

8-9 Long Yard, London WC1N 3LU

Prior Approval for Proposed Change of Use Application

This brief report is the full response to Section 4 of the Notification for Prior Approval for Proposed Change of Use Form.

1. Description of Proposed Development

The applicants Great Ormond Street Hospital Children's Charity (GOSH) own the long Leasehold of the property (which is currently vacant) and was previously used as a Registered Care Home providing alcohol treatment services for the charitable organisation Foundation 66.

GOSH wish to convert the building into a nursery facility for Great Ormond Street Hospital Staff Nursery who are required to relocate from their existing premises at the Italian Hospital Building at 40-41 Queen Square. The proposed nursery will have 73 child places and up to 22 staff which would be the maximum capacity of the building. Accordingly, we have been advised by the Council that we are required to make a Notification for Prior Approval for Proposed Change of Use of the building from its current use as Residential Institutions (Class C2) to a nursery (D1) which is a non-residential institution.

The Section Four of the application form also requires relevant information covering noise, transport and highways impacts on the development and contamination risks on the site which we include in this report:

2. Noise:

GOSH have advised the following with regard to how the users of the current Nursery at the Italian Building Great Ormond Street Hospital Staff Nursery which will apply to the proposed new nursery at 8-9 Long Yard:

- *At any one time we will have between 10 and 15 children outside with an age range of 6 months to 5 years*
- *They will be outside between 9:00am to 5:30pm, no one will be outside between 12:00pm and 2:00pm (nap and lunch time)*
- *Not all parents arrive at the same time as they all have different start times at work, we will have parents arriving from 7:30am (to drop children before first shift starts) and then final pick up is at 5:30pm*

Please note therefore that in summary, from Monday to Friday, a maximum of 15 children of the nursery at any one time will be outside the building between 9:00am and 5:30pm for playtimes (i.e. normal working hours) with no children outside between 12:00am and 2:00pm and none at all at weekends.

3. Transport & Highways Impact:

GOSH have advised the following at the Italian Building Great Ormond Street Hospital Staff Nursery which will apply to the proposed new nursery at 8-9 Long Yard:

· *The majority of our nursery users travel by public transport particularly in to main train stations for example Euston and Kings Cross and then walk to the nursery.*

Where any users visiting the existing Italian Hospital building nursery by car (currently two people/cars), the vehicles are parked elsewhere and this would also apply to the proposed nursery. Currently two users visit the nursery by bicycle.

Three times a week, nappy bins will be collected from the nursery with a sanitary bin collection once a month.

Food is to be delivered daily by the Hospital's catering department.

Additionally there will be non regular deliveries from suppliers as and when required by the nursery.

The entrance doors of the proposed nursery will be set back from the front face of the external brickwork of the building to ensure that the doors do not open out over the public domain of Long Yard.

The proposed nursery at 8-9 Long Yard is approximately 400m from the Italian Hospital Building which is only a walk of roughly 4-5 minutes so there would be an insignificant impact on the transport links by building users. The location is well served by excellent transport links including Russell Square tube station (Piccadilly line) close by and Holborn and King's Cross St Pancras tube and mainline stations (Victoria, Northern, Piccadilly, Circle, Hammersmith and City and Metropolitan lines) as well as the large number of bus routes available to main transport routes such as Southampton Row (including numbers 59, 68, 91 & 168) and Grays Inn Road (including numbers 55 and 243).

4. Contamination Risk:

The site is not known to contain contamination (the building was recently refurbished a few years ago) and the proposed use of the building (nursery) would not produce contamination.

MBH Architects
September 2017