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Date: 10 August 2017
Our ref: 15019/IR/FY/14612180v1
Your ref:

Dear John

60-70 Shorts Gardens and 14-16 Betterton Street, London WC2H 9AU

Further to our recent discussions and our meeting on 27 June 2017, we are writing to formally substitute the proposed floors plans for Shorts Gardens and Betterton Street, as detailed below. The plans have been amended to clarify the proposed uses by floor, show an area of 100 sqm of A3/A4 use within the lower basement of Shorts Gardens and provide a revised layout for the cycle parking area at basement and ground floor of Betterton Street to reflect Highways comments of 23 June 2017 and our discussion at the meeting on 27 June 2017. In addition, the plans have been amended to reflect officers' comment regarding restricting the use of the roof area and the proposed materials.

As previously advised by email of 27 June 2017, we also request that the following drawings are formally substituted to reflect changes made to the window openings in order to achieve the required thermal comfort levels, as detailed in the submitted report by Cundall: 048 Rev 1; 053 Rev 1; and 056 Rev 1. The proposed changes are minor and will not have a material impact on the scheme.

Drawings to be substituted

Planning Application April 2017	Drawing to be substituted	Comment
498_PL_037	498_PL_037 Rev 1	Proposed Lower Basement Plan
498_PL_038	498_PL_038 Rev 1	Proposed Upper Basement Plan
498_PL_039	498_PL_039 Rev 1	Proposed Ground Floor Plan
498_PL_040	498_PL_040 Rev 1	Proposed Ground Floor Mezzanine Plan
498_PL_041	498_PL_041 Rev 1	Proposed First Floor Plan
498_PL_042	498_PL_042 Rev 1	Proposed Second Floor Plan
498_PL_043	498_PL_043 Rev 1	Proposed Third Floor Plan



498_PL_044	498_PL_044 Rev 2	Proposed Fourth Floor Plan
498_PL_045	498_PL_045 Rev 2	Proposed Fifth Floor Plan
498_PL_048	498_PL_048 Rev 1	Proposed South East Elevation Betterton Street
498_PL_053	498_PL_053 Rev 1	Proposed Section DD
498_PL_056	498_PL_056 Rev 1	Proposed Elevation Betterton Street

Proposed Cycle parking

Further to the Highways Comments dated 23 June 2017 and our meeting on 27 June 2017, Stanton Williams has reviewed the cycle parking provision within the scheme. The Highways comments noted the requirement for 35 long stay and 37 short stay cycle spaces for the commercial element of the scheme and 8 long stay and 1 short stay cycle spaces for the residential element. At the meeting it was accepted that the short stay parking could be provided on street using the PCE contribution. It was also agreed that the Council would reconsider the amount of long stay commercial cycle spaces required, taking account of the uplift in floorspace rather than the total commercial floor space.

Proposed Residential Cycle parking

As shown on drawing no. PLO39 Rev 1, ten residential cycle spaces using the Josta two tier system are provided at the ground floor level. Access will be from Betterton Street. The proposed provision meets the Council’s requirements for the new residential units in Betterton Street.

Proposed Commercial Cycle parking

As shown on drawing no. PLO38 Rev 1, three adaptive cycle spaces and twenty four cycle spaces using the Josta two tier system are provided at basement level in the Betterton Street building for use by occupiers of the Shorts Gardens building. Access at ground floor level will be from Shorts Gardens, with a cycle lift proposed to access the basement level.

There is currently no formal cycle storage provision for the Shorts Gardens property. The uplift in floorspace (gea) over the existing floorspace is 1,372 sqm. For the first to fourth floor, there will be an increase in B1 floorspace of 1,036 sqm, which would equate to a requirement for 11.5 spaces (on the basis of 1 long stay space per 90 sqm). For the basement, basement mezzanine, ground and ground mezzanine floors there will be an uplift of 336 sqm. This includes 100sqm of A3 floorspace (for which there is a requirement of 1 space per 175 sqm above 100 sqm, so no specific requirement for cycle storage provision). The remaining uplift (236 sqm) is assumed to be D1/D2/B1 floorspace. Adopting the most onerous standard of 1 space per 90sqm for the B1 floorspace long stay, this would require 2.6 cycle spaces.

The proposed commercial cycle provision at basement level (27 spaces) therefore more than meets the requirements from the uplift of floorspace within the Shorts Gardens property (14 spaces).



Draft Venue Management Plan

The draft Venue Management Plan has been updated to provide additional information where possible in relation to the proposed uses by floor, the hours of operation and the likely number of people using the different uses.

We trust that the amendments are acceptable and that the additional information provided responds to any outstanding issues.

We understand that you now have all the information relating to the proposed scheme that you require, except for the Viability Assessment which will be submitted during the w/b 14 August 2017. As discussed, we hope that the scheme can then be considered at Planning Committee in September 2017.

Yours sincerely



Frances Young
Associate Director

Copy Adam Bier and Nicholas Emblem, Span Group