Fab Lab London is to operate as social enterprise providing a stimulating environment for individuals and companies to learn about the application of STEAM ⁷ in fabrication.
Machines Room 45 Vyner Street (Ground Floor), London E2 9DQ	http://machinesroom.org/	The LimeWharf maker space, a prototyping lab for individual makers and start-ups featuring 3D printers, laser cutter, CNC and more.
FabLab North	www.fablabs.io/fablabnorthgreenwich	Greenwich Fab Lab currently being

⁷ Science, Technology, Engineering, Art and Mathematics (and sometimes including Design).

Greenwich, Mitre Passage, London SE10 0ER		planned and is focussed on wearable technology, Fab Kids, Digital fabrication.
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The 'blueprint' for Fab Labs suggests an area of 1,500-1,900 square feet is ideal, however Fab Lab London occupies 4,000 square feet and Machine Rooms is 2,000 square feet adjacent to an existing 'Cultural Innovation Hub' at Lime Wharf.

Funding of the Fab Labs is the responsibility of each Lab; however membership fees, charges for using the workspace or event facilities; access to the machines; bespoke prototyping service; educational and skills courses; and public and/or private sector funding is typical. Ellesmere Port Fab Lab has closed due to a non-sustainable financial model.

The Fab Lab Foundation publish an indicative budget for setting up a high-end lab as follows (indicative costs in US dollars, see <http://www.fabfoundation.org/fab-labs/setting-up-a-fab-lab/the-funds/>):

Y1:	Equipment and training:	\$ 100,000
	Consumables:	\$ 45,000
	Running costs:	\$ 80,000
	Y1 Total	\$ 225,000 plus staff costs
Y2 onwards:		\$160,000 plus staff costs

Barclays Eagle Labs

Barclays Eagle Labs are based on the Fab Lab concept, but with a clear business development ethos. They retain many of the Fab Lab characteristics, including the free use of the facilities by the local community one day a week and a commitment to digital education, including training sessions to teach people about cyber-fraud as well as basic digital skills. In the community they also work with STEAMCo, a charity working with primary school children to inspire them in the STEAM areas, hosting 'SteamCo days' (for illustration, a 6 minute video on this initiative can be seen online at <https://www.youtube.com/watch?v=0fY2P6n-igg&feature=youtu.be&t=1m20s>).

5 Eagle Labs are currently open⁸ (2 in Cambridge, one in each of Brighton, Bournemouth and Birmingham) with plans to have 12 up and running by the end of 2016 and a further 30+ 'in the pipeline'. Initially the Fab Labs were planned in Barclay's properties, but it has been recognised that this is not always the best solution. For example the new Eagle Lab in Birmingham is based in iCentrum, Innovation Birmingham's incubation campus. In London the only Eagle Lab currently planned is in Notting Hill Gate as the cost of refurbishing the London branches is cost-prohibitive. Barclays would be keen to look at opportunities for alternative accommodation provision.

The Eagle Labs are often in partnership with Universities, local government and companies. Although backed by Barclays, they will charge fees for the use of workspace, equipment, meeting rooms and training courses. Barclays report that the Maker Spaces within the Eagle Lab cover their costs (but no more) and that the main income comes from the incubator area (the co-working spaces). Choosing a location with a vibrant community is key to the financial sustainability; for example all the co-worker desk space and rooms in the Brighton Eagle Lab were fully booked within 3 weeks.

⁸ Correct as of May 2016

Similar initiatives

A number of similar, independent initiatives are present in London:

London Hackspace: A 6,500 square feet workspace over 2 floors in Hackney described as a "community-run workshop where people come and share tools and knowledge". They run events covering topics from electronics to brewing and biohacking to lockpicking and have a similarly wide range of equipment available including electronics, fabrication, scientific and craft equipment.

Maker Spaces: maker spaces are community run workshops for "makers, creatives, programmers, scientists and engineers who have set up a space to meet, work, socialise, share ideas and collaborate". Maker Space is the place to get access to shared tools and a wealth of shared experience and knowledge. Makerspaces in London are based at:

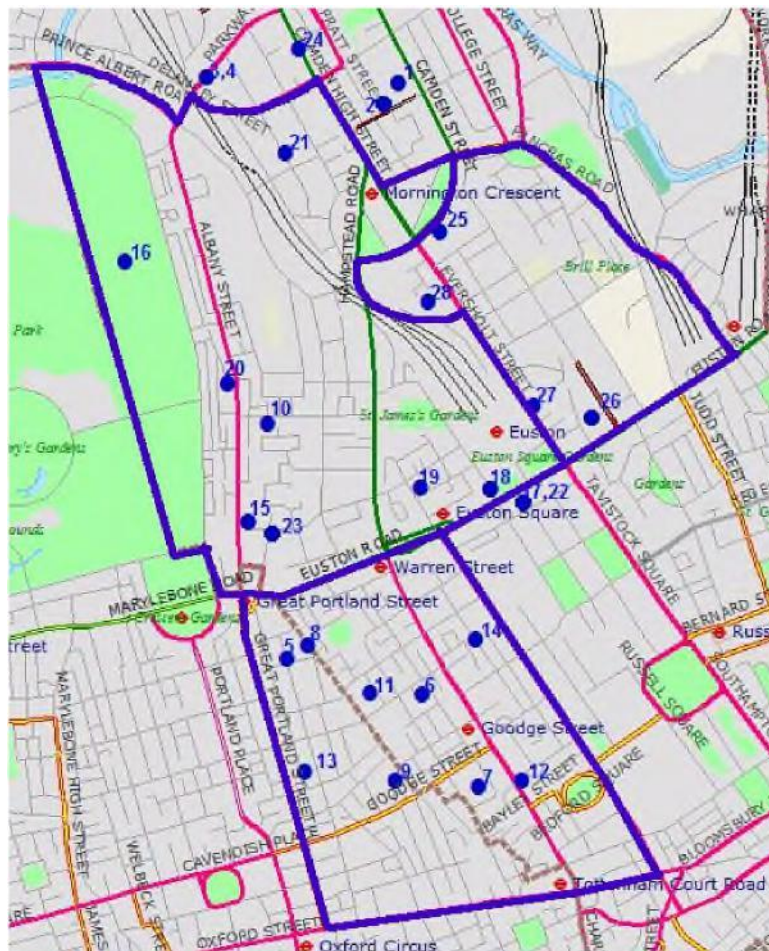
- South London Makerspace, Arch 1129, 41 Norwood Road, Herne Hill, London, SE24 9AJ
- Create Space London, Wembley Point, 11th floor, 1 Harrow Rd, Wembley, Middlesex HA9 6DE
- Makerversity - Somerset House, New Wing, Lancaster Place, WC2R 1LA

University-based maker spaces

- **Institute of Making (for staff and students of UCL)** Malet Place
University College London
London
WC1E 7JE
- **Imperial College Advanced Hackspace Imperial College London (for use of University departments only)**
South Kensington Campus
Exhibition Road
London SW7 2AZ

Appendix 3

Location of Places of Worship

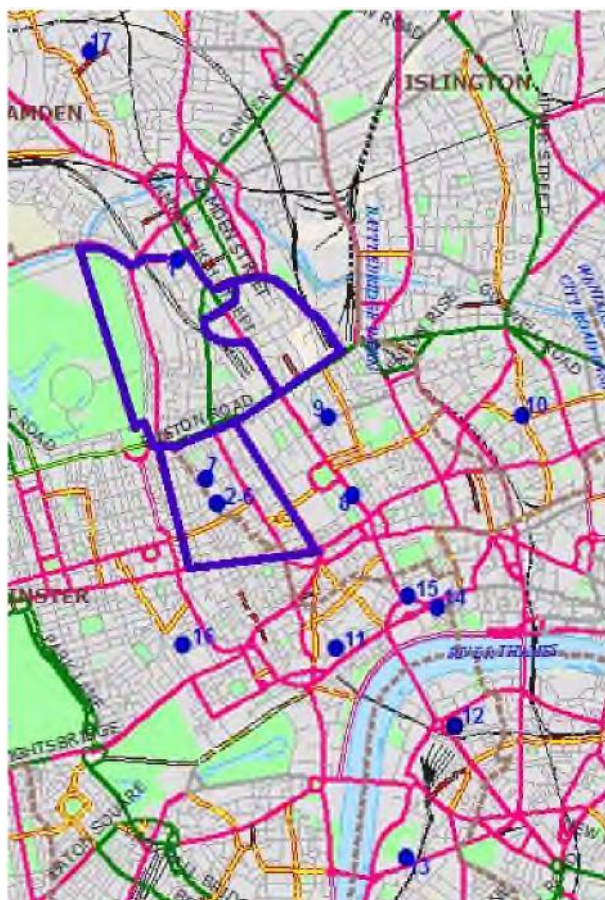


Note: location markers are centred on the postcode area and may not accurately represent the exact location

Number	Type	Name
1	Greek Orthodox	All Saints Church
2	Methodist	Camden Town Methodist Church
3	Roman Catholic	Church of Our Lady of Hal
4	Portuguese Catholic	Portuguese Church
5	Church of England	All Souls Church
6	American Christian	American International Church
7	Scientology	Dianetics Centre
8	Christian Spiritualism	Greater World Spiritual Centre
9	Mosque	Muslim World League London Office
10	Christian	Nu-life Church
11	Jewish	West Central Liberal Synagogue
12	Druid	The Druid Order
13	Roman Catholic	St Charles Borromeo Church
14	Roman Catholic	University Chaplaincy Church
15	Church of England	Church of St Mary Magdalene

16	Danish Lutheran	Danish Church of St Katharine
17	Quaker	Friends House Euston Road
18	Anglican	St Pancras Parish Church
19	Mosque	Shahjalal Jame Masjid
20	Antiochian Orthodox	St George's Cathedral
21	Anglican	St Pancras Old Church
22	Maitreya, the World teacher	Share International
23	Roman Catholic	St Anne's Church
24	Jehovah's Witnesses	Camden Kingdom Hall
25	Mosque	Al Rahman Mosque and Community Centre
26	Mosque	Somers Town Islamic Cultural and Education Centre
27	Roman Catholic	St Aloysius Church
28	Church of England	St Mary's Church

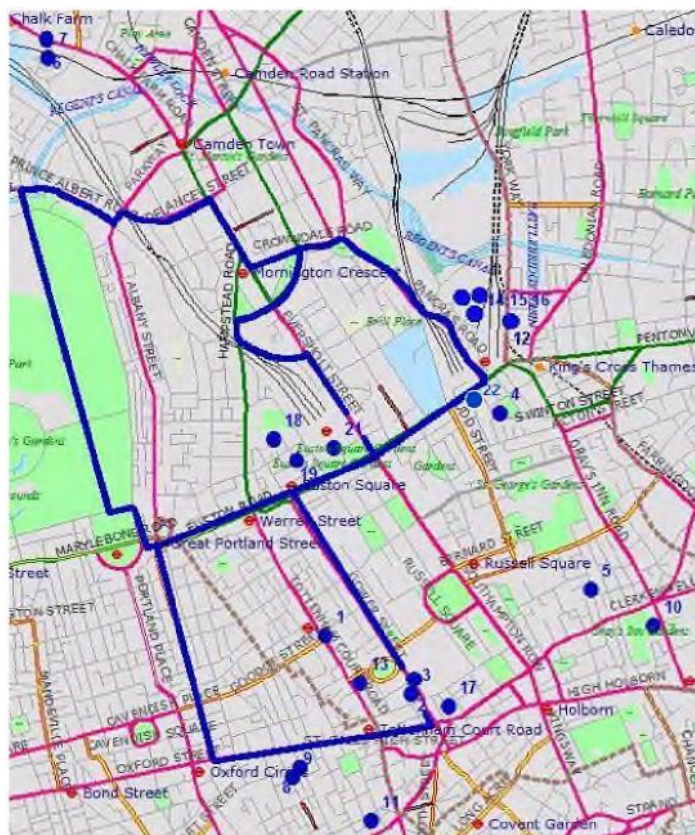
Appendix 4

Location of Inter-faith / Multi-faith Centres

Note: location markers are centred on the postcode area and may not accurately represent the exact location

Number	Name
1	Joseph Interfaith Foundation
2	Christian Muslim Forum
3	The Council of Christians and Jews
4	The Women's Interfaith Network
5	World Congress of Faiths
6	Faiths Forum for London
7	The Scriptural Reasoning Society
8	The Lokahi Foundation
9	Lumen Centre
10	Interfaith Alliance UK
11	Coexist Foundation
12	London Boroughs Faiths Network
13	The Hindu-Christian Forum
14	International Association for Religious Freedom
15	LSE Interfaith Forum
16	Maimonides Interfaith Foundation
17	Three Faiths Forum

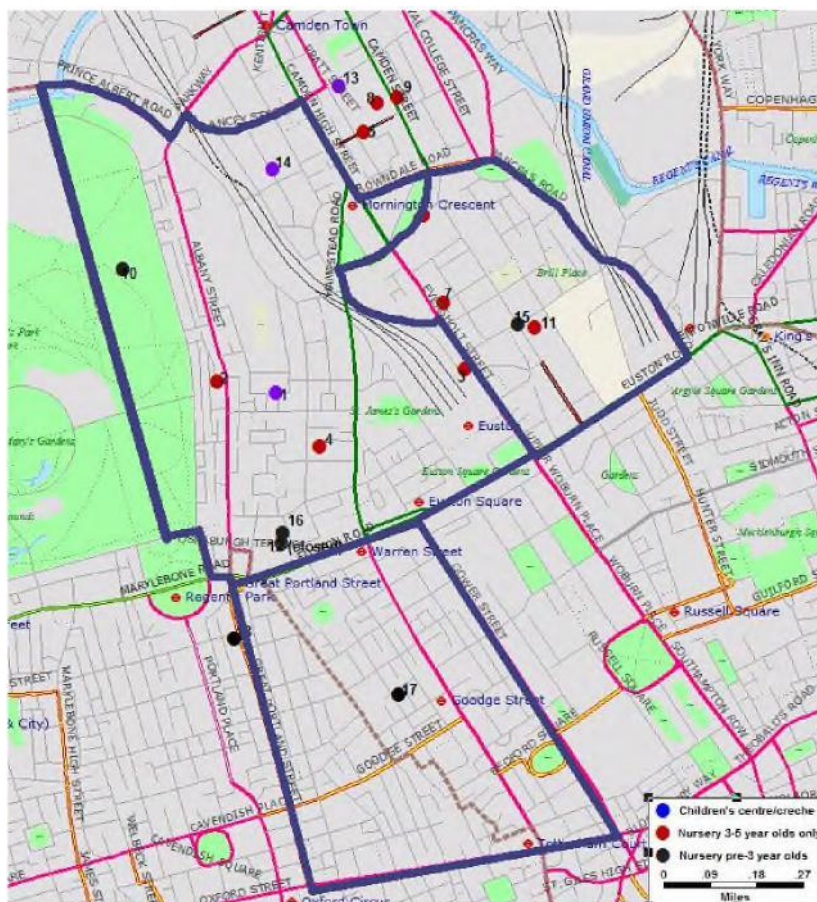
Appendix 5

Location map of co-working and start-up business support space

Note: location markers are centred on the postcode area and may not accurately represent the exact location

Number	Name
1	One Alfred Place
2	Rentadesk
3	Rentadesk
4	Centa Business Services – Centa House
5	Cockpit Arts
6	Interchange Triangle
7	Interchange Atrium
8	We Work - Soho Sheraton House
9	We Work - Soho London
10	We Work - Chancery lane
11	http://www.thesohocollective.com/
12	Impact Hub Kings Cross
13	Central Working
14	The Office Group – East Side, Kings Cross Station
15	The Office Group – The Gridiron Building, Kings Cross
16	The Office Group – The Stanley Building, Kings Cross
17	Rentadesk
18	Camden Collective
19	At work hubs
20	Desk camping (various locations as available)
21	The Office Group - the Euston Office
22	Centa Business Services – Argyle House

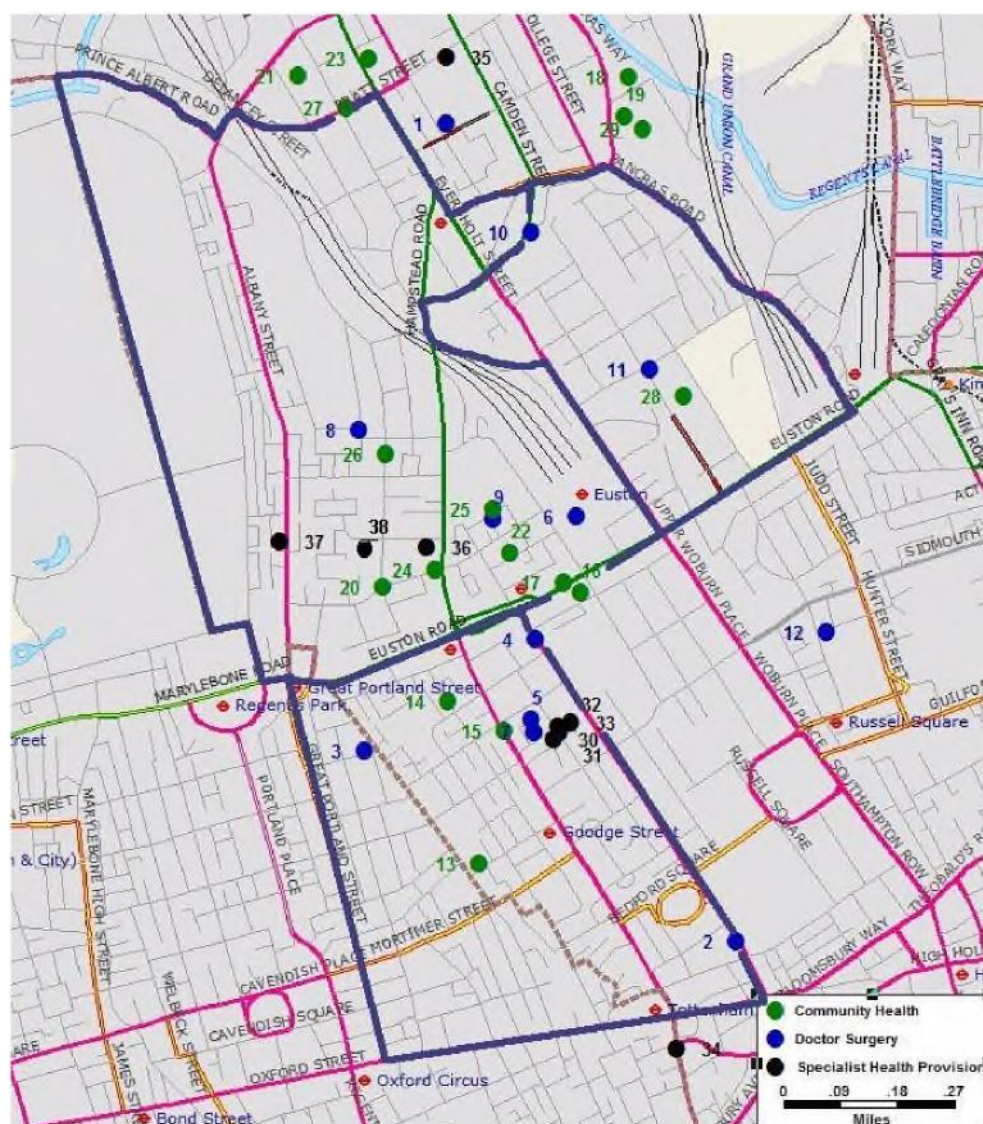
Appendix 6

Location of Nursery and Early Years Education providers

Note: location markers are centred on the postcode area and may not accurately represent the exact location

Key	Name
1	Regent's Park Children's Centre (Sure Start)
2	Christ Church Church of England Primary School (Redhill
3	Edith Neville Primary School
4	Netley Primary School
5	Richard Cobden Primary School
6	St Aloysius Catholic Infant School
7	St Mary and St Pancras Church of England Primary School
8	St Michael's Camden Town Church of England Primary School
9	Our Lady's Roman Catholic Primary School
10	Bright Horizons Regent's Park Nursery
11	Hampden Nursery
12	Regent's Place Day Nursery
13	Women and Health Creche
14	Fairfield Playcentre
15	Somers Town Community Nursery
16	Westminster Kingsway College Regent's Park Child Care Centre
17	Fitzrovia Community Nursery
18	Holcroft Community Nursery

Appendix 7

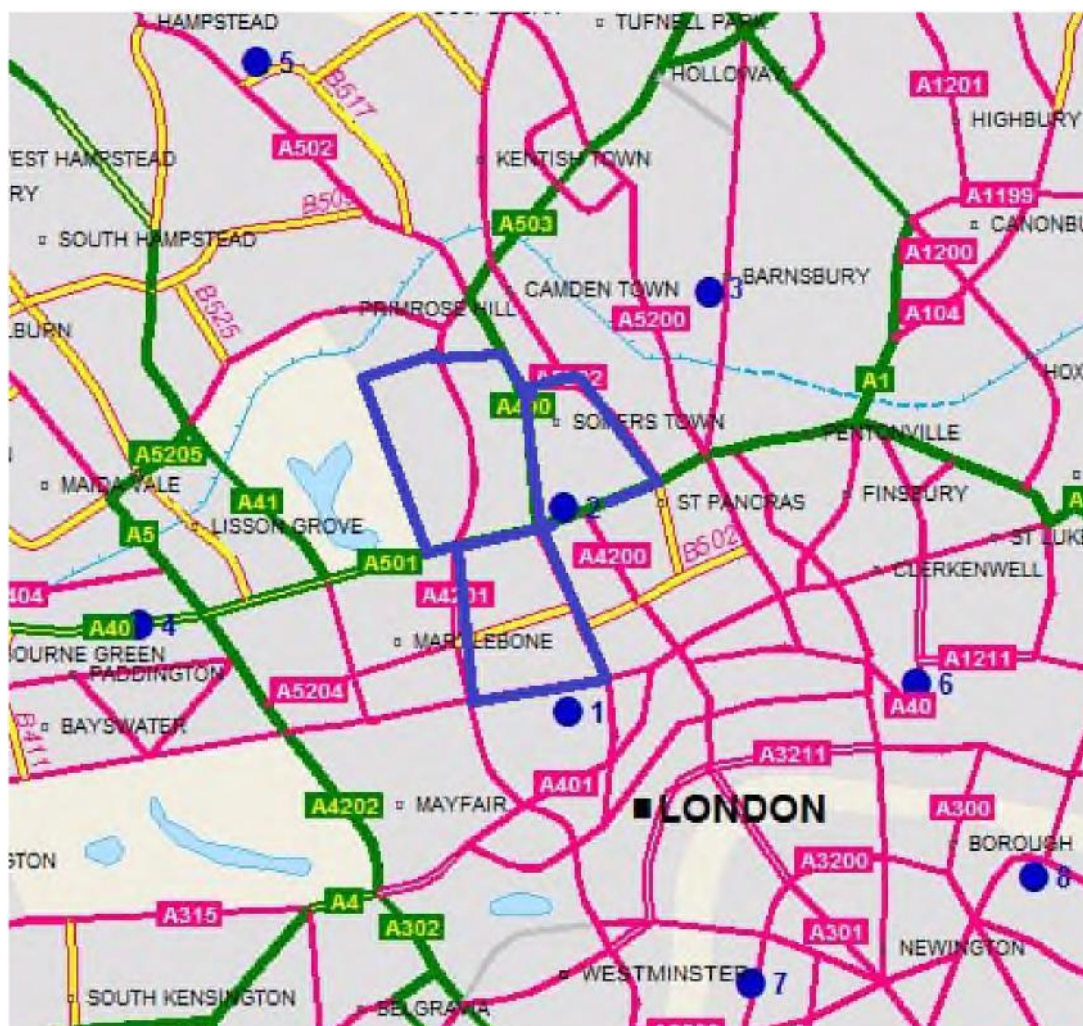
Location of doctors' surgeries, specialist healthcare, community health provision

Note: location markers are centred on the postcode area and may not accurately represent the exact location

Number	Type	Name
1	Doctor's Surgery / Health Centre	Plender Street Practice
2	Doctor's Surgery/ Health Centre	Bedford Square Medical Centre
3	Doctor's Surgery/ Health Centre	Fitzrovia Medical Centre
4	Doctor's Surgery/ Health Centre	Gower Place Practice
5	Doctor's Surgery / Health Centre	Gower Street Practice
6	Doctor's Surgery/ Health Centre	Dr Michael Shipley Ma Md Frcp
7	Doctor's Surgery/ Health Centre	L Newman
8	Doctor's Surgery/ Health Centre	Regent's Park Practice
9	Doctor's Surgery/ Health Centre	Camden Health Improvement Practice
10	Doctor's Surgery/ Health Centre	Amphill Practice
11	Doctor's Surgery / Health Centre	Somers Town Medical Centre

12	Doctor's Surgery / Health Centre	Hunter Street Health Centre
13	Community Health	Bengali Women's Health Project
14	Community Health	Marie Stopes Health Clinic
15	Community Health	Mortimer Market Centre
16	Community Health	Camden and Islington Community Midwives Service
17	Community Health	University College Hospital (UCH) EGA Birth Centre
18	Community Health	Camden stop smoking service
19	Community Health	Camden REACH Team
20	Community Health	Bengali Workers' Association Health Project
21	Community Health	Arlington Road Project
22	Community Health	Camden Health Improvement Practice
23	Community Health	Family Alcohol Service
24	Community Health	Green Light Wellbeing Centre
25	Community Health	South Camden Drug Services
26	Community Health	West Euston Healthy Community Project
27	Community Health	Camden Provider Services Patient Support Service
28	Community Health	Brook in Euston
29	Community Health	Camden Overnight Nursing Service
30	Specialist Health Provision	University College London Hospital (UCLH) TB Service
31	Specialist Health Provision	UCLH Macmillan Cancer Centre
32	Specialist Health Provision	University College Hospital (UCH) Paediatric and Adolescent Ambulatory Care Unit
33	Specialist Health Provision	Team Clinic Young Persons HIV Service
34	Specialist Health Provision	1st Contact Travel Clinic
35	Specialist Health Provision	Dementia UK
36	Specialist Health Provision	Camden and Islington Palliative Care Centre
37	Specialist Health Provision	Citizens Advice Camden HIV Advice Service
38	Specialist Health Provision	South Camden Centre for Health

Appendix 8

Location of NHS Walk-In and Urgent Care centres

Note: location markers are centred on the postcode area and may not accurately represent the exact location

Number	Type	Name
1	NHS walk-in centre	Soho NHS Walk-in Centre
2	Urgent Treatment Centre	University College London Hospital - Camden
3	NHS walk-in centre	Angel Medical Practice WIC: Islington
4	Urgent Care Centre	St Mary's Hospital UCC, Central London CCG
5	Urgent Care Centre	Royal Free Hospital UCC - Camden
6	Minor Injuries Unit	St Bartholomew's Hospital - City and Hackney
7	Urgent Care Centre	St Thomas' Hospital, Lambeth
8	Urgent Care Centre	UCC: Guy's Hospital, Southwark, London

Doctor's Surgery / Health Centre	Plender Street Practice	67 Plender Street	NW1 0LB	Camden Town	http://www.gpcontract.co.uk/browse/F83663/11	
Doctor's Surgery / Health Centre	Bedford Square Medical Centre	60 Bloomsbury Street	WC1B 3QU	Fitzrovia	http://www.nhs-doctors.co.uk/uk/bedford-square-medical-centre/3334	
Doctor's Surgery / Health Centre	Fitzrovia Medical Centre	31 Fitzroy Square	W1T 6EU	Fitzrovia	http://www.fitzroviamedicalcentre.co.uk/	6 GPs
Doctor's Surgery / Health Centre	Gower Place Practice	3 Gower Place	WC1E 6BN	Fitzrovia	http://www.gowerplacepractice.nhs.uk/	8 GPs / 3 nursing staff
Doctor's Surgery / Health Centre	20 Gower Street	20 Gower Street	WC1E 6DP	Fitzrovia	http://www.gowerstreetpractice.org.uk/	4 GPs / 1 nurse / 2 psychologists / 2 counsellors
Type	Name	Address	Postcode	Location	Web	Details
Doctor's Surgery / Health Centre	Dr Michael Shipley Ma Md Frcp	4th Floor, University College Hospital, 235 Euston Road, London,	NW1 2BU	Fitzrovia		
Doctor's Surgery / Health Centre	L Newman	25 Grafton Way	WC1E 6DB	Fitzrovia		
Doctor's Surgery / Health Centre	Regent's Park Practice	Cumberland Market	NW1 3RH	Regent's Park	http://www.regentsparkpractice.co.uk/	4 GPs/2 Nurse / nurse practitioner
Doctor's Surgery / Health Centre	Camden Health Improvement Practice	108 Hampstead Road	NW1 2LS	Regent's Park	http://www.nhs.uk/Services/GP/Overview/DefaultView.aspx?id=100630	4 GPs / 2 nurse practitioners. Multi-disciplinary team providing primary health care to homeless people and those with substance misuse issues in Camden. Drop-in centre
Doctor's Surgery / Health Centre	Amphill Practice	Crowndale Health Centre, 59 Crowndale Road	NW1 1TN	Somers Town	http://www.amphillpractice.co.uk/	5 GPs /
Doctor's Surgery / Health Centre	Somers Town Medical Centre	77-83, Chalton Street	NW1 1HY	Somers Town	http://www.somerstownmedicalcentre.co.uk/	
Doctor's Surgery / Health Centre	Hunter Street Health Centre	8 Hunter Street	WC1N 1BN	Just outside area		
NHS walk-in centre	Soho NHS Walk-in Centre	1 Frith Street, Soho Square	W1D 3HZ	Just outside area	www.westminster-pct.nhs.uk	NHS Nurse Practitioner-led service offering healthcare advice and treatment, no appointment necessary. Located within the Soho Centre for Health and Care
Urgent treatment centre	University College London Hospital - Camden	Euston Road	NW1 2BU	Just outside area		
NHS walk-in centre	Angel Medical Practice WIC: Islington	Ritchie Street Health Centre, 34 Ritchie Street	N1 0DG	Outside area	https://www.myhealth.london.nhs.uk/search-all/urgent-care-centre/NW1%203RH/5	
Urgent Care Centre	St Mary's Hospital UCC, Central London CCG		W2 1NY	Outside area		
Urgent Care Centre	Royal Free Hospital UCC - Camden	Pond Street	NW3 2QG	Outside area		
Minor Injuries Unit	St Bartholomews Hospital - City and Hackney	West Smithfield St. Bartholomews Hospital	EC1A 7BE	Outside area		
Urgent Care Centre	St Thomas' Hospital, Lambeth	St Thomas Hospital, Westminster Bridge Road	SE1 7EH	Outside area		
Urgent Care Centre	UCC: Guy's Hospital, Southwark, London	Ground floor, Tabard Annexe, Great Maze Pond, Guy's Hospital	SE1 9RT	Outside area		
Urgent care walk-in centre	Fulham NHS Urgent Care Centre	Fulham Centre for Health, Charing Cross Hospital, Fulham Palace Road	W6 8RF	Outside area	http://www.dch.nhs.uk/locations/fulham-nhs-urgent-care-centre.aspx#sthash.oaoImVPy.dpuf	
NHS walk-in centre	GP Led WIC: Earls Court Health and Well Being Centre, West London CCG, London	Earls Court, Health and Wellbeing Centre, 2b Hogarth Road	SW5 0PT	Outside area		
Dentist	Esthetique Dental Care	74 Cleveland Street	W1T 6NA	Fitzrovia	http://www.esthetique.org.uk/	
Dentist	London Smiling (Goodge Street)	62a Goodge Street	W1T 4NE	Fitzrovia	http://www.londonsmiling.com/	
Dentist	Dental Centre	University College London Health Centre, 3 Gower Place	WC1E 6BN	Just outside area	http://thedentalcentrelondon.com/	4 dentists
Dentist	Arrow Dental Practice	89a Robert Street	NW1 3QT	Regent's Park		
Dentist	Camden Dental Centre	77 Camden High Street	NW1 7JL	Regent's Park	http://www.camdendentalcentre.co.uk/	7 dentists
Dentist	Confident Dental Practice	66 Hampstead Road	NW1 2NT	Regent's Park	http://www.smileconfident.co.uk/	3 dentists
Dentist	Camden High Street Dental Practice	22 Camden High Street	NW1 0JH	Regent's Park	http://www.camdenhighstreetpractice.co.uk/	4 dentists
Community Health	Bengali Women's Health Project	Fitzrovia Neighbourhood Centre, 39 Tottenham Street	W1T 4RX	Fitzrovia	http://www.bwhp.org/	Activities include termly healthy eating workshops, mental health workshops, exercise and gym sessions and massage therapy sessions
Community Health	Marie Stopes Health Clinic	108 Whitfield Street	W1T 5BE	Fitzrovia	https://www.mariestopes.org.uk/	Sexual and reproductive health
Community Health	Mortimer Market Centre	Mortimer Market, Capper Street	WC1E 6JB	Fitzrovia	http://www.cnwl.nhs.uk/service/mortimer-market-centre-2/	Sexual and reproductive health
Community Health	Camden and Islington Community Midwives Service	3rd Floor, Elizabeth Garrett Anderson and Obstetrics Hospital, 235 Euston Road	NW1 2BU	Fitzrovia		3 doctors group practices with 18 midwives
Community Health	University College Hospital (UCH) EGA Birth Centre	3rd Floor, New Elizabeth Garrett Anderson Wing, University College London Hospital, Grafton Way	NW1 2BU	Fitzrovia		Midwife and birth centre
Community Health	Camden stop smoking service	West Wing, Ground Floor, St Pancras Hospita, 14 St Pancras Way	NW1 0PE	Just outside area		
Community Health	Camden REACH Team	2nd Floor, South Wing, St Pancras Hospital, 4 St Pancras Way	NW1 0PE	Just outside area	http://www.cnwl.nhs.uk/services/community-health/	Occupational Therapy
Community Health	Bengali Workers' Association Health Project	1 Robert Street	NW1 3JU	Regent's Park	http://bwa-surma.org/	
Community Health	Arlington Road Project	88 Arlington Road	NW1 7HT	Regent's Park	http://www.shp.org.uk/	Accommodation for people with substanse abuse and/or low-level mental health needs
Community Health	Camden Health Improvement Practice	Margaret Centre, 108 Hampstead Road	NW1 2LS	Regent's Park		Walk-in centre for homeless people with substance abuse or mental health problems
Community Health	Family Alcohol Service	Alexandra Ciardi House, 7-8, Greenland Place	NW1 0AP	Regent's Park		
Community Health	Green Light Wellbeing Centre	138 Drummond Street	NW1 2PA	Regent's Park		Health promotion centre running West Euston Healthy Community Project activities including, a range of groups and talks for Bengali and English-speaking people on health, diabetes etc. Women's health walks on Thu at 10.30am and men's health walks on Thu at 11am
Community Health	South Camden Drug Services	The Margarete Centre, 108 Hampstead Road	NW1 2LS	Regent's Park	http://www.candi.nhs.uk/	Drug treatment services
Community Health	West Euston Healthy Community Project	H-Pod, West Euston Healthy Community Project Building, Cumberland Market	NW1 3RH	Regent's Park	http://www.westeustonpartnership.co.uk/	
Community Health	Camden Provider Services Patient Support Service	3rd Floor, Bedford House, 125-133 Camden High Street	NW1 7JR	Regent's Park	http://www.cnwl.nhs.uk/	
Community Health	Brook in Euston	92-94, Chalton Street	NW1 1HJ	Regent's Park	http://www.brook.org.uk/	Sexual and reproductive health for young people (<25)
Community Health	Narcotics Anonymous) Meetings	The Crypt Centre, St Mary Magdalene Church, Munster Square	NW1 3PL	Regent's Park	http://www.addictionadvisor.co.uk/detox-clinics/Camden.html	Self-help for drug addiction
Community Health	Camden Overnight Nursing Service	1st Floor, South Wing, St Pancras Hospital, 4 St Pancras Way	NW1 0PE	Somers Town	http://www.cnwl.nhs.uk/	

Planning Statement		March 2017			1 Triton Square & St Anne’s	
Specialist Health Provision	University College London Hospital (UCLH) TB Service	Ground Floor, Rosenheim Wing, 25 Grafton Way	WC1E 6AU	Fitzrovia		
Specialist Health Provision	UCLH Macmillan Cancer Centre	Huntley Street	WC1E 6AG	Fitzrovia		
Specialist Health Provision	University College Hospital (UCH) Paediatric and Adolescent Ambulatory Care Unit	2nd Floor, Rosenheim Building, 25 Grafton Way	WC1E 6AU	Fitzrovia		Specialist clinic for urgent child health problems, outpatients only.
Specialist Health Provision	Team Clinic Young Persons HIV Service	1st Floor, Mortimer Market, Capper Street	WC1E 6AU	Fitzrovia	http://www.cnwl.nhs.uk/service/mortimer-market-centre-2/	Young person's HIV clinic
Specialist Health Provision	1st Contact Travel Clinic	77-91 New Oxford Street, London,	WC1A 1DG	Fitzrovia	www.1stcontact-travelclinic.com	Travel Vaccinations & Health Information
Specialist Health Provision	Dementia UK	6 Camden High Street	NW1 0JH	Regent's Park		
Specialist Health Provision	Camden and Islington Palliative Care Centre	3rd Floor West, 250 Euston Road	NW1 2PG	Regent's Park	http://www.cnwl.nhs.uk/service/camden-palliative-care-team/	
Specialist Health Provision	Citizens Advice Camden HIV Advice Service	88-91 Troutbeck, Albany Street	NW1 4EJ	Regent's Park	http://www.camdencabservice.org.uk/	
Specialist Health Provision	South Camden Centre for Health	75 Hampstead Road	NW1 2PL	Regent's Park	http://www.connecthealth.co.uk/clinic/south-camden-centre-health/	Musculoskeletal, physiotherapy and pain management clinic
Mental Health	Respond	3rd Floor, 24-32 Stephenson Way	NW1 2HD	Regent's Park	http://www.respond.org.uk/	Support for young people with learning disabilities that have suffered trauma
Mental Health	Camden Assertive Outreach Team (Camden Council Adult Social Care)	4 Greenland Road	NW1 0AS	Camden Town	http://www.candi.nhs.uk/	
Mental Health	Camden Specialist Alcohol Treatment Service	7-8,Early Mews, Arlington Road	NW1 7HG	Camden Town	http://www.candi.nhs.uk/	
Mental Health	CLCC	TURC (Trinity United Reformed Church), Buck Street	NW1 8NJ	Camden Town	http://www.camdenlistening.org.uk/	(Also known as Camden Listening and Counselling Centre Includes the Self Harm and Suicide Prevention Intervention Service SHASPI)
Mental Health	Co-dependents Anonymous Camden Women's Meeting	Basement, Pirate Castle, Oval Road	NW1 7EA	Camden Town	http://www.coda-uk.org/	
Mental Health	Families and Partners Support Service	7-8, Early Mews, Arlington Road	NW1 7HG	Camden Town	http://www.cri.org.uk/	(Also known as Camden Alcohol Service Families and Partners Support Service or CRI)
Mental Health	Thames Reach Spectrum Centre	6 Greenland Street	NW1 0ND	Camden Town	http://www.thamesreach.org.uk/	Charity helping homeless people with addiction, mental health issues
Mental Health	Dialogue	11-17, The Marr, Camden Street	NW1 0HE	Camden Town	http://dialogue-london.org.uk/	Mediation services
Mental Health	Tavistock Centre for Couple Relationships	70 Warren Street	W1T 5PB	Fitzrovia	http://www.tccr.org.uk/	Relationship counselling
Mental Health	Traumatic Stress Clinic	73 Charlotte Street	W1T 4PL	Fitzrovia	http://www.candi.nhs.uk/	Referral centre for adults with traumatic stress reactions
Mental Health	Camden and Islington NHS Foundation Trust	2nd Floor, St Pancras Hospital, 4 St Pancras Way	NW1 0PE	Just outside area	http://www.candi.nhs.uk/	
Mental Health	Camden Mental Health Assessment and Advice Team	St Pancras Hospital, 4 St Pancras Way	NW1 0PE	Just outside area		
Mental Health	Camden Mental Health User Involvement Service	London Borough of Camden, 5 Pancras Square	WC1H 9JE	Just outside area		Monthly forum meetings, social events and weekly drop-in at Charlie Ratchford Resource Centre, Tue 15.30-17.00. Publish Camden Mental Health News.
Mental Health	Netley Primary School Autistic Spectrum Disorder Resource Base	30 William Road	NW1 3EN	Regent's Park	http://netley.camden.sch.uk/	
Mental Health	Primary Learning Support Service (Camden Council)	Robson House, Netley Campus, 100 Stanhope Street	NW1 3JX	Regent's Park	http://www.robsonhouse.org.uk/main/	
Mental Health	Dementia UK Training	6 Camden High Street	NW1 0JH	Regent's Park	www.dementiauk.org	Offers training on a range of aspects dealing with the care of older people, with a special emphasis on dementia. Trains care workers, managers and multi-disciplinary teams and courses are run at Camden High Street and in care homes around the country
Mental Health	Tri-therapy for Mind, Body and Emotions	65 Mornington Street	NW1 7QA	Regent's Park	http://www.tri-therapy.com/	Counselling / psycho--therapy
Mental Health	New Horizon Youth Centre Outreach and Womens Open Space Project	68 Chalton Street	NW1 1JR	Somers Town	http://nhyouthcentre.org.uk/	The team works with rough sleepers, women in the sex industry and people with multiple needs
Mental Health	One Housing Group Chalton Street	Mary Wollstonecraft House, 99 Chalton Street	NW1 1SP	Somers Town	http://www.onehousing.co.uk/	Registered care home with nursing for long-term mental health sufferers
Complementary therapies	London Meditation	89-95, Parkway	NW1 7PP	Camden Town	http://london-meditation.co.uk/	Mindfulness, meditation courses for corporate, education and individuals
Complementary therapies	Women and Health	4 Carol Street	NW1 0HU	Camden Town	http://www.womenandhealth.org.uk/	Community-based health centre that delivers affordable complementary therapies and counselling to women in Camden
Complementary therapies	Kusal Ayurvedic Wellness Centre	38 Store Street	WC1E 7DB	Fitzrovia		
Complementary therapies	Reiki Practice at the Hale Clinic	Hale Clinic, 7 Park Crescent	W1B 1PF	Just outside area	http://www.haleclinic.com/our-practitioners/practitioner/548-ana-melo	"The widest range of holistic therapies in Europe"
Complementary therapies	Acumedic Centre	101-105 Camden High Street	NW1 7JN	Regent's Park	http://www.acumedic.com/	Chinese medicine
Complementary therapies	Hands for Health	102 Clarence Gardens	NW1 3LP	Regent's Park	http://www.handsforhealth.co.uk/	Holistic treatment
Complementary therapies	Kieser Training	Greater London House, Hampstead Road	NW1 7DF	Regent's Park	http://www.kieser-training.co.uk/	Musculoskeletal strength training programmes based on Medx exercise machines. Bespoke training programmes and a medical department, including on-site doctor, specialising in back, neck and knee pain. Free introductory session.

Type	Name	Address	Postcode	Location	Web	BL funded	Details
Gym	Fitness First Tottenham Court Road	179a Tottenham Court Road	W1T 7PA	Fitzrovia	http://www.fitnessfirst.co.uk/gyms/london-tottenham-court-road/		Fitness training including cardio theatre, gym, pool, spinning room, studio, lounge, beauty room, sauna and steam room.
Yoga/Pilates	Body Control Pilates (Little Russell Street)	35 Little Russell Street	WC1A 2HH	Fitzrovia	http://www.bodycontrol.co.uk/		Offers public group matwork and studio equipment classes at all levels. Also offers private 1:1 sessions, duets, studio sessions and teacher training course.
Sports Club	52 Club	52 Gower Street	WC1E 6EB	Fitzrovia	http://www.the52club.co.uk/		The UCL Hospitals sports and social club. Fitness classes including yoga, Pilates, Capoeira, Wing Tjun, kung fu, kickboxing, body combat, body pump, balance and circuits.
Yoga/Pilates	Egoist Body Studios	6 Fitzroy Square	W1T 5DX	Fitzrovia	http://egoistbody.com/		Yoga and meditation, Pilates, dance and fitness classes
Dance	Ceroc London (International Students House)	77 Fernhead Street	W9 3AE	Fitzrovia	http://www.ceroclondon.com/		Ceroc dance classes and freestyle dancing. Not sure whether any dance goes on at this location, or just central office.
Indoor sports	Fitzrovia Youth in Action	Basement, 66-68, Warren Street	W1T 5NZ	Fitzrovia		a	Youth and community project. Activities include football training and involving young people in community projects.
Martial Arts	Dynamic Karate ISH	International Student House229 Great Portland Street	W1N 5HD	Fitzrovia			Shotokan Karate club.
Martial Arts	Capoeira Muzenza London	The 52 Club Gym, 52 Gower Street	WC1E 6EB	Fitzrovia	http://capoeiracademyuk.com/		Brazilian martial arts class.
Yoga/Pilates	Fitzrovia Centre	2 Foley Street	W1W 6DL	Fitzrovia	http://www.fitzroviacentre.org/		Yoga/pilates/dancersize/dance for 55+/music classes/youth art classes/citizens advice etc. etc
Cycling	Psycle	76 Mortimer Street	W1W 7SA	Fitzrovia	http://psyclondon.com/		Cycle-based exercise classes
Yoga/Pilates	Capital Physio Stucley Place	10 Stucley Place	NW1 8NS	Just outside area	http://www.capitalphysio.com/		Offers physiotherapy from chartered and state registered physiotherapists. Also offers remedial massage, acupuncture, yoga and pilates.
Dance	Camden Centre Tea Dances (Camden Council)	Camden Town Hall, Judd Street	WC1H 9JE	Just outside area			An afternoon of waltz, tango, jive or foxtrot.
Adult exercise	Community Physical Activity Programme (Camden Council)	Camden Town Hall, Judd Street	WC1H 9JE	Just outside area			Exercise classes designed to improve health and well-being for adults. Classes for: dance, seated exercise, health walks, yoga, healthy bones, healthy hearts
Dance	Morena Slovak Dance Company	Cecil Sharp House, 2 Regents Park Road	NW1 7AY	Just outside area			Slovak dance classes.
Dance	Scottish Ceilidh Club Cecil Sharp House	Cecil Sharp House, 2 Regents Park Road	NW1 7AY	Just outside area	http://www.ceilidhclub.com/		Weekly/fortnightly events at Cecil Sharp House
Dance	Balkanplus	Cecil Sharp House, 2 Regents Park Road	NW1 7AY	Just outside area	http://www.balkanplus.org.uk/		Monthly dances
Dance	English Folk Dance and Song Society	Cecil Sharp House, 2 Regents Park Road	NW1 7AY	Just outside area	http://www.efdss.org/		Occasional folk dance courses
Dance	File Gumbo Cajun Music and Dance Club	Cecil Sharp House, 2 Regents Park Road	NW1 7AY	Just outside area	http://www.londoncajun.co.uk/		Monthly live Louisiana Cajun music and dancing, including beginners' dance class
Dance	Knees Up Cecil Sharp Ceilidhs	Cecil Sharp House, 2 Regents Park Road	NW1 7AY	Just outside area	http://www.kneesupcecilsharp.co.uk/kucs.html		Monthly English Ceilidh dance presenting mostly English traditional dances with energy and vigour.
Dance	Hellzapoppin' Club	Cecil Sharp House, 2 Regents Park Road / Goslett Yard, 133 Charing Cross Road	NW1 7AY / WC2H 0EA	Just outside area	http://www.hellzapoppin.co.uk/		Lindy hop, Swing, Jive, R and B Boogie and Doo Wop from the 1930s, 1940s and 1950s with recorded music.
Dance	Dancebuzz	Coram Street	WC1N 1HT	Just outside area			
Health	Cardiac Rehabilitation Exercise Sessions (Camden Council)	London Borough of Camden5 Pancras Squarec/o Town Hall, Judd Street	WC1H 9JE	Just outside area	http://www.camden.gov.uk/ccm/navigation/leisure/sport-and-physical-activity/get-active-and-healthy/		Exercise classes for people in Camden with CHD (Coronary Heart Disease), held in a variety of local venues. Access to the classes is only by referral from University College, the Royal Free Hospital or a Camden GP.
Adult exercise	Community Physical Activity Programme (Camden Council)	London Borough of Camden5 Pancras Squarec/o Town Hall, Judd Street	WC1H 9JE	Just outside area	http://www.camden.gov.uk/ccm/navigation/leisure/sport-and-physical-activity/get-active-and-healthy/		Exercise classes designed to improve health and well-being for adults. Classes for: dance, seated exercise, health walks, yoga, healthy bones, healthy hearts. The class timetable is on the website.
	Sportivate Camden	London Borough of Camden5 Pancras Squarec/o Town Hall, Judd Street	WC1H 9JE	Just outside area			Council initiative offering opportunities to try out different sports. Taster sessions in dance, football, judo, athletics, basketball, boxing and canoeing organised in partnership with local clubs and facilities.
Dance	Dancebuzz	One KX Community Centre, 120 Cromer Street	WC1H 8BS.	Just outside area			Pilates and yoga
Yoga/Pilates	YMCA	One KX Community Centre, 120 Cromer Street	WC1H 8BS.	Just outside area	http://www.ymcaonekx.co.uk/		Karate classes open to all. Kobudo and ju-jitsu also taught.
Martial Arts	London Goju-Ryu Shodokan Dojo Camden	Pirate Castle, Oval Road	NW1 7EA	Just outside area			Sporting club teaching fitness and self-defence classes including Tae Kwon-Do, general fitness training, stretches, blocks, punches/strikes, kicking techniques, pad work, patterns, sparring, grabs/releases etc. Beginners can start their journey towards a Black Belt whilst improving fitness levels and learning more about self-defence
Martial Arts	London Self-Defence/Tae Kwon-Do Club	Student Central, Malet Street	WC1H 0DP	Just outside area	http://www.uoltkd.co.uk/		Japanese self defence martial art classes
Martial Arts	London Ninjutsu (The Place)	Studio 2, The Place, 17 Dukes Road	WC1H 9PY	Just outside area	http://www.londonninjutsu.com/		Tai chil and kung fu for teenagers and adults.
Martial Arts	Fujian White Crane Kung Fu Club West Central	Studio 4, The Place, 17 Dukes Road	WC1H 9PY	Just outside area	http://www.fwckungfu.com/		
Multi-activity	Castlehaven Community Association	The Community Centre, 21 Castlehaven Road	NW1 8RU	Just outside area	http://www.castlehaven.org.uk/		Age activity 60+: Ballroom & Line Dancing Classes; Social Walking Club; Tai Chi, Easy Yoga & Chi Kung Energy Classes; Healthy Bones Exercise Class; Sing Up Sing Out Community Choir. Youth (11-16): Sports Fitness – Boxing, Cardio-Vascular, Basketball, Football, Tennis etc, dance classes,
Dance	Biodanza Bloomsbury	The Place, 16 Flaxman Terrace	WC1H 9AT	Just outside area	http://www.biodanzacentral.com/		Biodanza classes engage mind, body, spirit and emotions to enhance health via dance.
Martial Arts	Zen-do Kickboxing @ Karmaa	Unit 101, The Stables Market, Chalk Farm Road	NW1 8AH	Just outside area	http://www.zendokickboxing.com/		Professional martial arts tuition for adults and children. Free introduction class.
Netball	Cumberland Netball Club			Multiple locations	http://www.cumberlandnetball.com/		Netball club with junior, youth and adult sections. Train at variety of local locations
Gym	Central YMCA Club	112 Great Russell Street	WC1B 3NQ	Regent's Park	http://www.ymcaclub.co.uk/		Membership based sports and leisure club (weekly membership available) with an extensive range of sports and leisure facilities include a cardio zone with 75 stations, dedicated free weights room, 25m indoor swimming pool, Pilates studio, three badminton courts and a 25 station cycling studio.
Martial Arts	YMCA Shodokan Aikido Club	112 Great Russell Street	WC1B 3NQ	Regent's Park			Aikido class.
Gym	Fitness First Camden	128 Albert Street	NW1 7NE	Regent's Park	http://www.fitnessfirst.co.uk/gyms/london-camden/		Cardio vascular exercise, resistance machines, free weights, exercise studio, exercise classes, sauna, steam room, aromatherapy room, beautician.
Gym	Soho Gyms Camden Town	193 Camden High Street	NW1 7PJ	Regent's Park	http://www.sohogyms.com/		Gym classes, sauna, aerobics, bodypump, kickboxing, tai quan dao, abs classes, spinning, pilates, yoga, capoeira and street dance. Sunbeds. Private membership gym.
Yoga/Pilates	Iyengar Yoga at the Diorama Arts Studios	201 Drummond Street	NW1 3FE	Regent's Park	http://www.ainhoa-yoga.com/classes.html	a	
Dance	Ballroom Dancing at the Diorama Arts Studios	201 Drummond Street	NW1 3FE	Regent's Park		a	
Yoga/Pilates	Pilates & Yoga at the Diorama Arts Studios	201 Drummond Street	NW1 3FE	Regent's Park		a	
Gym	Virgin Active Regents Place	50 Triton Square, Regents Place	NW1 3XB	Regent's Park			Large private gym with exercise studios, range of classes, personal training, beauty facilities.
Yoga/Pilates	Yogi and Yogini	50 Triton Square, Regents Place	NW1 3XB	Regent's Park			Iyengar yoga class for all levels and abilities, including use of gym facilities, sauna and steam room afterwards.
Facility for hire	St Mary and St Pancras Church of England Primary School Facilities Hire	81 Werrington Street	NW1 1QP	Regent's Park		a	School hall and foyer available for social and private functions. Hall capacity of up to 150 people. Modern kitchenette, personal announcement sound system, stage area and projector. Table and chairs available for hire. Facilities suitable for club meetings, sports clubs, corporate conferences etc. Outdoor multi-use...
Facility for hire	South Camden Community School Halls for Hire	Charrington Street	NW1 1RD	Regent's Park			Classrooms, halls, studios and gymnasiums available for hire.
Adult exercise	West Euston Time Bank	H-Pod, Healthy Living Centre, Cumberland Market	NW1 3RH	Regent's Park	http://westeustontimebank.org.uk/	a	Programme of sports/exercise targetted and women & girls, older people, younger people etc.
Adult exercise	West Euston Healthy Community Project / Wellfair	H-Pod, Healthy Living Centre, Cumberland Market	NW1 3RH	Regent's Park	http://www.westeustonpartnership.co.uk/	a	Older people's activities include: chair based exercise, community cafe, exercise classes, English country dancing. Children's activities include: Top Tots (parent and toddler play and exercise), parent exercise classes (free classes with free creche)
Multi-activity	Bengali Workers Association Health Project	1 Robert Street	NW1 3JU	Regent's Park	http://bwa-surma.org/	a	

Older people	Third Age UK	The Crypt Centre, St Mary Magdalene Church, Munster Square	NW1 3PL	Regent's Park	www.thirdageproject.org.uk		Programmes for senior citizens, ranging from Cardio-Vascular Rehab, Fitness and Aerobics classes, Smoke Cessation Advice, Women's Health Talk and Badminton.
Older people	Third Age UK	Samuel Lithgow Youth Centre, 69-75 Stanhope Street	NW1 3LD	Regent's Park	http://samuel-lithgow.co.uk/	a	Programmes for senior citizens, ranging from Cardio-Vascular Rehab, Fitness and Aerobics classes, Smoke Cessation Advice, Women's Health Talk and Badminton.
Women	London Tigers	Samuel Lithgow Youth Centre, 69-75 Stanhope Street	NW1 3LD	Regent's Park	http://samuel-lithgow.co.uk/	a	Gym, sports and aerobics classes
Facility for hire	Regent High School / Somers Town Community Sports Centre	Charrington Street	NW1 1RD	Regent's Park	http://www.regenthighschool.org.uk/	a	Classrooms, halls, studios and gymnasiums available for hire.
Facility for hire	St Mary and St Pancras Church of England Primary School Facilities Hire	81 Werrington Street	NW1 1QP	Regent's Park	http://www.stmp.camden.sch.uk/hire-us/	a	School hall and foyer available for social and private functions. Hall capacity of up to 150 people. Modern kitchenette, personal announcement sound system, stage area and projector. Table and chairs available for hire. Facilities suitable for club meetings, sports clubs, corporate conferences etc. Outdoor multi-use...
Indoor Sports	Somers Town Community Sports Centre,	134 Chalton Street	NW1 1RX	Somers Town			All the main indoor sports; Football, Basketball, Badminton, Table Tennis, Volleyball, Martial Arts. Junior After School Programme.
Older people	St Pancras Community Centre Older Peoples Project	Plender Street	NW1 0LG	Somers Town	http://www.stpancrascommunity.org/		Run activities and workshops including cane and raffia basketry, bingo, gentle yoga
Dance	Lyra Greek Dancers	Somers Town Community Centre, 150 Ossulston Street	NW1 1EE	Somers Town	http://lyradancers.org.uk		Non for profit organisation, which keeps authentic, traditional Greek dancing, costumes and music alive. Perform at community festivals and other events. Beginners classes every Thursday.
Martial Arts	Hizen Kendo Club	Somers Town Community Sports Centre, 134 Chalton Street	NW1 1RX	Somers Town	http://www.hizen.info/home/		Japanese fencing open to men and women 18-65
Basketball	Somers Town Community Sports Centre Basketball Coaching	Somers Town Community Sports Centre, 134 Chalton Street	NW1 1RX	Somers Town			

Start-up/office/co-working space	Business Advice	Training	Business Association	Networking Groups	Name	Address	Postcode	Location	Web	Details
		ko	ko		Fitzrovia Partnership	43 Whitfield Street	W1T 4HD	Fitzrovia	http://fitzroviapartnership.com	Represents business interests and runs free training courses
ko					One Alfred Place	1 Alfred Place	WC1E 7EB	Fitzrovia	http://www.onealfredplace.co.uk/	Private members club with co-working space
ko					Rentadesk	Bloomsbury House, 26 Bloomsbury Street	WC1B 3QJ	Fitzrovia	http://www.rentadesk.co.uk/coworking-locations/	Co-working location
ko					Rentadesk	Golden House, 30 Bloomsbury Street	WC1B 3QJ	Fitzrovia	http://www.rentadesk.co.uk/coworking-locations/	Co-working location
ko	ko	ko			Centa Business Services	Centa House, 61 Birkenhead Street	WC1H 8BB	Just outside area	http://centa.co.uk/	for small firms and people wishing to start a business including finance, bookkeeping, marketing, e-commerce, legal requirements, insurance, management, manufacturing, new products, how to find premises, rates, tax and training. Office
	ko	ko			Into Enterprise	Westminster Kingsway College, 211 Grays Inn Road	WC1X 8RA	Just outside area	http://www.camdenintoenterprise.com/	Offers young people one-to-one support, training, business mentoring and opportunities to test out the sales of their products in real life market settings. This is delivered through linking together the services of The Prince's Trust, London Youth Support Trust (LYST) and Westminster Kingsway College. A charity run by women for women to provide tailored
	ko	ko			Laamiga Womens Mentoring and Training	n/a. Run workshops in Islington		Just outside area	http://www.laamiga.org/about-us	black and minority ethnic women from refugee and migrant communities in Islington and Camden. Services include mentoring, training, business support and career
					Knowledge Quarter	n/a.		Just outside area	http://www.knowledgequarter.london/	mainly provides subsidised studio space and business support for crafts people and Membership organisation open to any business within 1 mile of King's Cross to share
ko	ko				Cockpit Arts	Cockpit Yard, Northington Street	WC1N 2NP	Just outside area	http://cockpitarts.com/	designer-makers.
ko					Interchange Triangle	Stables Market, Chalk Farm Road	NW1 8AB	Just outside area	http://interchange.io/	Range of flexible schemes for start-ups and creative businesses
ko					Interchange Atrium	Stables Market, Chalk Farm Road	NW1 8AH	Just outside area	http://interchange.io/	Range of flexible schemes for start-ups and creative businesses
ko				ko	We Work - Soho Sheraton House	16 Great Chapel St	W1F 8FL	Just outside area	https://www.wework.com/locations/london/	Shared office space "community". Membership based. US parent company.
ko				ko	We Work - Soho London	2 Sheraton St	W1F 8BH	Just outside area	https://www.wework.com/locations/london/	Shared office space "community". Membership based. US parent company.
ko				ko	We Work - Chancery lane	14 Gray's Inn Road	WC1X 8HN	Just outside area	https://www.wework.com/locations/london/	Shared office space "community". Membership based. US parent company.
ko				ko	http://www.thesohocollective.com/	12 Moor Street	W1D 5NG	Just outside area	http://www.thesohocollective.com/	PR, events, film-makers, wine merchant
ko	ko	ko			Impact Hub Kings Cross	34b York Way	N1 9AB	Just outside area	http://kingscross.impacthub.net/about-us/	Membership based access to working space, training and advice
ko				ko	Central Working	11-13 Bayley Street	WC1B 3HB	Just outside area	http://centralworking.com/bloomsbury	Membership based, partnership with Barclays in Tech City
ko					The Office Group - Kings Cross	East Side, Kings Cross Station	N1C 4AX	Just outside area	http://www.theofficegroup.co.uk/locations/kings-cross-station/	Individual offices, co-working space, virtual office. JV with Network Rail.
ko					The Office Group - Kings Cross	The Gridiron Building, Kings Cross	N1C 4AG	Just outside area	http://www.theofficegroup.co.uk/locations/gridiron/	Individual offices, co-working space, virtual office. JV with Network Rail.
ko					The Office Group - Kings Cross	The Stanley Building, 7 Pancras Square, Kings Cross Central	N1C	Just outside area	http://www.theofficegroup.co.uk/locations/kings-cross-central/	Available late 2016
ko					Rentadesk	Artist House, 35 Little Russell Street	WC1A 2HH	Just outside area	http://www.rentadesk.co.uk/coworking-locations/	Co-working location
					Bengali Workers Association	Surma Community Centre, 1 Robert Street	NW1 3JU	Regent's Park	http://bwa-surma.org/	
			ko		Camden Town Unlimited	37 Camden High Street	NW1 7JE	Regent's Park	www.camdentownunlimited.com	Business Improvement & representation organisation
			ko		Mornington Area Action Group	1 Mornington Place	NW1 7RP	Regent's Park		Disbanded?
ko		ko			Camden Collective	Collective Temperance Hospital, 110 Hampstead Road	NW1 2LS	Regent's Park	www.camdencollective.co.uk	Offers a mix of free - on and subsidised individual lockable offices
ko					At work hubs	105a Euston Street	NW1 2EW	Regent's Park	http://www.atworkhubs.co.uk/	Combined physical co-working space with business critical support services and a member community
ko					Desk camping	across London			www.deskcamping.com	Details of available desk space to rent in existing companies in the area
ko					The Office Group - the Euston Office	Oneustonsg, 40 Melton Street	NW1 2FD	Regent's Park	http://www.theofficegroup.co.uk/locations/the-euston-office/	4 floors of tower block in front of Euston Station. Co-working space with meeting rooms, AV equipment, breakout areas etc. Also virtual office.
					West Euston Partnership	29 – 31 Hampstead Road	NW1 3JA	Regent's Park	http://www.westeustonpartnership.co.uk/	Hire of meeting rooms / space
			ko		Crowndale Road Business Forum	C/o 14 Crowndale Road	NW1 1TT	Somers Town		Represents traders on the North and South side of Crowndale Road, wanting to promote the shopping parade, improve the environment and regenerate the area.
ko	ko	ko			Centa Business Services	Argyle House, 29-31 Euston Road	NW1 2SD	Just outside area	http://exquisiteconsultancy.com/CTA2015/property/office-space/	Office space

Type	Name	Address	Postcode	Location	Web	BLfunded	Details
Training	Richard Cobden Learning Centre	Richard Cobden Primary School, Camden Street	NW1 0LL	Camden Town			Adult and family learning centre for Camden residents. Provides courses to help people who wish to support their children's learning and access learning opportunities for themselves. Basic IT, ESOL, literacy, digital photography, healthy eating. Access to resource library for adult and family
Library	English Folk Dance and Song Society	Cecil Sharp House, 2 Regents Park Road	NW1 7AY	Camden Town	http://www.efdss.org/		Resource room with books, records, cassettes and videos in English, Greek and Cypriot
Computer & IT training	OpenPathways			Closed?			Provides IT training and support to charities and community centres in Camden. Teaches people how to convert their computers to Ubuntu Linux and take full advantage of free, open source software. Also runs a community computing workshop, for individuals who are unable to access
Library	Building Centre	26 Store Street	WC1E 7BT	Fitzrovia	http://www.buildingcentre.co.uk/resources/resources.asp		Building products and manufacturers. Reference library. Large range of exhibits, including kitchens and bathrooms, flooring, lighting, doors and
Training	Young Film Academy	20 Fitzroy Square	W1T 6EJ	Fitzrovia	http://www.youngfilmacademy.co.uk/		School outreach film-making programs, educational film-making services, summer school film-making courses, movie parties.
Training	Fitzrovia Youth in Action	Basement, 66-68 Warren Street	W1T 5NZ	Fitzrovia	www.fya.org.uk	.	Employability support and volunteering
Library	Pancras Square Library	5 Pancras Square	N1C 4AG	Just outside area	https://www.kingscross.co.uk/pancras-square-library		Activities, classes and learning sessions include Baby Bounce and Rhyme Time, Game Zone, and the maths and English homework clubs. The Jobzone contains a collection of job hunting materials and online research help. There are also visits from advisers and workshops to help
Training including computer training	Age UK Camden Computer Training Project	Tavis House, 1-6 Tavistock Square	WC1H 9NA	Just outside area	http://www.ageuk.org.uk/camden/		Computer training for older people
Training	Somali Education and Development Agency	90 Cromer Street	WC1H 8DD	Just outside area			Employment and training information advice and guidance, job brokerage support, job search support, supplementary school for children from the age of 5-18. Parenting courses (strengthening families and strengthening Communities parenting programme), ESOL Courses up to level 3,
Library	Wellcome Collection	183 Euston Road	NW1 2BE	Regent's Park	http://www.wellcomecollection.org/		Free medical history museum with two permanent galleries, a changing temporary exhibition, conference centre facilities and library open to the
Training	Samuel Lithgow Youth Centre (SLYC)	69-75 Stanhope Street	NW1 3LD	Regent's Park	http://samuel-lithgow.co.uk/	.	AdItYouth and dutfamily learningprogramms. cente. Cyber Providescafe.
Training	Netley Community Learning Centre	Netley Primary School, 30 Netley Street	NW1 3EJ	Regent's Park		(.)	basic skills.
Training	Hopscotch Asian Women's Centre	50-52 Hampstead Road	NW1 2PY	Regent's Park	www.hopscotchawc.org.uk	.	ESOLBeng
Training	The Surma Centre	43 Whitfield Street	W1T 4HD	Regent's Park	http://bwa-surma.org/	.	and visual arts.
Training	Third Age Project	Crypt Centre, Munster Square	NW1 3PL	Regent's Park	thirdageproject.org.uk	.	Arts & crafts, cooking, drama, exercise, music, dance, basic internet skills, health advice
Training	Westminster Kingsway College - Regent's Park Centre	Longford Street	NW1 3HB	Regent's Park	westking.ac.uk		ESOL and employability courses
Training	The Comedy School	15 Gloucester Gate	NW1 4HG	Regent's Park	http://www.thcomedyschool.com/		£2 state of the art new computers available for public use for all IT needs including internet search, editing and photo collaging with a support fro
Training including computer training	West Euston Partnership	29 – 31 Hampstead Road	NW1 3JA	Regent's Park	http://www.westeustonpartnership.co.uk/	.	trained WEP staff/volunteers.
Library	British Library	96 Euston Road	NW1 2DB	Somers Town	http://www.bl.uk/		
Library	Camden Town Library	Crowndale Centre, 218 Eversholt Street	NW1 1BD	Somers Town	http://www.camden.gov.uk/ccm/navigation/leisure/libraries-and-online-learning-centres/camden-town-library/?context=live		(Including Learning Centre, Rhyme Time Session and Baby Bounce Session)
Training including computer training	Camden City Learning Centre	Charrington Street	NW1 1RG	Somers Town	http://www.camdenclc.org.uk/		
Training	Training Link	54-56, Phoenix Road	NW1 1ES	Somers Town	http://www.traininglink.org.uk/		Basic skills community learning centre, predominately for people who have had limited access to mainstream provision and who need help to
Training including computer training	UK Online Community Learning Centres (Camden Council)	The Crowndale Centre, 218 Eversholt Street	NW1 1BD	Somers Town			Adult and Community Learning in partnership with local community groups have set up UK Online Learning Centres. There is largely free access to internet and email facilities, courses on how to use computers e.g. Introduction to European Computer Driving Licence (ECDL), BBC Webwise,
Training including computer training	Working Men's College for men and women	44 Crowndale Road	NW1 1TR	Somers Town	wmcollege.ac.uk		Wide range of language, arts, IT, childcare and business skills courses.
Training	Arts Award - Camden Open Award Centre	Ground Floor, Crowndale Centre, 218 Eversholt Street	NW1 1BD	Somers Town	http://www.artsaward.org.uk/site/?id=64		Provides a structured programme which enables young people to develop as artists and arts leaders through exploring the range of art forms which interests them. The Award is offered at Levels 1, 2 and 3 on the Qualification and Credit Framework.

Key	Type	Name	Address	Postcode	Location	Web	Details	
5	Nursery Classes	Richard Cobden Primary School	Camden Street	NW1 0LL	Camden Town	http://www.rcobden.camden.sch.uk/	State community school. 52 full time nursery plus 60 reception places.	
8	Nursery Classes	St Michaels Camden Town Church of England Primary School	88, Camden Street	NW1 0JA	Camden Town		State faith school.	
9	Nursery Classes	Our Lady's Roman Catholic Primary School	Our Ladys Primary School, Pratt Street	NW1 0DP	Camden Town	http://www.ourladys.camden.sch.uk/	State faith school. 30 reception places.	
13	Creche	Women and Health Creche	4 Carol Street	NW1 0HU	Camden Town	http://www.womenandhealth.org.uk/	Creche for the children of women attending therapy sessions at the Centre.	
12	Nursery	Regent's Place Day Nursery	Unit 1, Triton Mall, Regents Place, Longford Street	NW1 3FN	Closed	https://www.kidsunlimited.co.uk/nurseries/regents-place-london/	Full time nursery.	(Also known as Kidsunlimited Regents Place or Kids Unlimited Regents Place)
1	Children's centre (Sure Start)	Regent's Park Children's Centre (Sure Start)	Augustus Street	NW1 3TJ	Regent's Park	http://www.daynurseries.co.uk/daynursery.cfm/searchazref/50001005REGA	70 places. 6 months to 5 years.	
2	Nursery Classes	Christ Church Church of England Primary School (Redhill Street)	Redhill Street	NW1 4BD	Regent's Park	http://www.cchurchnw1.camden.sch.uk/	State faith school for junior and infant boys and girls. 26 places for 3-4 year olds (EYFS) plus reception class for 4-5 year olds	
4	Nursery Classes	Netley Primary School	74 Stanhope Street	NW1 3EX	Regent's Park	http://netley.camden.sch.uk/	State community school. Nursery and reception classes	
10	Nursery	Bright Horizons Regent's Park Nursery	15 Gloucester Gate	NW1 4HG	Regent's Park	http://www.brighthorizons.co.uk/	for babies onwards	
14	Playcentre	Fairfield Playcentre	Mary Terrace	NW1 7LR	Regent's Park	http://paceforall.com/	Daytime care for 20 months - 4 years old (09:15-14:15, term-time only)). A Playcentre for children aged 4-12 years, providing an after school club from 3-6pm every weekday	
16	Nursery	Westminster Kingsway College Regent's Park Child Care Centre	Regents Park Centre, Longford Street	NW1 3HB	Regent's Park	http://somerstown.org.uk/early-years/	Nursery for the children of students at Westminster Kingsway College.	
17	Nursery	Fitzrovia Community Nursery	54a Whitfield Street	W1T 4ER	Regent's Park	https://www.levf.org.uk/find-a-nursery/camden/fitzrovia-community-nursery/	Nursery from birth - 5 years	
18	Nursery	Holcroft Community Nursery	10 Carburton Street	W1W 5AL	Regent's Park	https://www.levf.org.uk/find-a-nursery/westminster/holcroft-community-nursery/	Nursery 14 months - 5 years	
3	Nursery Classes	Edith Neville Primary School	174 Ossulston Street	NW1 1DN	Somers Town	http://www.edithneville.camden.sch.uk/	26 full-time EYFS places and 30-place reception class. Also children's centre.	
6	Nursery Classes	St Aloysius Catholic Infant School	28, Phoenix Road	NW1 1TA	Somers Town	http://www.stalloysiusinf.camden.sch.uk/	State faith school. 30 full time nursery places.	
7	Nursery Classes	St Mary and St Pancras Church of England Primary School	81, Werrington Street	NW1 1QP	Somers Town		State faith school.	

11	Nursery	Hampden Nursery	80 Polygon Road	NW1 1HQ	Somers Town		Nursery care for for 3-5 year olds	
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15	Nursery	Somers Town Community Nursery	150 Ossulston Street	NW1 1EE	Somers Town	http://somerstown.org.uk/	Community Day Nursery for U5s. 24 places. M-F 09:00-17:00, 48 week p.a.	
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Type	Name	Address	Postcode	Location	Web	Details
Greek Orthodox	All Saints Church	Camden Street	NW1 0JA	Camden Town		
Methodist	Camden Town Methodist Church	89 Plender Street	NW1 0JN	Camden Town	http://www.londonmethodist.org.uk/welcome.htm	
Roman Catholic	Church of Our Lady of Hal	165 Arlington Road	NW1 7EX	Camden Town	www.rcdow.org.uk/Camdentown/	
Portuguese Catholic	Portuguese Church	Our Lady of Hal Church, 165 Arlington Road	NW1 7EX	Camden Town		Church and community activities for Portuguese people in London.
Church of England	All Souls Clubhouse	141 Cleveland Street	W1T 6QG	Fitzrovia	http://allsoulsclubhouse.org/elderly/	Christian community centre activities for older people in Fitzrovia. ClubCare provides good neighbour services at home and shopping services.
American Christian	American International Church	79a Tottenham Court Road	W1T 4TD	Fitzrovia	http://amchurch.co.uk/	
Scientology	Dianetics Centre	68 Tottenham Court Road	W1T 2EZ	Fitzrovia	http://www.dianeticslondon.co.uk/	
Christian Spiritualism	Greater World Spiritual Centre	3-5, Conway Street	W1T 6BJ	Fitzrovia	http://www.greaterworld.com/	
Mosque	Muslim World League London Office	46 Goodge Street	W1T 4LU	Fitzrovia		Mosque and educational building.
Christian	Nu-life Church	89d Robert Street	NW1 3QT	Fitzrovia	http://www.nu-life.org.uk/	Worship, bible teachings, youth activities, instrument and singing lessons, children's church, couples meetings, singles fellowship, mentoring classes, community activities.
Jewish	West Central Liberal Synagogue	Montagu Centre. 21 Maple Street	W1T 4BE	Fitzrovia		
Druids	The Druid Order	Treadwell's Bookshop, 33 Store Street	WC1E 7BS	Fitzrovia	http://thedruidorder.org/druidorder/Meetings.html	
Roman Catholic	St Charles Borromeo Church	8 Ogle Street	W1W 6HS	Fitzrovia	www.rcdow.org.uk/oglestreet	
Roman Catholic	University Chaplaincy Church	Newman House, 111 Gower Street	WC1E 6AR	Fitzrovia		
Inter-faith	Faiths Forum for London	Collaboration House, 77-79 Charlotte Street	W1T 4PW	Fitzrovia	http://www.faithsforum4london.org/	Seeks to enable religious communities to work together, including between nine faith communities and London's regional authorities, business and the academy.
Inter-faith	The Scriptural Reasoning Society	The Montagu Centre, 21 Maple Street	W1T 4BE	Fitzrovia	http://www.scripturalreasoning.org.uk/	The shared reading by Jews, Christians, Muslims and others of their sacred scriptures.
Inter-faith	Christian Muslim Forum	Collaboration House, 77 Charlotte Street	W1T 4PW	Fitzrovia	http://www.christianmuslimforum.org/	The Christian Muslim Forum is the leading national forum for Christian-Muslim relations.
Inter-faith	The Council of Christians and Jews	Collaboration House, 77 Charlotte Street	W1T 4PW	Fitzrovia	http://www.ccj.org.uk/	The leading nationwide forum for Christian - Jewish engagement
Inter-faith	The Women's Interfaith Network	Collaboration House, 77 Charlotte Street	W1T 4PW	Fitzrovia	http://www.wominet.org.uk/index	
Inter-faith	World Congress of Faiths	Collaboration House, 77 Charlotte Street	W1T 4PW	Fitzrovia	http://www.worldfaiths.org/	The World Congress of Faiths is one of the oldest interfaith bodies in the world,
Inter-faith	Lumen Centre	88 Tavistock Pl	WC1H 9RS	Just out of area		
Inter-faith	The Lokahi Foundation	27 Old Gloucester Street	WC1N 3AX	Just out of area	http://www.lokahi.org.uk/	Enabling sustainable, diverse communities - a dynamic, resilient society where religious difference is a source of strength and creativity.
Inter-faith	Coexist Foundation	17-19 Bedford Street	WC2E 9HP	Out of area	https://www.coexist.org/	Coexist is on a mission to advance social cohesion through education and innovation.
Inter-faith	Three Faiths Forum	Star House, 104 Grafton Road	NW5 4BA	Out of area	http://www.3ff.org.uk/	3FF builds understanding and lasting relationships between people of all faiths and beliefs.
Inter-faith	International Association for Religious Freedom	Essex Hall, 1-6 Essex Street	WC2R 3HY	Out of area	https://iarf.net/	Encourages tolerance & interfaith encounter through dialogue & social justice projects.
Inter-faith	LSE Interfaith Forum	London School of Economics, Houghton Street	WC2A 2AE	Out of area	http://www.lse.ac.uk/intranet/LSEServices/faithCentre/inte	The LSE Interfaith Forum brings together all the LSE SU Faith Societies
Inter-faith	Interfaith Alliance UK	145-57 St John Street	EC1V 4PW	Out of area	http://www.interfaithalliance.org.uk/home.html	
Inter-faith	London Boroughs Faiths Network	9 The Crypt, 73 Waterloo Road	SE1 8TY	Out of area	https://lbfn.org/	LBFN is an active, informal network of people from local religious and intercultural groups promoting social inclusion, religious harmony and learning.
Inter-faith	The Hindu-Christian Forum	c/o Lambeth Palace, Lambeth Palace Rd	SE1 7JU	Out of area	http://www.hinduchristianforum.co.uk/	Hindus and Christians working together with mutual respect to strengthen relationships, understanding and learning of each other's faith.
Inter-faith	Maimonides Interfaith Foundation	Nour House, 2 Old Burlington Street	W1S 3AD	Out of area	http://www.maimonides-foundation.org/	The Maimonides Interfaith Foundation is a dynamic, influential international charity promoting understanding and respect between people from the three Abrahamic faiths through the power of art, creativity, intercultural dialogue and education.
Church of England	Church of St Mary Magdalene	Munster Square	NW1 3PL	Regent's Park	www.marymagdalenes.co.uk	Runs the Crypt Centre, which is used by several groups including the Third Age Project, Ranger Guides, the chamber Academy Orchestra and Narcotics Anonymous. Korean Mass Sun 3pm.
Danish Lutheran	Danish Church of St Katharine	Danish Church, St Katharines Precinct	NW1 4HH	Regent's Park		
Quakers	Friends House Euston Road	Friends House173-177, Euston Road	NW1 2BJ	Regent's Park	http://www.friendshouse.co.uk/	Central Offices of the Religious Society of Friends (Quakers). Conference and meetings venue, public restaurant, café, bookshop and library. Licensed by Camden Council for civil partnership ceremonies. Host muti-Faith events.
Inter-faith	Joseph Interfaith Foundation	Suite 2, Savant House, 63-65 Camden High Street	NW1 7JL	Regent's Park	http://www.josephinterfaithfoundation.org/	Muslim - Jewish interfaith organisation
Mosque	Shahjalal Jame Masjid	204a North Gower Street	NW1 2HR	Regent's Park		Arabic/Quran classes, Hadeeth and Tafseer classes, after school tuition
Antiochian Orthodox	St George's Cathedral	1a Redhill Street	NW1 4BG	Regent's Park		
Anglican	St Pancras Old Church	St Pancras Vicarage, 23 Albert Street	NW1 7LU	Regent's Park		
Church of England	St Pancras Parish Church	St Pancras Parish Church, Euston Road	NW1 2BA	Regent's Park		
Maitreya, the World teacher	Share International	Friends House, 173 Euston Road	NW1 2BJ	Regent's Park	http://www.share-international.org/index.htm	
Roman Catholic	St Anne's Church	Priest`s House, Laxton Place, Longford Street	NW1 3PT	Regent's Park	http://catholicdirectory.org/Catholic Information.asp?ID=72	
Jehovahs Witnesses	Camden Kingdom Hall	7 Pratt Mews, off Pratt Street	NW1 0AD	Regent's Park	https://www.jw.org	
Mosque	Al Rahman Mosque and Community Centre	78, Godwin Court, Crowndale Road	NW1 1NW	Somers Town		
Mosque	Somers Town Islamic Cultural and Education Centre	68 Churchway	NW1 1LT	Somers Town		
Roman Catholic	St Aloysius Church	The Presbytery,20 Phoenix Road	NW1 1TA	Somers Town		
Church of England	St Mary's Church	St Mary's Vicarage, Eversholt Street	NW1 1BN	Somers Town		
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Jehovahs Witnesses	Camden Kingdom Hall	7 Pratt Mews, off Pratt Street	NW1 0AD	Regent's Park	https://www.jw.org	
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Mosque	Somers Town Islamic Cultural and Education Centre	68 Churchway	NW1 1LT	Somers Town		
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Church of England	St Mary's Church	St Mary's Vicarage, Eversholt Street	NW1 1BN	Somers Town		

West Euston All of	NW1 3xx NW1 2xx
Parts of	NW1 0xx NW1 4xx NW1 7xx

Somers Town All of	NW1 1xx
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Fitzrovia All of	W1T
Parts of	W1P W1W WC1B WC1E 6xx WC1E 7xx

Appendix E

Octavia Housing Letter



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www.octaviahousing.org.uk

Jack Savin-
Taylor Partner
DS2 Ilp 100
Pall Mall
London, SW1Y
5NQ

11th October 2016

Dear Jack,

St Anne's Triton Square NW1

Thank you for approaching Octavia Housing about this interesting British Land proposal within LB Camden.

We have studied the building plans that you provided attached to your email of 7th October. The scheme has great potential. We are confident that the proposed mix and split of tenures will work. The unit layouts make sense in the context of the site. The homes offer good space standards. Octavia would be very happy if we were to be selected as preferred partner by British Land for this affordable housing opportunity.

We have some schemes in management which mix social rented and intermediate rent properties with a shared access core. For instance we have 13 Intermediate rented properties 19 general needs rented properties and 10 shared ownership homes all sharing the same core at Harbet Road W2 - part of the European Land Merchant Square scheme at Paddington Basin. We consider this scheme to be a success in management. We think that your proposal to separate the tenures by floor is wise. We do experience some conflict regarding noise on floors where a 3 bed family general needs rental property is adjacent to Intermediate Housing where the child density tends to be lower with consequent divergent expectations about general noise around the home.

Management of the rooftop communal space would be secured through clear guidance around usage being set out in the lease and by CCTV monitoring. This could be of the variety where, in the event of a problem, Octavia can review the footage on site in order to identify the source of any potential nuisance.

Octavia Housing have owned property in LB Camden for many years though our portfolio is modest. We are seeking to expand our portfolio in the borough and have received support from staff at the borough to do this. Camden Housing staff are particularly interested in our Intermediate Rental experience from our work in City of Westminster where we have a large stock holding. We are currently selected as preferred partner for a significant S106 affordable housing opportunity elsewhere in

the south of LB Camden. Our nearest existing stock to Triton Square is the 54 affordable homes that we have in management at the recently completed Fitzroy Place W1 where we are the affordable housing partner to Exemplar.

We hope that this information is of assistance and that we will have the opportunity to discuss the scheme with your client further in the near future.

sincerely
Andy Brown

Brown

Acquisitions and New Business Manager

Direct contact

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F 020 8354 4280

E andy.brown@octaviahousing.org.uk

