

Mr David Peres Da Costa
London Borough of Camden
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Judd Street
London
WC1H 9JE

Date: 12 July 2017
Our ref: 14837/IR/LH/14319195v4
Your ref: 2017/2092/P

Dear Mr Peres Da Costa,

Holy Trinity Church Planning Application Ref. 2017/2092/P: Response to Comments following the London Borough of Camden's Major Case Conference

On behalf of our client, Holy Trinity Church, we are responding to the comments received from the London Borough of Camden (LBC) on Wednesday 21st June via email and telephone conversation, following the Council's internal Major Case Conference. Our response is set out under the relevant headings below.

The Local Plan was adopted on 3rd July 2017 and has replaced the Core Strategy and Camden Development Plan Policies Documents as the basis for decision making. Given that our Planning Statement (7 April 2017) referred to the relevant Draft Local Plan policies throughout, we do not envisage the need for an updated Planning Statement. However, please advise if you seek clarification on the way we have approached the application of any of the policies. We understand the key outstanding point is in relation to Local Policy H2 (previously Development Plan Policy DP1). This is dealt with in detail below.

Use Class

The Council has suggested the land use for the proposal should either be sui-generis or sui-generis with the residential component being C3 instead of being classified as D1. We have completed an illustrative breakdown of the building per use, this shows the following:

- Café GIA – 6% of total GIA
- Worship Space – 19% of total GIA
- Flexible Space – 29% of total GIA
- Shared Space, including stairs, circulation and services – 32% of total GIA
- Ark (Sheltered accommodation for seven vulnerable young people) – 8.5% of total GIA
- Residential Accommodation (two flats providing affordable accommodation for Church of England Students) – 5.5% of total GIA

In terms of either D1 or residential use (neither of the residential uses proposed would fall within a C3 use), it can be seen from the above that the mix of uses could be described as sui-generis. We therefore agree that that the proposal could be described as sui-generis.

Local Plan Policy H2 – Maximising the supply of self-contained housing from mixed-use schemes

We note the Council’s request for further justification as to why the requirements to provide housing within C3 use sought by Local Plan Policy H2 is not met by the scheme. Policy H2 requires development where more than 200sqm (GIA) additional floorspace is proposed within the Finchley Road/Swiss Cottage Town Centre to provide 50% of that additional floorspace as self-contained housing (C3 use), subject to a number of considerations. The policy is split into two parts, first whether self-contained housing is required, and second, if it is required, whether it should be on-site or a payment-in-lieu.

The primary function of the proposal is for faith based worship and community services. The development is required to replace the existing small scale building with inadequate facilities with a larger building for the growing congregation that can successfully deliver the mission and objectives of the Church and ensure its future sustainability. The constrained site limits the amount of floorspace that can be provided through the redevelopment proposals. The proposal represents the full use of the site, for the required church and wider community facilities. Table 1 below considers the proposal against each of the criteria noted by policy H2 in order to provide justification as to why additional housing should not be required as part of the redevelopment proposals.

We would wish to highlight that the proposed Lighthouse does include the provision of both sheltered accommodation (within the Ark) and affordable accommodation for Church of England students as two self-contained flats. The specialist residential provision within the scheme contributes directly to the specific housing needs of the borough in accordance with The Mayor’s Housing SPG (2016), Local Plan Policy H8 (Housing for Vulnerable People) and Policy H9 (Student Housing). The specialist residential uses proposed that form part of the Church’s core objectives contribute towards providing the 50% housing floorspace requirement of Policy H2, albeit not in C3 use. The provision of the student flats and Ark reduces demand on the wider general housing stock thereby contribution to the alleviation of the general housing demand. Furthermore, providing general housing is not part of the objectives of the Church which is to provide holistic community services and would undermine their ability to meet these objectives.

The first set of tests contained within Policy H2 state “*In the specified areas, the Council will consider whether self-contained housing is required as part of a mix of using taking into account:*

- a) the character of the development, the site and the area;*
- b) site size, and any constraints on developing the site for a mix of uses...*
- d) whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses; and*
- e) whether the development is publicly funded or serves a public purposes.”*

Table 1: Lichfields’ Assessment against H2 criteria

Policy Criteria	Justification for the proposals to be exempt from the policy requirements of Policy H2
<i>(a) the character of the development,</i>	<i>Character of the Development</i> The principal element of the development is the creation of a new, modern facility which

<p><i>the site and the area</i></p>	<p>incorporates a multi-use Church and community centre which provides faith based social action for the local and wider community. The existing building on the site is classified as D1 use. The principle of the replacement of the existing Church and the enhancement of the faith based uses accord with the London Plan Policy 3.1 and Local Plan Policy C2 which seeks to “<i>facilitate multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community.</i>” The brief and amount of floorspace required for each activity has been carefully considered by the Church and is generated by their specific requirements. An element, 14% of the total GIA of the building, is proposed as specialist housing which directly contributes to the identified housing need of the Borough. This means 18% of the additional floorspace is specialist housing provision.</p> <p><i>Character of the Site and Surrounding Area</i></p> <p>The site has housed a faith facility for over 100 years and the principle of a Church in this location is well established. The redevelopment of the existing Holy Trinity Church is critical to the long term future of the congregation and the provision of the faith based community services that it delivers. Redeveloping the site with a church building of greater capacity ensures the historic character of the site and its immediate surroundings is retained. The provision of a faith based facility at this accessible town centre location should therefore take priority (Local Plan supporting paragraph 4.30 and 4.31).</p> <p>In addition to this, the site is located on Finchley Road opposite Finchley Road tube station. The proposed design aims to increase the prominence of the Church on the street. The Finchley Road façade will improve the streetscape and street frontage whilst reinforcing the importance of the Church’s role within the community at this keynote location.</p> <p>The improved facility will be highly accessible to the local community (PTAL rating 6b ‘best’) via a range of transport modes, this accords with Local Plan Policy C2. The proposal provides social infrastructure in the accessible Finchley Road/Swiss Cottage Town Centre.</p>
<p><i>b) site size, and any constraints on developing the site for a mix of uses</i></p>	<p><i>Site Size and Extent of Additional Floorspace</i></p> <p>The application site measures 1004sqm. The additional floorspace (1,849sqm) provided is required to retain, modernise and expand the existing community and cultural facilities offered. 14% (sqm GIA) of the floorspace proposed comprises the specialist housing, this equates to 18% of the additional floorspace.</p> <p><i>Constraints on Developing a Mix of Uses</i></p> <p>There is no opportunity to increase further the building footprint or building height given the surrounding context. Ultimately the redevelopment proposals would be at risk if additional self-contained housing with its own entrance and service core was required to be provided as the quantum of floorspace (within D1 and sui-generis uses) required to ensure the long term future of a valued community asset could not be achieved.</p>
<p><i>d) whether self-contained housing would be compatible with the character and operational requirements of the</i></p>	<p>The provision of additional housing within the building would create issues with access and internal circulation of the building. The uses contained within the building are informed by the vision which aims to provide a base and resource for spiritual and community life. Although the provision of self-contained housing is not incompatible with the proposed uses, there is simply not enough space to provide any further self-contained residential accommodation as the proposal currently provides the optimal amount whilst ensuring the development remains viable.</p>

<i>proposed non-residential use and other nearby uses</i>	The provision of the Ark and two flats already provide specialist residential accommodation that can be sensitively integrated within the building and its broader institutional character whilst helping to achieve the overall vision and mission of the Church.
<i>e) whether the development is publicly funded or serves a public purpose</i>	The redevelopment of the existing Church building will be fully funded by the Church and donations from the Congregation and members of the public. The development therefore is privately funded but serves a public purpose including providing accommodation for vulnerable young people referred by Camden’s Social Services and a charity commissioned by Camden to run such services. So far the Church currently has £3 million in pledges which will be payable upon the grant of planning permission. This funding is only available because this project fulfils a series of charitable purposes and does not contain commercial development or yield any development profit. For further detail regarding funding and income sources see Appendix 1.

The planning benefits of the proposal are discussed at length within the submitted Planning Statement. The planning policy framework acknowledges that the priority given to housing does not override a number of other considerations, but should be considered alongside them. In this instance, the planning benefits associated with the additional community floorspace outweigh the arguments to decrease the provision of community floorspace and provide additional self-contained housing. Furthermore, the scheme does provide two new self-contained flats proposed to be affordable accommodation for Church of England students, as well the Ark. There is a demonstrable need for this type of accommodation within the borough and we would be happy to discuss a planning obligation to ensure these are let at affordable rates.

It can be seen that while housing in C3 use is not proposed Policy H2 is met, as the scheme does not fall into a category of one where self-contained housing is required. Supporting paragraph 3.48 of the local plan provides examples of proposals that would not be required to provide housing, most importantly, this exclusion includes development which “*is publicly funded or serves a **public purpose...and the nature of the funding or facility prevents the inclusion of housing.***”

Given that the Council should not require additional self-contained housing at this site, the second set of tests within Policy H2 have not been considered.

Façade Design

We note Officer’s request for further detailing regarding the appearance of the façade and the internal levels of daylight and sunlight levels within the fourth and fifth floor residential accommodation. Our response is set out below.

Appearance of the Façade

The Finchley Road facade is made up of two external layers and one internal layer which separates the chimney voids from the spaces within. The first external layer is the decorative screen, and the second is the curtain wall located immediately behind the screen. The curtain wall is made up of three types of panel - clear glazing, translucent glazing and glass faced solid panels. A sketch drawing that illustrates the curtain wall facade that sits behind the decorative screen, and a section through the chimney’s that illustrates the openings within the inner chimney façade is contained at Appendix 2.

Within the chimneys behind the curtain wall the third facade layer is made up of internal windows within a solid partition wall. The three layers of the facade have been designed to ensure that the internal spaces within achieve good levels of daylight internally, and that the symmetrical arrangement of the windows and curtain walling work in harmony with the decorative screen. The night view illustrated on page 38 of the DAS

and at Appendix 3 was created using a rendered 3D model with internal lighting switched on within the spaces.

On the second, third and fourth floors the spaces adjacent the chimneys are open plan and therefore when the lights are on, light will be distributed evenly (and symmetrically) across the windows on each floor. The exception to this condition is the clear glass windows to each 4th floor bedroom, and the translucent windows to stair 1, R3.04 and the external balcony. The translucent windows will reduce the glow of light and these spaces are largely concealed by the outer less perforate curve of the screen. If we ascertain that the different internal light configuration to these spaces has an impact on the facade in these locations we will design specific lighting to overcome this variation during the detailed design stage.

The decorative screen will also reflect the night lighting of the street. At the next design stage we will be exploring how the facade can be lit externally, and the detail of this would be submitted as part of the facade detail conditions.

Internal Daylight and Sunlight

Skelly & Couch have worked closely with Haworth Tompkins from inception through the development of the Finchley Road façade to ensure that the spaces adjacent to the facade will not suffer from inadequate daylight levels internally. Through appropriate placement of clear glazing and translucent panels on the 'curtain wall' layer of the facade, combined with the use of internal windows on the 'inner' layer of the 3-layer façade, our daylight modelling assessment study has concluded that we can achieve an average daylight factor of over 2% (considered to be good practice) in all of the occupied spaces within the building (with the exception of the kitchen space - which can be excluded for the purpose of this assessment).

We have included our daylighting report at Appendix 4, providing a summary and results of this daylighting study. Please note, this is based upon recommendations for 2no. solid panels to be replaced with glazed panels and 2no. additional inner leaf windows to G+3, which Haworth Tompkins Architects will be implementing into the façade at the next design stage – these panels are identified on the plan (ref: 1326-HT-SKO-060) contained at Appendix 2 of this letter.

Finchley Road Setback

We note Officers requests for further information regarding the potential to pull the ground floor back to give more space to the entrance in order to give the screen more prominence. The Finchley Road set back has been considered in–depth throughout the design process and pre-application planning phase. The entire ground floor and first floor frontage, as now proposed and as a result of pre-application discussions and the Chair's Design Review Panel (DRP (January 2017), is set back from Finchley Road as far as practically possible. The corner entrance is set back by 1.95m and the whole ground floor façade is set back from the back edge of the pavement by 200mm. In addition, the front façade piers are set back from the back edge of pavement by 250mm.

Any further set back is constrained by the existing pedestrian pathway that rises steeply from the Finchley Road pavement level up towards the entrance to Alban House and would not be compliant with the Equalities Act 2010. To work within these existing site levels, without cutting into the slope of the pathway, a corner entrance that enables the free flow of people onto the pathway as well as providing level access from Finchley Road is required.

Due to the level change along the northern side of the church, options to provide ground floor level access from Finchley Road are constrained. The proposal recesses the main entrance back from the front edge of the building to ensure that there is a sufficient buffer to allow for the ebb and flow of people in and out of the

building and limit impingement upon the public highway. The main entrance has been intentionally positioned on the northwest corner of the building to allow the set back entrance to also address the pedestrian pathway to the north (providing access to Alban House and the second Church entrance) and this will encourage movement northwards.

The current building line as proposed ensures a close proximity between the proposed café and the street, encouraging activity and vitality. Also building at the back edge of the pavement and avoiding any 'left-over/ unusable spaces follows the principles of Secure by Design.

In addition to the above, the proposal responds to the existing immediate townscape context on the east side of Finchley Road, stretching both to the north and the south. This consists of buildings with ground floor commercial uses that address the back edge of the pavement and provide a consistent building line (frontage) and pavement width. No.120 Finchley Road (currently under construction) will also continue the same building line. The proposed scheme would replace this poor quality frontage with a high quality, exciting new building that creates a land mark presence of prominence at this important node on Finchley Road.

Setting back the ground floor further would have the following negative impacts upon the design:

- 1 The set back would create an uncomfortable junction with 120 Finchley Road and an incoherent part of the public realm, whereby the north edge of No. 120 would present a blank face to the street at the lower floors and will create an "internal corner" condition within the urban landscape. It will not encourage greater movement due to its dead-end condition and this corner is likely to be a place where rubbish collects as well as encouraging antisocial behaviour. It is likely to become unattractive, dirty, smelly and hard to maintain.
- 2 Setting back the rest of the ground floor building line further from the adjacent building frontages (whilst retaining the set back corner entrance to continue to provide the necessary buffer between main entrance and public highway) will potentially compromise accessibility and movement of people in the following ways:
 - a) Setting back the building any further and retaining an accessible ground floor at the Finchley Road pavement level will mean that the corner entrance can no longer spill out northwards away from the highway due to the increase in level (160mm) of the ramped pedestrian pathway. A wall or balustrade would be required along this northern edge to avoid a trip hazard
 - b) Setting back the building any further and aiming to retain the corner entrance and ability to encourage movement northwards to the pedestrian pathway alongside the church would require raising the ground floor by 160mm and would mean that a 1:13 ramp would be required (following pedestrian pathway gradient) resulting in necessary handrails and a "landing" in front of the entrance doors, thus setting back the main entrance further and still creating a condition whereby a low wall / balustrade would be required to screen the trip hazard alongside the public pathway.

Given the constrained nature of the site and the level change along the northern side of the Church there is no further potential to increase the set back of the ground floor from the Finchley Road frontage without having major implications for the deliverability of the scheme. An increased setback would push the auditorium back and consequently reduce internal space to the rear of the building. The Church does not wish to undertake the costly and disruptive redevelopment of its facilities if the objectives and operations of the Lighthouse cannot be delivered.

Planning Conditions

Retention of Architects

Our client would like to confirm they are happy to accept a planning condition that secures the retention of the same architect on the project.

Hours of Operation

We note from LBCs response that the hours of use of the building will be secured via a condition. The indicative hours of use of the building are contained within the Draft Building Uses and Management Plan (pages 8 and 9) submitted as part of the application and also contained at Appendix 5 of this letter. The building will be open indicatively from 7am until 10pm Monday to Saturday and 9am until 9pm on Sundays. The opening times of the building will be confirmed once the final Building Uses and Management Plan is produced.

Our client is happy to accept a planning condition regarding the opening hours of the Church and given at this stage the Building Uses Management Plan is in draft and contains indicative open hours, would suggest the following wording for the condition:

A final Building Uses and Management Plan will need to be submitted to, and agreed in writing by, the London Borough of Camden prior to the commencement of the development. The operation of the building, including hours of use, will need to comply with the Final Building Uses and Management Plan unless agreed in writing with the London Borough of Camden.'

Please can Officers confirm they would be happy with the proposed wording above? Alternatively, a condition similar to the condition attached to the permission for the JW3 Finchley Road (ref: 2009/2914/P, Condition 25) would be accepted by our client. The acceptable condition wording is as followed:

'No persons shall use the following facilities: the café, auditorium, multi-purpose spaces and ancillary internal community/public facilities between 2300hours and 0700 hours the next day other than in exceptional circumstances, and as agreed in writing with the London Borough of Camden, for example when used as part of CAWS' emergency night shelter accommodation for people sleeping rough, as this is currently the case.'

Rear Entrance Accessibility

We note Officer's concerns with the proximity of the rear entrance ramp to the main entrance of Alban House. This ramp was originally provided as it was an aspiration of the client, however in light of Officer's concerns the ramp has now been replaced with a flight of external stairs.

The stairs are set back further than the ramp from the main entrance into Alban House (3.77m). The stairs are necessary at this location to provide sufficient headroom for the female toilets located on the floor below. The revised *Proposed G+1 Plan (ref:1326-HT-P-002 Rev P14)* at Appendix 6 of this letter shows the proposed stairs and should be formally considered as part of the planning application, replacing the previously *Proposed G+1 Plan (ref:1326-HT-P-002 Rev P12)*.

LBC Access Officer Additional Comment

We note the additional comment received via email on the 04/07/2017, from LBC Access Officer and can confirm that the sink and drainer arrangement will be altered so that the drainer is on the hob side within the detailed design stage.

Conclusion

We trust this response is sufficient to adequately address your outstanding issues. Please let us know, as soon as possible, if you do not agree with any of our analysis within this letter and within our other consultation response letters. We understand the application is to be heard at the 10th August Committee. We would appreciate if you could let us know your recommendation as soon as possible and provide us with a copy of the Officer's Committee Report.

Should you have any further questions or require additional information, please do not hesitate to contact me or my colleague, Lorna Heslop.

Yours sincerely

pp.

A handwritten signature in black ink that reads "L. Marshall". The signature is written in a cursive style with a large initial "L" and a stylized "M".

Heather Marshall
Associate Director



Appendix 1: Business Plan Extract – Main Sources of Capital Income

Anticipated Combined Total Project Costs – Approx. £11.9m

Current Fundraising – Over £3million has been raised to date with a large proportion of this is based upon the successful receipt of planning approval.

Other fundraising streams have been identified and initial discussions have started. Although there has been a positive response the amounts and garneted funds will not be confirmed until successful planning permission has been received.

Main sources of capital income and fundraising targets.

Source narrative	Target £m
<p>Holy Trinity Church and Diaspora Through the initial fundraising campaign in 2014 – 15 the church has already raised over £3 million for project Lighthouse. Half a million of this is allocated to getting the project through planning permission. The project enjoys the support of a widespread network of past and present members of the congregation around the world. The campaign to raise the targeted sum will encourage a range of large and smaller donations and long term pledges and allow for 'soft' or interest free loans.</p>	<p>4.0 – 5.0m</p>
<p>Trusts and Foundations The Campaign Steering Group has identified a range of larger and smaller grant making trusts that will be approached with a request to support the plan. The Trusts are those identified as having objects that accord with the aims and values of The Lighthouse and who have a track record of supporting capital projects.</p>	<p>1.5 – 2.0m</p>
<p>Benefactors (Major Donors) We judge that The Lighthouse will appeal to a range of potential major donors from faith and non-faith backgrounds given the nature of its contribution to tacking exploitation and disadvantage among young people, community health and wellbeing, community arts and spiritual development. Members of the Campaign Steering Group are developing contacts with and will make approaches to identified potential major donors as the fundraising campaign develops and opportunities arise.</p>	<p>Benefactors from within the Christian community 1.5 – 2.0m Benefactors from beyond the Christian community. 1.0 – 1.5m</p>
<p>Social Investors/Investment/Soft loans The robust Social Enterprise elements of the Lighthouse such as the coffee shop, commercial hire of the auditorium as conference space and the potential for offering conference catering are all aspects that will encourage social investment. All profits will be invested back into the Lighthouse's work which aims to provide apprenticeships and employment opportunities.</p>	<p>1.0 – 1.5m</p>
<p>Company sponsorship The landmark nature of The Lighthouse will attract corporate</p>	

interest. This will be attracted through networks of HTSC and HTB and diaspora members and membership of chambers of commerce etc.	0.5
Community Fundraising This is potentially a source of income as the building nears completion and specific areas of community benefit are identified and for which funds are requested.	0.1
Crowd Funding May be a useful source of small-scale funding for targeted one-off items such as a piece of equipment.	0.05



Appendix 2: Façade Design Sketch

DO NOT SCALE

THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.

THIS DRAWING IS TO BE READ AND CHECKED IN CONJUNCTION WITH ENGINEERS AND OTHER SPECIALIST DRAWINGS.

THE DRAWING AND THE WORKS DEPICTED ARE THE COPYRIGHT OF HAWORTH TOMPKINS LTD AND MAY NOT BE REPRODUCED EXCEPT BY WRITTEN PERMISSION.

NOTES

TO BE READ IN CONJUNCTION WITH GA PLANS, SECTIONS AND ELEVATIONS.



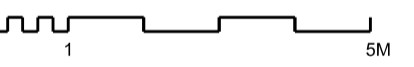
SKETCH ELEVATION OF CURTAIN WALL BEHIND DECORATIVE SCREEN ON FINCHLEY ROAD

SKELLY & COUCH
Building Environment & Services Engineering Consultants

04/07/2017



SKETCH SECTION THROUGH CHIMNEYS SHOWING WINDOWS INTO SPACES BEHIND



REV	DATE	DESCRIPTION
-	03.07.17	FOR INFORMATION

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Haworth Tompkins

JOB 1326: HOLY TRINITY
DRG SKETCH ELEVATION OF CURTAIN WALL SKETCH SHORT SECTION THROUGH CHIMNEYS LOOKING EAST

DRG No 1326-HT-SK-060 REV -

SCALE 1:100@A1, 1:200@A3 DATE 03.07.17

DRAWN BY LF INSPECTED BY JS

DRAWING STATUS **PLANNING**



Appendix 3: Façade Night View



Nighttime view of the Lighthouse from Finchley Road tube



Appendix 4: Daylighting Study

1245 – Holy Trinity Swiss Cottage

Daylighting Study

Rev 4.0, 07/07/2017

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Audit History

Rev	Date of Issue	Status	Issued By	Checked By	Summary of Changes
4.0	07/07/2017	Stage 3	GD	NJ	Changes to G03 Open plan office glazing
3.0	24/11/2016	Stage 3	GD	NJ	Changes based on stage 3 drawings
2.0	11/08/2016	Information	GD	NJ	Changes to meeting room on G + 3
1.0	03/08/2016	Information	GD	NJ	Initial Issue

1.0 Introduction

This report provides an assessment of daylight levels to the occupied spaces within the proposed Holy Trinity Church. It aims to describe both the principles of good daylighting, as well as comparing the calculated values against good practice guidelines and BREEAM requirements.

The daylight model and assessment is based on drawings received by Haworth Tomkins Architects on 09/11/2016.

2.0 The Value of Daylight

The provision of artificial light in buildings accounts for a significant proportion of a typical building's primary energy consumption. Maximising daylight within a building design can reduce this energy demand significantly whilst also creating a more pleasant environment in which to work.

CIBSE A Guide gives the following quantitative guidance with regards to recommended daylight factor benchmarks:

"If the average daylight factor exceeds 5% on the horizontal plane, an interior will look cheerfully day lit, even in the absence of sunlight. If the average daylight factor is less than 2% the interior will not be perceived as well day lit and electric lighting may need to be in constant use."

3.0 Assumptions

The following assumptions have been made with regards to surface reflectances:

- Internal floor: 0.2
- Internal wall: 0.5
- Internal ceiling: 0.7
- Neighbouring buildings: 0.2

The following glazing properties were also applied to the daylight model:

- Light transmittance:
 - Standard double glazing: 0.8
 - Solar controlled glazing: 0.5
 - Translucent glazing: 0.2
- Correction factors for dirt on windows:
 - Vertical glazing: 0.9
 - Horizontal glazing: 0.7

Daylight is modelled in a CIE Standard Overcast Sky.

4.0 BREEAM Assessment

All of the rooms highlighted in Appendix 1 have been considered under the non-domestic BREEAM assessment as they are assumed to be occupied for 30 minutes or more by a building user. As per the BREEAM 2016 guidelines, exceptions are made for areas within the building that require strictly controlled acoustic or lighting conditions – such as the auditorium and recording studio.

4.1 Assessment Criteria

In order to achieve the visual comfort BREEAM credit for HEA 01, both 80% of the occupied room's total floor area and 80% of the number of occupied rooms must achieve a daylight factor of 2% or greater.

Additionally, either (a) or ((b) and (c)) from the options below must be obtained:

- A daylight uniformity ratio of at least 0.3.
- At least 80% of the room has a sky view from desk height (0.7m).
- The room depth criterion is satisfied: $d/wed/HW < 2/1-RB$, where
 d=room depth
 w=room width
 HW=window head above the floor level
 RB is average reflectance in the rear half of the room.

4.2 Assessment Results

Room number	Room	Floor area (m2)	Average Daylight Factor > 2%	Uniformity > 0.3?	Sky View?	Room depth criteria satisfied?	BREEAM PASS OR FAIL?
1	G + 0 Café / flexible space 4	144	4.1	0.14	Yes	Yes	PASS
2	G + 0 Kitchen / Prep	20	0	-	-	-	FAIL
3	G + 1 Café / Flexible space	51	4.33	0.33	-	-	PASS
4	G + 1 Flexible space 5	30	3.35	0.58	-	-	PASS
5	G + 1 Flexible space 6	28	3.75	0.51	-	-	PASS
6	G + 1 Office / Meeting	6	2.51	0.69	-	-	PASS
7	G + 2 Flexible space 7	85	2.27	0.65	-	-	PASS
8	G + 2 Sozo A	9	3.1	0.52	-	-	PASS
9	G + 2 Sozo B	9	2.78	0.57	-	-	PASS
10	G + 3 Open plan office	52	2.03	0.37	-	-	PASS
11	G + 3 Open plan dining	32	5.18	0.18	Yes	Yes	PASS
12	G + 3 Finance office	10	5.88	0.66	-	-	PASS
13	G + 3 Office 1	9	3	0.6	-	-	PASS
14	G + 3 Office 2	9	3	0.6	-	-	PASS
15	G + 3 Meeting room	8	3.7	0.46	-	-	PASS
16	G + 3 Flexible space 2	31	2.76	0.29	Yes	No	FAIL
17	G + 3 Flexible space 1	27	3.35	0.41	-	-	PASS

Number of rooms required to meet BREEAM criteria	Number of rooms that meet BREEAM criteria
14	15
Floor area required to meet BREEAM criteria	Floor area that meets BREEAM criteria
448	509

4.3 Conclusion

In general, most of the occupied rooms achieve daylight factors above 2%. In most cases, the daylight is distributed evenly, resulting in high uniformity. The building **PASSES** the requirements for BREEAM HEA 01.

Several of the occupied spaces fail to pass the criteria:

- 1) The kitchen on G+1 is considered 'occupied' but located very internally to the floor plan and therefore achieves a minimal daylight factor.
- 2) Flexible space 2 on G+3 fails to meet the BREEAM criteria due to its high room depth to width ratio. Although the average daylight factor is above 2%, it suffers from poor daylight uniformity – with the back of the room receiving poor daylight levels compared to the area in front of the glazing.

5.0 Daylighting Good Practice

Although the residential areas on G+4 and G+5 are not included in the BREEAM assessment, some typical rooms were modelled to investigate whether good levels of daylight are being achieved or not. An appropriate benchmark of an adequately daylighted space has been taken as 2% on the working plane (750mm above floor level). Results of the daylight model are shown below:

Typical Ark bedroom on G+4

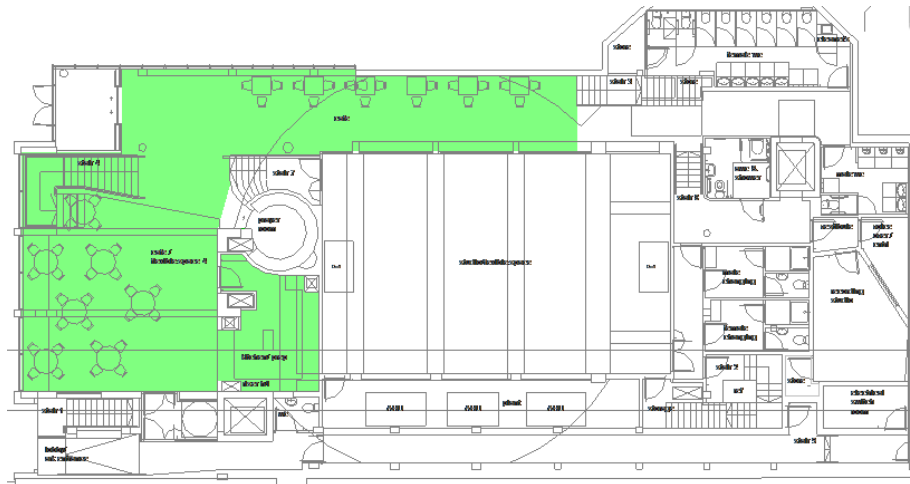
The bedroom highlighted in Appendix 1 was assessed because it was deemed to be worst case from a daylighting point of view due to its room depth. With the current window height of 2.2m, the average daylight factor is 2.1%, which is likely to feel adequately daylighted.

Typical bedroom on G+5

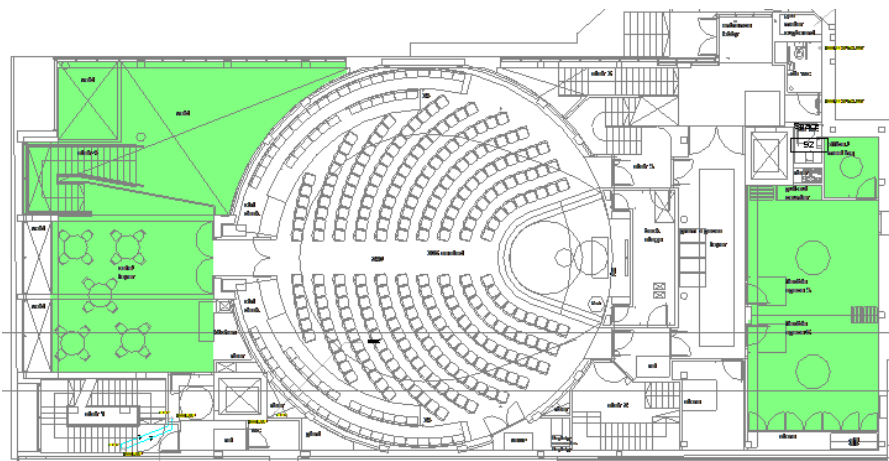
The bedrooms on G+5 currently have an average daylight factor of 3.5%. This is due to the assumed full height glazed doors that we believe will open onto the surrounding terrace, courtyard and balcony. These levels will need to be monitored carefully as the design develops further.

6.0 Appendix 1

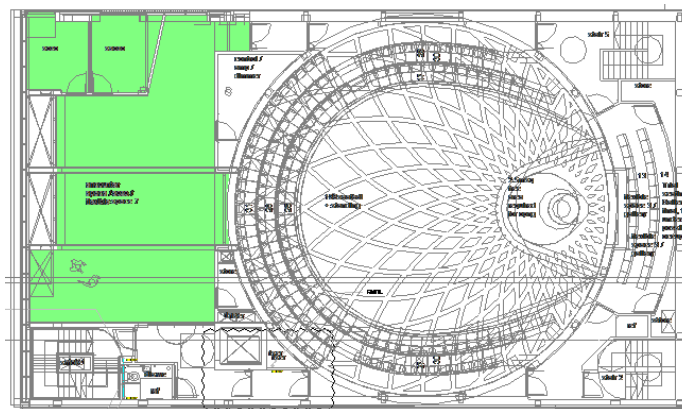
Rooms assessed under BREEAM daylighting credit:



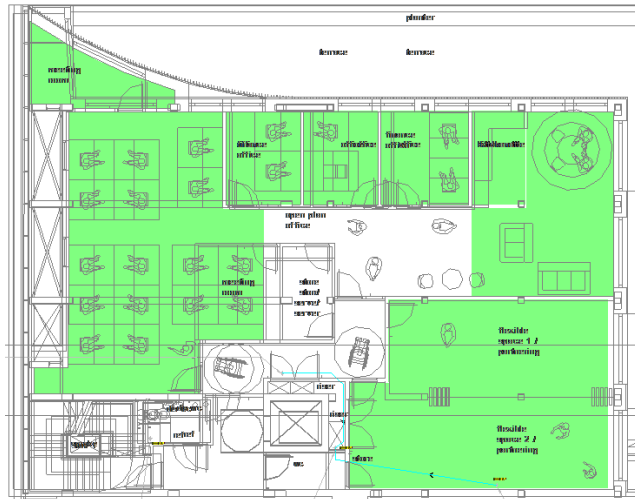
G + 0 Plan



G + 1 Plan

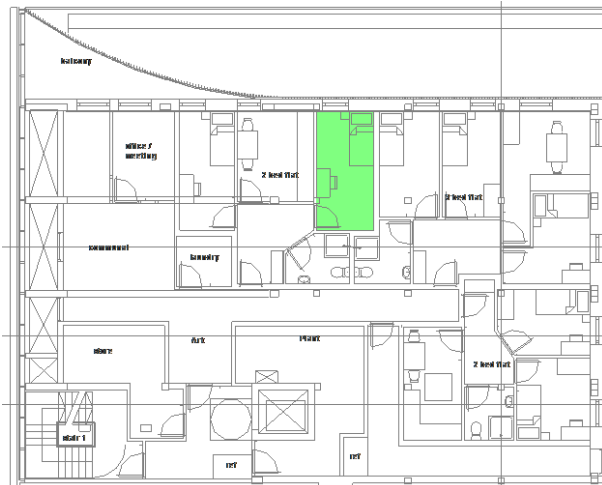


G + 2 Plan

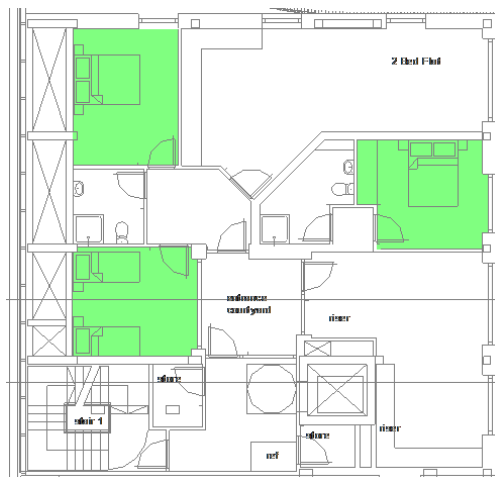


G + 3 Plan

Rooms assessed for good daylighting practice:



G + 4 Plan



G + 5 Plan



Appendix 5: Indicative Hours of Operation from the Draft Building Uses and Management Plan

• A day in the life of The Lighthouse – Monday to Saturday indicative

	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
Café	[Yellow]															
Kitchen	[Yellow]												Healthy Eating/ Learn to cook			
Studio		Parent and Toddler Soft Play / Family support groups			Pilates		Arts and crafts			Community Hire						
					Community Hire		School PE			Recovery self help programme						
Recording studio		Uppah Music								Commercial Hire						
								Youth Group use								
Prayer room		Morning prayer	Available as quiet space – open to the public													
G+1 flexible Space			Commercial let (or church run) Conference breakout space								Lighthouse Church Prog					
											Spear Celebration					
Auditorium			Commercial let (or church run) Conference space								Performance space/ Young people's showcase					
			School Assembly													
G+1 Training Rooms		Camden Spear Employment Training for young people aged 16-24														
G+2 One to one rooms		Counselling service				Lighthouse Church Programme										
		Church pastoral and prayer														
G+2 Auditorium			Commercial let Conference space													
G+2 Flexible space			Commercial let small group break out space								Lighthouse Church Programme					
G+3 office		Lighthouse Church, Lighthouse Trading, Lighthouse Community Trust, Spear, XLP operational space														
G+3 Meeting Room		Staff meetings		Professional networking			Staff supervision and support									
G+3 Flexible/training space		Lighthouse and Partner training delivery														
		Commercial Training/small group/small conference hire														
G+4 The Ark	Accommodation for vulnerable young people															
G+5 Flats	Accommodation for trainee Ordinands															
Education/Training	Health, Fitness and Wellbeing			Lettings			Arts and Culture			Community/Social Action			Church			

A day in the life of The Lighthouse – Sunday indicative

	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
Café			Lighthouse Church use – open to the public													
Kitchen																
Studio			Lighthouse Church children’s and Youth programme – open to the public						Available for Community Hire							
Recording studio											Youth Group use					
Prayer room			Available as quiet space													
flexible Space			Lighthouse Church Programme								Community Event					
Auditorium			(Sunday worship) Open to the public													
G+1 Training Rooms			Lighthouse Church Children’s and Youth Programme – open to the public													
G+2 One to one rooms			Counselling service - by appointment													
G+2 Auditorium			Lighthouse Church Programme – open to the public								Community Event					
G+2 Flexible space																
G+3 office																
G+3 Meeting Room																
G+3 Flexible/training space																
G+4 The Ark	Accommodation for vulnerable young people															
G+5 Flats	Accommodation for trainee Ordinands															
Education/Training	Health, Fitness and Wellbeing			Lettings				Arts and Culture			Community/Social Action			Church		



Appendix 6: Proposed G+1 Plan (ref: 1326-HT-P-002)

DO NOT SCALE

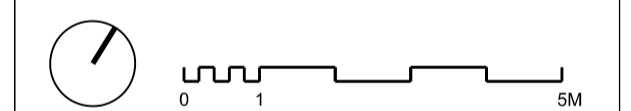
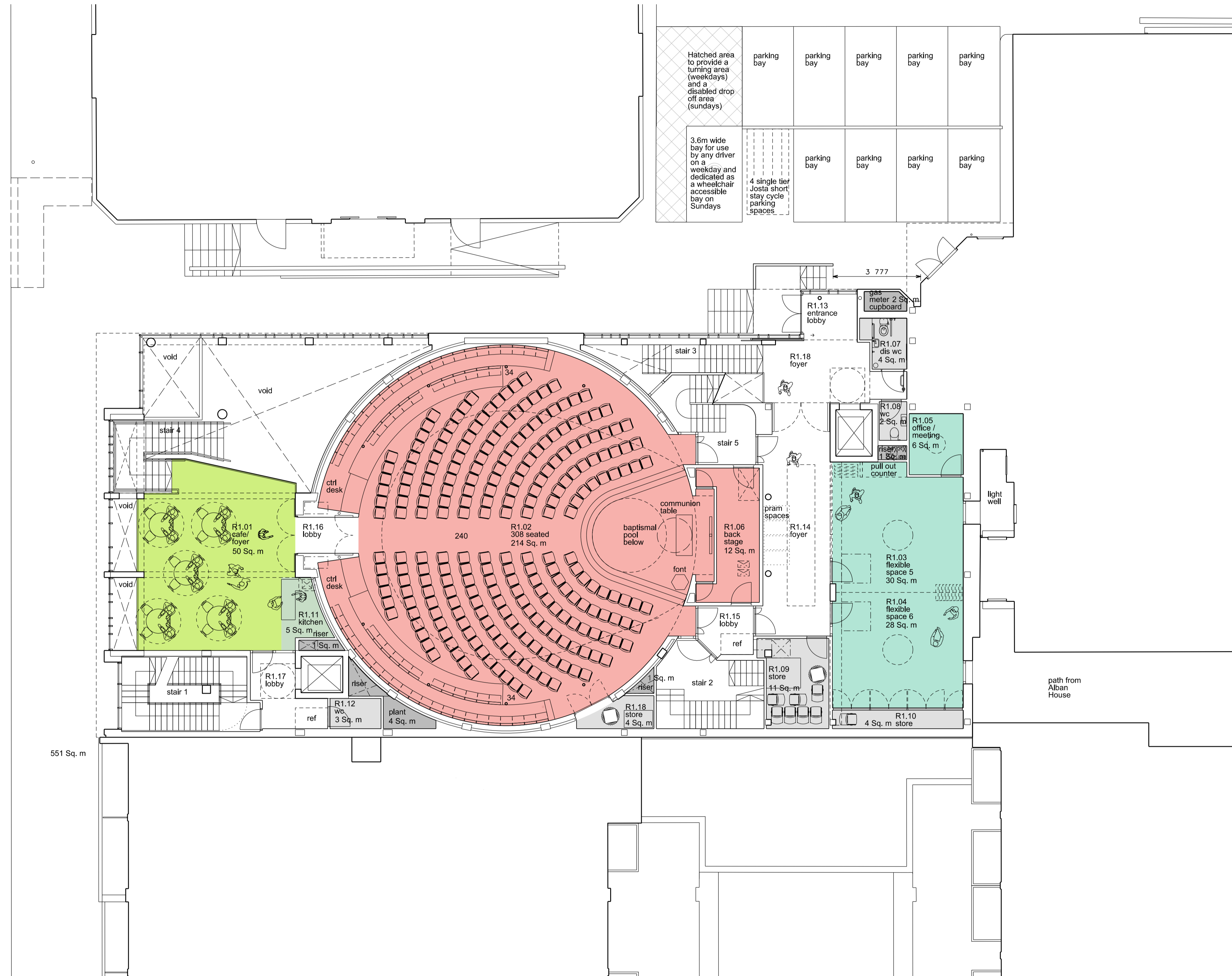
THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.

THIS DRAWING IS TO BE READ AND CHECKED IN CONJUNCTION WITH ENGINEERS AND OTHER SPECIALIST DRAWINGS.

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NOTES

TO BE READ IN CONJUNCTION WITH GA PLANS, SECTIONS AND ELEVATIONS.



REV	DATE	DESCRIPTION
P14	11.07.17	PLANNING SUBMISSION
P13	10.07.17	PLANNING SUBMISSION
P12	22.03.17	PLANNING SUBMISSION
P11	21.03.17	PLANNING SUBMISSION

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JOB 1326: HOLY TRINITY
DRG PROPOSED G+1 PLAN

DRG No	REV
1326-HT-P-002	P14

SCALE 1:100@A1, 1:200@A3 DATE 22.04.16

DRAWN BY AL INSPECTED BY JS

DRAWING STATUS **PLANNING**