

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 cycles 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