

<b>Address:</b>	<b>Castlewood House and Medius House 77-91 and 63-69 New Oxford Street London WC1A 1DG</b>		<b>2</b>
<b>Application Number(s):</b>	2017/0618/P	<b>Officer: David Glasgow</b>	
<b>Ward:</b>	Holborn & Covent Garden		
<b>Date Received:</b>	<b>31/01/2017</b>		
<p><b>Proposal:</b> Demolition of existing office building at Castlewood House (Class B1), and erection of an 11 storey office building (Class B1) with retail and restaurant uses (Class A1/A3) at ground floor level; enlargement of existing double basement level and formation of roof terraces and rooftop plant along with associated highways, landscaping, and public realm improvement works. Partial demolition of Medius House with retention of the existing façade, and erection of a two storey roof extension including private roof terraces, in connection with the change of use of the building from office (Class B1) and retail (Class A1) to provide 18 affordable housing units (Class C3) at upper floor levels with retained retail use at ground floor level.</p>			
<p><b>Background Papers, Supporting Documents and Drawing Numbers:</b></p> <p><b>Existing Drawings:</b> (All Prefixed: A_PL_E_) 001; 010; 011; 031; 032; 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 201; 202; 203; 204; 205; 206; 301; 302; 303; 304; 305; 306; 307; 308.</p> <p><b>Demolition Drawings:</b> (All prefixed A_PL_D_) 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 201.</p> <p><b>Proposed Drawings:</b> (All Prefixed: A_PL_P_) 010 R01; 011 R01; 031 R01; 032 R01; 098 R00; 099 R01; 100 R01; 101 R02; 102 R02; 103 R03; 104 R03; 105 R03; 106 R03; 107 R03; 108 R03; 109 R01; 110 R03; 111 R01; 201 R01; 202 R01; 203 R01; 204 R01; 205 R01; 206 R01; 301 R02; 302 R01; 303 R02; 304 R01; 305 R02; 306 R01; 307 R02; 308 R01; 400 R01.</p> <p><b>Supporting Documents:</b> Cover Letter (Gerald Eve) 04 April 2017; Affordable Housing statement( Gerald Eve) January 2017; Accommodation schedule(RPP) 31 March 2017; Accessibility Schedule (RPP) 21 April 2017; Arboricultural Impact Assessment Report (Sharon Hosegood) 07 January 2017; Air Quality Assessment and Air Quality Technical Addendum (REC)March 2017; Basement Impact Screening Assessment( Davies Maguire) January 2017; Construction Phase Plan Initial considerations(ARUP) 18 January 2017; Daylight and Sunlight Report ( Point 2) dated April 2017; Internal Sunlight Daylight report( Point 2) March 2017; Design and Access Statement ( RPP) January 2017 and Design and Access Statement Addendum ( RPP) dated April 2017; Drainage Strategy report( Davies Maguire) January 2017; Revised Energy Statement ( GDM Partnership) January 2017; Flood Risk Assessment( CBRE) January 2017 ; Castlewood House – Future Climate Change Study ( GDM Partnership); Medius House</p>			

– Future Climate Change Study (GDM Partnership); Ground Conditions Contaminated Land Assessment( GB Card & Partners) January 2017; Historic Environment Assessment( MOLA) January 2017; Housing Study( RPP) January 2017; Noise Impact Assessment( REC) January 2017; Phase 1 Habitat Survey BEEAM( basecology) January 2017; Medius House BREEAM Domestic Refurbishment Report Planning Rev E (Verte Sustainability) April 2017; Town Planning Statement (Gerald Eve) January 2017; Preliminary Roost Assessment (basecology) January 2017; Financial Viability Assessment (Gerald Eve) January 2017; Statement of Community Involvement( London communications Agency) January 2017; Sustainability Statement(GDM Partnership) January 2017; Townscape Built Heritage & Visual Impact Assessment (Tavenor) January 2017; Transport Assessment( ARUP) January 2017)

#### **RECOMMENDATION SUMMARY:**

**Grant conditional planning permission subject to Section 106 legal agreement and any direction by the Mayor of London**

<b>Applicant:</b>	<b>Agent:</b>
N/A C/O Agent (Gerald Eve LLP)	Gerald Eve LLP 72 Welbeck Street LONDON W1G 0AY

#### **ANALYSIS INFORMATION**

<b>Land Use Details: Castlewood House</b>			
	Use Class	Use Description	Floorspace (GEA sqm)
<b>Existing</b>	B1 (Office)		13,099
	<b>TOTAL</b>		<b>13,099</b>
<b>Proposed</b>	B1 (Office)		18,810
	Flexible retail (Class A1/A3)		2,302
	<b>TOTAL</b>		<b>21, 112</b>

<b>Land Use Details: Medius House</b>			
	Use Class	Use Description	Floorspace (GEA sqm)
<b>Existing</b>	B1a (Office)		1,610
	A1 (Retail)		652
	<b>TOTAL</b>		<b>2,262</b>
<b>Proposed</b>	C3 (Residential)		2,147
	Flexible retail (Class A1/A3)		525
	<b>TOTAL</b>		<b>2,669</b>

Land Use Details: Combined			
	Use Class	Use Description	Floorspace (GEA sqm)
<b>Existing</b>	B1a (Office)		14,709
	A1 (Retail)		652
	<b>TOTAL</b>		<b>15,361</b>
<b>Proposed</b>	B1a (Office)		18,810
	C3 (Residential)		2,147
	Flexible retail (Class A1/A3)		2,827
	<b>TOTAL</b>		<b>23,781</b>

Residential Use Details:						
	Residential Type	No. of Bedrooms per Unit				
		1	2	3	4	Total
Intermediate rented	Flat	4	4	0	0	8
Social rented	Flat	4	1	5	0	10
<b>TOTAL - All</b>	<b>Flats &amp; Houses</b>	<b>8</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>18</b>

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	9	0
Proposed	0	0

## OFFICERS' REPORT

**Reason for Referral to Committee:** Major development involving the construction of more than 10 new dwellings or more than 1000 sq. metres of non-residential floorspace [clause 3(i)]; and which is subject to the completion of a Section 106 legal agreement for matters which the Director of Culture and Environment does not have delegated authority [clause 3(vi)].

The application includes a building which is over 30m in height and is therefore considered a 'strategic' application under the Mayor of London Order 2008. The application is thereby referable for his direction, whereby he has power to direct the local authority to refuse the application or call the application in for his own determination.

### Environmental Impact Assessment (EIA)

A screening opinion for the proposal was provided by the Council in 2016 whereby that development did not constitute an EIA development under the EIA Regulations 2011/2015 Regulations.). An EIA is therefore not applicable to the development.

## 1 SITE

1.1 The site is 0.28 hectares and comprised of 2 separate buildings:

- Castlewood House, 77-91 New Oxford Street which is an existing office building providing 13,099sqm commercial floorspace over nine storeys; and
- Medius House, 63-69 New Oxford Street which currently comprises 652sqm ground floor of retail and 1,610sqm of office floorspace over five upper floors.

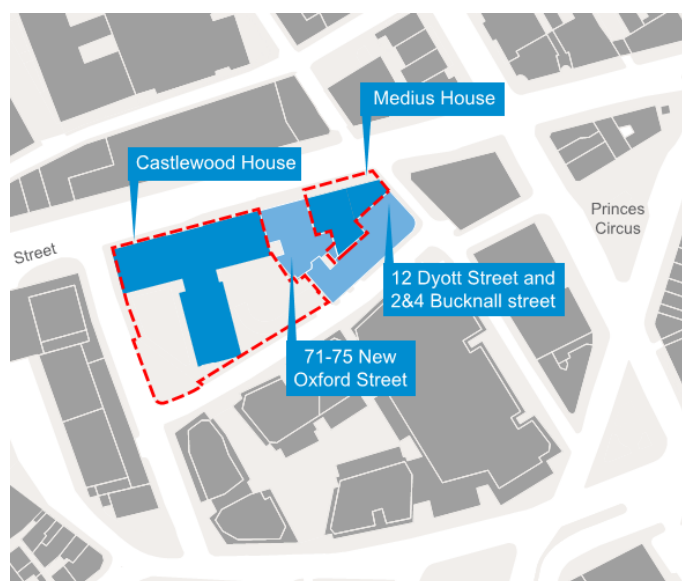


Figure 1. Site(s) outlined in red



- 1.2 Both buildings are located within a city block framed by New Oxford Street to the north, Bucknall Street to the south, Dyott Street to the east and Earnshaw Street to the west. The two buildings are separated by a single building, occupied by Toni and Guy (71-75 New Oxford Street), which does not form part of the proposal.
- 1.3 Castlewood House and the Central St Giles buildings to the south, are located in a small pocket of land that falls outside of any Conservation Area. Medius House along with 71-75 New Oxford Street, and 12 Dyott Street & 2-4 Bucknall Street (a single building known as Bucknall Street warehouse) are all located within the Bloomsbury Conservation area and are identified in the Bloomsbury Conservation Area Appraisal and Management Strategy as positive contributors. Areas to the north, across New Oxford Street, and to the east of the site fall within the Bloomsbury Conservation Area. Across Earnshaw Street to the west lies the Grade II Listed Centre Point House and the Denmark Street Conservation Area.
- 1.4 The site is within a varied urban context both in scale, grain and architectural style. New Oxford Street maintains a civic quality with some substantial Portland stone buildings on its northern side at around 9 storeys. In contrast Bucknall Street and areas to the south retain a much more irregular grain, which the Central St Giles redevelopment celebrates. Centrepont expresses a modernist rationality in its lower block with its landmark tower being much more architecturally expressive. Buildings in the surroundings vary in height from 5 to 11 storeys with the exception of the Centre Point tower.
- 1.5 Surrounding properties are primarily in commercial use with ground floor retail and restaurant uses. There is some existing residential provision as part of Central St. Giles (known as Matilda Apartments), to the south of the site and the Centre Point development, to the west of the site. Larger residential communities are predominantly located to the north in Bloomsbury.
- 1.6 The site is within the Central Activities Zone (CAZ), the Central London Area, and is within the Tottenham Court Road Growth Area. The Tottenham Court Road Central London retail frontage is located across the road on the north side of New Oxford Street. The site is located within the southern area covered by the West End Project; Camden's largest transport and public realm improvement scheme. The site is highly accessible by public transport (PTAL 6B 'excellent'), being served by Tottenham Court Road underground station 200m to the west, Holborn underground station 500m to the east and numerous bus routes along New Oxford Street, Charring Cross Road and Tottenham Court Road. The site will also be served by Crossrail with the new station being constructed at Tottenham Court Road.

## **2.0 THE PROPOSAL**

### Castlewood House

- The proposal involves the complete demolition of the existing building at Castlewood House and its replacement with a new ground plus 10 storey office building comprising 18,905 of office floorspace, an uplift of 5,806sqm with flexible

retail and restaurant uses at ground floor level. Various roof terraces would be provided at 3rd<sup>th</sup>, 4<sup>th</sup>, 6<sup>th</sup>, 8<sup>th</sup> and 10<sup>th</sup> floor level for the office use. The entrance to the building would be relocated to Earnshaw Street with new retail floorspace along the length of the New Oxford Street frontage. A new arcade would run from north to south on the eastern end of the site at ground floor level providing a new route through the site, framed by retail uses and a secondary office entrance within a central courtyard open to the sky. The arcade would provide a new pedestrian route linking New Oxford Street through to Bucknall Street to the south of the site. A new area of open space is provided on the Earnshaw Street frontage to the west in front of the new office entrance with a new retail unit on the corner of Earnshaw and Bucknall Street to the southwest.

### Medius House

- Medius House would be demolished and rebuilt in the same footprint behind a retained façade with a new two storey mansard roof extension. The new building would comprise ground plus 7 storeys providing 18 Affordable units (10 Social Rent, and 8 Intermediate rent). The existing retail unit at ground and basement floor level would be re-provided as flexible A1/A3 use minus a small area (127sqm) set aside for servicing of the new residential units. Communal terraces for residents would be provided at rear ground floor and roof levels.
- The proposal also includes:
  - rooftop plant
  - Associated highway, landscaping and public realm improvements.
  - Green and brown roof provision
  - The lateral enlargement of the existing 2<sup>nd</sup> basement level at Castlewood house (40 sqm) to accommodate a new lift to that level.
  - New storage and cycle parking facilities at basement levels of both buildings.
- All of the proposed works are limited to within the site boundary. The applicant has produced some images showing highways and landscaping works including the relocation of the cycle hire docking station from Earnshaw Street to Bucknall Street. A pedestrian, cyclist and environmental contribution (PC&E) would be secured to pay for environmental improvements in the area, though it should be noted that the Council would design and implement these. These amendments would be carried out under highways legislation with consultation where necessary.
- The application has been amended since submission These amendments include:

### Castlewood House

- Reduced massing and reconfiguration of rooftop plant to reduce impact on local and wider views.

- Revised design of eastern gable to improve visual relationship to the Tony and Guy Building
- Southwest corner of Castlewood House cut back at ground and first floor level to, improve views through to central St Giles and increase pedestrian permeability
- Arcade courtyard increased in size to provide improved outlook and additional light to windows for Castlewood House and the Tony and Guy building.
- Designated an area of 75sqm for the provision of Independent retail on the south east corner of Bucknall Street

#### Medius House

- Revised massing and articulation to stair tower to minimise apparent bulk in views from New Oxford Street
- Revised design of roof/dormer extension including reducing number of windows and simplifying and refining the architectural language to create a more domestic scale.
- Revised proportions of the brick extensions at roof levels 5 and 6
- Revised unit mix to provide a greater proportion of large family sized units.

#### Cycle Provision

- Additional 10 long stay cycle parking spaces within the basement of Castlewood House

### **3.0 RELEVANT HISTORY**

#### Pre application

- The scheme has been subject to an extensive pre application process since 2015. The scheme has been comprehensively revised during this process following input from council officers, consultation feedback and input for the Design Review Panel (DRP).
- During pre-application. The evolving scheme was reviewed by the DRP on 30<sup>th</sup> September 2016 and again on 20<sup>th</sup> January 2017. A summary of the points raised in the initial meeting are as follows:
  - Building does not respond appropriately to its context
  - Key views through the site to New Oxford Street from the south would be obstructed
  - Direct abutting of Tony and Guy Building together with the overall massing does not provide a sensitive setting for the building
  - The pedestrian route through the proposed building and Tony and Guy from New Oxford Street is welcomed

- Layering of façade draws attention to the mass of the building and does not respond adequately to context on each site
- Full height glazed corner element gives undue prominence to office reception
- Following this advice and further input from officers. The scheme was redesigned. The revised scheme went before the DRP again on 20<sup>th</sup> January 2017. A summary of the points raised at that meeting are below:
  - The revised proposal marks a major advance on the original design for Castlewood House.
  - The proposed design for Medius House has the potential to work well if the materials and detailing are of a high standard.
  - The current location of the lift core in Medius House compromises the design of the proposed flats. Were the core to be moved to the centre of the building it would allow for better layouts with more dual aspect flats

#### Relevant planning history

##### *Castlewood House (77-91 New Oxford Street)*

- SR49/628/2022 - The erection of an office building of sub-basement, basement, ground storey and eight storeys over on the site of Nos. 77-91, New Oxford Street, Earnshaw Street and Bucknall Street, Holborn. Granted 17/08/1949
- SR49/9968/16032 – The erection of an office building at 71-79 New Oxford Street. Granted 19/02/1950
- 2010/6142/P— Refurbishment of ground floor front elevation including replacement of revolving entrance doors, glazed screens, replacement canopy and cladding to reception area of existing offices (Class B1). Granted 05/01/2011

##### *Medius House (63-69 New Oxford Street)*

- P14/23/B/27874 - The change of use of the basement and ground floors from restaurant to showroom/retail. Granted 30/03/1979

## **4.0 CONSULTATION SUMMARY**

### **STATUTORY**

- **Historic England:** No Objection
- **Historic England GLAAS:** No objection subject to condition requiring site investigation.
- **Thames Water:** No Objection subject to condition of a piling method statement.

- **London Underground Limited:** No objection subject to a condition requiring submission of details and method statement for all foundations, basement and ground floor structures.
- **Crossrail Limited:** No Objection
- **Greater London Authority:** Recommendation: That Camden Council be advised that while the application is broadly acceptable in strategic planning terms. The application does not comply with the London Plan, with the reasons and remedies set out in paragraph 46 of this report.

(para 46) London Plan policies on CAZ, housing, urban design, climate change, sustainable drainage and transport are relevant to this application. The principle of the application is strongly supported, and broadly complies with the London Plan; however outstanding matters set out below need to be addressed:

- Principle of development: The provision of commercial floorspace and residential accommodation is supported. Opportunities to secure affordable workspace should be fully explored.

*Officer's response: Land use (office floorspace) Section*

- Housing: The provision of 100% affordable housing is strongly supported. GLA officers will review the viability assessment to ensure that the maximum reasonable amount of housing is delivered.

*Officer's response: Land use (Residential use ) Section*

- Climate change: further information is required regarding CHP performance, photovoltaics and the proposed energy centre. Additional drainage/green infrastructure mitigation measures are also required, and should be secured by condition.

*Officer's response: Sustainability and Energy and flood risk sections*

- Transport: Various s106 obligations and transport plans are required, including a contribution towards cycle hire expansion, Legible London, and bus infrastructure.

*Officer's response: See Transport section*

*Additional GLA comments:*

Principle of development:

- Provision of commercial floorspace and residential accommodation is strongly supported

Housing

- The provision of 100% affordable housing is strongly supported
- In accordance with London Plan Policy 3.6, the application includes a communal courtyard at first floor level, providing 65 sqm of amenity space, with a further 124 sqm of amenity space provided on the rooftop terrace, accessed via the communal core. The applicant is also providing ground floor public realm improvements, which is supported. The Council should secure the detailed design and provision of the amenity space via appropriate conditions and in the s106.

### Design

- Proposals are well considered, and layout has been informed by a strong public realm strategy that links successfully with existing and emerging pedestrian routes towards Tottenham Court Road Crossrail Station and Princes Circus; and New Oxford Street and St Giles Churchyard.
- Proposal provides additional public space and improved connectivity between New Oxford Street and the St Giles development immediately to the south of the site.
- Intention to create a shared space approach along the length of Bucknall Street is supported and will create potential for a public interface between the proposals and the St Giles development. The two defined areas of public realm at the eastern end of Bucknall Street and between Castlewood and Medius House are appropriately sized and give potential to form hubs of activity which will help to optimise animation in currently under-utilised areas, which is strongly supported. Proposed routes and areas of public realm are located and orientated to align successfully with key desire lines in the wider area; particularly from Tottenham Court Road station and Oxford Street.
- The introduction of a new enclosed arcade link (to be secured after hours) running between Castlewood House and Medius House is supported and its proportions and height will create an accessible and welcoming extension of public realm from New Oxford Street.

### Form massing and architecture

- Form and massing strategy is supported and is largely consistent with the established and varied scale of the surrounding townscape.
- The intention to retain Medias House is strongly supported and the proposed Castlewood House replacement building respects its scale by acknowledging the existing shoulder height.
- While Castlewood House itself sits outside of the neighbouring conservation areas, it is noted that the proposals provide an opportunity to improve on the architecture, articulation and

materials of the existing building and create an enhanced visual connection between the Bloomsbury and Denmark Street conservation areas.

- The submitted TVIA indicates a strong and contextual architectural response that draws on the rhythm and proportions of neighbouring heritage assets and thereby enhances the character of the immediate streetscape, which is welcomed. The proposed roof extension to Medius House is sympathetic to the character and scale of the building and gives potential to create a good quality of residential accommodation.

#### Residential quality

- The overall approach to residential quality is supported. Whilst there are a number of north facing single aspect units, this is acceptable in this central urban location and within a retained building; however, the applicant should ensure floor to ceiling heights are maximised.

#### Inclusive design

- London Plan Policy 7.2 seeks to ensure that new development achieves the highest standards of accessible and inclusive design. In accordance with London Plan Policy 3.8, the applicant is providing 10% wheelchair accessible units within Medius House, one social affordable unit and one intermediate unit; however, full compliance with Lifetime Homes is not possible due to the constraints of the retained building. This is acceptable.

#### Climate change

- The carbon dioxide savings fall short of the target within Policy 5.2 of the London Plan (overall saving of 4% for the domestic buildings and 24% for the non-domestic build). The applicant should consider the scope for additional measures aimed at achieving further carbon reductions before the consideration of contributing to an offsetting fund.

#### Drainage

- The application site, and its surrounds, have significant areas of surface water flood risk. The applicant should therefore further explore measures to reduce discharge rates, and address fully the opportunities for sustainable urban drainage infrastructure in accordance with London Plan policy; The Council should secure all drainage measures via condition.

#### • **Transport for London: Comment**

- a further 76 short stay cycle spaces should be incorporated. All cycle parking design should comply with London Cycle Design Standards (LCDS). Dimensions of lifts to long stay cycle parking

are compliant with standards set out in London cycle Design guidance.

- Support new pedestrian link from New Oxford Street to Bucknall Street however TfL's preference is link is open 24/7 and accommodates cyclists
- TfL are concerned about impact on relocation of cycle docking station requiring £100,000 secured to increase capacity from 18 to 32 cycle docking points and cover the cost of relocation.
- The Council should secure £10,000 toward refreshing legible London signage in the vicinity of the site in order to reflect the new development
- Car free welcomed
- Secure £12,000 to upgrade bus stop Z on New Oxford Street
- There will be no adverse impact on public transport infrastructure arising as a result of the development
- Secure delivery and service management plan
- CMP should be secured in line with TfL guidance
- Welcomes the strong site specific objectives of the travel plan
- Mayoral CIL will be treated as a credit toward the s106 Crossrail liability and this should be reflected in the wording of the s106 agreement

*Officer's response: See transport Section*

### **Local groups/stakeholders**

- **Bloomsbury CAAC: Object**

- Excessive scale and footprint
- Castlewood House was carefully designed in a T – plan to create open space which would be destroyed by the proposal

*Officer's response: officer's consider the existing T- plan of the building to be a weakness, harming the interface of the existing building with Bucknall and Earnshaw Streets and detracting from the townscape quality and from the characteristic urban grain and dense, enclosed streetscape of the St Giles area south of New Oxford Street. The proposal maintains an open space on its south west corner.*

- Height of Central St. Giles is not an appropriate precedent for the height of any development on this site.

*Officer's comment: Whilst taller than existing, the building mass has been composed to respond to context and minimise the sense of scale in views. Officers consider the height to be appropriate for this mixed and varied context see Design and Conservation Sections*

- Residents across the road would suffer substantial loss of the present amenity compared with the comparatively small footprint of the existing site.



*Officer's response: The proposed building has been design to protect amenity of nearby residents with respect to outlook, light and privacy. See Neighbouring Amenity section of the report*

- Increase in square footage needs to be mitigated by creating a substantial area of public open space fronting onto the road between it and Central St Giles in compensation

*Officer's response: there is no policy requirement to provide onsite open space for the proposed development. Nevertheless the scheme provides open space on the south west corner of the site and the building has been laid out to respect routes and views through from St Giles.*

- Extension to Medius House too substantial and design inappropriate in character to the existing retained façade and must be rethought completely

*Officer's response: The design of Medius House has been revised since submission and is considered sensitive in its context and to preserve the character of the existing building- See Design and Amenity sections*

- **Covent Garden Community Association:** comment
  - Welcome the provision of affordable housing and applicant's efforts to integrate development into the surrounding conservation area.
  - No objection to the proposal provided conditions are included to protect residential amenity namely:
    - Restrictions on noise of plant and equipment should be secured
    - Limiting hour of use of business premises should be secured
    - Limit hours of use of terraces between 8 and 9 Monday to Friday and no use on weekends should be secured
- **South Bloomsbury Tenants and Residents association:** Object

#### Massing Scale

- Primary façade of Castlewood House should be same height as existing portion of Medius house
- Castlewood House does not sit comfortably within the streetscape
- Setbacks are too shallow and climb too quickly to create large areas of floorspace instead of creating well-judged response to the local environment
- Damaging impact to local and historic views
- Will create a disjointed streetscape
- Tony and Guy Building will be overwhelmed
- Will have negative impact on Conservation Area and nearby listed buildings

- Massing to rear will have negative impact on Bucknall Street incorrectly taking St. Giles as precedent creating a dark overbearing collection of buildings with poor open space to the rear

*Officer's response: See Design and Conservation section*

#### General points

- Design review Panels consideration should be made public
- Concern that too high rent will be asked for all retail units excluding independent business. A percentage below market rates should be secured or s106 money used to subsidise local business
- Route through at pavement level should not be gated. Crime is reduced around buildings such as central St Giles by opening up corners with obtuse angles and glazing. This model of designing out crime should be replicated here.
- Roof terrace should have condition imposed to limit use to certain hours to reduce disturbance to residents.
- BMUY should not be allowed to be altered after planning permission is granted
- Acknowledge and support comments regarding noise submitted by CGCA

*Officer's response: See Land Use, Urban Design and Safety and security section.*

### • **Bloomsbury Association: Object**

#### Architectural Expression

- Well-developed since pre app stage. Varied fenestration and materials welcomed
- Building is subservient to Centre Point and expression appears politely contextual and successfully mediates between it and varied expression of other buildings
- Western corner expression to New Oxford Street is not convincing. West façade appears unresolved at 7<sup>th</sup> and 8<sup>th</sup> floors
- Solar shading may be needed to exposed eastern and western elevations
- Would like consideration of 5<sup>th</sup> elevation and roofscape as seen from Centre Point
- Communal roof gardens to Medius House welcomed but acknowledge noise concerns
- Flank wall on either side of Toni and Guy are unresolved in oblique views

*Officer's response: Flank walls of both buildings have been amended since submission and are considered to respond sensitively to the Toni and Guy Building. See Design and Conservation sections*

- Contemporary additional floor to Medius house are well developed

- and more convincing than the previous proposal
- No installation of public art including lighting should be proposed.

*Officer's response: See Urban Design and Conservation sections*

### Use

- Quantum of floorspace should be subject to demonstrating that the impact of intensification is manageable and enforceable
- Doubts that Bainbridge Street can support intensification of servicing traffic when it is already heavily congested with Lorries and vans during the day.
- Residential use of Medius House is welcomed although it would be reassuring to know the affordable housing provider.
- Street level retail frontages are welcomed if there is adequate footfall, if viability can be demonstrated and servicing managed.
- Concern is shared that rental expectations on the retail units may preclude their occupation by independent businesses.
- The street level plan suggests too much A3 use, which would need to be considered given the amount of A3 use already in Central St Giles and proposed for Centre Point. A3 uses are failing in the area because there is over provision.

*Officer comment: The amount of A3 use would be secured by condition*

- The small, triangular retail unit on the party wall with Toni & Guy Academy is welcomed.
- Start-up or open workspace units are suggested at first floor level in Medius House where the street environment on New Oxford Street is not ideal for residential use.

*Officer's response: See Land use and Quality of Proposed Accommodation sections*

### Scale and Massing

- Height of both buildings cannot be justified in urban design terms. During the pre- application consultation stage for Central St Giles, we were critical of its height and, now it is built, our concerns remain. There are lessons to be learnt here, which suggest it is not a contextual precedent to emulate.

*Officer's response: Whilst taller than existing the building mass has been composed to respond to context and minimise the sense of scale in views. The prevailing pattern, density and scale of the surrounding sites have been used to determine the appropriate design and massing approach. See Design and Conservation Section*

- The skyline impact of this height is evident in distant views from the western side of Bedford Square (view 1) and from Bucknall Street

(view 6) as indicated in the Townscape Assessment. In our opinion this is damaging.

*Officer's response: Although impacts were already considered minimal the roof level of the scheme has been amended since submission to reduce any impact on these views even further. Views are assessed in the Design and Conservation Section of the report.*

- The setting of Toni & Guy Academy, a locally listed building, is seriously damaged by the massive scale of the buildings proposed on either side.

*Officer's response: The setting of no.71-75 (Tony & Guy) is the varied age, scale and architectural style of buildings on New Oxford Street. The area is characterised of juxtapositions of both scale and age, which contribute to local distinctiveness. Officer's consider the new buildings will appear comparably unobtrusive to the existing in scale and form viewed from the street, the proposal enhances on the existing in its contribution to the Conservation Area through a more engaged response to the established architectural character and appearance. See Design and Conservation section*

- The northern elevational massing of Castlewood House should be further broken up to reduce apparent bulk, rather than treating it as a single entity.

*Officer's response: See Urban Design and Conservation sections*

#### Public Realm

- Public realm proposals outside the application site boundary must be included in the application and realised with it as part of the Section 106 Agreement.

*Officer's response: A Pedestrian Cycling and Environmental improvements contribution would be secured as part of the S106 Agreement. Local CIL could also be used for area improvements outside the site boundary*

- The importance of Dyott Street in linking Bloomsbury to Covent Garden also needs to be acknowledged and Camden need to do their bit by improving road crossings, north and south, long overdue since the completion of Central St Giles.
- Would like to see the narrow, northern section of Dyott Street between Bucknall Street and New Oxford Street be pedestrian only instead of a dangerous taxi rat-run.
- Relocation of the office entrance to Earnshaw Street is welcomed.
- Hard landscape plan included with the application is disappointing and fails to address context convincingly

*Officer's response: the proposed landscaping has been revised since submission. Full details would be secured by condition*

- Shared surfaces should be shown at the points where new pedestrian routes cross Bucknall Street and Earnshaw Street. Kerb line and pavement build-outs should be adjusted to ensure more direct crossing of Earnshaw Street for pedestrians.
- Double height 'base' and reduced building footprint at street level is welcomed.
- Expressed columns where lower storeys are set back on the New Oxford Street frontage will increase dwell time in the 'outdoor rooms' outside shops and obstruct pedestrian flow and are likely to be misused and at night-time. Similar device is used on the newly completed One Bedford Avenue and is already used as a public urinal and by rough sleepers.

*Officer's response: the columns have a depth of only 0.6m and are not considered to present issues with regard's anti-social behaviour – see safety and security section*

- The original alignment of the pedestrian route proposed from New Oxford Street through a 'pocket park' on Bucknall Street to Central St Giles is preferred.
- Void in the courtyard detracts from its potential benefit.
- Route should not be gated. We acknowledge that there are problems in the area at night but the walkways in Central St Giles are not gated so why this?

*Officer's response: The route would only be gated from 0:00 to 06:00 retaining pedestrian permeability whilst ensuring the space is safe and secure. See Safety and Security section.*

- Off-street servicing is welcomed; we understand it will be shared with retail uses. The opening to the loading bay is too wide. Mindful that it will always be open during operating hours, the cumulative effect of this together with the loading bay to Central St Giles on the opposite side of Bucknall Street will be damaging to the streetscape. We are concerned by the effect of 'city bloat' on new open space

*Officer's response: See sections on Urban Design, Transport and Safety and Security*

### **Adjoining Occupiers**

<i>Total number of responses received</i>	16
<i>Number in support</i>	1
<i>Number of objections</i>	12

- Various site notices were displayed around the site on 22 February 2017 until 15<sup>th</sup> March 2017. Press notices were published in advert was placed from 22 February 2017 in the Ham and High

### **Representations summary**

- Twelve letters were received from occupiers of Matilda Apartments No.s 31, 32, 37, 38, 42, 43, 45, 53, objecting on the following grounds:
  - Overlooking from windows and terraces into bedrooms across narrow Bucknall Street
  - Relationship between terraces is worse than new Tate Modern Building and their neighbours

*Officer's response: There is not considered to be any harmful overlooking to habitable windows from office windows and privacy screening would be secured by condition. The area of terrace closest to residential windows has been restricted for maintenance only. See Neighbouring Amenity Section.*

- Power plant atop Castlewood house will affect air quality and result in noise

*Officer's response: Air quality and noise impact assessments accompany the application and appropriate conditions would be attached if planning permission is granted. See Air Quality and Neighbouring Amenity sections.*

- Loss of light

*Officer's response: The application is accompanied by a sunlight & daylight assessment which has been independently reviewed, and impacts considered acceptable. See Neighbouring Amenity Section*

- Will enclose Central St Giles (Bucknall Street side) and leave no open space

*Officer's response: There is currently no publicly accessible open space on the site. The proposal provides 152sqm of open space on the south west corner of the site on Bucknall and Earnshaw Street. See Land use section of the report.*

- Will create wind tunnel on Bucknall Street

*Officer's response: the building is no taller than the adjacent St Giles building and as such will not have additional impacts on the local environment with respect to wind.*

- Commercial traffic will increase noise and nuisance for Matilda Apartments on lower floors

- Increased activity at street level harming amenity

*Officer's response: Opening hours for commercial uses would be controlled by condition. See Land use and neighbouring amenity sections*

- Increased congestion and pollution
- Building is in good state of repair and doesn't need to be redeveloped

*Officer's response: the building is not within a conservation area and planning permission is not required for its demolition. See land use section of report.*

- Suffering from years of building work associated with Crossrail

*Officer's response: A construction management plan would be secured via s106 legal agreement taking into account cumulative impacts of concurrent surrounding construction.*

- Planning consultant on behalf of the freeholder and one of the leaseholders of 71- 75 New Oxford Street (Toni and Guy) objected on the following grounds summarised below:

#### Nature of Planning Application

- The two sites should have been treated as two separate applications

*Officer's response: There are no provisions within either the Town and Country Planning Act 1990 (as amended) or the General Permitted Development Procedure Order 1995 (as amended) which prevent the application site being split as proposed. The buildings form part of one city block and the proposed development is interdependent in terms of planning considerations and will be brought forward at the same time.*

#### Failure to provide mixed-use development

- Failure to provide truly mixed use development (as required by CS6 and DP1) with uses as spread over separate sites
- Housing is provided in a separate building and Castlewood House only proposed commercial floorspace above ground floor retail units- no different to surrounding properties in the CAZ and hardly representative of a mix of uses
- Economics and financial viability of the development should not be primary reason to justify inappropriate and non-policy compliant proposal
- Failure to meet 50% uplift as housing and not prepared to compensate for lost housing provision through off site financial contribution.
- Applicant has failed to test a scenario involving refurbishment of Castlewood House.
- Contrary to CS6 – maximise additional housing
- Contrary to DP1 which require market housing on site or off site if unable to be provided in the proposal.

- We find it hard to believe that there are no suitable sites anywhere within London to meet this policy requirement
- Credibility of options assessment for inclusion of housing within Castlewood House is undermined by the fact that many of the deficiencies identified as reasons to dismiss options have been incorporated in Medius house and/or 77-91 New Oxford Street including:
  - Failure to provide full residential target
  - Includes north facing single aspect units
  - No natural light to access corridor
  - No opportunities for balconies
  - Units on New Oxford Street requiring mechanical ventilation to meet acoustic standards
  - Concerns about sunlight/.daylight impacts
  - Requires extension to positive contributor
  - Compromised quality and value of office space
  - Mix of affordable and private housing is unacceptably skewed
  - Residential obstructs daylight to offices

*Officer's response: Extensive work has been undertaken by the applicant to test whether the residential floor area sought under policy DP1 could be achieved on site. It is demonstrated through the report that a private housing element cannot practically be achieved on site. See Land use section.*

#### Visual Impact and impact on Heritage Assets

- Townscape assessment fails to fails to credibly justify the juxtaposition that would be created by the significant height difference (and overbearing nature) between the proposed development and 71–75 New Oxford Street (the latter being left 'sandwiched and dwarfed' between two significantly taller buildings).

*Officer's response: officers are satisfied that the view assessment submitted with the application is robust. The area is characterised by juxtapositions of scale and age which contribute to the local distinctiveness of the neighbourhood. The proposed development would be seen in the mixed streetscape of New Oxford Street. Its effects on the setting of the Conservation are its scale in relation to the varied streetscape is considered appropriate. See Design and Conservation section.*

- The applicant's suggestion that the mismatch in the height of the building would be overcome by improvements at ground level has no regard to the wider townscape considerations (which must be viewed at all levels); the detrimental impact on the views into and out of the conservation area; and the bulk and massing of the proposals (which are clearly inconsistent and out of scale with the elegant and fine-grained design of No. 71-75 New Oxford Street – a building of local 'significance')
- The proposal would result in significant (and unacceptable) negative impact on 7175 New Oxford Street, a building which the applicant accepts is of high quality design (and historically important due to its



connection to the Pears Soap Group – on whose behalf the building was constructed) and a building which makes a positive contribution to the Bloomsbury Conservation Area.

*Officer's response: The setting of no.71-75 is the varied age scale and architectural style of buildings on New Oxford Street. The area is characterised of juxtapositions of both scale and age, which contribute to local distinctiveness. Officers consider the new buildings will appear comparably unobtrusive to the existing in scale and form viewed from the street, the proposal enhances on the existing in its contribution to the Conservation Area through a more engaged response to the established architectural character and appearance- See Design and Conservation section*

- Development does not integrate well into its setting. It is overdevelopment that has the potential to significantly harm existing heritage assets, including the setting of a nearby listed building and the Bloomsbury Conservation Area.
- Do not consider development contains the required 'substantial public benefits' that are sought through the provisions of NPPF paragraph 134 to outweigh this harm to the existing heritage assets in this location.
- Proposal is contrary to Camden Development Plan Policies CS14 and DP2, since it would not conserve or enhance an area which the Council recognises as a valued place that contributes to Borough's unique character.
- Proposal would result in unacceptable negative impact on 71-75 New Oxford street a positive contributor to the conservation area
- Contrary to NPPF provisions- development does not integrate well to its setting
- Overdevelopment would harm heritage assets including setting of Bloomsbury conservation area
- No 'substantial public benefits' require by paragraph 134 of NPF to outweigh harm
- Contrary to DP25 which states the council will seek to prevent total or substantial demolition of positive contributors where this harms the character and appearance of the Conservation Area.
- Proposal would harm townscape area lead to a creating of a small low level island building surrounded by buildings both to its east, west and south which use designs entirely out of both character and sympathy with the elegant fine grain design used in the building being surrounded.

*Officer's response: Officers do not consider the proposal result in any harm to heritage assets including surrounding conservation areas. See Design and Conservation section.*

#### Design of Castlewood House

- The flank wall of Castlewood House (immediately to the west of 71–75 New Oxford Street) would be four storeys above the roof height of the property it adjoins, with this blank flank wall becoming a prominent

feature within New Oxford Street, which would harm views west along the street

*Officer's response: The shoulder height of Castlewood House matches the existing which also steps back and continues for another two storeys. The flank wall has been specifically designed to avoid detracting from the decorative elements of No.71-75. Since submission a subtle decorative motif has been included so it is no longer a blank wall. See Design and Conservation section.*

- The use of the Central Saint Giles scheme as the point of reference for heights is a flawed approach, since the proposed development is not physically attached the Central Saint Giles scheme, but instead it is attached to 71–75 New Oxford Street. It is the latter building which should have been used as the basis for setting the heights of the building proposed, not the site opposite
- Positioning of the proposed Castlewood House main entrance on Earnshaw Street further compounds the impression that the proposed building on the Castlewood House site is 'turning its back' on 71–75 New Oxford Street

*Officer's response: The positioning of the office entrance was developed with officer to provide more retail frontage on new Oxford street. It is considered an appropriate townscape response in this locality. See Design and conservation section.*

#### Design of Medius House

- The proposed extension to Medius House adopts a mismatch of architectural styles, which would harm the character of the area and quality of the host building. It would also have an overbearing impact on the adjoining property (No. 71/75 New Oxford Street).
- The proposal would create an unpleasant and unbalanced building which would detrimentally harm the character and appearance of the conservation area, particularly at this prominent node.
- Whilst the brick cladding extensions to the building are in keeping with the original design, the grey clad box-like roof extension is an alien feature within the streetscene (in terms of both design and materials), which has the effect of unbalancing the current design of Medius House, as well as the elegant design of the adjoining property, thereby significantly detracting from the quality of the New Oxford Street frontage.
- Contrary to London Plan Policies 7.4, 7.5 and 7.6. In particular, the development fails to respect the local character of the area.
- Out of keeping with the scale and character of the surrounding area, would demonstrably harm the public realm and would achieve the polar opposite of high quality inclusive design.

*Officer's response: Officers considered the design of Medius House to be appropriate and its impact on neighbouring buildings and the conservation area to be acceptable. See Urban Design and Conservation section.*

### Impact on views

- Detrimental to views of Centre Point when viewed from the east along New Oxford Street (referred to as View E within the Area Planning Framework for Tottenham Court Road Station and St Giles High Street). due to the awkward appearance of the building compared to its neighbours; the mismatch in heights of buildings along the south side of New Oxford Street; the obvious flank (side) elevation of the replacement Castlewood House building; and the obscuring of parts of Centre Point from this view

*Officer's response: The impact on views has been fully addressed by the submitted Townscape and Visual Impact Assessment. An assessment of views is contained within Design and Conservation section.*

### Standard of accommodation

- None of the 20 proposed apartments fully comply with the London Housing Design Guide space standards.
- 25% of units are single aspect north facing
- Inadequate provision of amenity space
- Lack of natural light
- Failure to comply with London Housing design guide:
  - minimum combined floor area of living dining and kitchen spaces
  - minimum widths of sitting areas
  - Minimum width of double and twin bedrooms
  - Minimum proportion of glazing in habitable rooms
  - Private amenity space requirements
  - To provide balconies which met minimum depth requirements
  - To meet Part M of building regulations requirements including glazing of principal windows not being at required levels, deficiencies in clear access zones within bedrooms or natural lit internal corridors within main residential accommodation.

*Officer's response: Officers consider the quality of the proposed accommodation to be good in all respects. See Quality of Proposed Accommodation and Access sections.*

### Lack of play space

- no details provided concerning play space provision

*Officer's response: There is no opportunity to provide play space given the constraints of the existing building and a payment in lieu to contribute to the enhancement of nearby spaces would be secured via s106 agreement. See Land Use section.*

### Noise Impact

- Noise impact assessment does not give any consideration to the potential impacts arising from construction and demolition to neighbouring/adjoining properties.

*Officer's response: Noise generation from construction is controlled by the Environmental Protection Act 1990 and control of pollution Act 1974.*

#### Air Quality

- Appears to be no consideration on the potential impact on health to the staff and clients of neighbouring properties, particularly during the demolition phase of the development.
- appears to be no real workable, measurable or enforceable mitigation measures proposed to protect neighbouring occupiers, or indeed for future occupiers

*Officer's response: An Air Quality Impact Assessment was submitted with the application. The development would be Air Quality neutral and the effects during the implementation and occupation phases has been considered and addressed. Air quality monitoring would be secured by condition.*

- Only way the applicant has been able to make the proposed residential element an acceptable living environment is to include mechanical ventilation to all units and to recommend that windows to New Oxford Street are non-openable, so that all units are air sealed. Not only has the impact of mechanical ventilation not been assessed in the application, no assessment provided as to the potential usability of the proposed balconies as genuine amenity space.

*Officer's response: The lack of individual outdoor amenity space provision is acceptable given the constraints of the existing building. Mechanical ventilation details would be secured by condition. See Quality of Proposed Accommodation section.*

- Proposal directly conflicts with Camden Policy CS13, which requires all developments to take measures to minimise the effects of and adapt to climate change.

*Officer's response: The development achieves BREEAM 'Excellent' in line with policy. See Sustainability and Energy Sections*

#### Overlooking

- Will overlook existing commercial and residential properties

*Officer's response: Overlooking from commercial uses is not precluded by policy. See Neighbouring Amenity section*

#### Impacts of Demolition

- No consideration given to construction impacts on neighbouring properties
- Noise impact on 71-75 New Oxford street has not been given due care and consideration and is contrary to DP28
- Demolition piling an general construction will impact on 71- 75 New Oxford Street

- Description of demolition and details provided are superficial and generic and have little regard or consideration of the structural impact the demolition of the building will have on the stability of our client's building.
- No consideration or tangible mitigation measures offered for the occupant of our client's premises and the safeguarding of the building during the proposed works.
- Application suggests works let in three packages- concern with no one taking overall responsibility for the scheme will lead to poor co-ordination and potential problems to fall between those parties

*Officer's response: See Transport and section. Dust control and other mitigation measures would be secured in a Construction Management Plan See Transport and Air Quality section. A CMP would be secured via s106 agreement addressing noise and transport related construction impacts of the development.*

#### Other

- Impact on 'rights of escape' across adjoining buildings

*Officer's response: This is a property and land ownership matter which is controlled under non-planning legislation and not a material planning consideration.*

## **5.0 POLICIES & GUIDANCE**

- **National Planning Policy Framework 2012**
- **NPPG**
- **The London Plan 2016**
- **Mayor's Supplementary Planning Guidance**
- **LDF Core Strategy and Development Policies 2010**

#### LDF Core Strategy

CS1 Distribution of growth

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and Improving our Parks and Open Spaces & encouraging biodiversity

CS16 Improving Camden's health and wellbeing

CS17 Making Camden a safer place  
CS18 Dealing with our waste and encouraging recycling

LDF Development Policies

DP1 Mixed use development  
DP2 Making full use of Camden's capacity for housing  
DP3 Contributions to the supply of affordable housing  
DP5 Homes of different sizes  
DP6 Lifetimes homes and wheelchair housing  
DP10 Helping and promoting small and independent shops  
DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses  
DP16 The transport implications of development  
DP17 Walking, cycling and public transport  
DP18 Parking standards and limiting the availability of car parking  
DP19 Managing the impact of parking  
DP20 Movement of goods and materials  
DP21 Development connecting to the highway network  
DP22 Promoting sustainable design and construction  
DP23 Water  
DP24 Securing high quality design  
DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP27 Basements and lightwells  
DP28 Noise and vibration  
DP29 Improving access  
DP31 Provision of, and improvements to, open space and outdoor sport and recreation facilities  
DP32 Air quality and Camden's Clear Zone

- **Supplementary Planning Policies**

Camden Planning Guidance (2013)

CPG 1 Design  
CPG 2 Housing  
CPG 3 Sustainability  
CPG 4 Basements and lightwells  
CPG 5 Town centres, retail and employment  
CPG 6 Amenity  
CPG 7 Transport  
CPG 8 Planning obligations

- **Camden Local Plan**

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the

modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

Policy G1 Delivery and location of growth  
Policy H1 Maximising housing supply  
Policy H2 Maximising the supply of self-contained housing from mixed-use schemes  
Policy H4 Maximising the supply of affordable housing  
Policy H5 Protecting and improving affordable housing  
Policy H6 Housing choice and mix  
Policy H7 Large and small homes  
Policy C4 Safety and security  
Policy C5 Access for all  
Policy A1 Managing the impact of development  
Policy A2 Provision and enhancement of open space  
Policy A3 Protection, enhancement and management of biodiversity  
Policy A4 Noise and vibration  
Policy A5 Basements and lightwells  
Policy D1 Design  
Policy D2 Heritage  
Policy CC1 Climate change mitigation  
Policy CC2 Adapting to climate change  
Policy CC3 Water and flooding  
Policy CC4 Air quality  
Policy CC5 Waste  
Policy T1 Prioritising walking, cycling and public transport  
Policy T2 Car-free development and limiting the availability of parking.  
Policy T3 Improving strategic transport infrastructure  
Policy T4 Promoting the sustainable movement of goods and materials

## **6.0 ASSESSMENT**

The principal considerations material to the determination of this application are considered in the following sections of this report:

- Consultation
- Land use Principles
- Affordable Housing
- Quality of Proposed Accommodation
- Urban Design and Conservation
- Trees and Landscaping
- Impact on neighbouring amenity
- Archaeology
- Contamination
- Basement Impact
- Air Quality
- Sustainability and Energy
- Flood risk and Drainage
- Nature conservation and biodiversity

- Accessibility
- Transport
- Safety and Security
- Refuse and Recycling
- Employment and Training opportunities
- Section 106 and Legal Obligations and CIL

## **7.0 CONSULTATION**

7.1 A Statement of Community Involvement (SCI) has been submitted as part of the application which details the consultation undertaken by the applicant prior to submission. Officers consider the consultation sufficient, with numerous events held between November 2015 and January 2017, including a Development Management Forum hosted by the council. The Applicant has worked constructively with council officers during an extensive pre application process and the proposal has evolved in a positive direction in response to comments received during consultation.

## **8.0 LAND USE PRINCIPLES**

8.1 The principal land use considerations are as follows:

- Mixed-use policy
- Increase of office floorspace
- Class A uses (A1 retail and A3 food and drink)
- Residential use
- Public Open Space

### **Mixed-use Policy**

8.2 General support for additional offices, retail, food and drink and residential comes from a number of policies in Camden's LDF including CS6, CS7, CS8, CS10, DP1, DP2, DP12 and DP13. Policy DP1 specifically requires a mix of uses in developments, and provides criteria to consider when assessing developments. This includes the character of the development, site and area, the extent of the additional floorspace and viability.

8.3 Emerging Local Plan Policy G1 also seeks to deliver growth by supporting the provision of a mix of uses where appropriate, in particular in the most accessible parts of the borough, including an element of self-contained housing where possible.

8.4 The site falls within the Tottenham Court Road Opportunity Area (London Plan) and the Tottenham Court Road Growth Area (CS2), which is expected to provide 360 new homes and around 2,500 jobs up to 2031. On sites within growth areas, the council will expect development to maximise site opportunities, provide appropriate links to, and benefits for, surrounding areas and communities and be in accordance with the Council's aspirations and objectives for the area.



- 8.5 The site falls within the Central Activities Zone (CAZ) as broadly defined by the London Plan 2016. Policy CS9 notes that the CAZ is considered to be of crucial importance to the regional and national economy. It is considered to be the main focus of Camden's economy and developments are expected to enhance and promote it, as London Plan policy 2.10 confirms. Policy 2.11 notes that one of the strategic functions is to increase the amount of office floorspace. The CAZ does not exist as a purely office based designation however, with a homogenous character throughout. Other priorities are to include a mix of uses within developments as required by policy DP1. Policy CS9 confirms that this includes improving the retail offer, as well as providing housing, affordable housing, hotels and other uses.

#### **Increase of office floorspace**

- 8.6 In addition to DP1, Policy CS8 (Promoting a successful and inclusive Camden), policy D13 (Employment sites and premises) and CPG5 (Town Centres, Retail and Employment) are relevant with regards to employment uses such as offices (Class B1a).
- 8.7 The existing 1950's office accommodation in Castlewood House is not well-suited to modern office needs in terms of floor heights, plan form and flexibility. The building is not within a conservation area and planning permission is not required for its demolition. Officers have no objection to the demolition of the existing building in land use terms and welcome the replacement high quality office floorspace proposed.
- 8.8 Accounting for both Castlewood House and Medius House buildings, the proposals would result in an increase in office floorspace from 14,709sqm to 18,810 sqm, an increase of 4,101sqm. The London Plan 2016 notes that business services are expected to grow over the lifetime of the plan. Against this background and the support given for new business space by policies CS1, CS8 and DP13, the increase in B1a office floorspace accommodation is acceptable in principle. The expansive floorplates lend themselves to flexible accommodation that can be easily subdivided into small or medium sized space in line with the policy aims of CS8, CS9 and DP13.

#### **Affordable workspace**

- 8.9 The GLA has indicated a desire to secure affordable workspace as part of the proposal, subject to viability. The applicant submitted a financial viability assessment of the proposal to assist in testing possible alternative approaches for including the full policy DP1 compliant amount of housing and affordable housing on site (discussed below); and also to help inform discussions on any scheme amendments, s106 obligations and any other factors that might have an effect on viability.
- 8.10 The conclusion of the viability assessment, which has been independently verified by BPS Surveyors for the council, is that it is not financially viable for the scheme to provide any additional housing on site, or to make the requisite

payment in lieu (see viability matters discussed below). On this basis it is also accepted that securing affordable workspace on site would also be unviable.

- 8.11 The Council's Economic Development section has been consulted on the application and support it subject to section 106 obligations on local employment, apprenticeships and work placement opportunities and local procurement. An employment and training contribution of **£106,448.77** which has been calculated in line with CPG8 (Planning Obligations) would be secured via s106 legal agreement.
- 8.12 The proposed increase in office floorspace is in accordance with relevant policy and guidance and welcomed as part of the mixed use proposal.

### **Retail food and Drink uses**

- 8.13 The entire site is within the Central Activities Zone, with the central London retail frontage located on the northern side of New Oxford Street opposite the site. Core Strategy policy CS7 (Promoting Camden's centres and shops and Camden Planning Guidance 5 (Town Centres, Retail and Employment) are relevant with regards to Class A uses.
- 8.14 Policy CS7 encourages further retail within growth areas and central London generally. Accordingly retail and food and drink uses are proposed to occupy most of the ground and 1<sup>st</sup> basement floor level of the new Castlewood House building. The existing A1 retail use at basement and ground levels of Medius House is to be re-provided as flexible A1/A3 use, though reduced slightly from 652sqm to 525 sqm to accommodate the new residential entrance and waste storage/servicing.
- 8.15 Currently there are no active ground floor uses within Castlewood House and the scheme proposes a total of 2,304 new, flexible A1/A3 uses at ground/basement floor level. The general principle of this is welcomed as it would serve to activate the ground floor frontage, greatly enhancing the streetscene and strengthening the retail function of New Oxford Street in this location. The inclusion of the retail units on the southeast and southwest corners of the building away from the primary frontage of the building is also welcomed activating this frontage and complementing the existing retail and restaurant uses in the adjacent St Giles development.
- 8.16 A number of consultation responses emphasised a desire to secure the provision of smaller independent shop units within the proposal. Policy DP10 encourages the provision of small shops and premises (of up to 100sqm) within schemes providing over 1000sqm of retail floorspace however it is only a requirement when the threshold of 5000sqm of retail floorspace is reached.
- 8.17 The layouts shown on drawings for the three retail units on the New Oxford Street frontage of the new Castlewood House building are indicative only at this stage, as the developer is seeking to retain flexibility for a number of different

end users and changing market demands. Final details of these units' layouts would be secured by condition.

- 8.18 Three smaller units are identified on plan on the north east corner fronting New Oxford Street and the new arcade, the south east corner fronting Bucknall Street, and on the south west corner fronting Earnshaw Street and Bucknall Street. These units have floor areas of 54sqm, 133sqm and 77sqm respectively.
- 8.19 Although not a strict policy requirement the applicant has agreed to designate a minimum of 75 sqm of retail floor space for the provision of a small, independent unit which could be located in one of the smaller units identified above. It is important to note that this is a minimum and so in practice more small or independent units could be accommodated on the site albeit at the discretion of the applicant. The provision of an independent unit is welcomed and would be secured via s106 legal agreement. The agreement would define independent businesses as having 5 branches or less in line with the guidance in CPG5.

#### Control of A3 food and drink use

- 8.20 Within the flexible area of commercial space proposed, it is important that there is not too great an area of cafes and restaurants. The supporting text to policy CS7 acknowledges that such uses can add to the diversity and vibrancy of Camden, and that they are appropriate within commercial areas subject to the impact on neighbouring residential units being acceptable. There is no objection to the principle of A3 uses, and it is not considered that there would be an unacceptable impact on neighbours by their inclusion. This needs to be read alongside the assessment on *Neighbouring amenity* below. The area is inner urban, with traffic and pedestrians inevitably creating some noise throughout the day and night. However, the character of the area would be affected by the site becoming a predominantly food and drink destination.
- 8.21 It is possible to control the amount of A3 floorspace via condition and the major consideration is how much to allow. Much of the guidance exists to assess applications for changes of use within existing parades of shops where it is not feasible to consider the floor areas of each individual unit. In such instances the frontages are considered and the number of properties in each use is calculated as a percentage. However, in this instance the floor area is known and so it is considered appropriate to specify an actual maximum percentage of floorspace.
- 8.22 The site is not currently within a Central London Frontage, where CPG5 advises that food and drink uses are generally appropriate due to good public transport provision. However, to the north across New Oxford Street is the Tottenham Court Road central London frontage where CPG5 suggests retail uses should make up no less than 80% of the frontage, the implication being that A3 uses can therefore be no more than 20%. This is to preserve the retail character of the area and function of the frontage. Further west on the Charing Cross Road central London frontage, the percentage of required A1 is lower

at 66%, and the consequent higher proportion of food, drink and entertainment uses is seen as appropriate given the presence of more offices and little residential.

- 8.23 There are restaurant uses across the road on the northern side of New Oxford Street, a bar across the road from Medius House on the corner of Dyott Street and New Oxford Street to the east, and other pubs, cafes and restaurants within a short walk of the site in all directions. There are also restaurant uses at ground floor level within the St. Giles development to the south of the site. The range of uses is broad and it is not considered that the number of A3 uses in this vicinity could be described as a cluster or at a concentration level which would warrant preclusion of A3 uses on the site.
- 8.24 The Charring Cross Road frontage extends onto New Oxford Street at the ground floor level of Centrepont to the west and if granted and constructed the site may logically form an extension to this frontage in the future.. Therefore, acknowledging the similarities between the site and these nearby central London frontages it is suggested that the A3 element be limited to 33% of the total floorspace. It is considered on this basis, that the retail character of New Oxford Street in this location would be protected and enhanced, whilst avoiding any potentially harmful over concentration of A3 uses.

### **Residential use**

- 8.25 Policy DP1 requires a mix of uses in new developments, including a contribution to the supply of housing. Within the Central London Area, where more than 200sqm of additional floorspace is provided, 50% is required to be housing. The Council will require any secondary uses to be provided on site, particularly where 1,000sqm (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.
- 8.26 Under the proposals there would be a total uplift of floorspace across both buildings of 8,520sqm (GEA), which would require 4,260sqm to be provided as residential floorspace under policy DP1. 2,147sqm of residential floor space is provided through the conversion of Medius House to 18 affordable units, therefore whilst there is still a shortfall of 2,133sqm, the applicant has proposed for all 18 of the units to be affordable housing. The affordable housing provision is compliant with the policy target, being 50.4% of the total residential floorspace required.
- 8.27 In terms of policy DP1, there is still a net under-provision of 49.6% compared with the target amount of housing required. In this case, it is the market housing component which is absent. The applicant had explored a number of options for optimising the provision of housing/affordable housing and a comprehensive report outlining the various options accompanies the application. Whilst it is disappointing that more residential accommodation could not be provided on

site the applicants analysis confirms that the provision of any additional housing to meet the full requirement of DP1 would result in sub-standard units, a disproportionate loss of floorspace in other uses, less affordable housing; and/or a scheme which is not financially viable.

#### Alternative options

- 8.28 The scheme has evolved significantly throughout the pre application process with the revised versions of the scheme being continuously tested to see whether a policy compliant mix of housing could be provided on site. Early on, the opportunity to provide residential floorspace in 12 Dyott Street & 2-4 Bucknall Street (Bucknall Street warehouse) was discounted; as the building layout made it impossible to achieve minimum sunlight/daylight levels. Similarly with respect to Medius House officers did not consider any additional height over and above the proposed two storey mansard extension could be accommodated by the building whilst retaining its character and positive contribution to the conservation area.
- 8.29 Based on extensive testing throughout pre-application, out of fifteen options tested, the two options which were considered to have the greatest prospect of delivering a high proportion of residential were tested on the revised scheme as submitted.
- 8.30 Option 1 looked at providing a policy compliant level of residential floor space on the upper three floors of Castlewood House in a perimeter layout and within a retained but extended Medius House. All residential provision in Castlewood House would be private with the affordable provision delivered in Medius House.
- 8.31 The perimeter layout of the units created a large number of single aspect flats and a large amount of space near the central core with no natural daylight. Additionally the requirement for a dedicated core passing through the lower floors compromised the quality and value of the proposed office floorspace. Equally the office lift overrun significantly compromised the first level of residential.
- 8.32 Issues with the arrangement included:
- Additional residential core and cycle parking reducing office cycle parking
  - Residential cycle store requiring beneficial access from office demise and using the same lift as office cycle parking
  - Residential entrance and binstore reducing retail at ground level.
  - Residential core passing through commercial uses at lower levels compromising quality and value of office space
  - Large amount of single aspect apartments at Level 08 (which is shared with office) and Level 09.
  - Plant at Level 10 meaning loss of GEA from office and potential meeting rooms.
  - Level 09 residential overlooking office terrace at Level 08

- The financial viability assessment demonstrated that this scheme would not be viable.

8.33 Option 2 looked at providing a policy compliant level of residential floor space in the south eastern corner of Castlewood House. Again all residential in Castlewood House would be private with the affordable provision in Medius House.

8.34 Issues with the arrangement included:

- Additional residential core and cycle parking reducing retail at B1 level, eliminating the ability to trade down in the northeast corner retail unit.
- Residential entrance and bin store reducing retail frontage at ground level and only accessible via the arcade
- Mix of affordable and private units skewed 47/53.
- More than half of private units single aspect.
- Poor internal levels of daylight and sunlight due to proximity of Central St Giles.
- Residential lift overrun at Level 07 compromising commercial floorplate.
- Compromised ability to split tenancy.
- Significantly compromised quality of the office floorplate rendering the office floorplate unviable.
- The financial viability assessment demonstrated that this scheme would not be viable.

8.35 The applicant has submitted a financial viability assessment which has been independently assessed. The conclusion is that the proposed policy compliant options were not financially viable and that the currently submitted scheme is the only option capable of being viable and represents the maximum reasonable level of housing able to be provided.

8.36 Where housing cannot be provided on site then the applicant is required to explore attentive sites in the borough. The applicant has submitted an extensive assessment exploring 54 sites from Covent Garden in the south to Chalk Farm in the north. No sites have been located which would provide the opportunity to supply the quantum of residential. In some cases this is due to the lack of availability and in others the suitability of the site. It is considered that the applicant has demonstrated that there is not an off-site solution.

8.37 The final stage of the assessment is to provide a payment in-lieu. The applicant's viability assessment concludes that a payment in lieu is also not viable (see *Viability Matters* below).

8.38 Whilst the approach being proposed does not provide the residential quantum required by policy DP1, it is considered that the applicant has satisfactorily demonstrated that there is not a better alternative. Furthermore, the scheme being offered provides an exceptional amount of affordable housing on-site, which for a privately funded scheme is rarely encountered.

## Viability Matters

- 8.39 The applicant submitted a financial viability assessment of the scheme to assist in testing possible alternative approaches for including the full policy DP1 compliant amount of housing and affordable housing on site (discussed above); and also to help inform discussions on any scheme amendments, S106 obligations and any other factors that might have an effect on viability. The principal conclusion of the applicant's viability assessment is that the site cannot feasibly deliver the level of residential floorspace required by DP1 and that the quantum of housing that is included with the proposed scheme is the maximum that can reasonably be delivered. This equates to the 50% policy compliant Affordable Housing quantum.
- 8.40 In terms of the financial contribution towards the provision of off-site affordable housing, the remaining housing requirement of 2,133sqm would require a payment of £2,879,550 to be policy compliant (2,133 x £1,350). The applicant's viability assessment concludes that the scheme cannot meet this requirement.
- 8.41 The viability assessment has been subject to an independent review by BPS Surveyors in conjunction with Crossland Otter Hunt who undertook valuations regarding the office floorspace. The report redacted of any commercially sensitive information is appended to this report. In summary BPS agree with the report's conclusion that the proposed scheme is the most advantageous option for the site, that the counterfactual options tested would be unviable, and that the scheme cannot viably deliver the payment in lieu.
- 8.42 Residual valuations are highly sensitive to changes in costs and values over time. Accordingly it is considered appropriate to secure a deferred contribution mechanism, so that if improvements in viability result in a profit surplus being generated, this can trigger the payment of the requisite housing contribution. A head of term reflecting this requirement is recommended to be included in the s106 Agreement.
- 8.43 In view of the above, taking into account viability constraints, the policy compliant 50% affordable housing provision and the proposed mix of office and town centre uses across the site, the proposed land use mix is considered acceptable and to accord with LDF policies DP1, CS1, CS8 and CS9 and the objectives of the London Plan.

## **Public Open Space**

- 8.44 Core Strategy policy CS15 outlines the strategic need to ensure that the growth in the numbers of residents and visitors in Camden will be supported by increases in public open space provision. DP31 sets out the strategy on how this open space should be provided, stating that the provision of public open space within a development site is the priority, with off-site provision second, and in circumstances where it's not practically possible to provide public open spaces on or off-site, that the Council would accept a financial contribution towards other public open spaces in an area. CPG6 section 11 provides the formula for calculating open space requirements. Based upon this formula the

development would require 556sqm of public open space (304sqm for the residential component and 252sqm for the commercial).

- 8.45 Policy DP31 sets out thresholds for open space provision on-site being proposals for: 100 dwellings or more; 30,000sqm of additional floorspace; or development on sites within areas deficient in open space. Neither the number of proposed dwellings nor the proposed floor area reaches this threshold. The definition of public open space deficiency is set out in Appendix A of CPG6 as an area more than 280 metres walking distance from a public open space with a multi-function role, that is a space over 0.25ha (2,500sq.m). Although, the site falls within an area of open space deficiency, since the adoption of the Core Strategy in 2010 a considerable amount of new publicly accessible open space is in the process of being delivered in the immediate vicinity of the site. As such, in the emerging Local Plan the site is no longer identified as being located within an area of open space deficiency.
- 8.46 The policy position with respect to the provision of onsite open space is therefore encouraging but not insistent upon the provision of publicly accessible open space on site. Nevertheless 152sqm of publicly accessible open space is proposed to be provided within the development to be located on the Castlewood House site in the form of a plaza in front of the new office entrance. The amount of open space on site is considered to strike the correct balance between built and unbuilt space. As well as providing welcome relief and new public realm away from the dense urban grain of New Oxford Street, it also serves to open up the route and desire lines through to the St Giles development and views from St Giles to New Oxford Street. It also enables a building setback which provides sufficient 'breathing space' between the proposed Castlewood House building and neighbouring Matilda apartments within the St Giles development.
- 8.47 Although both new buildings would contain roof terraces, providing valuable amenity space and reducing some pressure on open spaces in the area, only publicly accessible open space can be counted towards the open space provision of the development. As such, given the shortfall of open space provision on site, a financial contribution towards off-site public open spaces is also justified. Based on the CPG6 formula this equates to **£24,641** to be secured via section 106 legal agreement. The combination of public open space on site and financial contributions to public open space off-site is in full accordance with policy CS15 and DP31.

## **9 AFFORDABLE HOUSING**

- 9.1 Under London Plan policies 3.10, 3.11 and 3.12, Camden policies CS6, DP1, and DP3 and CPG2 (Housing), 50% of housing provision should be affordable. The split of the affordable housing provided should be 60% social rented and 40% intermediate.



9.2 The 18 residential units proposed will all be provided as 100% affordable housing, meeting the 50% affordable housing target. These would be split as 10 x social rented and 8 x intermediate rent.

9.3 The precise unit and tenure mix would be as follows:

Size	Social Rent	Intermediate Rent
Studio	0	4
1b2p	4	0
2b4p	1 (Wheelchair)	4
3b5p	5	0
<b>Total</b>	<b>10</b>	<b>8</b>

Tenure	% floorspace (NIA)	Units
Social rented	62%	10
Intermediate Rent	38%	8
<b>Total</b>	<b>100%</b>	<b>18</b>

### **Dwelling size mix**

9.4 There is a strong need in Camden for family sized units within the social rented tenure. In line with this priority and in consultation with Camden Housing partnerships the number of family sized units has increased since the submission of the original scheme. As a result the total number of proposed units has reduced from 20 to 18, however the total floorspace apportioned to affordable housing and to each tenure has remained the same. Officers are fully supportive of the revised mix as it better reflects dwelling size priorities in Camden particularly for affordable housing.

9.5 The proposed unit mix is in accordance with the policy requirements of DP5, providing a range of unit types of a high priority. The proposed mix also exceeds the requirement for 50% of social rented units to be 3 bed or larger, with 62% of the socially rented units provided being large family homes. This is a key priority for affordable housing provision in the borough as it reflects the area of greatest housing need and is strongly supported.

9.6 In the intermediate rented tenure, only studios and 2b4p units are being proposed. This is in line with the Intermediate Housing Strategy aspiration to offer smaller units for single households and larger two bedroomed units for sharing households, in order to maximise affordability. Both the fact that this achieves a full policy compliant affordable housing offer and succeeds in providing much needed 3-bedroom family units in particular, is strongly welcomed.

### **Tenure mix**

- 9.7 Policy DP3 seeks a 60/40 split between general needs (social rent) and intermediate housing. The proposed scheme provides 62% of the floorspace in the affordable as social rented and 38% as intermediate. The extra social rented floorspace above the policy requirement is welcomed, particularly in this central location.

### **Rents and affordability**

- 9.8 All General Needs units would be secured at target (social) rent levels and all intermediate rents would be within Intermediate Housing Strategy Policy guidelines. This would be secured by s106 agreement. The levels of rent achieved are strongly supported.

### **Wheelchair units**

- 9.9 Policy requires 10% of new housing to be provided as wheelchair accessible. This would equate to two dwellings. Originally 2 fully adapted wheelchair units were proposed within the social rented tenure, however by reducing the number of wheelchair units from 2 to 1, an additional 3 bed unit was able to be provided in the social rented tenure. Given the high priority for securing larger family accommodation within the social rented tenure, it is considered that the provision of an extra large unit at the expense of a wheelchair unit is acceptable. All other units will be designed to M4(2) standards. This will be secured by condition.

## **10. QUALITY OF PROPOSED ACCOMODATION.**

- 10.1 Development Plan policy DP26 requires residential developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes, amenity space and an internal living environment which affords acceptable levels of sunlight, daylight, privacy and outlook. CPG 6 provides further guidance on amenity.

### **Unit Size**

- 10.2 The London Plan Housing Standards SPG sets out acceptable room sizes, based on the number of potential occupiers and bedrooms as per the table below. All of the proposed flats exceed minimum standards.

### **Minimum Unit Size required by London Plan.**

Number of bedrooms	Number of bed spaces	Minimum GIA (m2)			Built-in storage (m2)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

### Proposed units sizes.

Level	Tenure	Size	Area samSam
1	Social Rent	1 bed 2 Person	52
1	Social Rent	3 bed 5 Person	92
1 & 2	Social Rent	3 bed 5 person (Duplex)	111
2	Social Rent	1 bed 2 Person	52
2	Social Rent	2 bed 4 Person (Wheelchair	90
3	Social Rent	1 bed 2 Person	52
3	Social Rent	3 bed 5 Person	91
3 & 4	Social Rent	3 bed 5 Person (Duplex)	111
4	Social Rent	1 bed 2 Person	52
4	Social Rent	3 bed 5 Person	90
5	Intermediate Rent	Studio	45
5	Intermediate Rent	2 bed 4 Person	73
5	Intermediate Rent	2 bed 4 Person	73
6	Intermediate Rent	Studio	46
6	Intermediate Rent	2 bed 4 Person	78
6	Intermediate Rent	Studio	40
7	Intermediate Rent	Studio	46
7	Intermediate Rent	2 bed 4 Person	82

10.3 A representation has been received from the freeholder and a leaseholder of the neighbouring building, on the basis that the proposed flats do not comply with London Plan standards for: minimum combined floor area of living, dining & kitchen spaces; minimum width of main sitting areas in 2-3 person dwellings and 4 person + dwellings; and minimum width of double and twin bedrooms.

10.4 With respect to Standard 4.4.1- *Minimum combined floor area of living, dining & kitchen spaces*, previously 15 of the previously proposed 20 units were failing. However revised layouts now mean only 6 of the proposed 18 units marginally fail this Priority 2 standard by less than 1sqm. This represents only 2 unit types

across the development and in both instances are where the units are part of the retained façade and are constrained by the existing shape of the building. All units otherwise greatly exceed minimum floorspace requirements.

- 10.5 With respect to Standard 4.4.2 - *2.8m minimum width of main sitting area in 2-3 person dwelling & 3.2 min 4+ dwellings*. The sitting areas which are technically failing have non-parallel walls due to the existing footprint of the building. Therefore, whilst the 'minimum' width of main sitting area may not comply, the maximum width exceeds the guidance due to the wedge shaped nature of the room.
- 10.6 With respect to Standard 4.5.2 - *minimum width of double and twin bedrooms should be 2.75m in most of the length of the room*. The revised layouts mean all bedrooms now comply with the guidance.

### **Design and Layout**

- 10.7 Medius House is to be demolished and rebuilt behind retained façades due to structural issues with the existing building, preventing it from being able to support the proposed roof extension. The rebuilt Medius House will retain the existing footprint and window layouts and sizes which is essential for the building to retain its original character and maintain its existing positive contribution to the conservation area. As such, the constraints of converting the original building to residential use remain in as far as unit layouts are still confined to a specific floorplate and window arrangement.
- 10.8 Currently the proposal provides 11 dual aspect units with 6 x 1 bed and 1x studio units being single aspect. The DRP suggested that the relocation of the core of Medius House be analysed to see if more dual aspect units could be incorporated into the proposal. In response, the applicant's design team provided a study of two additional core layouts, however due to the shallow and irregular floor plan, additional dual aspect units could not be achieved in either variation. Officers are confident that retaining the existing core position results in the best layouts for residential units within Medius House.
- 10.9 The 7 single aspect units are all one bed or studios, as encouraged by London housing SPG and although north facing, they receive good levels of daylight and have good outlook over New Oxford Street. Whilst the layout of the flats is constrained by the floorplate and window positions of the existing building, all units are considered to have adequate internal circulation, exceed minimum size requirements and are considered to make the best of the constrained site.

### **Amenity Space**

- 10.10 Flats 14 and 18 located at levels 6 and 7 within the new mansard extension have access to private roof terraces. Due to the constraints of the existing building however, it is not possible to provide outdoor amenity space for all the individual flats in the form of balconies, terraces or gardens.
- 10.11 Two communal terraces are provided for the shared use of all units; an area of 63sqm at rear ground floor level and 91sqm at roof level. The applicant liaised

with Registered Providers (RPs) of affordable housing throughout the application process and their design feedback has been taken on board and incorporated into the final submission. The RP's confirmed that the proposed communal spaces could be successfully managed with sensitive landscaping and managed access.

- 10.12 Given the constraints of the building and the provision of communal open space, the lack of individual outdoor space is considered acceptable in this instance.

### **Daylight & Sunlight**

- 10.13 A daylight study, based on the guidance and methods contained in the Building Research Establishment (BRE) report "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (October 2011), accompanies the application.
- 10.14 With the exception of 2 east facing Living/Dining rooms on the second and fourth floors, all habitable rooms fully comply with the BRE Guidelines meeting and in most cases greatly exceeding minimum BRE target values. The two rooms which fail achieve 1.3% and 1.4% against the target of 1.5% ADF. These failures are very minor and particularly in the context of this inner city urban location are considered wholly acceptable.
- 10.15 All windows facing within 90 degrees of due south have been assessed for their Annual Probable Sunlight Hours (APSH) in accordance with BRE guidelines. The BRE states that living room and kitchen windows require most sunlight and the assessment demonstrates that the majority of these windows would achieve levels comfortably exceeding the summer and winter targets of 25% and 5% respectively.
- 10.16 Only two living rooms, two kitchens and three bedrooms do not achieve 25% APSH. Not surprisingly these are located on the lower floors facing the courtyard between Medius House and Bucknall Street warehouse. The levels of sunlight are nevertheless consistent with most central London residential properties and overall the majority of rooms in the proposal achieve the recommended level of APSH. The sunlight daylight report concludes that the retained levels of sunlight for properties within Medius House are commensurate if not better than most central London properties. It should also be noted that rooms not meeting the 25% APSH level prescribed by BRE guidance all achieve the requisite ADF daylight levels of the same room.
- 10.17 Officers consider that the levels of sunlight and daylight to the proposed residential units within Medius house are acceptable and particularly good for such a dense inner city location.

### **Outlook**

- 10.18 All proposed flats are considered to have acceptable outlook. Flats 1, 2, 4, 9, 11, 14 and 17 facing New Oxford Street would have an open outlook over and across New Oxford Street to the north with the buildings opposite located over

19m away. Flats 5, 7 and 10 located on the north east corner of the building would have dual aspect, with views north over New Oxford Street and long views east along New Oxford Street. Flats 12 and 15 would have a triple aspect; north over New Oxford Street, east along New Oxford Street and south over the roof of Bucknall Street warehouse towards St Giles, located over 24m away. Flat 16 would have both south and south east aspect over the roof of Bucknall Street warehouse to St Giles, again over 24m away. Flat 18 would have open outlook south and south east over the roof of Bucknall Street warehouse and north east along New Oxford Street.

- 10.19 Flats 3 and 8 are 3 bed Duplex's located on the southern side of Medius House and would have a more restricted outlook over the lightwell between Medius House and Bucknall Street warehouse to the south. The outlook is constrained by the proximity of the neighbouring building which is located between 9 and 11m away. Although constrained, this outlook is partially over the communal open space which provides a more pleasant view and whilst the outlook is not as good other flats it is still considered reasonable and wholly acceptable in this inner urban context.

### **Privacy**

- 10.20 The only flats to have windows within 18m of neighbouring buildings belong to flats 3 and 8, both 3 bed duplexes arranged over floors 1&2 and 3&4 on the southern side of Medius House. Each flat has three windows on each floor (serving the living room and a bedroom) facing the adjoining office building approximately 9m away to the south east. Whilst the separation distance is acknowledged as being close, the neighbouring building is in office use rather than residential and as such opportunities for overlooking are greatly reduced, particularly during the evenings and on weekends. Furthermore each flat has 6 additional windows over two floors on the south elevation that are 11m away from the adjoining buildings and offset from any facing windows. As such these windows are not subject to any direct overlooking.
- 10.21 Although the relationship between some facing windows is well within the recommended 18m guidance, this guidance relates to facing residential windows. It is considered that given the office use of the neighbouring building, the layout of the affected flats as duplexes over two floors and the availability of other windows which are not subject to any direct overlooking, that the level of privacy for these flats is acceptable.

### **Noise and disturbance**

- 10.22 A noise survey and acoustic report has been submitted with the application. The report details a number of mitigation measures in order to reduce the impacts of road traffic on internal habitable areas and emissions levels from proposed plant. The report concludes that with the incorporation of identified mitigation measures there will be no harmful impact on future occupiers of Medius House.

- 10.23 Camden environmental health officers are satisfied with the mitigation measures proposed and that the proposed residential accommodation within Medius House would meet the required noise standards. The recommended mitigation measures, together with post installation testing, would be secured by condition. Specific conditions would secure sound insulation of floors, ceilings and walls separating residential units and between residential and commercial units on the ground floor ensuring all noise from any A1/A3 uses would be contained within the commercial premises.
- 10.24 Due to the flexible nature of the ground floor uses it is possible there could be an A3 unit located at ground floor level of Medius House in the future. In addition to sound insulation conditions, trading hours of any A3 use would be restricted to between 07.00 to 23.00 (Monday to Thursday), 07:00 to 00:00 (Friday and Saturday) and 08:00 to 22:00 (Sunday and Bank Holidays).
- 10.25 Fume ventilation is catered for within the development by built-in risers in both buildings which discharge at roof level. A condition is also recommended requiring submission of details of odour mitigation, ventilation systems and acoustic insulation measures for any A3 uses prior to commencement.
- 10.26 The east and north facing terraces of the new Castlewood House building on the south eastern side of the building would be well separated from new residential windows of Medius House at over 24m away. It is recognised that there might be occasional ancillary events hosted by some office occupiers, as such it is also recommended that a condition be attached stipulating that no sound from the offices (including terraces) should be audible from any adjacent residential premises between 2300hrs and 0700hrs.

## **11 DESIGN & CONSERVATION**

- 11.1 London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7, policies CS14, DP24, DP25 and CPG1 (Design) are relevant with regards to the design of the proposal and impact on conservation areas.

### **Urban Design**

#### Context

- 11.2 Castlewood House and Medius House, are located within a city block framed by New Oxford Street, Bucknall Street and Earnshaw Street and are separated by a single building, occupied by Toni and Guy, which does not form part of the proposal. Castlewood House and the Central St Giles building, to the south, are located in a small pocket of land that, unusually for this part of Camden falls outside of any Conservation Area. Toni and Guy, Medius House and areas to the north across New Oxford Street, and to the east fall within Bloomsbury CA. To the west across Earnshaw Street is Denmark Street CA. Further west is Soho CA in the City of Westminster, and to the SE of Central St Giles is Seven Dials CA. There are a number of listed buildings in the wider area. The only one that faces directly onto the site is Centre Point. The grade I listed St Giles

Church is located south of St Giles High Street. The contiguous buildings to the Castlewood House site including Toni and Guy and Medius House are positive contributors as is 100 New Oxford Street which sits opposite.

- 11.3 As a major crossroads in central London the St Giles area has seen considerable change over its long history. New Oxford Street is itself a 'new' street which was ploughed through the area in 1847 and the Centre Point development brought change in the 1960s. More recently Central St Giles and Crossrail have provided the opportunity to bring a more public realm and pedestrian focus to the area. Central St Giles delivered two new north-south pedestrian routes. Centrepoin's refurbishment has allowed a new arcade to be inserted through Centrepoin House, connecting Bucknall Street with the Cross Rail Station and on to Soho Square.
- 11.4 The change that has happened over the years in St Giles has led to a varied urban context both in scale/grain and architectural approach. New Oxford Street maintains some of the civic quality one would expect from a 19<sup>th</sup> century road improvement scheme with some substantial Portland stone buildings on its northern side. In contrast Bucknall Street and areas to the south retain a much more earlier and irregular grain, which the disaggregated forms of St Giles celebrates. Centrepoin expresses a modernist rationality in its lower block, but with more flair in the tower.

#### Castlewood House - Existing Building

- 11.5 Whilst not having great architectural ambitions, the existing Castlewood House is a reasonable piece of townscape employing familiar London materials of brick and limestone. Its dead frontage to New Oxford Street, which breaks the chain of shops from Oxford Street through to Toni and Guy and beyond is consider a weakness of the existing building. Also the building treats its south and west sides as a back, failing to provide the quality of frontage expected of central London. This has become more noticeable as recent townscape changes have reoriented perception and use of this part of the city. Central St Giles has opened up the area to the south and along with Centrepoin provides new routes towards Castlewood House from the south and west. The route linking Soho Square and the main Crossrail entrance through to Bucknall Street and on to a new square at Princess Circus (delivered by the west end project) is expect to become a popular pedestrian route through the area.
- 11.6 The existing building is seven storeys high to parapet, with a further two setback storeys plus a centralised plant storey. The office entrance is on New Oxford Street. The building has a T shaped plan within a squarish plot resulting in two unbuilt areas. The Bucknall Street side has an exposed service ramp area, while Earnshaw Street has a large sunken courtyard between the building and the pavement.

#### Proposal

- 11.7 The proposed new Castlewood House building looks to create a building which provides an equally positive street experience to all sides, whilst responding to the varied contextual character to its north and south. This results in a building broken into three forms which also helps to reduce the perceived mass. The



proposal also expands on the network of new pedestrian links introduced by Central St Giles.

### Layout

- 11.8 The proposal looks to build over much of the site by filling in the courtyards on the Bucknall Street side. This results in a building frontage which sits up to the public realm on all sides resulting in a more typically urban relationship. The building is set back from the line of the existing boundary wall on Earnshaw Street. This widening of the public realm by inserting a new tapering shaped piece of pavement that is 10m wide at its widest and over 30m long. This public realm continues into a two storey high, 19m long, colonnaded area leading into New Oxford Street which supplements the existing pavement with an additional 3m of width. The setback not only increases the public realm, but also importantly maintains a visual link from the St Giles High Street through Central St Giles Courtyard through to New Oxford Street. The setback was added following public consultation and also helps address overlooking concerns with neighbouring residential buildings.
- 11.13 The proposal introduces an entirely new pedestrian route on its east side from Bucknall Street through to New Oxford Street. This route continues a route that is already part established by the Central St Giles scheme. The route comprises two arcaded elements broken in the middle by a small open-to-sky courtyard. The arcaded elements are 17m and 12m long, with the first tapering from 4m to 3m wide and the other continuously just over 4m. The open-to-sky courtyard is 12m across. The route has been purposefully angled so that activity on New Oxford Street is visible from half way along the covered route in the neighbouring Central St Giles.
- 11.14 Servicing remains off Bucknall Street, but has been brought into the building and centralised in the plan. The office entrance has been moved to Earnshaw Street which allows the full width of the New Oxford Street frontage and the prominent corner of Earnshaw Street to be given over to retail. Retail has also been introduced on the two Bucknall Street corners, activating the building on all sides. Along the arcades, the north section has retail on both sides, while the southern section has retail on one side and secondary windows of neighbouring buildings on the other. The cycle entrance and a secondary office entrances are located off the courtyard, at the centre of the arcades, ensuring additional activity beyond that given by the retail frontages.

### Height and Form

- 11.15 The proposal is ten storeys high (40m) plus a plant floor (45m) compared to the nine (30m) plus plant (33m) of the existing. However while only one storey taller, the more generous modern floor heights of the proposal results in the building being the equivalent of 2.5 modern storeys higher. This included a 1.5m increase in the height of the ground floor to allow for retail use. The proposed overall height is equivalent to that of the Central St Giles height along Bucknall Street (Central St Giles rises another storey beyond this on its east side) and is comparable to the office approval on the Astoria site which sits on the opposite side of Centrepont in the City of Westminster. The proposal steps down in height to the lower height of eight storeys on its north side to reflect the

height of 100 New Oxford Street on the opposite side of the road, with additional stepping on the Bucknall street side to also respond to context. This 8 storey frontage to New Oxford Street is 1.5m higher than the existing top floor.

- 11.16 In terms of form, the proposal treats the New Oxford Street half and the Bucknell Street half as distinct 'buildings' each tuned to the different character conditions they sit in. These 'buildings' are 19m deep at their fullest and 11m at their narrowest, which responds to the typical depth of pre-20C building plots in the area, helping to further contextualise the proposal, particularly the adjoining positive contributor which share similar depths. Between the two 'buildings' is an intermediary section of façade which is set back to further the distinction between the north and south 'buildings' and give greater definition to the narrow frontage blocks in views over the positive contributors. This setting back also creates the courtyard on the eastern side, and more breathing space outside the office entrance on Earnshaw Street.
- 11.17 The New Oxford Street 'building' has derived its principle massing from 100 New Oxford Street opposite. This Portland stone fronted building has the most defining façade on the mixed New Oxford Street. The proposal is 6 storeys to parapet, which responds to the parapet on 100 New Oxford Street. It then has two storeys on top which are shaped and setback to invoke a sense of a line of dormers. This zone responds to the two storey dormer roof on 100 New Oxford Street. The 8 storey New Oxford Street frontage is also comparable in height to Centrepont House and about 2m higher than Albion House (55-59 New Oxford Street) which sits to the east of Medius House.
- 11.18 On the Earnshaw corner, the Bucknall Street 'building' rises 8 storeys in one plane, with the two floors above this set back. The 8 storeys respond to Centrepont House, and the further two to Central St Giles. Further to the east along Bucknall Street the proposed mass is broken down to address neighbouring scale, with a five storey mediating element reading as a further building.

#### Detailed Design

- 11.19 The proposal employs a familiar London palette of limestone coloured recon-stone, bricks and brass/bronze coloured metalwork. The New Oxford Street side is recon stone which sits well with 100 New Oxford Street opposite and Centrepont. It has hierarchy and layering in the facade with a two storey base and two storey piano noble. The façade has a double rhythm of smooth principle pilaster with ribbed pilasters sitting in-between. Metalwork is bronze coloured with patterned metalwork screens obscuring the bottom half of the office floor directly above the shopfronts. The line of dormer elements at 6<sup>th</sup> and 7<sup>th</sup> floors responds to the roof zone of 100 New Oxford Street Opposite. But take reference from Centrepont in their profile.
- 11.20 The Earnshaw/Bucknall Street corner employs a similar rhythm of smooth and a ribbed pilasters but using brick rather than stone. The metalwork is as New Oxford Street. This transitions into the third elevation treatment, which sits along Bucknall Street. This elevation responds to the neighbouring warehouse style building with a heavier brick façade and punched windows. The building

has a single rather than double storey expression at ground floor in response to the scale of the street.

#### Changes since Submission

- 11.21 The principle changes since submission to the proposed Castlewood House are to the plant floor in response to consultation concerns over the visual impact of the building's height. However there has also been other improvement including the chamfering of shopfronts at the colonnade corners to New Oxford Street which improves sightlines and pavement depths; and the incising of an ornate pattern onto the gable with Toni and Guy to add interest and richness to this element.
- 11.22 The plant floor as submitted was a single regular mass which stood at 4.9m high. The changes splits the mass into three forms, which respond to the north, south and spine elements of the building below and have been adjusted in their footprint to reduce the impact in views, which particularly occurs to any plant placed on the buildings corners. This results in a more cruciform shape to the whole. Heights have also been reduced.
- 11.23 The plant as now proposed has a spin element at the centre of the plan which remains at 4.9m high. It has been given angled shape at either end to further break it down. Over the south 'building' the plant has been set back by a further 1m on the south and 2m on the east. It has also been reduced in height by 1.9m to 3m. A rooftop meeting room, that formed part of the originally submitted plant mass, has been located centrally on the north 'building', set back from the main façade by 11.5m and 13 and 19m from the east and west sides. It has also been lowered, by 1.1m to 3.8m.
- 11.24 The result has positive effects in the longer views from British Museum Steps, Bedford Square and Soho Square, although the plant was previously only marginally visible from these areas. The greatest effects are on Bucknall Street where the perceived height of the building has come down by one storey. This also allows Centrepont to remain in view for longer.

#### Summary

- 11.25 The Castlewood House replacement is a well-considered scheme which addresses the shortcoming of the existing building. It responds in its layout and form to the surrounding established context as well as recent and emerging changes in terms of routes and pedestrian movement. It uses familiar London materials. Whilst taller than existing the building mass has been composed to respond to context and minimise the sense of scale in views.

#### **Conservation and Heritage**

- 11.26 Camden Core Strategy policy CS14 (Promoting high quality places and conserving our heritage) seeks to ensure that Camden's places and buildings are attractive, safe and easy to use by a) requiring development of the highest standard of design that respects local context and character; b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas. Camden Development Plan policy DP24

(Securing high quality design) requires all developments to be of the highest standard of design and will expect developments to consider: a) character, setting, context and the form and scale of neighbouring buildings. Policy DP25 (Conserving Camden's heritage) seeks to maintain the character of Camden's conservation areas by a) only permitting development within conservation areas that preserves and enhances the character and appearance of the area and; d) not permitting development outside of a conservation area that it considers would cause harm to the character and appearance of that conservation area.

- 11.27 During the pre-application process officers worked closely with the applicant's design team to identify verified views where the proposed development would be visible, so through the comparison of existing and proposed views it would be possible to identify the visual impact of the scheme. The views are presented in the Townscape and Visual Impact Assessment (TVIA) which accompanies the application.

#### Castlewood House: the Bloomsbury Conservation Area

- 11.28 The proposal would restore to the built frontage of the New Oxford Street thoroughfare some of the essential features of its original form, as in the double-height shopping frontage at ground-level, articulated as a high-quality modern, but legible, commercial shopping frontage. In the articulation of its northern elevation the proposal responds to the scale of its Portland-stone neighbours opposite, and complements their quality and detailing through its gently hierarchical elevation expressed in bronze and concrete. Like these grander neighbours, the proposed building reveals its Earnshaw Street elevation to New Oxford Street as a flank, but with an architectural treatment which exceeds the existing in quality and interest (TVIA view 15). As it appears in views from the east, and as the backdrop to the exceptionally attractive elevation and roofline of the Toni & Guy building (Nos. 71-75), the building takes the quieter approach appropriate to a mid-block flank wall with a simple stone face softened with cast patterns in relief and set-back storeys above softened by their angled eastern edge (TVIA views 03 & 04). Remaining comparably unobtrusive to the existing in scale and form viewed from the street, the proposal enhances on the existing in its contribution to the Conservation Area through a more engaged response to the established architectural character and appearance.

#### Castlewood House: the Seven Dials and Denmark Street Conservation Areas

- 11.29 The weak interface of the existing building with Bucknall and Earnshaw Streets detracts from the townscape quality and from the characteristic urban grain and dense, enclosed streetscape of the St Giles area south of New Oxford Street, which falls into the Seven Dials and Denmark Street Conservation Areas. No. 12 Dyott Street and Nos. 2 and 4 Bucknall Street are stock-brick late-Victorian warehouse buildings which are Positive Contributors to the Bloomsbury Conservation Area, but in grain and type are very similar to near neighbours in the Conservation Areas to the south.
- 11.30 While the scale of the proposal reflects that of the larger commercial buildings lining New Oxford Street and Central St Giles, it takes care to adapt to the grain of the neighbours to its rear. The proportions adopted by its elevational

treatments and the width of its commercial bays at ground level are comparable to those of its Bucknall Street neighbours or to Centrepont House, and its massing is broken-down to a contextual scale by the grey-brick frontage to Bucknall Street, as well as in the discrete form of the roof extension to the rear of Medius House wherever this is glimpsed. In these ways, the proposal manages the transition between its New Oxford Street peers and the tighter Georgian and Victorian grain of the Conservation Areas to the south more successfully than does the existing Castlewood House. At the same time, the regular but deep and architecturally animated elevations of the building would contribute visual interest in the middle-ground or as a backdrop wherever it is visible from the enclosed historic streets of the areas, responding legibly and unobtrusively to the local morphology. The set back and carefully contained plant at the upper levels limits the building's mass and preserve clean views towards the Centrepont tower in these views, adding appropriately to the existing rich layering of townscape.

#### Castlewood House: setting of listed buildings

- 11.31 While the upper levels of the replacement building would be visible in glimpsed views from the portico of the British Museum (Grade I) (TVIA view 02) and from the north-west corner of Bedford Square (Grade I) (TVIA view 01), they would be sufficiently discreet as viewed against Central St Giles and other development in the area as not to constitute a change to the setting of these listed buildings. Other listed buildings including Congress House (Grade II\*) and St George's Bloomsbury (Grade I) were assessed for co-visibility with the proposals which might affect their setting, but were found to be unaffected.
- 11.32 Viewed from various points within the Bloomsbury, Seven Dials and Denmark Street Conservation Areas, the proposed Castlewood House replacement would form part of the settings of two listed buildings: Centrepont (Grade II) and of St Giles Church (Grade I). Its effect would be positive, though it would not constitute a material change in either case.

#### Castlewood House: setting of St Giles Church (Grade I)

- 11.33 As visible from St Giles Church, the proposal would, like the existing, form part of a middle-distance townscape of larger scale marking the commercial streets which bypassed the Medieval centre of St Giles parish which was the original setting of the church; however, its better-designed and more active engagement with its Earnshaw and Bucknall Street faces would go some way to reversing the harmful and inappropriate backstreet character imposed on the church's surroundings by these later developments. In views from St Giles, the proposal would also remain subordinate in scale to the Centrepont complex (TVIA views 08 & 09).

#### Castlewood House: setting of Centrepont tower and Centrepont House (Grade II)

- 11.34 The proposed Castlewood House would form, along with Central St Giles, the eastern frontage to Earnshaw Street which is lined on the opposite side by Centrepont House, part of the listed Centrepont complex. As a neighbour to Centrepont House the proposal would be of much the same form and scale;

however, the improved relationship of the proposal to the historic morphology and the greater quality of its architecture would enhance the street setting of Centrepont House, partially mending the fragmented quality of the urban relationships around the Bucknall Street-Earnshaw Street junction.

- 11.35 Centrepont's designation was reviewed in 2013 with a new appraisal of its special interest which cited the slenderness and richly modelled elevations of the tower as key to its architectural value. Views towards Centrepont tower from surrounding streets would be most affected where the proposed new building would intervene in the foreground or middle-ground. Where it forms a backdrop, the quality and restraint of its regular elevations would be a quiet complement to Centrepont's stronger forms and modelling. Views from the east, as demonstrated in TVIA views 03-07, give relatively orthogonal perspectives onto the broadest elevation of Centrepont tower, always designed to appear above and behind the roofs of existing buildings, and not an angle which evinces its special slenderness and modelling. Little of the tower is lost in views along New Oxford Street (TVIA views 03 & 04), and the impressive height of its north elevation is unobscured. Along most of Bucknall Street and the north side of Princes Circus (TVIA views 05-07) – views of Centrepont which are incidental in terms of its townscape planning – the tower will remain visible above the proposal, and that portion which is lost to view is of little particular value in the appreciation of its qualities of architectural special interest. In general in wider views, in the same ways that the form of the proposal adapts to the street pattern and to the scale of its neighbours, it would not challenge the Centrepont tower in the latter's pre-eminent scale in the local townscape, which is another critical part of its special interest.

#### Medius House as a Positive Contributor to the Bloomsbury Conservation Area

- 11.36 Medius House is a mid-twentieth century office building in red brick with channelled or rusticated details above a stone plinth, and banding and classical dressings including aedicules in pale stone. In these characteristics, as the Conservation Area Appraisal and Management Strategy notes, it is a (much plainer) partner to the Toni & Guy building. It addresses the corner formed by Dyott Street with a modest square turret, which lends the building's chamfered corner elevation a subtly tower-like verticality. A mansard-style roof storey stands behind the parapet beyond this on the north elevation. At ground level, it contains a plainly-expressed retail frontage, most recently containing a small supermarket. It is a good example of mid-twentieth century office building using a neoclassical style, responds interestingly to its junction, and sits well among the larger modern and smaller Victorian buildings of its immediate surroundings; however, its fairly flat elevations and its unambitious formal gestures, such as the modest scale of the turret above the main parapet, give it a muted quality which leaves it of only limited intrinsic architectural interest.
- 11.37 The proposal to convert the first floor and above to residential use, adding two new floors of accommodation, demands a substantial new roof-level structure as well as the reconstruction of the existing roof storey in brick. The proposal would unavoidably change the quality of the building's presence in the urban block, but represents a coherent new intervention in the building's form in a modern style, as well as the careful alteration of the existing architecture to

extend it. The result would be the conservation of the essential character of the existing building as a Positive Contributor to the Bloomsbury Conservation Area, and of its presence in the wider townscape, alongside the addition of the new architectural piece at roof level in the block.

#### Medius House: fifth floor

- 11.38 The corner tower would be built up one storey in brick with a new parapet band to match the other pale stone dressings. This is judged to successfully add greater verticality and so a degree of elegance to the building's proportions which is currently somewhat lacking, as well as ensuring the corner turret retains visual precedence over the modern roof extension which would generally disappear behind it. Above the northern elevation, the existing top storey would be rebuilt in brick slightly recessed from the façade below and from the existing retained strong white parapet, adopting and repurposing this latter as a cornice in a manner common in neoclassical buildings, which allows the additional storey in brick above to recede behind the main façade beneath this line. A projection in the final bay with its channelled brickwork at this reconstructed level is a similarly traditional gesture which helps to balance the corner turret and to properly frame and retain the designed proportions of the whole elevation.

#### Medius House: sixth- and seventh-floor extension

- 11.39 The two new floors of accommodation represent a straightforward increase in the building's height which is mitigated in its visual presence by the reconstruction of the existing roof storey as an extension to the existing building in brick. In westward views from New Oxford Street and the junction with Bloomsbury Street, the modern roof extension would be limited in its townscape presence by the build-up of the corner turret, appearing as a dark recessive form above the north elevation (TVIA views 03 & 04). In eastward views, both the additional brick storey and the modern extension would be presented as blind flank walls. As with the turret corner, on the west flank the historic brick architecture would be used to settle and frame the modern extension: a brick treatment matching the historic elevations would be brought up behind the modern extension as a chimney-like form, providing a soft and simple backdrop to oblique views of the Toni & Guy roofscape, and allowing the modern extension (finished in a simple grey brick on this flank) to read as an elegant to storey object above the front elevation. Plant and the new core are hidden in all but glimpses, ensuring that the shoulder and roof-lines proposed would be clear and simple forms, visually subordinate to the existing building and its historic neighbours in views from the street.
- 11.40 The form of the proposed modern roof extension is a take on the dormer window adapted to provide an opportunity for new architectural expression and a bold termination for the elevation to New Oxford Street. Revisions to the submitted proposals have settled on double-height narrow dormer forms lined in metal, framing two windows with a central mullion emulating the proportions of those in the main elevation, with the intermediary floor level expressed as a solid brick spandrel. Between the six dormers, blank panels are clad in a matching grey brick. The slight recess to these panels would allow the dormer

heads to break the roofline as viewed from the street and to add a rhythm typical of roof extensions and characteristic of many nearby historic buildings on New Oxford Street and Dyott Street; yet the simple rectangular form of the new dormers would defer to the chevron form which articulates the shoulder of the main elevation on the proposed Castlewood House replacement, which in turn recalls the chevron window heads which are the motif to the Centrepont complex. The grey finishes to the proposed modern roof extension promise a high-quality contrast and complement to the calm red-brick and stone elevation of the historic Medius House.

#### Medius House: summary

- 11.41 The extension of the existing architecture of Medius House is carefully detailed to conserve (and even enhance) its existing architectural character and contribution to the local townscape, while allowing it to host a new and complementary extension, itself consistent in character with the roof storeys typical of its immediate surroundings and associated with the upper storeys of the new Castlewood House. As the backdrop to its immediate neighbours, especially the Positive Contributor the Toni & Guy building, the proposed extended Medius House would be a high-quality form, relatively simple and considerate. It would thus conserve its own contribution to and preserve in general the character and appearance of the Bloomsbury Conservation Area.

## **15 TREES AND LANDSCAPING**

### Trees

- 15.1 The application includes the proposed removal of two trees located within the existing sunken courtyards of Castlewood House – labelled T5 and T6 on plan. T5 is a cat. C (in line with BS5837:2012 – “Trees in relation to design, demolition and construction”) grey alder tree visible from the Bucknall Street frontage of the site. The tree is approx. 16m in height and is highly visible from the public realm. However, the sparsity of the crown and the small leaf size (in mid-summer) is indicative of decline. In addition, the trunk has enveloped the metal grills around the base of the tree which could be an entry point for pathogens. Both of these factors are considered to significantly reduce the safe useful life expectancy to less than ten years. As such the removal of T5 is considered acceptable in planning terms.
- 15.2 T6 is a cat. B Italian Alder which is situated in a sunken terrace area, visible from the public realm but effectively at lower ground floor. Due to its small size and sunken location it is considered that its loss could be mitigated against through replacement landscape planting, to be secured via the landscaping condition.
- 15.3 T1, T2, T3 & T4 are all off-site Camden owned and managed trees on the highway, and are considered to be of high value and to contribute a high level of visual amenity to the local area. They are all included as to be retained in the application. Tree protection details would be secured by condition if planning permission is granted.

### Landscaping



- 15.4 Policy DP24 seeks to ensure that developments provide high quality Landscaping proposals. Supporting paragraph 24.22 advises that new hard and soft landscaping should be of a high quality and should positively respond to its local character.
- 15.5 As a result of Crossrail and the station upgrade works at Tottenham Court Road there is an anticipated rise in pedestrian numbers from 30 million in 2009 to 56 million in 2018. In this context the requirement for improved public realm and pedestrian permeability becomes vital for the success of the surrounding area moving forward. The design rationale for the development has evolved in this context, seeking to address and encourage the predicted increased pedestrian flows through the careful development of new public open space in front of the office entrance on Earnshaw Street.
- 15.6 The indicative landscaping plan submitted with the application encompasses areas outside of the site, as the new on-site public open space on Earnshaw street links into the area of council owned land that would be opened up by the proposed relocation of the existing cycle hire stand to Bucknall Street (discussed further in the Transport section). An opportunity for a significantly enhanced area of public realm as a result of the cycle hire relocation would exist on the south western corner of the site on Earnshaw and Bucknall Street and as such, any onsite landscaping would need to tie into any redesign of this space.
- 15.7 A Pedestrian Cycling & Environmental Improvements contribution would be secured via s106 (see transport section), part of which could potentially be used for enhancements to this area on the corner of Earnshaw and Bucknall Street. Full details of onsite landscaping would be secured by condition and assessed in conjunction with Camden's Greenspace Development Manager and Camden highways officers to ensure that the onsite landscaping ties in with any works undertaken by the council outside the site.
- 15.8 Full landscaping details for the proposed communal terraces within Medius House would also be subject to condition to ensure these spaces are as pleasant as possible for future residents and to contribute to biodiversity where possible.

## **16 IMPACT ON NEIGHBOURING AMENITY**

- 16.1 Policies CS5, DP26 and CPG6 (Amenity) are relevant with regards to the impact on the amenity of residential properties in the area. Any impact from construction works is dealt with in the transport section.
- 16.2 There are no residential properties in the vicinity of Medius House which is surrounded by commercial buildings on all sides; as such the extension and conversion of Medius House would have no impact on any neighbouring residential privacy, outlook or sunlight/daylight.
- 16.3 Residential buildings are located to the south and west of the Castlewood House site; these being Matilda Apartments within the St Giles Development

across Bucknall Street to the south, and Centrepont House approximately 30 metres to the west across Earnshaw Street. Any impact on amenity to occupants of these buildings is assessed below.

### **Daylight and sunlight**

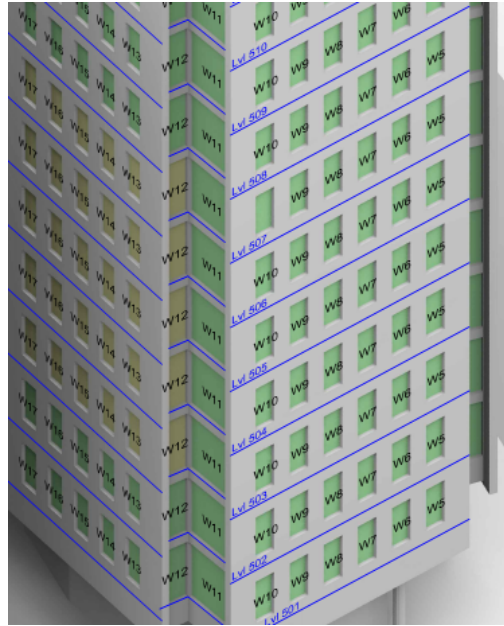
- 16.4 The application is supported by a Daylight & Sunlight assessment that considers relationships to the immediate residential properties against the criteria of the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight: A guide to Good Practice.
- 16.5 The report makes use of 4 standards in the assessment of existing versus proposed daylight and sunlight levels:
- Vertical Sky Component (VSC) - A measure of the amount of sky visible at the centre of a window.
  - No Sky Line (NSL) - The area at desk level inside a room that will have a direct view of the sky
  - Average Daylight Factor (ADF) - A measure of the ratio of the luminance in a room to the external unobstructed sky
  - Annual Probable Sunlight Hour (APSH) - A measure of the amount of sunlight that windows within 90 degrees of due south receive and a measure of the number of hours that direct sunlight reaches unobstructed ground across the whole year and also as a measure over the winter period.
- 16.6 VSC is generally considered the most appropriate way of measuring of Daylight to neighbouring properties whilst measurements such as ADF are used to assess sunlight/daylight in new dwellings. The BRE considers that daylight may be adversely affected if, after development the VSC is both less than 27% and less than 0.8 times its former value.
- 16.7 Should VSC fail then the more technical NSL test can be employed. In these cases, where the layout of the affected room is known it is tested for daylight distribution. Like VSC, the NSL figure can be reduced by up to 20% before the daylight loss is noticeable.
- 16.8 It should nevertheless be noted, that the 27% VSC target value is derived from a low density suburban housing model. In inner city urban environments and historic city centres, VSC lower values well below 20% are not uncommon. The BRE guidance states that the guidelines should be interpreted flexibly and in areas of modern high rise buildings, a higher degree of obstruction may be unavoidable.
- 16.9 The APSH test has not been considered for the development as the surrounding windows which face the site fall outside the prescribed testing parameter i.e. they have an orientation outside of 90 degrees of due south.

- 16.10 The development is located within a dense urban environment and the design and nature of some of the existing neighbouring buildings is such that there are some pre-existing shortfalls in daylighting relative to the normal BRE Standards. When this is the case any small absolute reduction can result in non-compliance. Given the nature of the site and surrounding buildings, it would be difficult to develop the site without resulting in some transgressions in BRE guidance. The London Plan March 2016 Supplementary Planning Guidance – Housing states, in para. 1.3.45, that ‘an appropriate degree of flexibility needs to be applied when using BRE guidelines to assess the daylight and sunlight impacts of new development on surrounding properties, as well as within new developments themselves. Guidelines should be applied sensitively to higher density development’. This does not mean that BRE guidelines should be disregarded for assessment purposes, rather that the decision maker should apply the results flexibly and consider the circumstances of the site and the affected properties.
- 16.11 The council appointed an independent assessor (Anstey Horne) to assess the findings of the sunlight/daylight report who concluded that the effect on Centrepont House, whilst breaching the BRE guidelines in places are minor and that all flats maintain good levels of daylight in the proposed condition. With respect to Matilda Apartments the light losses are more oblique and affect the east elevation which is already significantly inhibited from receiving daylight due to the existing office building to the east. Anstey Horne considered that, taking into account the redevelopment of the site within an inner urban context, the sunlight daylight impacts were acceptable.

#### Matilda Apartments

- 16.12 Matilda apartments contain 249 windows serving 60 site facing rooms (bedrooms and living rooms). Of these 60 rooms only 6 living/kitchen/dining rooms (LKD) and 2 bedrooms present reductions of both VSC and NSL above BRE recommended levels. These rooms are located on the eastern side of the building. Five of these windows (W13, W14, W15, W16 and W17) directly face the adjacent office block in St Giles and only one (W12) faces directly toward the site. The development has been deliberately sited so as not to encroach beyond this window. It should be further noted that window 12 is partially shrouded by the building's own design with two projecting fins that self-limit access to sky visibility.

**Figure 2. Windows which fall below minimum VSC and NSL in yellow (serving 7 rooms in total)**



- 16.13 All of the affected windows within Matilda apartments experience an actual reduction in VSC no greater than 5%, but as the existing levels of VSC are so low, these small changes present as a large overall percentage and above the maximum 20% reduction prescribed by BRE guidance. In reality such a small change in VSC less than 5% is unlikely to be noticeable.
- 16.14 Likewise due to the existing low NSL levels small changes in NSL present as a large proportionate change and take results below the BRE guidelines. BRE Guidance recognises in relation to NSL methodology “...need to be interpreted flexibly. *‘There is little point in designing tiny gaps in the roof lines in order to safeguard no sky lines in existing buildings.’* (BRE para 2.2.10). This is the position in the existing situation; the rooms have very limited access to sky visibility and see very small levels of the no sky line at the back of the room. The view from W12 (north facing) does not control the movement of the NSL as it still retains visibility north, rather the 5 smaller windows (W13-W17) on the east elevation facing the existing office building in St Giles, are the result of the changes. There is a very narrow gap between windows W13-W17 and the adjacent office block in the St. Giles development (approximately 7 m). These windows have a very oblique view north of a very small portion of sky between the neighbouring office block, as a result on the T shaped plan of the existing Castlewood House building. The existing configuration of this narrow setback and the gap from the T- shaped plan of the existing building render the NSL contour very sensitive to even very small changes to the massing of adjacent buildings. Thus a very small increase in obstruction causes what appears as a large overall change.
- 16.15 The submitted Sunlight and Daylight report included contour plans to demonstrate the impact of the NSL reductions. It is clear from these plans that the light reductions are from an oblique angled perspective and that the existing situation only narrow streams of light are available from each window.

The figure displays six floor plans of a building, arranged in a 3x2 grid. Each plan shows a different floor and its corresponding room layout. The rooms are labeled as follows:

- SECOND FLOOR:** R3/502, R4/503, R5/502, R2/502, R3/503, R4/504.
- THIRD FLOOR:** R3/503, R4/503, R5/503, R2/503, R3/504, R4/504.
- FOURTH FLOOR:** R3/504, R4/504, R5/504, R2/504, R3/505, R4/505.
- FIFTH FLOOR:** R3/505, R4/505, R5/505, R2/505, R3/506, R4/506.
- SIXTH FLOOR:** R3/506, R4/506, R5/506, R2/506, R3/507, R4/507.
- SEVENTH FLOOR:** R3/507, R4/507, R5/507, R2/507, R3/508, R4/508.

Each floor plan includes a north arrow pointing towards the top right. A grid pattern is overlaid on each plan, indicating a specific area of interest. The grid is composed of small squares, and its orientation and position vary across the different floors. The grid is most prominent in the central and right-hand portions of the plans.

- 1<sup>st</sup> and 2<sup>nd</sup> floor

- 16.18 Windows affected belong to a 4 bed duplex over 1<sup>st</sup> and 2<sup>nd</sup> floor levels. The Living/Kitchen/Dining (LKD) room on the 1<sup>st</sup> floor is served by 10 windows (no.s 8-17) with all but 1 (window 8) failing VSC. However, windows 11 to 17 all experience existing VSC levels well below the BRE target of 27% at between 3.34% and 8.22%. The actual reduction of VSC to these windows as result of the development is very small at between 0.68 and 3.02, however these register as large percentage reductions of the existing given the existing low starting point. In reality given the small actual reductions the change to VSC is unlikely to be noticeable.
- 16.19 The room is also served by 3 north facing windows (8, 9 & 10). Windows 9 and 10 fall marginally below the VSC target of 0.8 times its former value at 0.78 and 0.79 respectively. Again the actual reductions to these window is very small ranging from 3.37% to 3.75%. The existing VSC levels are around 17% and reduce to around 14% which is already below the recommend 27%. Such small changes in VSC are unlikely to be noticeable. The room overall experiences only a 0.2% loss of NSL and as such there is not considered to be any harmful impact to the light in this room.
- 16.20 On the 2<sup>nd</sup> floor the bedroom on the north east corner of the building is served by 5 windows (9 -13) the two north facing windows (9 and 10) retain

VSC at 0.79 and 0.78 respectively against the 0.8% target with very small reductions between 3.88 and 4.1. VSC levels are reduced from around 18% to 15% which again is a low reduction and unlikely to be noticeable.

- 16.21 The remaining three bedroom windows to this room, and the two other bedrooms on the east side of the building, due to their windows facing into the adjoining office building already receive low levels of VSC and again are subject to very small decreases which result in a large percentage increase against the existing low starting point. The actual reductions are between 0.8 and 3.73 and are unlikely to be noticeable.
- 16.22 The LKD and 2 north facing bedrooms receive NSL reductions in excess of the 20% minimum BRE guidelines. Again whilst these are likely to be noticeable, due to the existing poor daylight conditions within these rooms; the small reductions in actual terms are unlikely to materially affect the living conditions within the room. Overall, given most rooms in the flat will not be materially affected, and the inner city urban location there is not considered to be harmful reduction in daylight to this flat.

### *3<sup>rd</sup> Floor*

- 16.23 Windows affected belong to a 2 bed flat. Bedroom 1 passes all BRE tests. The bedroom on the north east corner is served by 3 windows two of which fall marginally below the 0.8 target ratio at 0.78 and 0.79 this minor reduction is considered acceptable. The third window to this room (Window11) faces east directly into the adjacent office building and is subject to very low existing VSC. Although registering as a large percentage of existing, the actual reduction to this window is very low at 3.4 % VSC which is unlikely to be noticeable. The bedroom passes the NSL test.
- 16.24 The LKD is served by 6 windows (12-17) which directly face toward Castlewood House (window 12) or directly into the adjacent St Giles office building (windows 13-17). These windows already receive low levels of VSC and NSL and again are subject to very small decreases in VSC (between 0.96 and 4.03) which result in a large percentage increase against the existing low starting point. The actual reductions are unlikely to be noticeable. Although this room also suffers an NSL reduction above the minimum 20%, as discussed above the actual reduction is small and it is considered unlikely whether to have material impact on the living conditions within the room due to the existing low light levels experienced.

### *4<sup>th</sup> Floor*

- 16.25 Windows on these floors again affect a 2 bed flat in a layout commensurate with the 3<sup>rd</sup> floor arrangement. Bedroom 1 passes all BRE tests. The 2 windows serving the north east bedroom fall below the target 0.8 ratio at 0.79 and 0.78 and would still receive VSC levels post development of nearly 20% which is considered good for an urban location. The third window to this room (Window 11) faces east directly into the adjacent office building and is subject to very low existing VSC. Although registering as a large percentage of existing, the actual reduction to this window is very low at 3.73 which is unlikely to be noticeable. The bedroom passes the NSL test.

- 16.26 Both bedrooms pass the NSL test. Like the third floor the LKD is served by windows with very low existing VSC and NSL levels due to the orientation of the windows toward existing buildings. Although this room also suffers an NSL reduction above the minimum 20%, again due to the existing poor daylight conditions within the room, the small reductions in actual terms, although noticeable are unlikely to materially affect the living conditions within the room. This flat is dual aspect with most rooms experiencing no significant impact.

*5<sup>th</sup> to 7<sup>th</sup> floor*

- 16.27 Windows on these floors affect 2 bed flats, however the bedrooms are larger than on the lower floors and each served by an additional window. The 1st bedroom of each flat pass all BRE tests. The failures to the north facing bedroom windows of bedroom 2 are marginal at between 0.78 and 0.79 and retain higher levels of VSC than the lower floor flats of up to 23% which is considered a good level of daylight for an inner city urban location.
- 16.28 The LKD assessment is as per lower floors with small reductions in VCS less than 5% unlikely to be noticeable and NSL reductions unlikely to materially affect existing living conditions. These flats are dual aspect with north facing rooms not materially affected.

*8th floor*

- 16.29 Windows affect a 2 bed flat. Failures are reduced at this level. Bedroom 1 passes all BRE tests. All windows serving bedroom 2 pass VSC with the exception of the east facing window 11 which has low existing levels due to facing the adjacent office building. Four of the six LKD windows have VSC reductions greater than BRE Guidance but again these are with small reductions registering as large overall percentages which are unlikely to be noticeable. Two windows (16 and 17) now pass VSC at this level. With all rooms in the flat passing the NSL test there is considered to be no harmful impact on daylight to this flat

*10<sup>th</sup> and 11<sup>th</sup> Floors*

- 16.30 Windows serve 2 bed flats on each level. All windows pass VSC and NSL with the exception of one of the LKD windows (Window 12) of the flat on floor 10. There is considered to be no material impact on daylight to these flats

Centre Point House

- 16.31 Centrepont House is located to the west/south west of the site with 90 windows serving 70 site facing rooms. 25 rooms would experience reductions in VSC above the 20% target of the BRE guidelines. However none of these are greater than 27% which is considered a minor reduction and all affected flats retain good levels.
- 16.32 Only 4 LKD's and 10 bedrooms within Centre Point House which fail VSC receive reductions in NSL exceeding the 20% BRE Guidance (of between 26% and 46%). The greater daylight distribution impacts are to the rooms where there are recessed balconies or overhead obstructions. From the

contour diagrams submitted it can be seen that the front portion of the rooms still maintain good levels of daylight distribution and that it is the back of the rooms where the effects will be more noticeable. The BRE guidance states ‘*where an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable.*’ The affected rooms are in part, deeper than 5m and therefore movement of the NSL is virtually unavoidable, particularly in the dense urban location.

**Figure 4. Centre point Windows which fall below minimum VSC and NSL in yellow (14 rooms in total)**



**Figure 5. NSL contours for affected rooms in Centrepoint House: Green = Existing. Red = proposed and Hatched = Reduction.**





16.33 Given the inner city context and balcony effects, these levels of daylight distribution are not uncommon. Good levels of light are retained in all flats and overall there is not considered to be any significant harm to daylight levels of occupiers of Centrepont House.

### Conclusion

16.34 Overall the proposal; has minimal impact on surrounding residential properties with resulting daylight values considered commensurate for the locality. The reductions identified are considered minor-moderate in nature and unlikely to materially affect the living conditions in the affected flats to any significant degree.

16.35 The losses of VSC and NSL to the affected flats in Matilda House examined above are a result on the infilling of the existing gap allowed by the T-shaped plan of the existing building. Additional setbacks to the south east corner of the proposed building or reductions in building height would not alter the impact on VSC/NSL from the east facing windows of Matilda Apartments. Unless the existing T-shaped site plan of the building was to be retained, any redevelopment of the site would have some impact on the daylight levels to the affected units within Matilda Apartments.

16.36 Any redevelopment of the site, being within a Growth Area and within Central London, would be expected to optimise the use of the site. It would be entirely unreasonable to expect redevelopment of the site to replicate the T-plan of the existing building; which is also considered a weakness in terms of its relationship with, and contribution to public realm; in order to achieve only very marginal daylight gains in a small number of flats, which already experience light levels well below BRE guidelines. Additionally this would likely make any redevelopment of the site unviable.

- 16.37 Centre Point House contains deep rooms where the movement of the NSL is unavoidable – noting the NSL contour drawings, only the rear of the rooms experience any change and the front portions continue to have good access to sky visibility at the working plane. When turning to the VSC criteria there is no greater proportionate reduction than 27% its former value, which is considered wholly acceptable having regard to the inner urban setting of the scheme.
- 16.38 Officers are satisfied that the scheme has been designed to minimise impact on sunlight and daylight to occupants of Matilda Apartments and Centrepont House and consider the impact on daylight to these flats to be acceptable in this inner urban context. The sunlight daylight report was independently assessed by Anstey Horne who also concluded that the impact on sunlight and daylight of surrounding occupiers is acceptable.

### **Privacy**

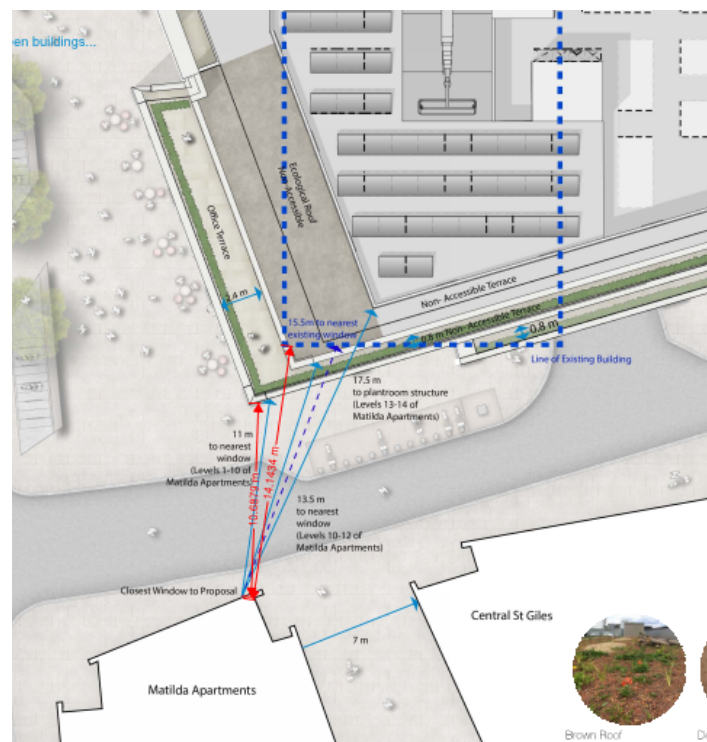
- 16.39 Core Strategy Policies CS5 – Managing the impact of growth and development and CS14 – Promoting high quality places and conserving our heritage set out Camden's overall approach to protecting the amenity of Camden's residents, workers and visitors. Policy DP26 and CPG6 contribute to the implementation of the Core Strategy.
- 16.40 Objections have been received from some residents of Matilda apartments on the basis that the proposal will harm amenity by virtue of overlooking and reduced outlook.
- 16.41 In CPG6, 'Good Practice' to ensure privacy, is described as a minimum distance of 18m between windows of habitable rooms of different units that directly face each other.
- 16.42 There are no windows of the proposal directly facing adjoining residential windows within 18m. The closest proposed windows to residential windows would be those located on the south east corner of the new Castlewood House building, which would be 11 metres away from north and east facing residential windows of Matilda Apartments. Although relatively proximate at 11m, the setback and orientation of the new building, results in these windows being located at right angles to the closest residential windows, preventing any direct overlooking.
- 16.43 Despite this offset and setback, it is considered that due to the large number of adjacent windows and the available angle of view, down into nearby residential windows, that incidental overlooking could occur. As such a condition is recommended requiring details of privacy screening to be fixed to the nearest column of windows of the southern (Bucknall Street) elevation of the proposed Castlewood House building.
- 16.44 The terrace on the 10<sup>th</sup> floor which extends around the southern edge of the building would be approximately 11 metres from residential windows of Matilda apartments. In response to objections received regarding overlooking from the terrace, the submitted plans have been amended so as to restrict

access to the southern side and south east corner of the terrace for maintenance only. This would be secured by condition.

## Outlook

- 16.45 Views are not protected by planning policy; however development must be designed so as to not unduly harm outlook, that is to ensure it does not result in an unreasonable sense of overbearing or enclosure to neighbouring residents.
- 16.46 There is not considered to be any harmful impact on outlook to neighbouring residential occupiers. The new Castlewood House building has been aligned to maintain views from north facing windows of Matilda apartments across the site. Whilst the new building would project an additional 4 metres towards Matilda Apartments, the existing aspect is maintained and the relationship between the new building and Matilda apartments is broadly similar to the existing situation. The new building is considered to maintain an acceptable relationship, particularly for an inner city urban context and not considered to result in an unreasonable sense of enclosure or reduce outlook to a harmful degree.

Figure 6. Relationship of new building to Matilde Apartments- existing building line dotted in Blue



## Noise & disturbance

16.47 Policy DP28 states that the Council will seek to ensure that noise and vibration is controlled and managed and will not grant permission for:

- Development likely to generate noise pollution; or
- Development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided

16.48 The submitted noise survey and acoustic report details a number of mitigation measures in order to reduce the impacts of road traffic and plant noise on internal office areas and neighbouring habitable areas, and emissions levels from proposed plant. The report concludes that with the incorporation of identified mitigation measures there will be no harmful impact on surrounding residents. Camden environmental health officers are satisfied with the mitigation measures proposed and these, together with post installation testing would be secured by condition.

16.49 The proposed A1/A3 units located on Bucknall Street would be in close proximity to adjacent residential units of Matilda Apartments within the St Giles Building. A condition controlling hours of 07.00 to 23.00 (Monday to Thursday), 07:00 to 00:00 (Friday and Saturday) and 08:00 to 22:00 (Sunday and Bank Holidays) is considered appropriate for any proposed A3 uses, as they would be comparable with other food, drink and entertainment activities within the locality and would protect the existing amenity of surrounding residential occupiers.

16.50 It is recognised that there might be occasional ancillary events hosted by office occupiers associated with some of the roof top office terraces, which due to their proximity could disturb nearby residents. A number of representations have been received on this point. As discussed above, the section of terrace closest to Matilda Apartments on the 08<sup>th</sup> floor of the new Castlewood House building will have access restricted to maintenance only. Also, as discussed earlier in the report with reference to future residents of Medius House, a condition is recommended to be attached stipulating that no sound from the offices (including terraces) should be audible from adjacent residential premises between 2300hrs and 0700hrs.

## **17 ARCHEOLOGY**

17.1 The site lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: London Suburbs. The submitted Historic Environment Assessment shows that the site lies close to the line of a Roman road and close the projected line of the Civil War defences, the exact location of which is not known.

17.2 The proposals include a small extension of the sub-basement and while the extension is minimal, further impact will arise from the proposed c.150 piles, which may require pile probing as part of the enabling works. This can result in a greater impact than the piles themselves. As such Historic England GLAAS have recommended conditions requiring an archaeological investigation at the site prior to commencement of development.

## **18 CONTAMINATED LAND**

- 18.1 The Council's Contamination Officer identifies the site as high risk to earth contamination and therefore requires the Council's standard conditions to secure a written programme of ground investigation for the presence of soil and groundwater contamination to be submitted before works commence on site.

## **19 BASEMENT IMPACT**

- 19.1 Both Medius House and Castlewood House benefit from existing basements. The proposed works to Castlewood House fit within the existing basement volume with the exception of a small lateral extension at existing B2 floor level of approximately 5% (approximately 110 cubic metres). The existing basements are to be maintained at the existing levels of approximately 3.5m and 7.0m below ground level for the first and second basement levels respectively, with local reductions in places of up to approximately 500mm. The first floor basement will be located wholly within the existing retaining wall present along the perimeter of the site.
- 19.2 CPG 4 Basements requires the submission of a Basement Impact Assessment to enable the Council to 'assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer' as stated in DP27.3. The first stage of the BIA is the identification of any matters of concern which should be investigated. Screening is a process of determining whether or not a full BIA is required. In accordance with the guidance contained within CPG4 a Basement Impact Screening Assessment was undertaken by Davies Maguire Engineers which concluded that the proposal would not impact on ground water flow, land stability or surface flow and flooding.
- 19.3 Following the flow charts contained within CPG4, no issues were found in the screening assessment that would require the progression of the BIA to scoping stage. The screening assessment concluded that due to the lack of basement depth or plan increase proposed, there would be no impact on ground water flow, land stability or surface flow and flooding and any effect on adjacent properties would be limited.
- 19.4 Whilst the existing Castlewood House basement is below the water table, which is 4m below ground level, there would be no increase in depth beyond existing. The site is within 5m of a highway (New Oxford Street, Bucknall Street and Earnshaw Street) however the existing basement level 1 is located within existing retaining walls and the proposed extension to basement level two is located centrally within the site well in excess of 5m from the highway. Although the piling for the new building would increase the differential depth between the site and neighbouring 71- 75 New Oxford Street this is not as a result of the extension to the basement which remains at the same depth as existing.
- 19.5 The screening assessment identified constraints related to piling and construction including proximity to London Underground tunnels and Thames Water and sewage infrastructure. Both London Underground and Thames Water were consulted on the application and conditions requiring the

submission of details of piling, foundations and basement and ground floor structures would be attached if planning permission were granted.

## **20 AIR QUALITY**

- 20.1 Policies CS16 and DP32 are relevant with regards to air quality.

### **Impact on local air quality during operation**

- 20.2 An Air Quality Assessment (AQA) has been submitted as part of this application and the development is demonstrated to be air quality neutral. Details of the dispersion modelling, including residential receptors, demonstrating no adverse effects to nearby residential properties will be secured by condition.

### **Impact on local air quality on building occupants**

- 20.3 The submitted monitoring shows exceedances of NO<sub>2</sub>. PM<sub>10</sub> is within limits. Exceedances of the 1-hour mean NO<sub>2</sub> objective is predicted across the development site for the proposed development opening year at all floors at the façades of Castlewood House and Medius House facing New Oxford Street and the façade of Medius House facing Dyott Street. Therefore mitigation measures are proposed for the office retail and residential elements. The applicant is proposing mechanical ventilation with inlets positions towards the rear of Medius House at highest possible point, with NO<sub>x</sub> filtration. Details of proposed mechanical ventilation would be secured by condition. Sealed facades are also proposed at sensitive locations on New Oxford Street and Medius House Dyott Street façade. The report recommends high levels of air tightness and both buildings would meet building regulations in regards to air tightness.

### **Impact on local air quality during construction**

- 20.4 The potential risk of dust soiling is high for demolition, low for earthworks, medium for construction and negligible from trackout. The potential risk of human health impacts is medium for demolition, low for construction and negligible for earthworks and trackout activities. Following mitigation measures the residual impact is predicted to be not significant. Mitigation measures to control construction related air quality impacts would be secured within the CMP. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included. Air quality monitoring on site would be secured by condition.

## **21 SUSTAINABILITY AND ENERGY**

- 21.1 Pursuant to London Plan policies 5.2, 5.3, 5.6m, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15 and 5.17, Core Strategy policy CS13 and Development Policies DP22 and DP23 all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

- 21.2 A range of passive design features and demand reduction measures are proposed to reduce the carbon emissions of the proposed development. Both air permeability and heat loss parameters will be improved beyond the minimum backstop values required by building regulations. Other features include low energy lighting and high efficiency fans.
- 21.3 Policy DP22 encourages non-domestic developments in excess of 500sqm to achieve "BREEAM excellent" (70%). The minimum scores in the following categories must also be achieved: Energy 60%; Water 60%; and Materials 40%. Policy: CS13 requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible, and this should be demonstrated through the energy statement.
- 21.4 The offices (Castlewood House) achieve 71.5% (meeting BREEAM Excellent) and is expected to meet minimum credit requirements for energy, water and materials categories. The retail in both Castlewood House and Medius House achieves 70.2%, meeting BREEAM Excellent and is also expected to meet minimum credit requirements for energy, water and materials categories. The residential in Medius House achieves 72.45% also meeting BREEAM Excellent and is expected to achieve the following credit scores: Energy – 68%; Water - 90% and Materials – 52%, exceeding policy requirements.
- 21.5 CHP (Combined Heat and Power) is not considered to be feasible for the scheme and there are no current heat networks for the scheme to connect to, however the development would be future proofed to enable connection to a heat network should one become available in the future. This would be secured through the section 106 agreement.
- 21.6 112m2 PV are proposed inclined 10 degrees. The applicant has increased the provision of solar PV since the original submission and officers are satisfied that the provision has been maximised given the constraints of the building. Further details of solar PV will be secured via condition.
- 21.7 The development is estimated to achieve a reduction of 112 tonnes per annum (23%) in regulated CO<sub>2</sub> emissions compared to a 2013 Building Regulations compliant development. The carbon dioxide savings fall short of the on-site 35% target within Policy 5.2 of the London Plan achieving a Carbon reduction of 23.7%. To make up for the shortfall the applicant is therefore required to contribute £99,324 carbon offset payment to fund CO<sub>2</sub> reduction projects elsewhere in the borough.

## **22 FLOODRISK AND DRAINAGE**

- 22.1 Policies CS13 and DP23 are relevant with regard to flood risk and drainage.
- 22.2 Thames Water has been consulted and has no objections subject to conditions relating to submission of piling method statements.

- 22.3 The site is within Flood Zone 1 and although there are some small areas of potential surface water flooding on site, these are not significant. In terms of Sustainable Urban Drainage Systems (SUDS), an attenuation tank proposed as well as a blue roof which would be detailed at the design stage. The Applicant has sought to reduce runoff as much as possible by increasing the amount of green roof provision. Officers are satisfied that further attenuation provisions are not feasible without significantly increasing the roof area available for the increasing volumes required for further flow reduction.
- 22.4 The applicant is targeting 50% reduction in peak 1 in 100 year + 40% climate change storm meeting the minimum requirements. The Lead Local Flood Authority has been consulted and has no objections with regards the proposed SUDS features and water run-off rates, subject to conditions on details of SUDS and green and blue roofs.

## **23 NATURE CONSERVATION AND BIODIVERSITY**

- 23.1 A Preliminary Ecological Appraisal has been submitted as part of the application. The Council's Nature Conservation Officer has assessed the proposals, and is satisfied subject to conditions on; bird/bat boxes, landscaping details and details of the living roof. Given the above, the proposal is considered acceptable in biodiversity terms.

## **24 ACCESSIBILITY**

- 24.1 London Plan policies 3.5 and 3.8 and Camden policies CS14 and DP29 seek to promote inclusive access.
- 24.2 Both the commercial and residential elements of the scheme would have level access and be fully accessible. Policy DP6 requires 10% of new homes to either meet wheelchair standards or be easily adapted to meet them. The proposal would provide a 1x fully adapted wheelchair unit within the Social rented tenure. Due to the priority of securing an additional large social rented unit, the reduced provision of fully adapted wheelchair units is considered acceptable as discussed in the affordable housing section of the report.
- 24.3 The existing stepped entrance to Medius House is being removed as part of the proposals and the development will be entirely step free. The council's access officer has assessed the proposal and is satisfied that the proposal Camden's accessibility objectives and policies have been met.
- 24.4 A representation has been received objecting to the proposal on the basis that some flats would fail to meet Part M of the building regulations namely:
- glazing of principal windows not being at required level, and
  - deficiencies in clear access zones within bedrooms



- 24.5 The retention of the existing façade and window apertures prevents the adjustment of glazing levels for the building and in this way, is akin to refurbishment. The level of glazing cannot be increased without drastically changing the character and appearance of the existing building. Furthermore the level of internal daylight to proposed units is wholly acceptable.
- 24.6 Since submission the number and layout of proposed units has changed and the council's access officer is satisfied that all units can meet Part M of the building regulations which would be secured by condition.

## **25 TRANSPORT**

- 25.1 The site has a Public Transport Accessibility Level (PTAL) of 6b (Excellent), which is the highest achievable being is close to Tottenham Court Road and Holborn Underground Stations and is served by numerous bus services.
- 25.2 Policies CS11, DP16, DP17, DP18, DP19, DP20, DP21 and CPG7 (Transport) are relevant with regards to transport issues.

### **Travel Plans**

- 25.3 This development will lead to an increase in volume of staff and visitors to the area, with an uplift of 4,196 sqm of B1 office use, 2,177 of A1/A3 retail and an additional 18 residential units. The applicant has done an assessment of the expected increase in trips to and from the site which shows an increase of an estimated 450 additional staff (based on 85% attendance on any one day), 15 additional visitors and that there will be an uplift of 930 additional one way trips on a daily basis. This is considered a reasonable assessment of the uplift in trips generated by new workers and visitors to the site. This will lead to a significant increase in people working in the area which will lead to higher pressure on local transport infrastructure. As this area is already an extremely busy and compact area of London it will be essential that this uplift be managed accordingly.
- 25.4 The applicant has provided a Framework Travel Plan as part of the application, which will need to be finalised once the occupants of the office are known. The Travel Plan would need to be approved by the Council prior to completion of the proposed works. This would include a requirement for a Travel Plan Co-ordinator to be appointed to be secured via s106 legal agreement.
- 25.5 The site is well supplied with public transport infrastructure, but is also suffers from issues with overcrowding especially on Tottenham Court Road which has over 100,000 passengers a day using it as the gateway to the West End. This site will benefit from the recent upgrade to capacity and access to the station, but will still have an impact on the area. The Travel Plan will be required to ensure that the uplift in trips does not put unnecessary burden on the existing facilities and look at ways to make better use of the existing road layout to maximise the capacity for sustainable transport. This can be helped by the developer through the promotion of sustainable modes of travel such as

walking and cycling and making the most the onsite facilities that will be provided as part of this application. .

- 25.6 A financial contribution of £6,020 to cover the costs of monitoring and reviewing the travel plan over a 5 year period would also be secured by a Section 106 planning obligation if planning permission is granted.
- 25.7 Transport for London encourages developers to use the TRICS database (formerly TRAVL) for trip generation predictions. The applicant is to undertake a TRICS after study and provide TfL and Camden with the results on completion of the development. TfL would then be able to update the TRICS database with the trip generation results for the various use categories associated with this development. We will seek to secure the necessary after surveys and results by Section 106 agreement as part of the Travel Plan review and monitoring process.

### Cycle Parking

- 25.8 DP18 requires developments to sufficiently provide for the needs of cyclists. The London Plan provides guidance on minimum cycle parking standards and these are outlined in Table 6.3 of the London Plan. Table 6.3 of the London Plan requirements are as summarised in the table below:

Land use		Long-stay	Short-stay
A1	food retail	from a threshold of 100 sqm: 1 space per 175 sqm	from a threshold of 100 sqm: first 750 sqm: 1 space per 40 sqm thereafter: 1 space per 300 sqm
	non-food retail	from a threshold of 100 sqm: first 1000 sqm: 1 space per 250 sqm thereafter: 1 space per 1000 sqm	from a threshold of 100 sqm: first 1000 sqm: 1 space per 125 sqm thereafter: 1 space per 1000 sqm
A2-A5	financial / professional services	from a threshold of 100 sqm: 1 space per 175 sqm	from a threshold of 100 sqm: 1 space per 40 sqm
	cafes & restaurants		
	drinking establishments		
	take-aways		
B1	business offices	inner/ central London: 1 space per 90 sqm	first 5,000 sqm: 1 space per 500 sqm thereafter: 1 space per 5,000 sqm
		outer London: 1 space per 150 sqm	
C3-C4	dwellings (all)	1 space per studio and 1 bedroom unit 2 spaces per all other dwellings	1 space per 40 units

- 25.9 This would equate to the following requirement to meet London Plan Standards:
- A1 – A3 2,304sqm = 6-14 Long Stay, 5-58 Short Stay
  - B1 18,126sqm = 202 Long Stay, 13 Short Stay
  - C3-C4 8 x 1 bedroom and 10 x 2 bedroom or + units = 31 Long Stay, 1 Short Stay
  - Over all requirement = 239-246 Long Stay, 19 – 72 Short Stay
- 25.10 The proposed development would supply 220 spaces for office staff, 14 for retail staff and 32 spaces for residents. These provisions exceed London Plan Standards, as well as Camden Standards. Due to the busy location of this site

and the importance of protecting space for pedestrians it is considered that the required 72 spaces for visitors would not be acceptable as it would put too much of a burden on the public space and surrounding pavements .

- 25.11 In light of this a condition is recommended to be attached securing the location of 30 spaces to be provided around the site in the form of Sheffield stands, which will offer adequate provision for visitors. Officers will be able to work with the developer to identify areas around or near the site where these could be place appropriately.
- 25.12 The design of the cycle parking is in line with CPG7 Design Guidance and is deemed fit for implementation as shown on the submitted plans. Details have also been provided for showers and locker facilities which will help compliment the proposal and encourage its use. The proposed 264 Long stay cycle parking spaces and 30 short stay spaces would be also be secured by condition.

### **Car Parking**

- 25.13 The site is located within the Holborn and Covent Garden (CA-C) controlled parking zone and has a PTAL rating of 6b (excellent). This means that the site is easily accessible by public transport. CS11, DP18 and DP19 require developments in such locations to be car free.
- 25.14 The proposal would provide a car free development with no parking spaces on the site which would be secured via s106 legal agreement. This welcomed and will help to minimise the impact of the development on the local area and what is already a highly stressed Controlled Parking Zone with 108 permits for every 100 spaces available.

### **Management of Construction Impacts on the Public Highway in the local area**

- 25.15 Development Policy DP20 states that Construction Management Plans should be secured to demonstrate how developments will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Development Policy DP21 relates to how a development is connected to the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 25.16 A draft CMP has been submitted in support of the planning application. This provides some useful information and follows the Council's approved format. However, it lacks detail as a principal contractor has yet to be appointed.
- 25.17 The development will require a significant amount of demolition, refurbishment and construction works generating a large number of construction vehicle movements during the overall demolition and construction period in this busy central location. The West End Project, Camden's largest transport scheme, will be commencing soon on streets surrounding this site and it will be essential that works are co-ordinated between the two to ensure cumulative impacts on residents and the wider transport network are properly managed and minimised. London Underground has also expressed concern due to the close

proximity of its tunnels and has requested additional wording be added to the Construction Management Plan (CMP) obligation.

- 25.18 Of primary concern is public safety and ensuring that construction traffic does not create (or add to existing) traffic congestion. The cumulative impact with other developments in the area needs to be considered also. Centre Point should be completed before this development is underway, but there are a number of other large developments in the area which need to be taken into account. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality).
- 25.19 The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. For these reasons a CMP would be secured as a Section 106 planning obligation, with the additional obligation that freight movement be limited between 9:30am to 4:30 Monday to Friday and 8am till 1pm Saturdays, with no deliveries on Sunday and bank holidays unless agreed beforehand with the Council. Details of how works are co-ordinated with other developments in the area will also be required in the CMP.
- 25.20 A CMP Implementation Support Contribution of £30,000 would also need to be secured as a Section 106 planning obligation if planning permission is granted. This a higher contribution that is normally taken due to the difficulties of constructing in such a densely developed area, proximity with major schemes such as the West End Project and Crossrail, and improvements to Tottenham Court Road station, therefore additional work will be required by Council officers in implementing the CMP.

### **Deliveries and Servicing**

- 25.21 These proposals suggest that the main servicing point for the site will be located on Bucknall Street with an off-street loading area accessible from Bucknall Street provided. For this to be introduced the existing service ramp would be relocated further down Bucknall Street providing two loading bays for 8m rigid vehicles and a skip compactor bay. This will displace a few residents' bays; impact on the Controlled Parking Zone is covered in greater detail in the Highways section.
- 25.22 When not in use by a skip vehicle, the skip compactor bay could be used by 6m vehicles/vans. All vehicles would be able to enter and leave the loading area in forward gear. The typical turnaround time for 6m vehicles is 15 minutes while 8m vehicles would usually complete loading/unloading within 20 minutes.
- 25.23 The estimated number of delivery vehicles generated as a result of the Proposed Development has been provided by the applicant and calculated based on other survey information from similar developments in London. Based on the GIA of the Proposed Development, the total number of delivery vehicles estimated is shown in the table below.

Building	Land Use	Trip rate (per 100m <sup>2</sup> per day)	Daily trips	Peak hour (07:00 to 08:00)
Castlewood House	Retail (A1)	0.53	6	7
	Retail (A3)	6 deliveries / unit	18 <sup>3</sup>	
	Office	0.20	36	
Medius House	Retail (A3)	6 deliveries / unit	6	1
	Residential	0.07 deliveries / unit	2	
Total	-	-	68	8

25.24 The additional 68 deliveries would lead to increased impact on the road network and issues of resulting noise would need to be managed. Taking this into account and the size of the development, A Service Management Plan would be secured as a s106 obligation to ensure any impacts from servicing the development are minimized.

### **Pedestrian, Cycling, Environmental and Public Realm Improvements**

25.25 The Council is currently implementing the West End Project a £41 million development to encourage walking and cycling as the primary modes of transport. This proposal will increase the footfall of people using this area and traveling to and from the site each day, putting additional burden on the surrounding road network and reducing pedestrian comfort. Due to this impact it is considered further improvement to the area outside the remit of the WEP to better facilitate the new users, encourage the use of more sustainable transport and reduce overcrowding issues are required of the development. Officer's would therefore seek to secure a financial contribution as a section 106 planning obligation to contribute to the costs of these works.

### **25.26 Legible London and Bus Stop Improvements**

25.27 Transport for London has asked for the development to upgrade existing bus stop Z on New Oxford Street. The council has been investigating changes to stop Z with TfL, as part of the West End Project (WEP). The council's Transport officers consider it would be advantageous to combine stops Z and Y to minimise street furniture on the public highway, however these plans are yet to be agreed or funded. There will be additional pressure on stop Z as part of this development, caused by the increase in trips to and from the site as such a contribution of £12,000 is recommend to be secured as a s106 obligation to assist with plans to possibly combine and upgrade the stops on the north side of New Oxford Street.

25.28 TfL have requested a contribution to refresh legible London signage in the vicinity of the site in order to reflect the new development. As such a contribution of £10,000 would be secured via the s106 agreement for this purpose.

### **Relocation of Cycle Hire stand**

- 25.29 The existing cycle docking station along the frontage of the site on Earnshaw Street is proposed to be relocated as part of the application to improve the relationship of the onsite public realm to the highway. The movement of the cycle hire station to Bucknall Street and the introduction of the service bay also on Bucknall Street would mean the loss of 6 existing resident parking bays, with an additional 1 proposed as part of the WEP and 2 pay and display bays. The loss of these bays would be contrary to DP19 which states “We will resist development that would add to on-street parking demand where on-street parking spaces cannot meet existing demand, or otherwise harm existing on-street parking conditions.”
- 25.30 Alternative locations for the lost parking bays have been provided by the applicant, which would need to be put out to consultation by the councils Highways department. If after consultation the alternative locations are deemed unsuitable the cycle hire station would need to remain in its current location and only bays lost due to the new service bay would need to be reprovide elsewhere.
- 25.31 If the new locations are acceptable, as part of the move TfL have requested that the cycle hire station increase it capacity from the current 16 bays to 30. After working with the applicant and considering the restricted spaces and impact on parking we feel that an increase to 30 bays is sufficient to meet the needs of the area. As requested by TfL, if planning permission is granted, a s106 obligation for a financial contribution £100,000 for the relocation of the cycle hire station would be secured.

### **Highway and Public Realm Improvements directly adjacent to the site**

- 25.32 Policy DP21 states that ‘The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development’. Any damage will need to be repaired to facilitate the development. Alterations to the public high way will include, but are not limited to:
- Extension of footway on New Oxford Street, Bucknall Street and Earnshaw street to account for new building line
  - Alteration to Bucknall Street to accommodate the new cycle hire station location
  - Consultation and relocation cost of existing parking bays on Bucknall Street
  - Removal of existing cross over on Bucknall Street
  - Introduction of new cross over on Bucknall Street
- 25.33 An estimate for costs has been submitted to our Highways team and will form part of the s106 if planning permission is granted.

## **26 SAFETY AND SECURITY**

- 26.1 Policy CS17 and CPG1 (Design) are relevant with regards to secure by design.
- 26.2 The security provision for the building will be provided in line with Secure by Design recommendations. The Metropolitan Police were consulted during application and the Designing Out Crime officer raised no objection to the scheme.
- 26.3 The existing Castlewood House building has inactive frontages, and large, sunken courtyards to the rear. By removing these courtyards, and introducing retail units at ground floor, opportunity for crime will be reduced. The main entrance lobby will be manned 24hrs a day and CCTV cameras will be provided around the entrance internally and externally to monitor various key points of the building. The pedestrian arcade will be monitored by CCTV and lighting will be designed to ensure suitable levels of illumination and uniformity. External areas of the building will be provided with external security and safety lighting provided around the perimeter of the building.
- 26.4 Concerns have also been raised regarding the proposed gating of the new arcade/route through the Castlewood House site as well as the depth of the expressed columns, where lower storeys are set back on the New Oxford Street encouraging rough sleeping and anti-social behaviour.
- 26.5 The Designing Out Crime officer considered that the gating of the route would enhance safety and security particularly as the central courtyard space near the secondary office entrance contains corners obstructing clear views of the whole area. Officers do not object to the gating of this route after hours when surrounding businesses have closed, between 0:00 and 06:00, as this would still maintain pedestrian permeability whilst significantly reducing opportunities for anti-social behaviour. The details of the gate would be secured by condition, with a lightweight and visually permeable barrier being considered most appropriate. The public right of way through this route and opening hours would be secured within the section 106 agreement.
- 26.6 The Columns on the New Oxford Street frontage of the building are only 0.6m in depth and as such are not considered deep enough to present any issues with respect to antisocial behaviour. The designing out crime officer raised no concerns about these columns and officers consider the proposed design of the building responds adequately to address issues of community safety.

## **27 REFUSE AND RECYCLING**

- 27.1 Policies CS13, CS18, DP26 and Camden Planning Guidance 1 (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments. CS13 and CS18 aim to reduce the amount of waste produced in the Borough

and increase recycling and the re-use of materials to meet the targets of 40% of household waste recycled by 2010, 45% by 2015 and 50% by 2020 and make sure that developments include facilities for the storage and collection of waste and recycling.

- 27.2 The proposals include recycling facilities for both residential and commercial waste. At Castlewood House a 75sqm waste room is proposed for the storage of recyclable and food waste. At Medius house a 16sqm waste room is provide at ground level.
- 27.3 A waste and recycling strategy was submitted as part of the transport statement which has been assessed by the council's Environment Services officer in consultation with the councils waste collection contractor. Officers are satisfied that the proposed plan is sufficient to meet the waste and recycling needs of the development in accordance with relevant policy and guidance. As discussed in the Transport section of this report, a delivery and service management plan would be secure via s106 obligation which would ensure the proposed facilities and measures provided remain in place.

## **28 EMPLOYMENT AND TRAINING OPPORTUNITIES**

- 28.1 The proposed development is large enough to generate significant local economic benefits. Policy CS19 and Camden Planning Guidance state that in the case of such developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services.
- 28.2 In line with CPG8, a range of training and employment benefits are to be secured in order to provide opportunities during and after the construction phase for local residents and businesses. This package of recruitment, apprenticeship and procurement measures will be secured via S106 obligations and would comprise:
- Advertising all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely.
  - Working to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8.
  - Providing a specified number (to be agreed) of construction and non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre or our work experience broker.
  - 1 construction apprentice or non-construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8.
  - Recruitment of construction apprentices to conducted through the Council's King's Cross Construction Skills Centre. Both construction and non-construction apprentices required, with recruitment of non-construction apprentices (e.g. administrative, facilities management,



finance, HR, etc.) conducted through the Council's Economic Development team.

- Signing up to Camden Local Procurement Code, as per section 8.30 of CPG8.
- Deliver at least 1 supplier capacity building workshop/Meet the Buyer event to support Camden SMEs to tender for construction contracts in relation to the development.
- Provision of a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

28.3 In accordance with CPG 8.32, an employment and training contribution would also be secured through the s106 agreement, which would be used to support initiatives which create and promote employment and training opportunities and to support local procurement initiatives in Camden. This contribution would be **£106,448.77**

28.4 The proposals are therefore in accordance with the guidance set out in CPG5 and policies CS8 and DP13.

## 29 SECTION 106 LEGAL OBLIGATIONS & CIL

### Section 106 contributions

29.1 Based upon the formulae outlined in CPG8 (Planning obligations), the following contributions are required to mitigate the specific impact of the development upon the local area, including on local services.

Contribution	Amount (£)
Employment	<b>£106,448.77</b>
Local procurement	<b>1,700/3 million build cost</b>
Public Open Space	<b>£24, 641</b>
Highways contribution	<b>TBA</b>
Pedestrian Cycling and Environmental	<b>TBA</b>
Cycle Hire relocation	<b>£100,000</b>
Bus Shelter	<b>£10,000</b>
Legible London Signage	<b>£12,000</b>
CMP monitoring fee	<b>£30,000</b>
Travel Plan Monitoring	<b>£6,020</b>
Carbon Offset Fund	<b>£99,324</b>
<b>TOTAL</b>	<b>TBC</b>

### Mayor of London's Crossrail CIL

29.2 The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL). Based on the Mayor's CIL charging schedule and the information provided as part of the application, the Mayoral CIL is based at £50 per sqm (Camden is in charging Zone 1). The proposed uplift is 4916sqm of new office

floorspace and 2,177sqm of new retail. The Mayoral CIL payment therefore calculates at  $(4,911 \times £50 \text{ per sqm}) + (2,048 \times £45 \text{ per sqm}) = \textbf{£337,710}$  This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

### **Camden CIL**

- 29.3 The proposal would be liable for the Camden Community Infrastructure Levy (CIL). The site is located within Zone A. The estimate based on the uplift of commercial floorspace proposed, the Camden CIL liability is  $(4911 \times £45 \text{ per sqm}) = £220,995$  (office) +  $(2048 \times £45 \text{ per sqm}) = £92,160$  (retail) = **£313,155**

## **30 CONCLUSION**

- 30.1 Overall officers are strongly supportive of the submitted proposals. The applicant has worked constructively to develop a scheme which is responsive to, and respectful of local and wider context, appropriate in land use terms and significantly enhances the public realm and pedestrian permeability in the area.
- 30.2 The existing 1950's office accommodation in Castlewood House is not well-suited to modern office needs in terms of floor heights, plan form and flexibility. The replacement building is well-considered and addresses the shortcomings of the existing building, responding in its layout and form to the surrounding established context as well as recent and emerging changes in terms of routes and pedestrian movement. Likewise, the extension of Medius House has been carefully detailed to conserve its existing contribution to the local townscape and would be a high-quality simple and considerate form, conserving its own contribution to, and preserve in general, the character and appearance of the Bloomsbury Conservation Area. The scheme has also been presented to the Design Review Panel (DRP) who support the proposed height, massing, layout and detailed design of the proposals.
- 30.3 The proposed mix of uses is considered well suited to this central London location, providing new employment opportunities in the form of modern office accommodation and much needed affordable housing. At ground level the provision of the new route through the site and public open space would greatly enhance pedestrian permeability, and new retail and food and drink outlets would reactivate the public realm; complementing the existing retail and restaurant uses in the vicinity.
- 30.4 The 18 units of genuinely affordable housing including social housing at target rents and intermediate rent units, provided in line with the Intermediate Housing Strategy, makes this one of the few private schemes to have met the full policy requirement for 50% affordable housing in recent years. The units are high quality and would provide a good standard of accommodation for future occupants.

- 30.5 Given the high quality design, benefits from the proposed land use mix, including 50% affordable housing, the provision of high quality employment floorspace, town centre uses, new route and public open space, and the s106 contributions to be secured, it is considered on the proposed development is acceptable.

## 31 **RECOMMENDATIONS**

### 31.1 **Planning Permission is recommended subject to conditions and a Section 106 Legal Agreement covering the following Heads of Terms:**

- Affordable Housing
- Review mechanism for Affordable Housing contribution
- Highways Contribution
- Public Open Space contribution
- Pedestrian, Cyclist and Environmental Contribution
- Employment and Training Contribution
- Local employment and procurement
- Demolition and Construction Management Plan
- Delivery and Servicing Management Plan
- Travel Plan
- Car Free development
- Contribution towards upgrading Bus Stop Z
- Contribution to relocate cycle hire docking station
- Legible London signage contribution
- Securing public access through the arcade
- Open Space Management plan
- Sustainability Plan
- Energy Efficiency and Renewable Plan
- Carbon Offset Fund contribution

## 32 **LEGAL COMMENTS**

- 32.1 Members are referred to the note from the Legal Division at the start of the Agenda.

## 33 **CONDITIONS**

1.	<p>Three years from the date of this permission</p> <p>This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
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2.	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p><b>Existing Drawings:</b> (All Prefixed: A_PL_E_) 001; 010; 011; 031; 032; 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 110; 201; 202; 203; 204; 205; 206; 301; 302; 303; 304; 305; 306; 307; 308.</p> <p><b>Demolition Drawings:</b> (All prefixed A_PL_D_) 098; 099; 100; 101; 102; 103; 104; 105; 106; 107; 108; 109; 201.</p> <p><b>Proposed Drawings:</b> (All Prefixed: A_PL_P_) 010 R01; 011 R01; 031 R01; 032 R01; 098 R00; 099 R01; 100 R01; 101 R02; 102 R02; 103 R03; 104 R03; 105 R03; 106 R03; 107 R03; 108 R03; 109 R01; 110 R03; 111 R01; 201 R01; 202 R01; 203 R01; 204 R01; 205 R01; 206 R01; 301 R02; 302 R01; 303 R02; 304 R01; 305 R02; 306 R01; 307 R02; 308 R01; 400 R01.</p> <p><b>Supporting Documents:</b> Cover Letter (Gerald Eve) 04 April 2017; Affordable Housing statement( Gerald Eve) January 2017; Accommodation schedule(RPP) 31 March 2017; Accessibility Schedule (RPP) 21 April 2017; Arboricultural Impact Assessment Report (Sharon Hosegood) 07 January 2017; Air Quality Assessment and Air Quality Technical Addendum (REC)March 2017; Basement Impact Screening Assessment( Davies Maguire) January 2017; Construction Phase Plan Initial considerations(ARUP) 18 January 2017; Daylight and Sunlight Report ( Point 2) dated April 2017; Internal Sunlight Daylight report( Point 2) March 2017; Design and Access Statement ( RPP) January 2017 and Design and Access Statement Addendum ( RPP) dated April 2017; Drainage Strategy report( Davies Maguire) January 2017; Revised Energy Statement ( GDM Partnership) January 2017; Flood Risk Assessment( CBRE) January 2017 ; Castlewood House – Future Climate Change Study ( GDM Partnership); Medius House– Future Climate Change Study (GDM Partnership); Ground Conditions Contaminated Land Assessment( GB Card &amp; Partners) January 2017; Historic Environment Assessment( MOLA) January 2017; Housing Study( RPP) January 2017; Noise Impact Assessment( REC) January 2017; Phase 1 Habitat Survey BEEAM( basecology) January 2017; Medius House BREEAM Domestic Refurbishment Report Planning Rev E (Verte Sustainability) April 2017; Town Planning Statement (Gerald Eve) January 2017; Preliminary Roost Assessment (basecology) January 2017; Financial Viability Assessment (Gerald Eve) January 2017; Statement of Community Involvement( London communications Agency) January 2017; Sustainability Statement(GDM Partnership) January 2017; Townscape Built Heritage &amp; Visual Impact Assessment (Tavenor) January 2017; Transport Assessment( ARUP) January 2017)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3.	External fixtures

	<p>No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.</p>
4.	<p>Detailed drawings/samples</p> <p>Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work within the relevant phase (a) Castlewood House; (b) Medius House is begun:</p> <p>a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows, doors and balustrades at a scale of 1:10.</p> <p>b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, balustrades and brickwork with a full scale sample panel of brickwork, spandrel panel, glazing and balustrade elements of no less than 1m by 1m including junction window openings demonstrating the proposed colour, texture, face-bond and pointing.</p> <p>A sample panel of all facing materials shall be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.</p> <p>The relevant part of the works shall then be carried in accordance with the approved details.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.</p>
5.	<p>Details of gates</p> <p>Prior to installation, details of the proposed gates to the arcade route, including material sample shall be submitted to and approved in writing by the Local Planning Authority. The gates shall only be erected in accordance with the approved details.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.</p>

6.	<p><b>Landscape</b></p> <p>Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, other than site clearance and preparation, full details of hard and soft landscaping and means of enclosure of all un-built, open areas, including the roof terraces shall be submitted to and approved by the local planning authority. The relevant works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25 and DP31 of the London Borough of Camden Local Development Framework Development Policies.</p>
7.	<p>Prior to occupation of Castlewood House details of privacy screening for the south western most column of south facing windows of the office development, located on the Bucknall Street elevation from floors 1-10, shall be submitted to and approved in writing by the local planning authority. The details thereby approved shall be implemented prior to the occupation of the office building and retained as such thereafter.</p> <p>Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
8.	<p>All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to first occupation of the relevant building, or in the case of soft landscaping by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.</p> <p>Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of amenity in the scheme in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP31 of the London Borough of Camden Local Development Framework Development Policies.</p>
9.	<p>Prior to the commencement of works other than demolition site clearance and preparation detailed layout plans shall be submitted to and approved in writing by the local planning authority in respect of the retail, food and drink uses of the ground floor and basement areas of the development. The development shall thereafter proceed in accordance with the approved details unless otherwise</p>

	<p>approved by the local planning authority in writing.</p> <p>Reason: To ensure that the scheme makes satisfactory provision for local needs with particular regard to small and independent retail units and public healthcare facilities in accordance with the requirements of policy CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP10 and DP15 of the London Borough of Camden Local Development Framework Development Policies.</p>
10.	<p>Food and drink uses within Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, shall not comprise more than 33% of the ground and basement floor retail area hereby approved.</p> <p>Reason: To ensure the development does not lead to an over concentration of food and drink uses in the area and to safeguard the amenities of neighbouring premises in accordance with the requirements of policies CS5, CS7 and CS9 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.</p>
11.	<p>Hours of use – Class A3 restaurants</p> <p>The Class A3 use hereby permitted shall not be carried out outside the following times: 07:00 to 23:00 Monday to Thursdays, 07:00 to 00:00 on Fridays and Saturdays and 08:00 to 22:00 on Sundays and Bank Holidays</p> <p>Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance.</p>
12.	<p>Odour&amp; Noise Mitigation</p> <p>Prior to commencement of any A3 use on site, details of odour mitigation and ventilation systems including an accompanying acoustic report with details of any necessary acoustic isolation and sound attenuation measures shall be submitted to and approved in writing by the Local Planning Authority. All odour and acoustic mitigation measures shall be implemented in accordance with the details thus approved and shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.</p> <p>Reason: To safeguard the amenities of the surrounding area in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.</p>
13.	<p>Noise</p> <p>No sound emanating from the commercial (Classes B1, A1 or A3) uses in the development including roof terraces shall be audible within any adjacent residential premises between 2300 hrs and 0800 hrs.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area</p>

	generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.
14.	<p>At least 28 days before the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, a written detailed scheme of assessment consisting of site reconnaissance, conceptual model, risk assessment and proposed schedule of investigation must be submitted to the planning authority. The scheme of assessment must be sufficient to assess the scale and nature of potential contamination risks on the site and shall include details of the number of sample points, the sampling methodology and the type and quantity of analyses proposed. The scheme of assessment must be approved by the LPA and the documentation submitted must comply with the standards of the <i>Environment Agency's Model Procedures for the Management of Contamination</i> (CLR11).</p> <p>To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
15.	<p>Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, a site investigation shall be undertaken in accordance with the approved scheme of assessment and the written results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.</p> <p>To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
16.	<p>Additional significant contamination discovered during development shall be fully assessed and any necessary modifications made to the remediation scheme shall be submitted to the Local Planning Authority for written approval. Before any part of the development hereby permitted is occupied the developer shall provide written confirmation that all works were completed in accordance with the revised remediation scheme.</p> <p>To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development</p>



	Policies.
17.	<p>Refuse and recycling</p> <p>Prior to first occupation of the relevant part of the development the refuse and recycling storage areas and facilities hereby approved shall be completed and made available for occupants and shall be retained thereafter.</p> <p>Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
18.	<p>Roof terraces</p> <p>No flat roofs within the development shall be used as terraces, unless marked as such on the approved plans, without the prior express written approval of the Local Planning Authority.</p> <p>Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies</p>
19.	<p>The restricted areas of the terrace as marked on the approved 08th floor plan shall be accessed for maintenance purposes only.</p> <p>To safeguard the amenities of the adjoining premises in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.</p>
20.	<p>Wheelchair units</p> <p>Prior to commencement of the development other than demolition, site clearance, and preparation works, full details of unit SR_202 demonstrating compliance with Building Regulations Part M4 (3) (2b) (where possible under existing constraints of the building envelope) shall be submitted to and approved in writing by the Local Planning Authority. The subsequently approved layout, features and facilities shall thereafter be provided in their entirety prior to the first occupation of the unit.</p> <p>Reason: To ensure that the wheelchair unit would be capable of providing adequate accessibility for future occupiers in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6</p>
21.	<p>Prior to commencement of the development other than demolition, site clearance, and preparation works, full details of units SR_101, SR_102, SR_103, SR_201, SR_301, SR_302, SR_303, SR_401, SR_402, SR_501,</p>

	<p>IR_502, IR_503, IR_601, IR_602, IR_603, IR_701, and IR_702 demonstrating compliance with Building Regulations Part M4 (2) of the building regulations (where possible under existing constraints of the building envelope), shall be submitted to and approved in writing by the Local Planning Authority. The subsequently approved layouts, features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant unit.</p> <p>Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.</p>
22.	<p><b>Cycle parking</b></p> <p>Prior to first occupation of the relevant part of the development, Secure and covered parking for 266 long stay cycle parking spaces shall be provided as shown on approved plan A_L_P_099 Rev 01 including:</p> <ul style="list-style-type: none"> <li>- 32 Spaces within Medius House</li> <li>- 234 Spaces within Castlewood House</li> </ul> <p>All such facilities shall thereafter be retained as such thereafter.</p> <p>Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).</p>
23.	<p><b>Anti-vibration</b></p> <p>Prior to use, machinery/plant system and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.</p>
24.	<p><b>Plant and equipment</b></p> <p>Prior to the commencement of works within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the</p>

	<p>external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.</p> <p>To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.</p>
25.	<p>Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition, site clearance and preparation works, details of an enhanced sound insulation value <math>D_{nT,w}</math> and <math>L'_{nT,w}</math> of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, shall be submitted to and approved in writing by the local planning authority. The details thereby approved details shall be implemented prior to occupation of the relevant part of the development and thereafter be permanently retained.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.</p>
26.	<p>Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation works, details of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from adjoining dwellings. Details shall demonstrate that the sound insulation value <math>D_{nT,w}</math> and <math>L'_{nT,w}</math> is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures identified to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within any noise sensitive premises shall be submitted to and approved in writing by the Local Planning Authority. The details thereby approved details shall be implemented prior to occupation of the relevant development and thereafter be permanently retained.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.</p>
27.	<p>The noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms</p>

	<p>Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.</p>
28.	<p><b>Tree Protection</b></p> <p>Details of feasibility and method statement for the protection during construction and retention of the 4 existing street trees (T1, 2, 3 and 4) on New Oxford Street and Earnshaw Street shall be submitted to and approved by the local authority in writing before any works of construction works which could impact upon them commence. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". The development shall thereafter not proceed other than in accordance with the approved details.</p> <p>Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.</p>
29.	<p><b>Living roof</b></p> <p>Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation works, full details in respect of the green and brown roof in the areas indicated on the approved roof plan shall be submitted to and approved in writing by the local planning authority. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.</p>
30.	<p><b>SuDS:</b></p> <p>Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, other than demolition site clearance and preparation works, full details of the sustainable drainage system including green/blue roofs, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate 50% attenuation of all</p>

	<p>run off. Details shall include a lifetime maintenance plan, and shall thereafter retained and maintained in accordance with the approved details.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.</p>
31.	<p>SuDS: Evidence of installation</p> <p>Prior to occupation of the relevant part development, evidence that the system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies</p>
32.	<p>Solar PV</p> <p>Prior to commencement of development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.</p>
33.	<p>Bird boxes</p> <p>Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works details of bird nesting features (boxes or bricks) shall be submitted to and approved in writing by the Local Planning Authority. Features should be integrated into the fabric of the building, unless otherwise agreed by the Local Planning Authority. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated, in line with the recommendations in the Preliminary Ecological Appraisal. Boxes shall be installed in accordance with the approved plans prior</p>

	<p>to the first occupation of the development and thereafter maintained.</p> <p>Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.</p>
34.	<p><b>Water efficiency</b></p> <p>The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation of each Plot, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).</p>
35.	<p><b>Mechanical Ventilation</b></p> <p>Prior to commencement of development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, full details of the mechanical ventilation system including air inlet locations, details confirming that an appropriate NO2 filtrations system on the mechanical ventilation intake has been installed, shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.</p> <p>Reason: To protect the amenity of residents in accordance with DP26, London Plan policy 7.14. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.</p>
36.	<p><b>Air Quality monitoring</b></p> <p>Prior to the commencement of development within the relevant phase (a) Castlewood House; (b) Medius House, full details of the air quality monitors shall be submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed commencement date. The monitors shall be retained and maintained on site for the duration of the</p>

	<p>development in accordance with the details thus approved.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone)</p>
37.	<p><b>Air quality dispersion modelling</b></p> <p>Prior to commencement of development full details of the operation stage air quality dispersion modelling, confirming that the development does not have a significant impact on existing air pollution levels at sensitive receptor locations (including neighbouring properties), shall be submitted to and approved by the local planning authority in writing. Dispersion modelling shall be undertaken in accordance with the IAQM and EPUK planning guidance and the London Councils Air Quality and Planning Guidance. Appropriate mitigation measures to reduce impact from combustion plant shall be implemented as approved and retained permanently thereafter.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS5 CS7 CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone)</p>
38.	<p><b>Non-road mobile machinery</b></p> <p>All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle – with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and/construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.</p> <p>Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.</p>
39.	<p><b>Archaeology</b></p> <p>No development other than demolition to existing ground floor level, shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the local planning authority. For land that is</p>

	<p>included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the local planning authority. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <ul style="list-style-type: none"> <li>a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works</li> <li>a) The programme for post-investigation assessment and subsequent analysis, publication &amp; dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.</li> </ul> <p>Reason: To ensure the protection of remains of archaeological importance in accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.</p>
40.	<p>London Underground</p> <p>Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, on site detailed design and method statements for each stage of the development (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), shall be submitted to and approved in writing by the local planning authority. Such details shall: provide details on all structures; accommodate the location of the existing London Underground; structures and tunnels; accommodate ground movement arising from the construction; thereof; and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.</p> <p>The development shall be carried out in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p>Reason; To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning</p>



	Guidance 2012
41.	<p>Thames Water</p> <p>Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, no impact piling is to commence until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.</p>
42.	<p>Prior to commencement of the development within the relevant phase (a) Castlewood House; (b) Medius House other than demolition, site clearance, and preparation works, impact studies of the existing water supply infrastructure shall be submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with this additional demand, in order to safeguard the amenities of the area generally, in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
43.	<p>The development hereby permitted shall be carried out in the accordance with the Phasing Plan set out in the approved Construction Management Plan, unless otherwise agreed between the applicant and the Council.</p>

## INFORMATIVES

### 1. Indicative highways works

The proposed highway works must be treated as indicative at this stage as planning permission does not guarantee that the proposed highway and public realm improvements would be implemented in their current form. Such proposals are always subject to further investigation, consultation, detailed design, and approval by the Highway Authority (in this case the Council).

2. CMP Implementation Support Contribution

An advice note providing further information on this financial contribution is available on the Council's website at the hyperlink below:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/>

3. CMP Pro-Forma

The Council have a pro-forma that is recommended to be prepared once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. A Key element of the CMP should address (amongst others) best practice guidelines in TfL's Standard for Construction Logistics and Cyclist Safety (CLOCS) scheme:

<http://www.clocs.org.uk/standard-for-clocs/>

4. Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
5. Your proposals may be subject to control under the Party Wall etc. Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer
6. Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.
7. The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable. The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at

the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL. <http://www.planningportal.gov.uk/planning/applications/howtoapply/what tosubmit/cil>. We will then issue a CIL demand notice setting out what monies needs to paid, when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index. Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

8. Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 0207974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team>). Or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
9. You are advised that condition 11 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
10. You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 02079746914/5 or on the website  
  
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>
11. If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
12. The correct street number or number and name must be displayed

permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.

13. Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
14. You are advised that if implemented, the alternative use permission hereby granted gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.
15. The Council supports schemes for the recycling of bottles and cans and encourages all hotels, restaurants, wine bars and public houses to do so as well. Further information can be obtained by telephoning the Council's Environment Services (Recycling) on 0207 974 6914/5 or on the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
16. In respect of condition 40 piling has the potential to impact on local underground sewerage and water utility infrastructure. You are advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
17. With regards to surface water drainage Thames Water advises that it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that you ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. Should you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. This is to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
18. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its

consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200

19. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.
20. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."
21. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
22. You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in building up the data base of up-to-date ecological information and this will help in future decision making.
23. Active bird nests are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) which states that it is an offence to disturb, damage or destroy the nest of any wild bird while that nest be in use or being built. Active nests are highly likely to be present within the site during peak nesting season, considered by Natural England as between 1 March and 31 July. It should be noted that active nests are afforded legal protection at all times and can be encountered throughout a nesting season which may extend between mid-February and October depending on bird species and weather conditions. Nesting habitats which includes trees, shrubs, climbing plants, grounds flora, buildings and other structures may be cleared at any time of year where survey (undertaken by a suitably experienced person) can establish active nests are absent. For further information contact Natural England on 0845 600 3078.

24. Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation (Natural Habitats) Regulations 1994 which protect bats from intentional or deliberate actions which may kill, injure capture a bat and from actions that intentionally or recklessly damage, destroy or obstruct access to a bat roost (whether bats are present or not) or disturb a bat when occupying a roost. Actions such as demolition and renovation works to a building, and tree felling or significant tree surgery are likely to result in a breach of the above legislation if bats or bat roosts are present. For further information contact Natural England on 0845 600 3078.
25. In relation to condition 28 (living roofs) it is recommended for the proposed substrate to be sourced from site (for example: soil and crushed brick) for sustainability reasons and to provide better conditions for local species.

## APPENDIX 1 - Independent Viability Review (BPS)

Castlewood House & Medius House, New  
Oxford Street

Independent Viability Review

Prepared on behalf of the Reading Borough Council

April 2017



Chartered Surveyors

82 South Street, Dorking, RH4 2HD

[www.bps-surveyors.co.uk](http://www.bps-surveyors.co.uk)

Tel: 01483 565 433



## 1.0 INTRODUCTION

- 1.1 We have been instructed by the London Borough of Camden (the Council) to review a submission prepared by Gerald Eve in respect of a proposed redevelopment of Castlewood House and Medius House. The applicant, Royal London Mutual Insurance Society, has submitted a planning application (2017/0618/P) for:

*“Demolition of existing office building at Castlewood House (Class B1), and erection of an 11 storey office building (Class B1) with retail and restaurant uses (Class A1/A3) at ground floor level; enlargement of existing double basement level and formation of roof terraces and rooftop plant along with associated highways, landscaping, and public realm improvement works. Partial demolition of Medius House with retention of the existing façade, and erection of a two storey roof extension including private roof terrace, in connection with the change of use of the building from office (Class B1) and retail (Class A1) to provide 20 affordable housing units (Class C3) at upper floor levels with retained retail use at ground floor level.”*

- 1.2 The site measures 0.24 hectares and consists of two buildings:

- Castlewood House (77-91 New Oxford Street) is a B1 office building providing 13,099 sq m GEA of commercial floorspace over eight storeys. The building sits between the Bloomsbury and the Denmark Street Conservation areas.
- Medius House (63-69 New Oxford Street) comprises 652 sq m GEA of A1 retail at ground floor level and 1,610 sq m GEA of office floorspace over five upper floors. The building is within the Bloomsbury Conservation area.

- 1.3 The Castlewood building is to be demolished and redeveloped to provide a high quality ‘Grade A’ office building, with retail units at ground floor level. The proposal for Medius House was to convert and extend the building to provide 20 affordable flats, together with retail space at ground floor level. This has now been slightly revised, to provide 18 units but with the same floor area.

- 1.4 The site is located in the Central Activities Zone (“CAZ”) as defined by the London Plan Policy. The Council’s Development Policy DP1 states that where a proposal will increase the total gross floorspace by more than 200 sq m, the Council will expect a contribution to the supply of housing. The Council will require up to 50% of all additional floorspace to be housing. In this case, the total increase in floorspace is 8,988 sq m (GIA), which would therefore give a 4,494 sq m housing requirement. The Planning Statement sets out that the total uplift in GEA is 8,520 sq m, which is 410 sq m for Medius House and 8,110 sq m for Castlewood House. This gives a housing requirement of 4,260 sq m (GEA) and an *affordable* housing requirement of 2,130 sq m (GEA).

- 1.5 Camden Planning Guidance (CPG2) details that affordable housing is required on any scheme providing over 1,000 sq m of net additional housing. It explains that the sliding scale will operate so that 10% affordable will be required for sites providing 1,000 sq m (gross) of additional housing, and 50% for 5,000 sq m (gross) of additional housing (considered to be sites with capacity for 10 dwellings and 50 dwellings respectively). However, as the Camden Development plan confirms, this

sliding scale does not apply for schemes delivering providing 1,000 sq m of non-residential floorspace or more:

*“As indicated in paragraph 3.18, the Council's sliding scale approach to affordable housing contributions from sites with capacity for 10 to 50 dwellings will not apply to mixed-use developments providing 1,000sqm of non-residential floorspace or more. Where a site provides less than 1,000sqm of non-residential floorspace, but is expected to make a contribution to the supply of affordable housing under the provisions of policy DP3, housing will be the primary use, and the sliding scale approach will apply to the affordable housing contribution.”*

- 1.6 We understand that the policy is based on GEA rather than GIA. Gerald Eve state that the 20 affordable units being delivered is a policy compliant contribution. The total GEA of this affordable housing is 2,147 sq m, which meets the policy requirement of 2,130 sq m. It is, however, apparent that the overall *housing* delivery falls short of the policy target of 4,260 sq m (GEA). No private market housing is being provided.
- 1.7 In addition to affordable housing, the applicant is offering Planning Contributions in the form of Mayoral CIL, Camden CIL, a Crossrail Payment and an £805,000 S106 payment. It will need to be confirmed by Planning Officers that this is a policy compliant level of contribution.
- 1.8 Gerald Eve conclude that the scheme cannot feasibly deliver any additional on-site housing, due to viability constraints as well as the practical constraints which have been highlighted by Robin Partington & Partners in their Housing Study. We have undertaken a review of the Housing Study and the cost and value assumptions in Gerald Eve's appraisal, in order to determine whether the currently offered level of housing deliver is the maximum that can reasonably be delivered.

## 2.0 APPRAISAL RESULTS

- 2.1 The appraisal of the proposed scheme is a profit-output appraisal, which includes a £77.95m land cost (inclusive of purchaser's costs) as a fixed input. This generates a 7.8% profit on Cost. This appraisal includes a planning obligations package of £2,974,893 and the provision of 20 affordable residential units on-site. This has now been revised to 18 units but with the same floor area, so that more larger, family units can be delivered, and we can confirm Gerald Eve's view that this would have little impact on scheme viability and that any impact it does have is very likely to be negative.
- 2.2 The target return is 19.9% profit on Cost which is a blended target comprised of 20% on Cost applied to the commercial and 8% on Cost to the affordable housing. The shortfall is therefore 12.1%, which is a £30.16m profit deficit, which is 11% as a proportion of the Net Development Value of the entire scheme. It is apparent therefore that a substantial adjustment would need to be made to the applicant's appraisal in order to generate a surplus profit from which additional housing contributions could be made.
- 2.3 Gerald Eve have considered two counterfactual scenarios which include a higher proportion of the scheme as residential. Counterfactual Scenario 1 looks at providing the policy compliant level of residential floorspace on the upper floors of

Castlewood House in a perimeter layout, and within a retained but extended Medius House. All residential provision within Castlewood would be private, while the affordable provision would be delivered in Medius House. This scenario generates a negative profit on Cost of -9.2% (which is -£23.78m). The profit on Cost target is 19.8%, and the shortfall from the profit target is £74.95m.

- 2.4 Counterfactual Scenario 2 provides the policy compliant level of residential floorspace within the south eastern corner of Castlewood House, and within a retained but extended Medius House. All residential provision within Castlewood would be private, while the affordable provision would be delivered in Medius House. The profit target is 19.8%, but the appraisal generates a negative profit of 11.1%, which is -£28.81m. The shortfall from the profit target is therefore £80.20m, which is a very large deficit in the context of the overall scheme which has a £229.6m net development value.
- 2.5 We have instructed Crossland Otter Hunt to undertake an assessment of the office rents and yields and other value assumptions. Their report is in Appendix Two. We have incorporated their advice into our overall conclusions.
- 3.0 CONCLUSIONS & RECOMMENDATIONS
- 3.1 Following our review of Gerald Eve's appraisal, we conclude that the scheme cannot viably deliver an additional on-site housing, over and above the 20 units currently proposed.
- 3.2 The applicant is not offering to deliver to £2.9m housing payment-in-lieu that would be required to make up the shortfall in on-site housing delivery. It is, however, apparent that the scheme cannot viably deliver this payment, in view of the £30.16m profit deficit that the scheme even when this payment is not included in the appraisal.
- 3.3 Based on the findings of Crossland's report, and our reviews of the investment valuation provided by CBRE, we conclude that the Existing Use Value of £60.9m is reasonable for this building. The £73m benchmark land value adopted by Gerald Eve suggests a landowner premium of almost exactly 20%, based on the CBRE existing use value. We consider this to be a realistic premium given that this is an income-producing asset for which a substantial premium would need to be provided to incentivise the landowner to sell. As discussed below, we have assessed this EUV valuation and consider it robust, therefore we agree with the overall benchmark.
- 3.4 With respect to the proposed scheme, our Cost Consultant, Neil Powling, has reviewed the Cost Plan for this scheme and concludes that the costs are reasonable. His full report is in Appendix One. With respect to the values adopted for the proposed scheme's offices and retail, these are based on rents, voids, rent free periods and yields that have been confirmed by Crossland Otter Hunt as being reasonable. Crossland's full report is in Appendix Two. In addition, the retail rents (which were not assessed by Crossland) have been fully supported by comparable lettings evidence from the local area.
- 3.5 We agree that the two Counterfactual Scenarios - i.e. scenarios in which a greater amount of housing floorspace is delivered - are practically unfeasible and also unviable. As detailed above (para 2.3-2.4), the profit shortfalls of the

counterfactual scenarios are very substantial, therefore cannot be bridged by any realistic uplifts in values and/or reductions in costs. In any case, we are broadly satisfied that the costs and values adopted by Gerald Eve in these scenarios are reasonable and not unduly pessimistic.

- 3.6 The Housing Study by Robin Partington & Partners is highly detailed and sets out a range of options for further on-site housing delivery, together with detailed reasons why these options are unfeasible. We agree that this is a comprehensive Study which reaches logical conclusions and supports the view that these options are unviable.
- 3.7 Whilst the £2.9m housing payment-in-lieu cannot be delivered up-front, based on present-day costs and values, improvements in viability over time may eliminate the profit deficit and lead to this payment becoming affordable. For this reason, the Council wishes to put in place a post-construction review mechanism, based on outturn costs and values, to establish whether this payment can be made. This is in line with the Council's Local plan and SPD, which advised that where current-day cost and values fail to viably deliver the affordable housing target, a review mechanism should be put in place. It is also in line with the Mayor's draft SPG which advocated the implementation of a "near end of development review".

#### 4.0 PROPOSED SCHEME VALUES

- 4.1 The proposed scheme has been attributed rents of £■■■■-£■■■■ per sq ft by CBRE on behalf of the applicant. This is very similar to the figures estimated by Crossland, at £■■■■ per sq ft (see Crossland's report, in Appendix Two). We have not therefore made any adjustments to the CBRE figures that have been adopted in Gerald Eve's appraisal.
- 4.2 A rent free period of 6-15 months is stated by Gerald Eve in their report for the office space. However, the rent free period ranges from 12 to 24 months in the appraisal. Crossland have suggested a rent free period of 20-22 months, therefore it is clear that overall the periods in the appraisal are not excessive.
- 4.3 A yield (gross) of ■■■% is applied to the office floorspace and ■■■% to the retail floorspace. By comparison, Crossland suggest a net yield of ■■■%, which is based on ■■■% for the retail and ■■■% for the offices, and their overall gross yield would be ■■■%, therefore it is clear that CBRE's yields are broadly in line (and indeed marginally more optimistic) than Crossland's.
- 4.4 The void period adopted is 6-15 months in Gerald Eve's appraisal. This appears to be a substantial void period for a building in such a good location, near to Crossrail etc. However, Crossland do not dispute these void lengths as they consider that in order to secure the stated levels of rents the landlord would need to hold out for better offers rather than agreeing early deals at reduced rent levels.

#### 5.0 EXISTING USE VALUE

- 5.1 A Benchmark Land Value of £73.0m has been adopted. It is not entirely clear how this figure has been arrived at by Gerald Eve. They have cited the existing use valuation of £60.9m together with a range of indexed comparable land transactions

which have an average value of £867 per sq ft which would give £86.3m if applied to the application site.

- 5.2 The £73m benchmark suggests a landowner premium of almost exactly 20%, based on the CBRE existing use value. We consider this to be a realistic premium given that this is an income-producing asset for which a substantial premium would need to be provided to incentivise the landowner to sell. As discussed below, we have assessed this EUV valuation and consider it robust, therefore we agree with the overall benchmark, which is consistent with the Mayors Draft *Affordable Housing & Viability* SPG which advocates an EUV (plus premium) approach.
- 5.3 The existing use valuation is £60.9m, as estimated by CBRE in Q4 2016. This is a valuation of the building with the existing tenancies in place, and with some degree of refurbishment undertaken as and when the floors become vacant. This is a realistic approach. The initial rents are largely the passing rents for these floors. For any new tenancies, the rents applied have been estimated by CBRE.
- 5.4 The open market rents used by CBRE for Castlewood House include the lower ground floor at £■■■ per sq ft, the 1st floor at £■■■ per sq ft, 3rd floor at £■■■, ground at £■■■, 4th at £■■■, 2nd at £■■■, 5th and 6th at £■■■, and 7th/8th at £■■■. By comparison, Crossland have estimated £■■■■■■■■ for the 1st to 8th floors, with the highest rents at the top of the building. Crossland do not, however, consider the £■■■ per sq ft refurbishment cost assumed by CBRE to be sufficient to secure quality tenants, and Crossland have assumed a quality Cat A fit out, including a remodelling of the entrance hall. Taking into account that Crossland are assuming a higher level of expenditure on fit out costs, their higher estimated rents can be explained.
- 5.5 For Medius House, CBRE's estimated rent is £■■■■ per sq ft on the 1st floor, £■■■■ on the 2nd, £■■■■ on 3rd, £■■■■ on the 4th, £■■■ on the 5th, and £■■■ psf on the upper floors. By comparison, Crossland have applied £■■■ per sq ft, and our same comments regarding refurbishment costs apply as in the preceding paragraph, thus we consider CBRE's rents to be reasonable.
- 5.6 We have requested further information from Gerald Eve regarding their refurbishment costs. They refer us to BCIS rates for rehabilitation and refurbishment of offices, specifically for air-conditioned, 6+ storey buildings, and this shows a £143 per sq ft (NIA) cost, which suggests that this is in line with typical refurbishment cost rates. Nevertheless, these general cost rates do not detract from the expert view of Crossland - based in part on their site inspection - that additional expenditure is required; but given that CBRE's rents are consistent with a lower level of refurbishment, we consider them to be reasonable.
- 5.7 Crossland envisage that a ■■■% net initial yield would be achievable, once the building has received a full refurbishment to provide good quality offices. CBRE have adopted the 'hardcore' valuation method whereby the passing rent is capitalised (YP perp), and then following re-letting at the higher, market rent, the difference between the passing and market rent is capitalised (YP perp). The same rate (yield) of ■■■% (gross) is applied in both, which is the equivalent of a ■■■% net yield, therefore it is higher than Crossland's figure therefore arguably leads to a conservative estimate of the site's existing use value.

## 6.0 PROPOSED RETAIL VALUES

- 6.1 The entrance to the affordable apartments is on New Oxford Street. The retail space at Castlewood House will be new build and the retail space at Medius House will be refurbished. The frontage will be replaced to match the existing building. The space is over the basement and ground floors.
- 6.2 The values applied by CBRE to this space is £[REDACTED] ITZA, with a 12-18 month rent free period. We have reviewed the analysis provided by CBRE and have reached the conclusion that this is a fair reflection of the local retail market. The comparable evidence provided by CBRE is highly relevant, including recent lettings along New Oxford Street.

## 7.0 PROPOSED AFFORDABLE HOUSING VALUES

- 7.1 The proposal is for 12 Affordable Rented homes on levels 1-4, and 8 Intermediate Rented homes on levels 5-7. This is a 60% provision for social/affordable rent units in accordance with the London Plan. These have been valued by Gerald Eve. The overall average capital value is £[REDACTED] per sq ft for the social rented units and £[REDACTED] per sq ft for the intermediate units.
- 7.2 Weekly Rent levels have been set in line with the HCA formula rent cap figures for social rent 2017/18
- Studio/ 1 Beds: £144.42 per week
  - 2-Beds: £152.73 per week
  - 3-Beds: £161.22 per week
- 7.3 Service Charges for Target Rented properties is charged in addition to the rent and therefore have not been included in this calculation; an annual net rent for each unit has been calculated (based on Management and Maintenance Costs of 22% being deducted from the gross rent); annual rent capitalised at [REDACTED] initial yield.
- 7.4 Weekly Rent levels have been set in line with the LB Camden Intermediate Housing Strategy ensuring that the units are affordable to households on annual incomes of between £30,000 and £40,000.
- Studio: £185-£195 per week
  - 1-Beds: £215-£225 per week
  - 2-Beds: £240-£250 per week
- 7.5 The rental levels were calculated in line with GLA requirement that: No more than 3.5 times the household income threshold to buy; and no more than 40% of net household income including rent and service charges (with net income assumed to be 70% of gross income). Service Charges are based on an average £2.00 psf and deducted from the gross rent. An annual net rent for each unit has been calculated (based on Management and Maintenance Costs of 22% being deducted from the net rent); annual rent capitalised at [REDACTED] % initial yield.
- 7.6 We have undertaken a valuation of the affordable housing, using a valuation model that we have recently developed in partnership with a leading housing association, together with their assumptions regarding yields, management costs etc. This gives

a total of £[REDACTED]. This compares to the £[REDACTED]m adopted by Gerald Eve, therefore we are satisfied that their valuation is reasonable and not understated.

## 8.0 HOUSING STUDY

- 8.1 Robin Partington & Partners have undertaken a housing study which considers 13 different options for on-site housing delivery in this building, and then goes on to consider two other options (known as Counterfactual Scenarios) which are then viability tested by Gerald Eve. These scenarios are the two options considered to have the best prospect of being deliverable.
- 8.2 Counterfactual Scenario One entails providing the policy compliant level of residential floorspace by delivering housing on the upper floors of Castlewood House (in a perimeter layout) and within a retained but extended Medius House. All residential provision within Castlewood would be private, while the affordable provision would be delivered in Medius House. This scenario is considered unfeasible due to the number of single aspect units it creates, which is likely to be unacceptable in planning terms although this would need to be confirmed by planning officers.
- 8.3 Counterfactual Scenario 2 provides the policy compliant level of residential floorspace within the south eastern corner of Castlewood House, and within a retained but extended Medius House. All residential provision within Castlewood would be private, while the affordable provision would be delivered in Medius House. This scenario is deemed unfeasible because, *"The provision of residential along the southern elevation from first to sixth floor level would significantly compromise the quality of the office floorplates at these floors. The compromises in the quality of the office floorplate render Counterfactual Scenario 2 unviable."*
- 8.4 We have viewed the appraisals for both of these scenarios; they are both largely consistent with the proposed scheme appraisal, and we agree with the approach taken. The residential values are £1,873 per sq ft overall. This has been estimated by Gerald Eve. We refer to a recent scheme at No. 150 Holborn where based on detailed analysis of comparable evidence we estimated the residential value at £[REDACTED] per sq ft. It is therefore apparent that Gerald Eve's estimated are broadly reasonable, taking into account the similarities between these two schemes. These scenario lead to a loss of office floorspace, in part due to the provision of additional core to service the residential, thereby impacted in floorspace efficiency and compromising viability.

## 9.0 DEVELOPMENT COSTS

- 9.1 Our Cost Consultant, Neil Powling, has reviewed the Cost Plan that has been prepared by Currie & Brown. His full report is in Appendix One. The overall conclusion is that the costs are reasonable and are closely in line with typical benchmark rates as shown by BCIS average tender prices. As Neil states:

*"Our benchmarking yields an adjusted benchmark rate for Castlewood House of £3,768/m<sup>2</sup> that compares to the Applicants rate (before the addition for the PCSA) of £3,730/m<sup>2</sup>; and for Medius House of £4,221/m<sup>2</sup> that compares to the Applicants rate (before the addition for the PCSA) of £4,226/m<sup>2</sup>. We are therefore satisfied that the Applicant's costs are reasonable."*

- 
- 9.2 Finance costs have been calculated using a 7% interest rate which is a typical level of interest to adopt in the current lending market. Our Cost Consultant, Neil Powling, has considered the development period that has been used to cashflow the scheme and estimated the finance costs, and he has concluded that this is a realistic development period for a scheme of this complexity.
- 9.3 Professional Fees are 12.5% which is within an acceptable range for a project of this complexity. In addition, the contingency of 5%, and the letting and disposal fees, are all in line with benchmark rates.
- 9.4 There is an allowance for “voids, service charge & insurance” post-completion, which totals £1,442,979, and we can confirm has been suitably calculated based on the assumed void periods.
- 9.5 Construction Insurance of 0.75%, totalling £647,170, is included in the appraisal. We asked Neil Powling for his view on this and he has noted that this is a suitable level of insurance although it would typically lead to a reduction to the build costs. As Neil discusses, *“This is when the Employer insures instead of the contractor essentially because it gives more control and maybe better value. It wouldn't happen on a normal project. The effect should be lower construction costs because it is in effect a budget transfer from the construction cost to a different section of the project costing/ appraisal.”*

**BPS Chartered Surveyors**



## Appendix One

# Castlewood House & Medius House

## Independent Cost Review by Neil Powling FRICS

### 1 SUMMARY

- 1.1 The cost estimate includes separate sections for the fit out of the apartment types - we have completed a detailed elemental analysis of the 3B2P unit and used the resultant elemental percentages to calculate the split of the Medius House fit out cost for inclusion in the overall elemental analysis.
- 1.2 Castlewood House is a 13 storey building benchmarked as 6+ storey air conditioned offices. Medius House is a 9 storey building benchmarked as 6+ storey flats.
- 1.3 Our benchmarking yields an adjusted benchmark rate for Castlewood House of £[REDACTED]/m<sup>2</sup> that compares to the Applicants rate (before the addition for the PCSA) of £[REDACTED]/m<sup>2</sup>; and for Medius House of £[REDACTED]/m<sup>2</sup> that compares to the Applicants rate (before the addition for the PCSA) of £[REDACTED]/m<sup>2</sup>. We are therefore satisfied that the Applicant's costs are reasonable.

### 2 METHODOLOGY

- 2.1 The objective of the review of the construction cost element of the assessment of economic viability is to benchmark the Applicant's costs against RICS Building Cost Information Service (BCIS) average costs. We use BCIS costs for benchmarking because it is a national and independent database. Many companies prefer to benchmark against their own data which they often treat as confidential. Whilst this is understandable as an internal exercise, in our view it is insufficiently robust as a tool for assessing viability compared to benchmarking against BCIS. A key characteristic of benchmarking is to measure performance against external data. Whilst a company may prefer to use their own internal database, the danger is that it measures the company's own projects against others of it's projects with no external test. Any inherent discrepancies will not be identified without some independent scrutiny.
- 2.2 BCIS average costs are provided at mean, median and upper quartile rates (as well as lowest, lower quartile and highest rates). We generally use mean or occasionally upper quartile for benchmarking. The outcome of the benchmarking is little affected, as BCIS levels are used as a starting point to assess the level of cost and specification enhancement in the scheme on an element by element basis. BCIS also provide a location factor compared to a UK mean of 100; our benchmarking exercise adjusts for the location of the scheme. BCIS Average cost information is available on a default basis which includes all historic data with a weighting for the most recent, or for a selected maximum period ranging from 5 to 40 years. We generally consider both default and maximum 5 year average prices; the latter are more likely to reflect current regulations, specification, technology and market requirements.
- 2.3 BCIS average prices are available on an overall £ per sqm and for new build work on an elemental £ per sqm basis. Rehabilitation/conversion data is available on an overall £ per sqm and on a group element basis ie. substructure, superstructure, finishings, fittings and services - but is not available on an elemental basis. A comparison of the applicants elemental costing compared to BCIS elemental benchmark costs provides a useful insight into any differences in cost. For example: planning and site location requirements may result in a higher than

normal cost of external wall and window elements.

- 2.4 If the application scheme is for the conversion, rehabilitation or refurbishment of an existing building, greater difficulty results in checking that the costs are reasonable, and the benchmarking exercise must be undertaken with caution. The elemental split is not available from the BCIS database for rehabilitation work; the new build split may be used instead as a check for some, but certainly not all, elements. Works to existing buildings vary greatly from one building project to the next. Verification of costs is helped greatly if the cost plan is itemised in reasonable detail thus describing the content and extent of works proposed.
- 2.5 BCIS costs are available on a quarterly basis - the most recent quarters use forecast figures, the older quarters are firm. If any estimates require adjustment on a time basis we use the BCIS all-in Tender Price Index (TPI).
- 2.6 BCIS average costs are available for different categories of buildings such as flats, houses, offices, shops, hotels, schools etc. The Applicant's cost plan should ideally keep the estimates for different categories separate to assist more accurate benchmarking. However if the Applicant's cost plan does not distinguish different categories we may calculate a blended BCIS average rate for benchmarking based on the different constituent areas of the overall GIA.
- 2.7 To undertake the benchmarking we require a cost plan prepared by the applicant; for preference in reasonable detail. Ideally the cost plan should be prepared in BCIS elements. We usually have to undertake some degree of analysis and rearrangement before the applicant's elemental costs can be compared to BCIS elemental benchmark figures. If a further level of detail is available showing the build-up to the elemental totals it facilitates the review of specification and cost allowances in determining adjustments to benchmark levels. An example might be fittings that show an allowance for kitchen fittings, bedroom wardrobes etc that is in excess of a normal BCIS benchmark allowance.
- 2.8 To assist in reviewing the estimate we require drawings and (if available) specifications. Also any other reports that may have a bearing on the costs. These are often listed as having being used in the preparation of the estimate. If not provided we frequently download additional material from the documents made available from the planning website.
- 2.9 BCIS average prices per sqm include overheads and profit (OHP) and preliminaries costs. BCIS elemental costs include OHP but not preliminaries. Nor do average prices per sqm or elemental costs include for external services and external works costs. Demolitions and site preparation are excluded from all BCIS costs. We consider the Applicants detailed cost plan to determine what, if any, abnormal and other costs can properly be considered as reasonable. We prepare an adjusted benchmark figure allowing for any costs which we consider can reasonably be taken into account before reaching a conclusion on the applicant's cost estimate.
- 2.10 We undertake this adjusted benchmarking by determining the appropriate location adjusted BCIS average rate as a starting point for the adjustment of abnormal and enhanced costs. We review the elemental analysis of the cost plan on an element by element basis and compare the Applicants total to the BCIS element total. If there is a difference, and the information is available, we review the more detailed build-up of information considering the specification and rates to determine if the additional cost appears justified. If it is, then the calculation may be the difference between the cost plan elemental £/m<sup>2</sup> and the equivalent BCIS rate. We may also make a partial adjustment if in our opinion this is

appropriate. The BCIS elemental rates are inclusive of OHP but exclude preliminaries. If the Applicant's costings add preliminaries and OHP at the end of the estimate (as most typically do) we add these to the adjustment amounts to provide a comparable figure to the Applicant's cost estimate. The results of the elemental analysis and BCIS benchmarking are generally issued as a PDF but upon request can be provided as an Excel spreadsheet.

### 3 GENERAL REVIEW

3.1 We have been provided with and relied upon the Financial Viability Appraisal issued by Gerald Eve dated January 2017 together with:-

- Appendix 2
- Appendix 8
- Appendix 13 the scheme Feasibility Part 2 Rev 1 Construction Cost Estimate prepared by Currie & Brown dated 27<sup>th</sup> January 2017 together with its appendices A to E
- Appendix 14
- Appendix 15

3.2 The cost plan is at 1Q2017 pricing levels. Our benchmarking uses current BCIS data which is on a current tender firm price basis using BCIS data downloaded 23<sup>rd</sup> March 2017 ie 1Q2017.

3.3 The cost plan includes an allowance for preliminaries of 15.79% to Castlewood House and 15.11% to Medius House. The allowance for overheads and profit (OHP) to Castlewood House is 4.75% and to Medius House 4.53%. The allowance for contingencies to Castlewood House is 4.87% and to Medius House 6.83%. We consider these allowances reasonable - the higher risk allowance for Medius House we consider appropriate because of the façade retention. There are further allowances for design development included in the element sections for Medius House totalling £[REDACTED]0 plus additions for preliminaries and OHP. All the % figures are based on a calculation of a conventional arrangement of the sums in the analysis.

3.4 We have downloaded current BCIS data for benchmarking purposes including a Location Factor for Camden of 126 that has been applied in our benchmarking calculations.

3.5 The cost estimate includes separate sections for the fit out of the apartment types - we have completed a detailed elemental analysis of the 3B2P unit and used the resultant elemental %ages to calculate the split of the Medius House fit out cost for inclusion in the overall elemental analysis.

3.6 Refer to our table "Elemental analysis and BCIS benchmarking", below.

3.7 Castlewood House is a 13 storey building benchmarked as 6+ storey air conditioned offices. Medius House is a 9 storey building benchmarked as 6+ storey flats.

3.8 Our benchmarking yields an adjusted benchmark rate for Castlewood House of £[REDACTED]/m<sup>2</sup> that compares to the Applicants rate (before the addition for the PCSA) of £[REDACTED]/m<sup>2</sup>; and for Medius House of £[REDACTED]/m<sup>2</sup> that compares to the Applicants rate (before the addition for the PCSA) of £[REDACTED]/m<sup>2</sup>. We are therefore satisfied that the Applicant's costs are reasonable.

[Table redacted]

BPS Chartered Surveyors  
Date: 6<sup>th</sup> April 2017

## Appendix Two



**CASTLEWOOD HOUSE & MEDIUS HOUSE**  
**LONDON WC1**

REPORT PREPARED BY

NICK SINCLAIR

OF

CROSSLAND OTTER HUNT

ON BEHALF OF  
BPS CHARTERED SURVEYORS

APRIL 2017



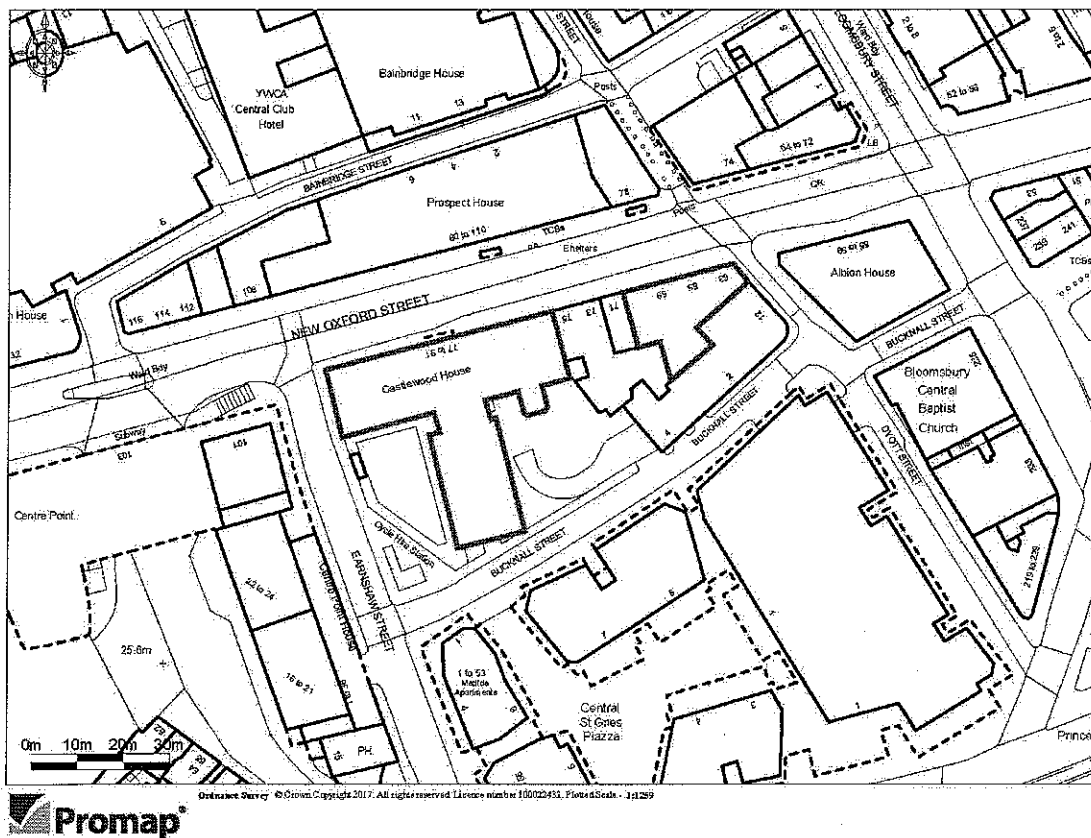


## LOCATION

Castlewood House and Medius House are located in a prominent position on the south side of New Oxford Street. The site is bound by New Oxford Street to the north, Central St Giles to the south and Centre Point to the west.

The location is well served by public transport with Tottenham Court Road Station (Central, Northern and Crossrail from 2018) approximately 100 metres to the east of the site. There are also a number of bus routes running along New Oxford Street, Charing Cross Road and High Holborn, linking the site to other parts of central London.

## SITE PLAN:



Castlewood House provides an existing net internal floor area of 85,500 sq ft over lower ground to eighth floors. The existing building was constructed in circa 1950 and provides Grade B office accommodation with solid floors, relatively low ceiling heights and poor column spacing, which impacts on the efficiency and usability of the accommodation.

Typical upper floors are circa 9,000 sq ft and split front and back to provide suites of approximately 6,000 sq ft and 3,000 sq ft. The majority tenant is LinkedIn who occupy approximately half of the building from the fifth floor upwards; we understand that this accommodation was refurbished in 2012. Please note that it

was not possible to inspect the LinkedIn accommodation on 15<sup>th</sup> March when this building and Medius House were inspected by Crossland Otter Hunt.

Castlewood House and Medius House are separated by 71 - 75 New Oxford Street which we understand is not in ownership. Medius House is a corner building arranged over basement to sixth floors. Typical upper floors are circa 2,500 sq ft and offer functional and light accommodation, albeit above retail with a tight entrance and small lift. This is a very different offering to Castlewood and would appeal to rent sensitive, media occupiers who do not require a manned reception.

## SPECIFIC ANSWERS

### WHAT RENTAL VALUES WILL THE COMPLETED OFFICE SPACE COMMAND?

The West End occupational market has been fairly resilient despite the uncertain political backdrop. Rents have stayed relatively stable, but we have witnessed rent free periods being extended. There is a growing reluctance to pay top rents; however Castlewood and Medius House are located next to an Elizabeth Line station which will have a positive impact on rents going forward.

The proposed scheme is an office-led mixed use development of 68 - 69 and 77 - 91 New Oxford Street. The scheme allows for 12,868 sq m of lettable office accommodation over 9 floors arranged around a central core with 6 passenger lifts, which creates the ability to split floors. Occupiers on the 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> and 8<sup>th</sup> floors will have the benefit of private terraces and there will also be a communal roof terrace.

Floor plates range from 18,223 sq ft on the 1<sup>st</sup> floor to a small executive floor on the 10<sup>th</sup> of 883 sq ft with a large terrace. We assume the leasing policy would be floor by floor, with the top floor having to be let with another floor.

In terms of estimated rents, if the building was available for occupation today:

Floor	NIA / sq ft	Guide rent / sq ft	Rent free / months
10 <sup>th</sup>	883		20-22
9 <sup>th</sup>	9,580		20-22
8 <sup>th</sup>	9,580		20-22
7 <sup>th</sup>	15,554		20-22
6 <sup>th</sup>	15,554		20-22
5 <sup>th</sup>	16,553		20-22
4 <sup>th</sup>	17,739		20-22
3 <sup>rd</sup>	17,965		20-22
2 <sup>nd</sup>	17,965		20-22
1 <sup>st</sup>	18,223		20-22

Given the property is a new Grade A scheme, we would anticipate 10 year terms would be granted.

It is clear that the lower floors do not benefit from light to the east, as the Toni and Guy building obstructs this light up until 4<sup>th</sup> floor level. We have therefore reduced the rents we believe are achievable for these floors. We would anticipate that these floors would also suffer a longer void period due to the poorer light.

A discount should be made from prime Covent Garden and Soho rents as the building is fronting Oxford Street and this is generally a negative for office occupiers as the busyness does detract from desirability; however, a large and set back entrance will go some way to reducing this discount.

## COMPARABLE EVIDENCE

### 1. ONE BEDFORD AVENUE, WC1



This is a brand new development by Exemplar / Bedford Estate and is probably the best comparable as it is circa 100m from Tottenham Court Road Station and is a complete new build.

The quoting rent is £82.50 per sq ft on these typical 12,000 sq ft floors with a premium for upper floors.

SkyScanner have pre-let the top three floors of 5<sup>th</sup> (10,480 sq ft), 6<sup>th</sup> (8,800 sq ft) and 7<sup>th</sup> (4,499 sq ft) at 1 Bedford Avenue.

The exact details of the transaction are confidential, however we believe a rent in the late £80s / early £90s was achieved for these upper floors. All of these floors did benefit from terraces, so premium rents were achieved, and upper floors should attract a premium rent as well.

## 2. 30 BROADWICK STREET, W1



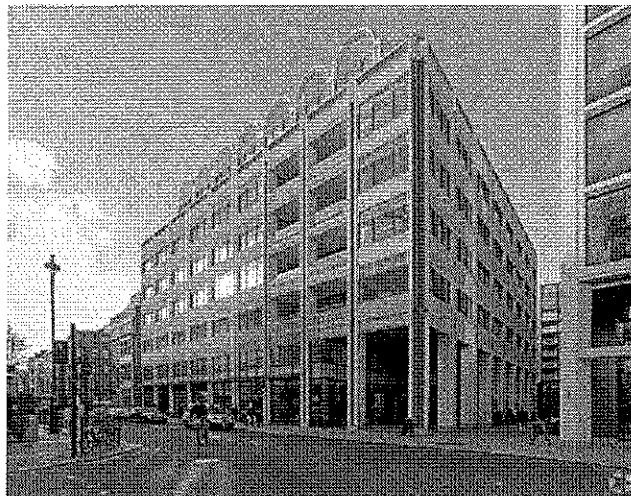
A number of transactions have occurred in this new development by Great Portland Estates.

Again, the micro location for 30 Broadwick Street is superior; this is close to the subject property and the floorplates are a comparable size. The third floor was taken by EQT at £89.50 per sq ft in October 2016 and 18 months' rent free was granted on a 10 year term certain.

The 2<sup>nd</sup> floor was also taken in October 2016 at £87.50 per sq ft on a 10 year term with 18 months' rent free.

The fifth floor (10,587 sq ft) was taken by Jagez at a rent of £107.50 per sq ft for a 10 year term with 19 months' rent free. This deal was completed in November 2016. This floor benefitted from a roof terrace and demonstrates that premium rents are paid for floors with terraces.

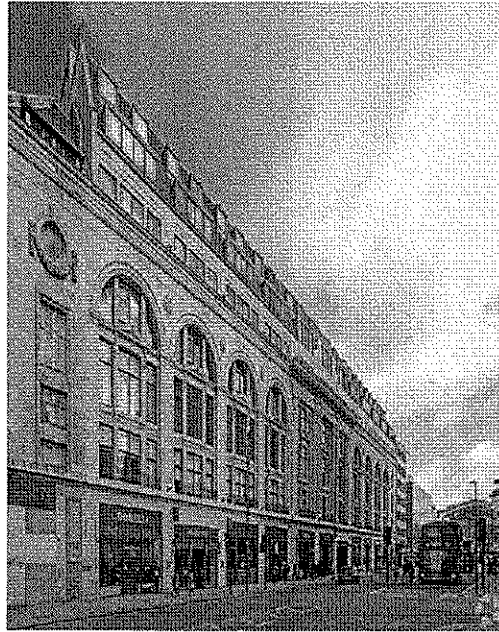
## 3. 2 FITZROY PLACE, W1



Bakkavor Group took 12,867 sq ft on the fifth floor in December 2015 of this new development by Exemplar / Aviva. A 10 year lease was taken at £87.50 per sq ft with 15 months' rent free granted.

This building is comparable to the proposed scheme although, again, in a slightly better micro location, but further from the Crossrail hub.

#### 4. 100 NEW OXFORD STREET, W1



These comparables are somewhat dated; however, the building is directly opposite the subject property.

Space Ape Games took 14,327 sq ft of first floor office accommodation at £74.00 per sq ft in August 2015. A 10 year lease was granted with a tenant only option to determine upon expiry of the fifth year of the term. 8 months' rent free was granted initially, a further 6 months was granted if the break was not exercised, and a penalty was also imposed if the break was exercised.

Stanhope took the 2<sup>nd</sup> floor of 14,327 sq ft in August 2015 at a rent of £72.50 per sq ft. A ten year lease was granted with 16 months' rent free granted.

What this does show is a refurbished building, not to the quality of proposed scheme, and with immediate streetscape being somewhat poorer due to the Crossrail and Centre Point schemes being under construction for at least 3 years without the immediate benefit of these added amenities.

## RENTAL VALUES

What rental values will the existing office space command, assuming a cat a refurbishment of circa £150 per sq ft?

### CASTLEWOOD

We are not in possession of exact floor areas for the existing building, however we did inspect the property up to the 4<sup>th</sup> floor.

As noted above, the existing property suffers from poor ceiling heights, inefficient column spacing and is unattractive. These issues cannot be addressed with a £150.00 per sq ft Cat A spend. We would however assume that a good quality Cat A refurbishment would be undertaken to include a remodeling of the entrance hall. We would therefore attribute the following rents to the property, assuming the above.

Floor	Guide rent / per sq ft	Rent free/months
8 <sup>th</sup>		9
7 <sup>th</sup>		9
6 <sup>th</sup>		9
5 <sup>th</sup>		9
4 <sup>th</sup>		9
3 <sup>rd</sup>		9
2 <sup>nd</sup>		9
1 <sup>st</sup>		9
G		9
LG		9

Given the age of the property, and quality, we would not expect 10 year leases to be granted. We would expect 10 year leases to be granted with tenant only breaks upon expiry of the fifth year of the term.

We are also assuming that the floors can be split in North and South wings, so circa 6,000 and 3,000 sq ft units.

Cushman and Wakefield are currently marketing the 4<sup>th</sup> floor (south wing) of 3,331 sq ft at £29.50 per sq ft for a short term until June 2018. We believe that this is currently under offer. Much of this discount is due to the fact that the term is very short, just under a year.

### MEDIUS HOUSE

As above, we do not have exact areas of the existing, however we understand that the floors are circa 2,500 sq ft and benefit from good light. However, the entrance is poor and the single lift is very small and will deter a number of occupiers. As with the above, we would expect 5 year leases to be entered into, possibly with third year tenant breaks.

Floor	Guide rent / sq ft	Rent free / months
6 <sup>th</sup>		9
5 <sup>th</sup>		9
4 <sup>th</sup>		9
3 <sup>rd</sup>		9
2 <sup>nd</sup>		9
1 <sup>st</sup>		9

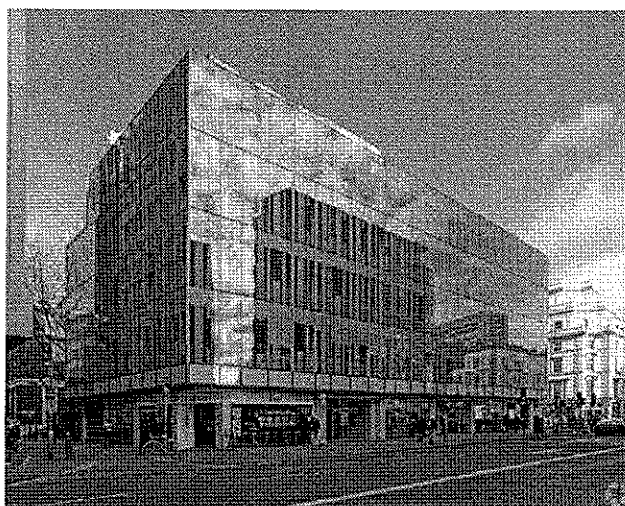
The small lift would, in our opinion, stifle the upper floors from attracting premium rents. The lift is dated and there is only one lift, so it is of great importance that this lift is fully functioning to achieve these rents.

The floors themselves are very light and would suit budget led occupiers looking for value accommodation in the West End of which there is a shortage.

As with Castlewood, we do feel that a discount does need to be applied for being on New Oxford Street as the crowds are off-putting to occupiers.

## COMPARABLE EVIDENCE

### 1. 70 NEW OXFORD STREET, W1



Whilst this is a more attractive building, it is not brand new and is located in close proximity to the subject property. Teads TV paid a rent of £72.00 per sq ft on the 4<sup>th</sup> floor and £68.50 per sq ft was achieved on the 3<sup>rd</sup> floor in May 2016. 10 months' rent free was granted on a 10 year lease with a tenant only break upon expiry of the fifth year of the term. A further 6 months was granted if the tenant did not break.

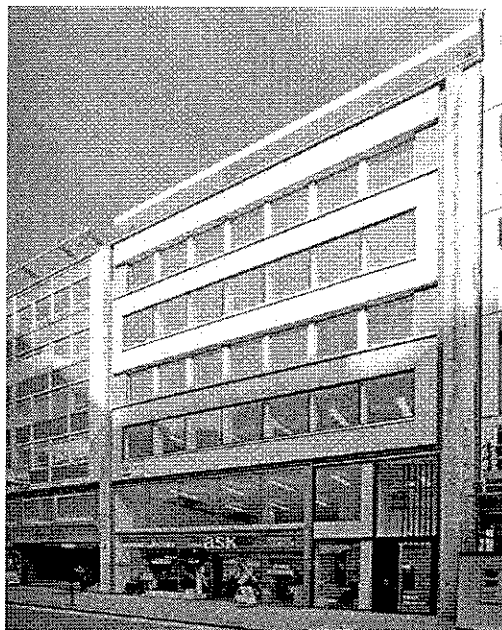
This is a superior building in terms of look and, we suspect, ceiling height. Castlewood / Medius House is in close proximity and therefore worthy of mention.

2. 60 BERNERS STREET, W1



Now Advertising Ltd took 4,553 sq ft of 1<sup>st</sup> floor office accommodation in February 2017 for a 5 year term with mutual rolling breaks from March 2020 (this is a block date). A rent of £45.00 per sq ft was paid. This is tired accommodation in need of refurbishment. A discount is also made for short terms imposed upon occupiers.

3. 250 TOTTENHAM COURT ROAD, W1



QSM Fashion have taken 3,072 sq ft of 3<sup>rd</sup> floor accommodation at a rent of £67.50 per sq ft in October 2016. A 10 year term was taken with 6 months' rent free granted. This building has undergone a comprehensive



refurbishment to include new mechanical and electrical and a smart entrance, albeit above retail on Tottenham Court Road.

## INVESTMENT

You have asked us to specifically comment on the appropriate exit yields that would be accepted on the basis of:

1. A new mixed retail and office development as identified earlier in this report, and let off the rents above;
2. A refurbishment of the existing building with a capital expenditure of circa £150.00 per sq ft, with rental levels as identified earlier in this report.

## INVESTMENT MARKET

The Central London investment market has proved to date to be relatively resilient to the uncertainty created by Brexit. There has been particularly strong demand from overseas purchasers who have taken advantage of a weakening pound, although, as a generalisation, these purchasers are lending to fewer transactions, with a degree of longevity on income as opposed to outright development opportunities.

This demand has remained strong against a backdrop of favourable exchange rates, as mentioned above, as well as a limited supply.

We have also noticed particularly strong interest in properties close to large infrastructure improvements, such as Crossrail.

We set out below a list of transactions in the vicinity of the subject property:

Date	Property	Size / sq ft	Yield / %	Price	Purchaser
Feb 17	35/50 Rathbone Place	243,000	4.25	£435,000,000	West Invest
Feb 17	13/17 Fitzroy Street	93,000	4.60	£98,500,000	Workspace
Dec 16	1 New Fetter Lane	101,991	4.78	£69,000,000	Middle Eastern Private
Dec 16	Fleet Place House	91,095	5.01	£92,500,000	Beijing Capital (China)
Nov 16	The Peak, 5 Wilton Road	98,000	4.27	£145,000,000	Wolfe Asset Management
Oct 16	Tower House	52,384	3.95	£67,500,000	CAPCO
Oct 16	Holborn Island Site	343,088	5.58	£223,600,000	UOL (Singaporean)
Oct 16	440 Strand	180,480	4.03	£198,000,000	RBS
Oct 16	10/12 Great Marlborough Street	80,773	4.50	£104,000,000	Al Duwaliya (Qatar)
Sept 16	1 Southampton Street	32,494	3.92	£52,000,000	Private South African

## SCENARIOS

### SCENARIO 1: THE PROPERTY BEING SOLD IN ITS CURRENT CONDITION

On this basis, we have assumed that the property is fully let and income producing with best office rents of circa [REDACTED] per sq ft on lease terms providing an average weighted unexpired lease term of five years.

On this basis, we consider that there would be demand from investors, and would anticipate an exit yield in the order of [REDACTED] on a net initial yield basis, after allowing for appropriate purchasers costs.

We consider that an investor would potentially give greater regard to the capital value per sq ft that the purchase price reflects as well as the yield.

Investors will be interested in the general improvements of the location through the opening of Crossrail, other major developments in the location, and large public realm improvements and investments that will help to drive investor appetite.

The property opposite, 100 New Oxford Street, was sold by Hermes to Tishman Speyer at the end of 2015 / start of 2016 for circa £131 million (£1,275 per sq ft). This property was part refurbished and part let.

Since the purchase, the office lettings have achieved £74.00 per sq ft on the refurbished floors.

Purchasers, when calculating their yield for the property, will also (whether explicitly or implicitly) potentially allow for an enhanced yield to reflect the fact that there are "value add" opportunities at the property.

### SCENARIO 2: YIELD FOLLOWING REFURBISHMENT OF THE EXISTING BUILDING

On this basis, and assuming that rentals are achieved for the offices in the range of [REDACTED] per sq ft [REDACTED] per sq ft, and the property has received a full refurbishment to provide good quality, contemporary office floorplates of circa 9,000 sq ft.

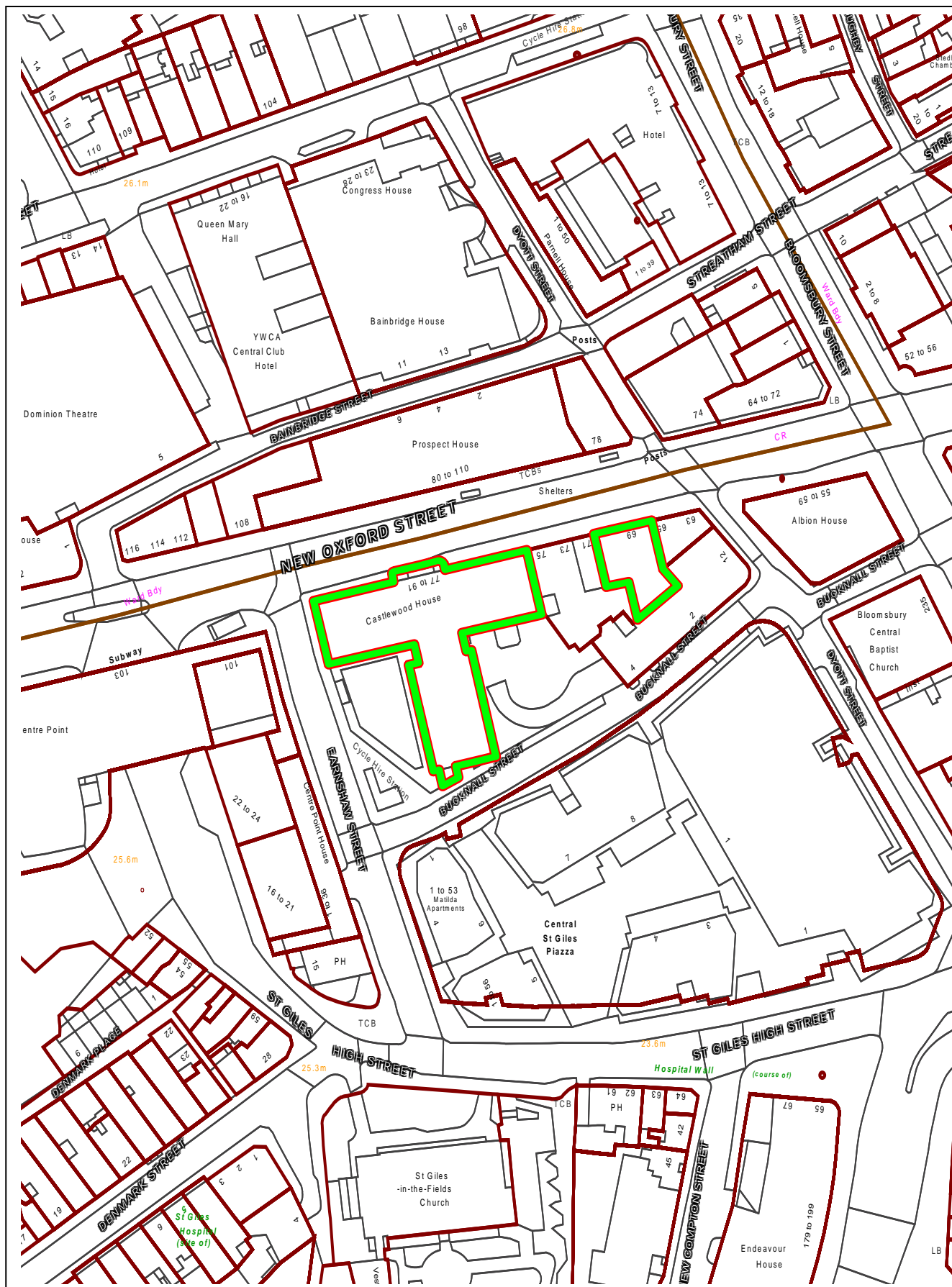
Top rents can never be achieved in the existing building due to the constraints mentioned above.

Bearing the above in mind, we would anticipate an exit yield in the range of [REDACTED]

### SCENARIO 3: YIELD ON A FULL REFURBISHMENT AS PRESENTED EARLIER IN THIS REPORT

On the basis that the property is developed in accordance with the new scheme, as presented earlier in the report, we consider that it would command a net initial yield in the order of [REDACTED] by applying circa [REDACTED] to the retail and [REDACTED] to the offices.

The market may be considerably different at the time of sale compared to the current time. This is particularly so with the uncertainty that may be created by the Brexit negotiations.



**Application No: 2017/0618/P**  
**Castlewood House and Medius House** 77-91 and 63-69 New Oxford Street London, WC1A 1DG

**Scale:**  
**1:1250**  
**Date:**  
**2-May-17**

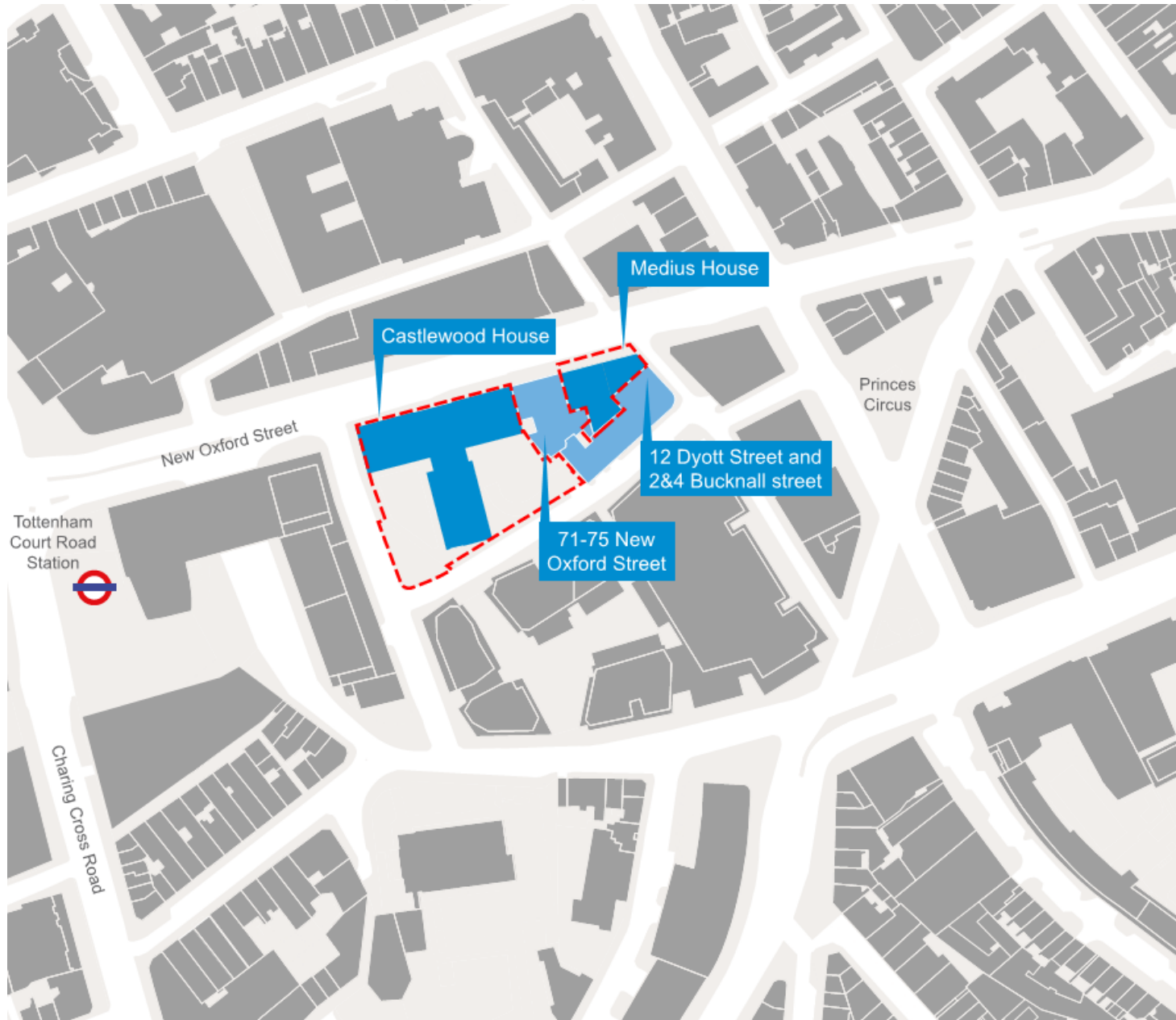


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**2017/0618**

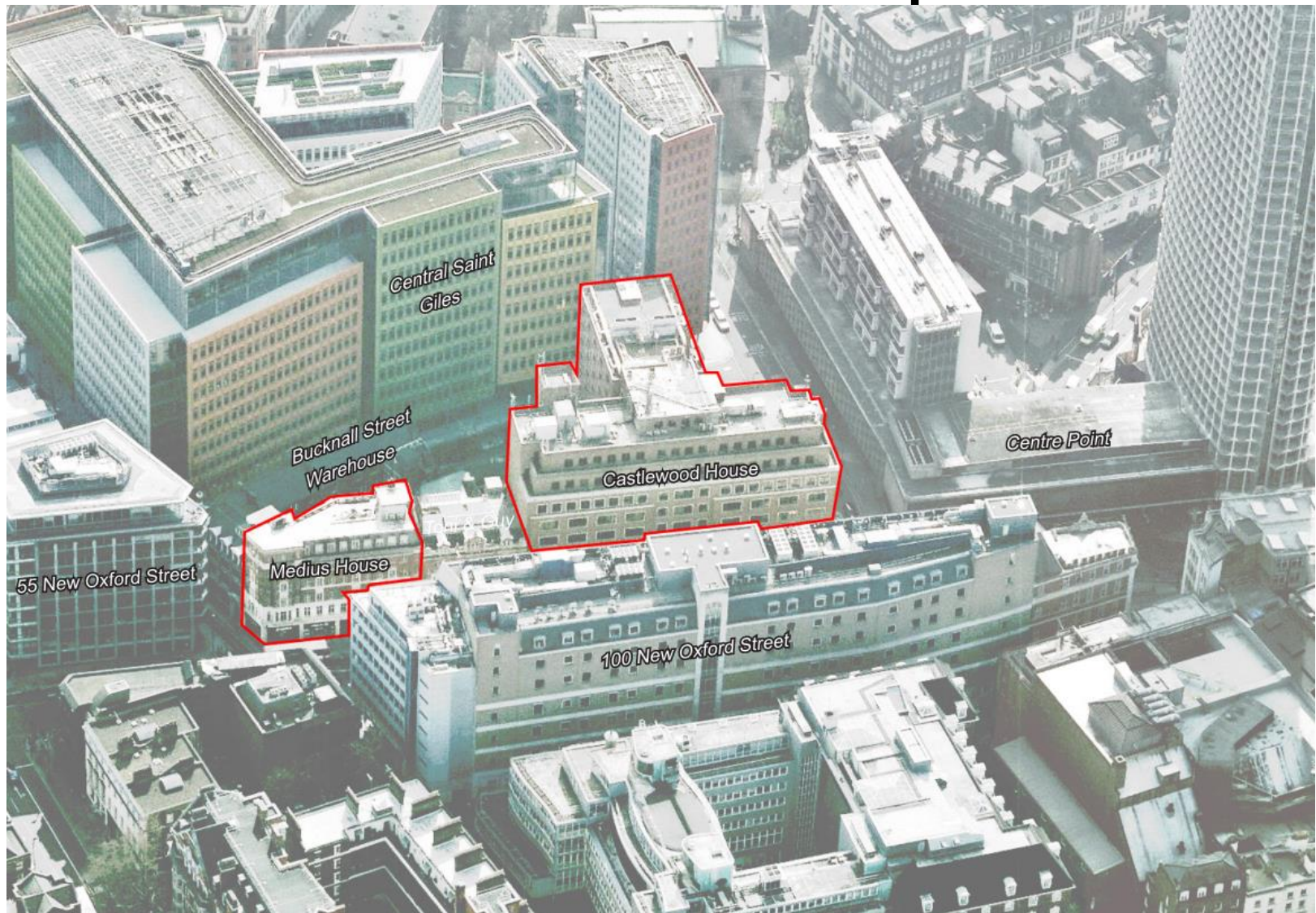
**Castlewood House and  
Medius House  
77-91 and 63-69 New  
Oxford Street**

# Location Plan





# Contextual Aerial photo





# Existing site New Oxford Street





# Existing view east



# Existing view west







# Listed buildings in vicinity

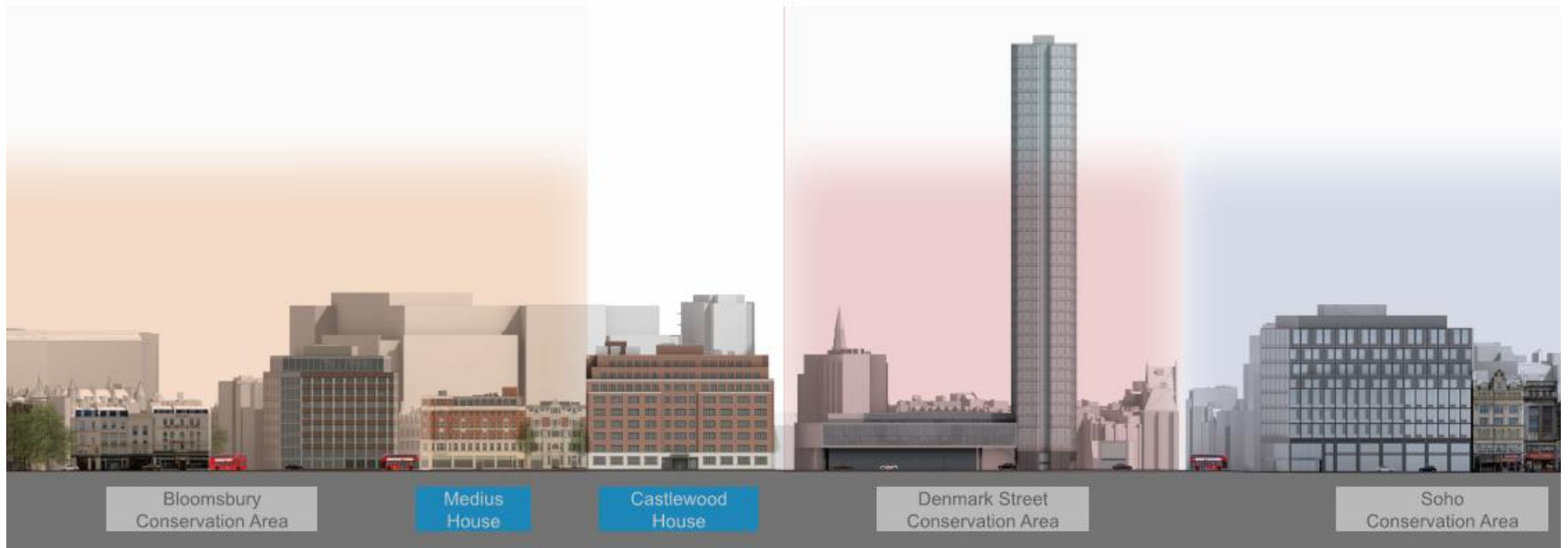


# Conservation areas

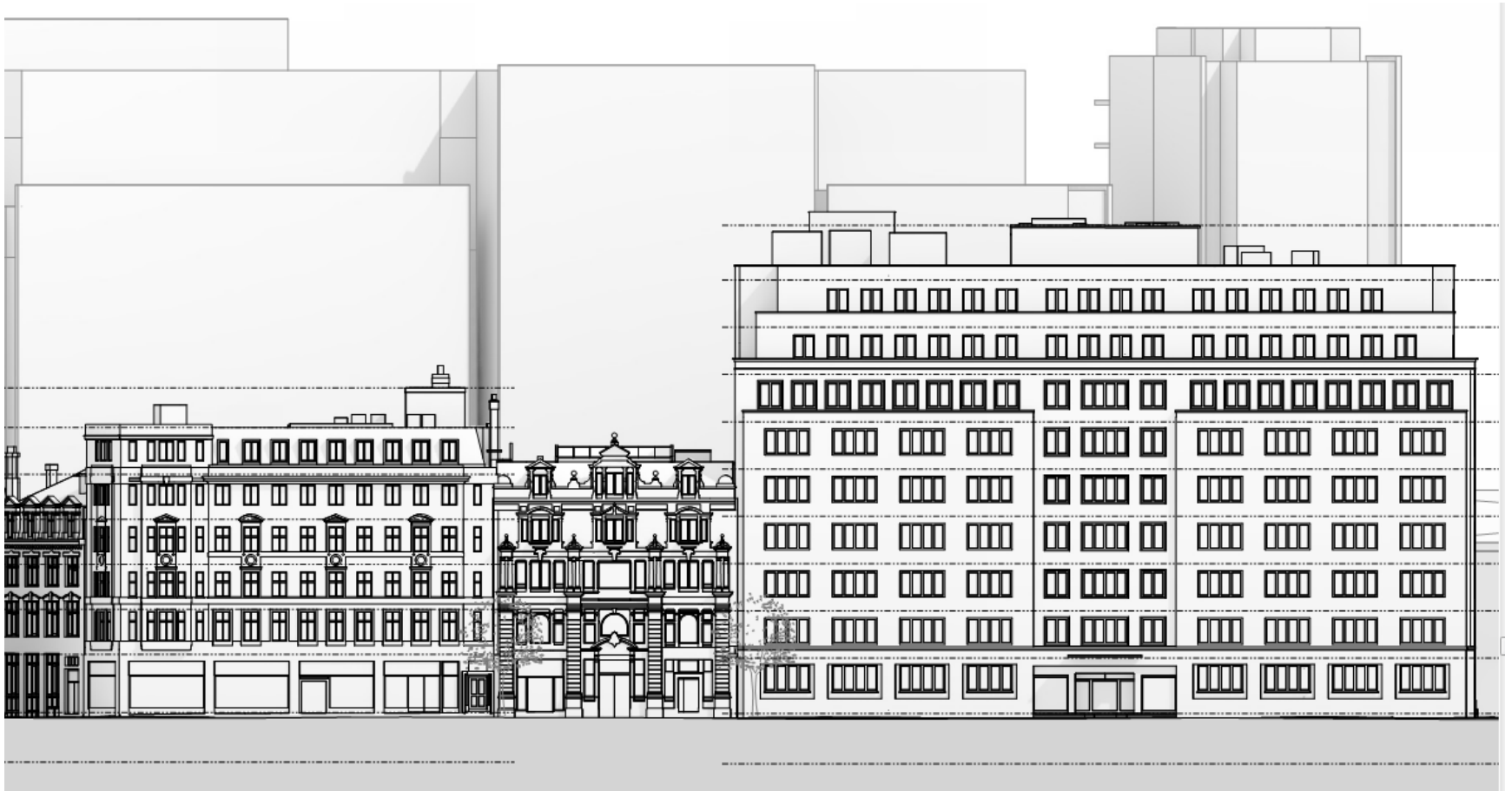




# New Oxford Street



# Existing elevations



# Existing Castlewood House Elevation





# Existing Medius House Elevation



# Proposed New Oxford Street Elevation



# Proposed Bucknall Street Elevation

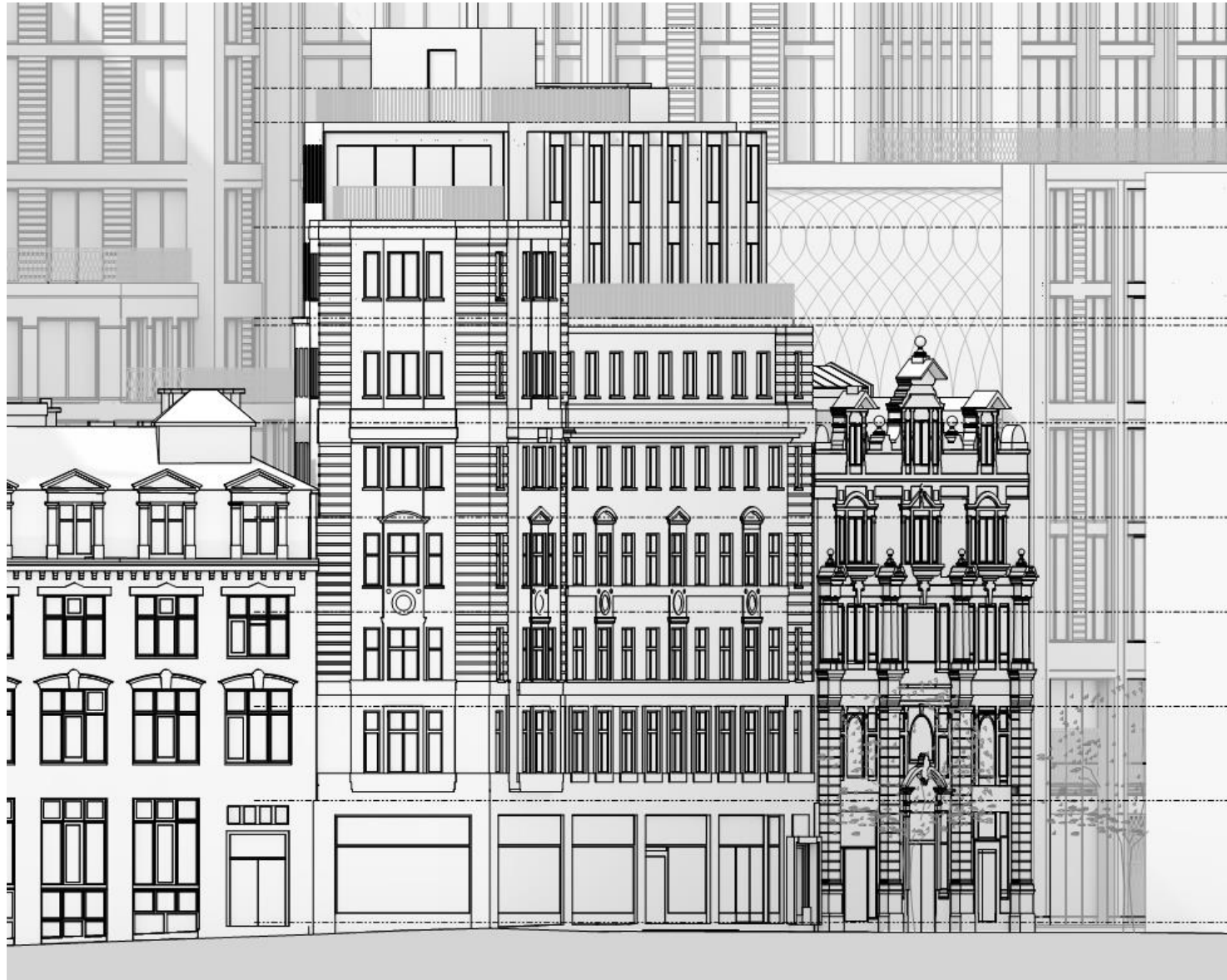




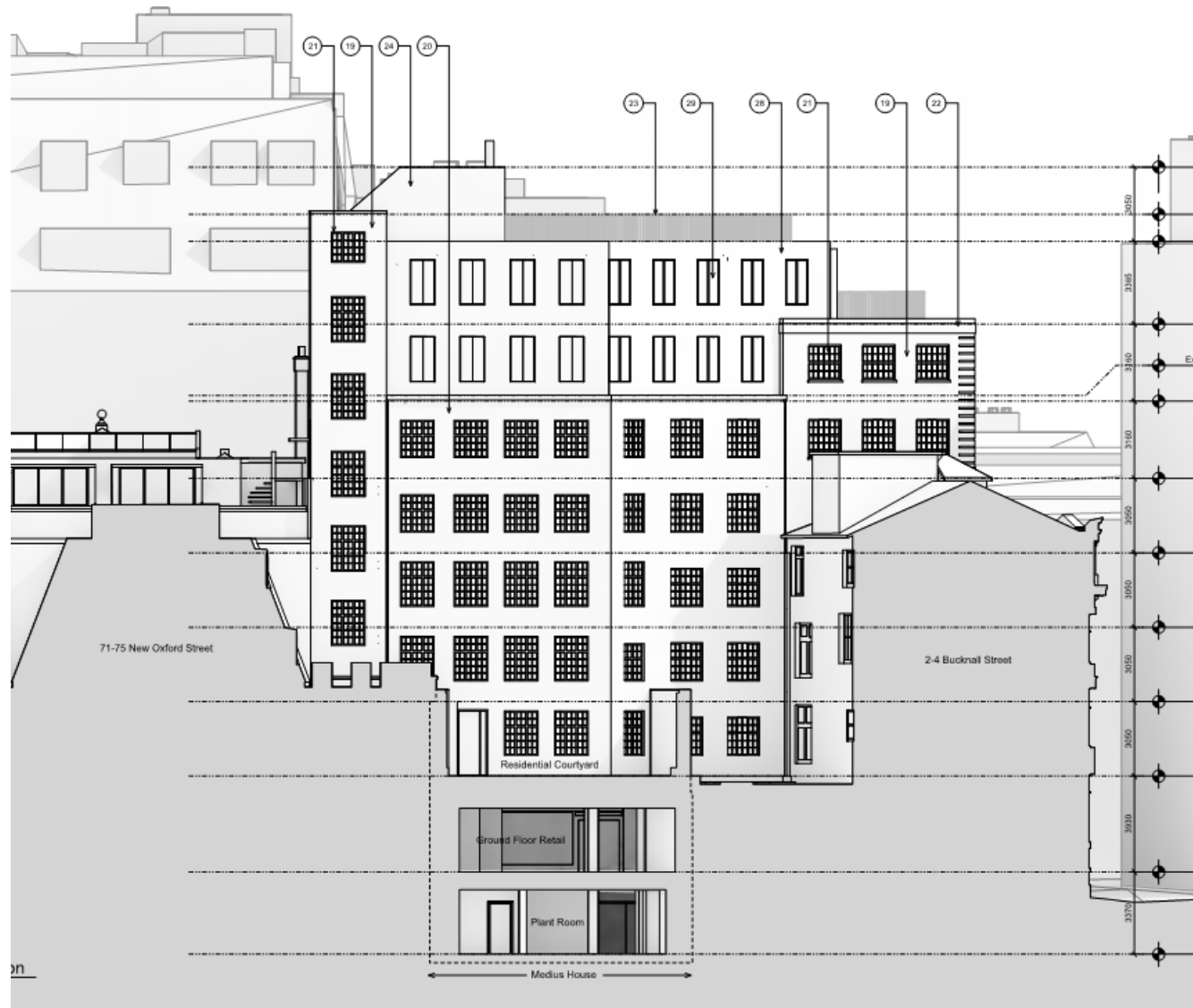
# Medius House New Oxford Street Elevation



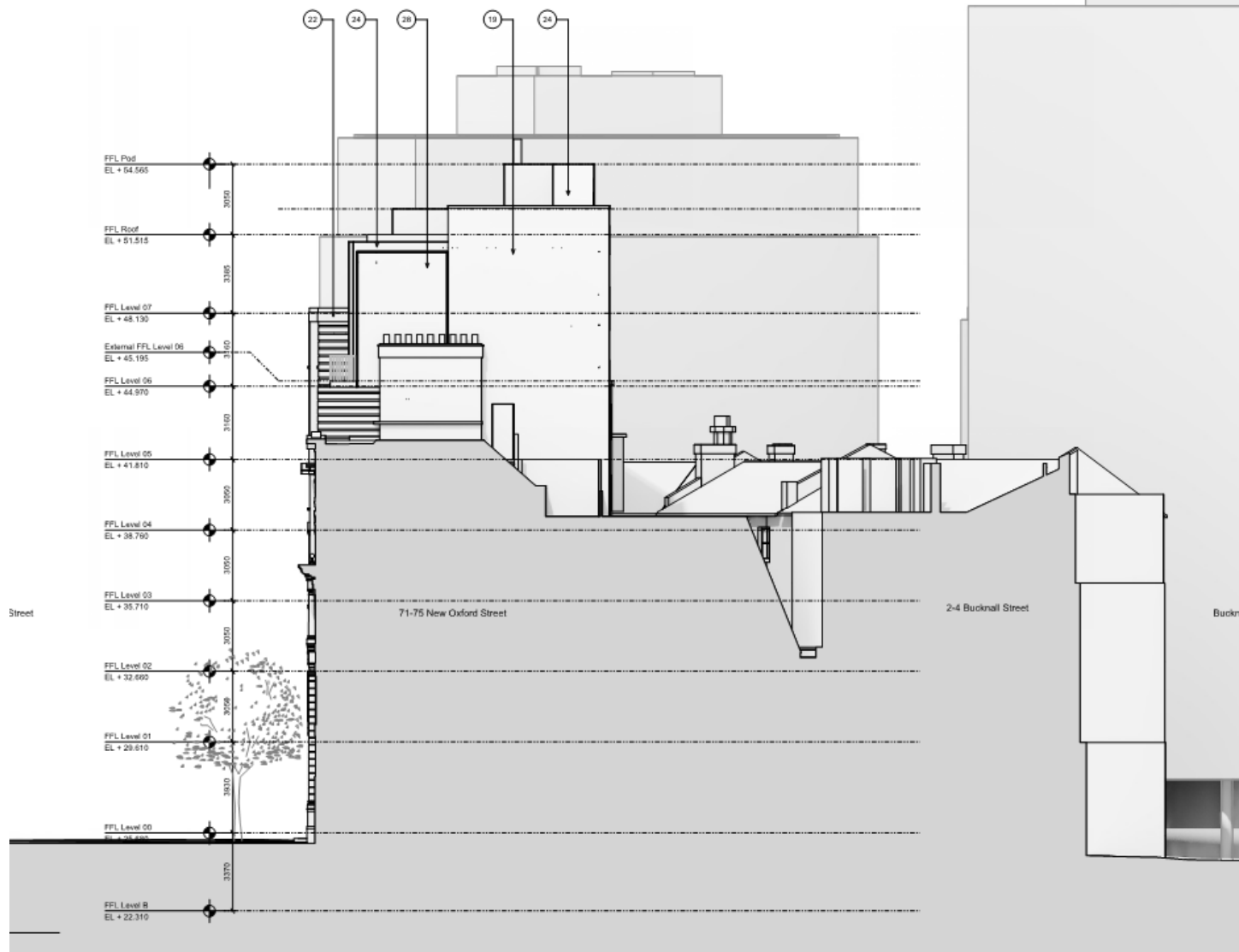
# Medius House Dyott Street Elevation



# Medius House Bucknall Street elevation



# Medius House west elevation



# Castlewood House New Oxford Street elevation





# Castlewood House Earnshaw Street elevation



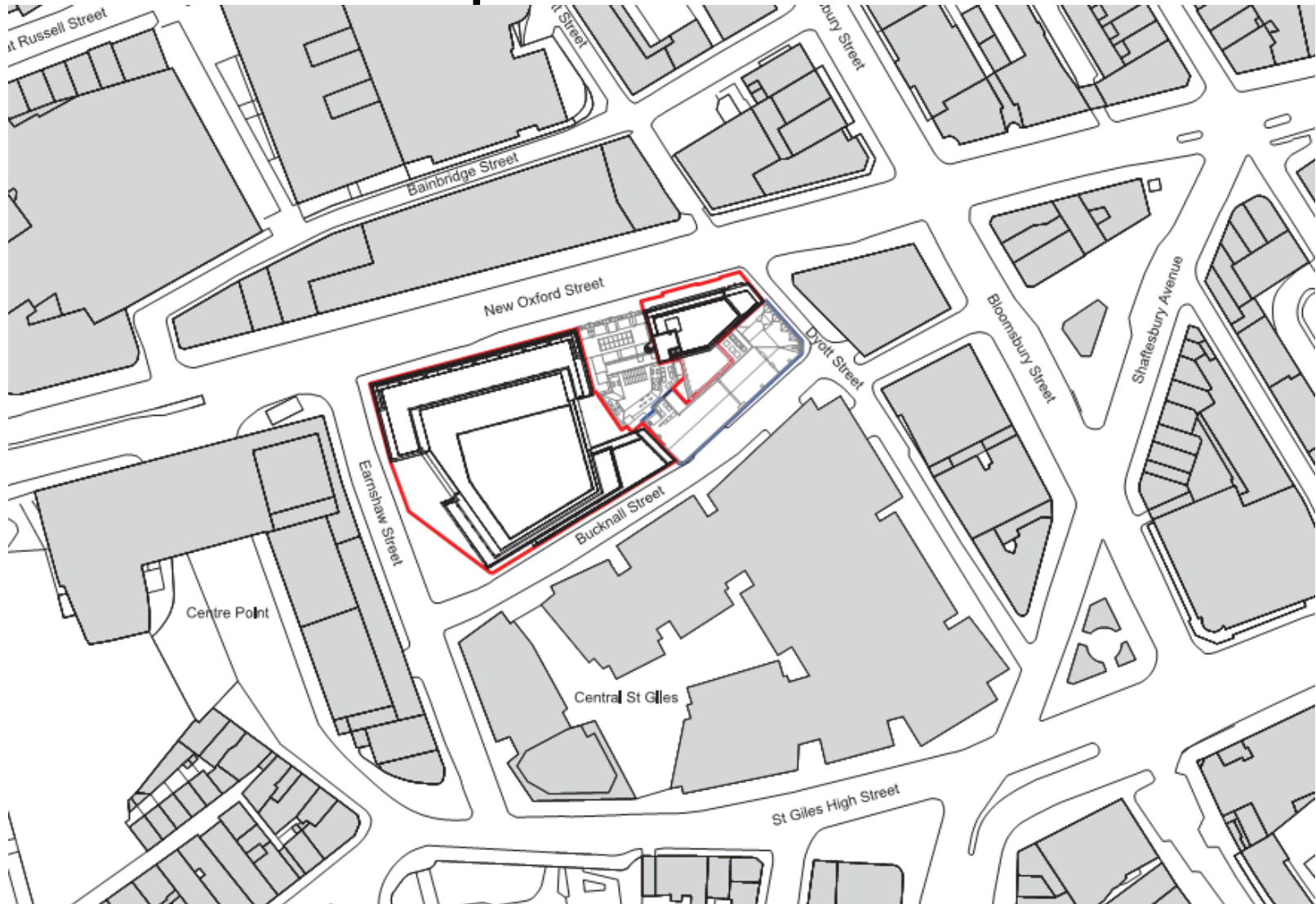
# Castlewood House Bucknall Street Elevation



# Castlewood House East elevation

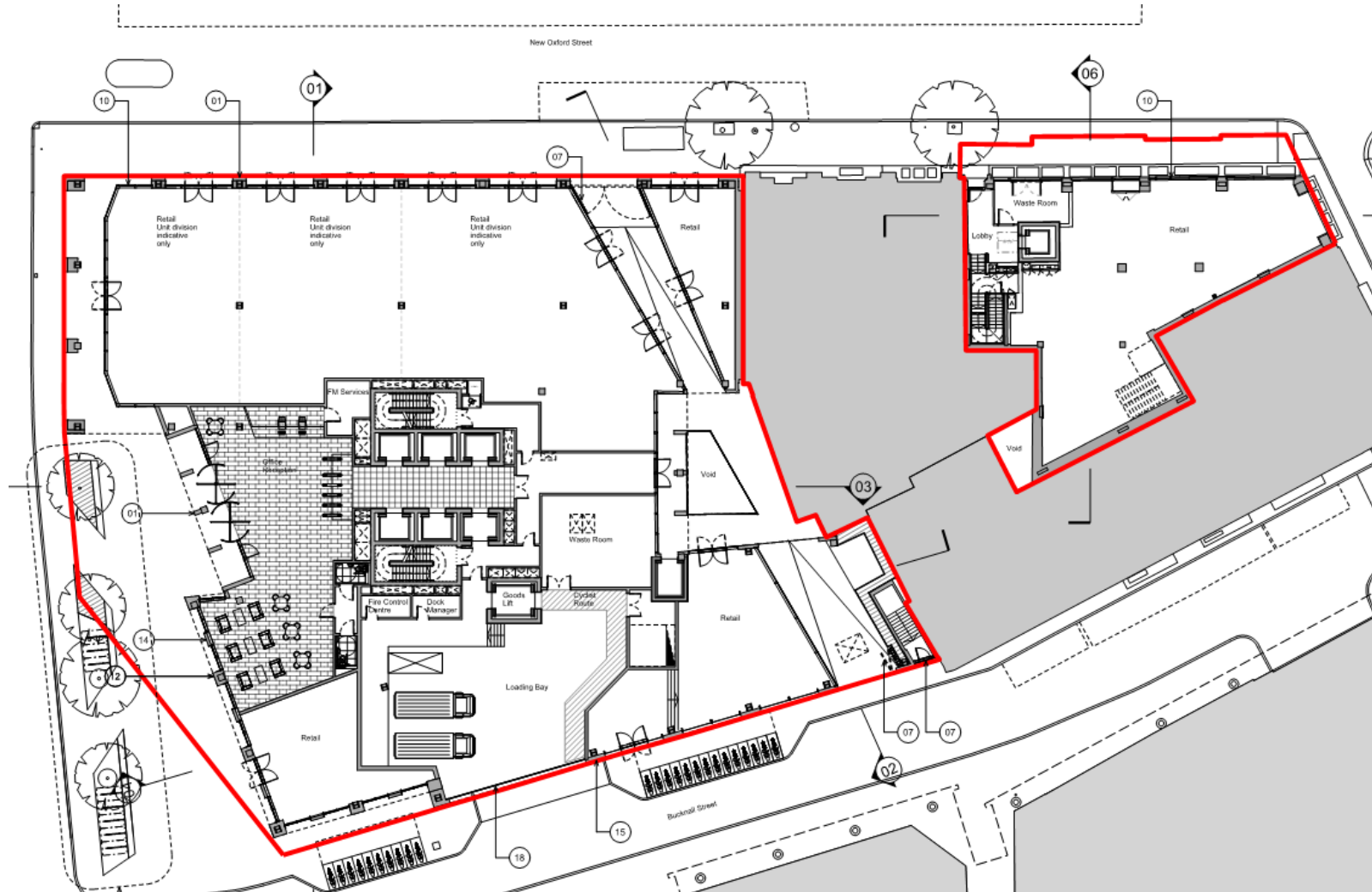


# Proposed site Plan

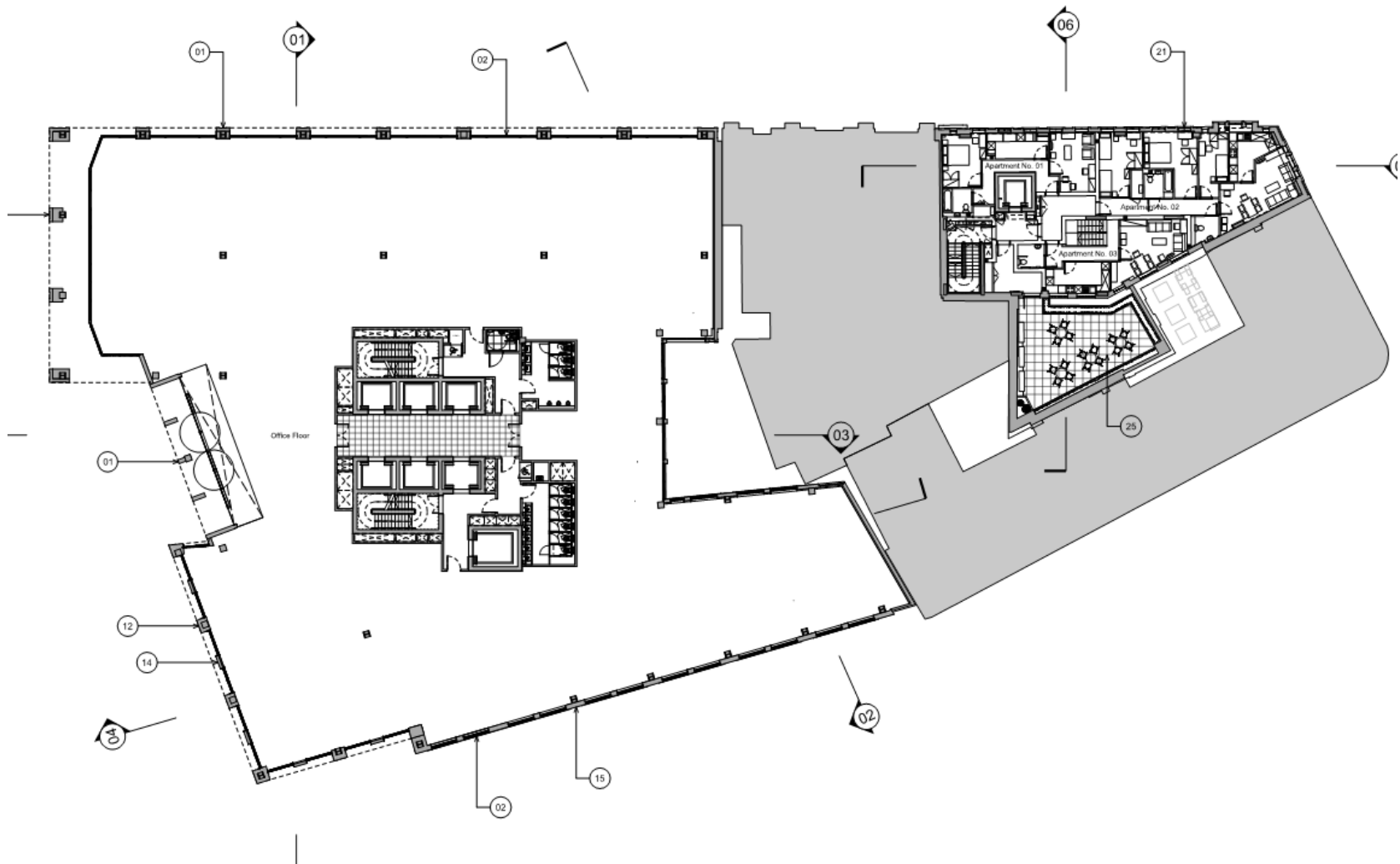




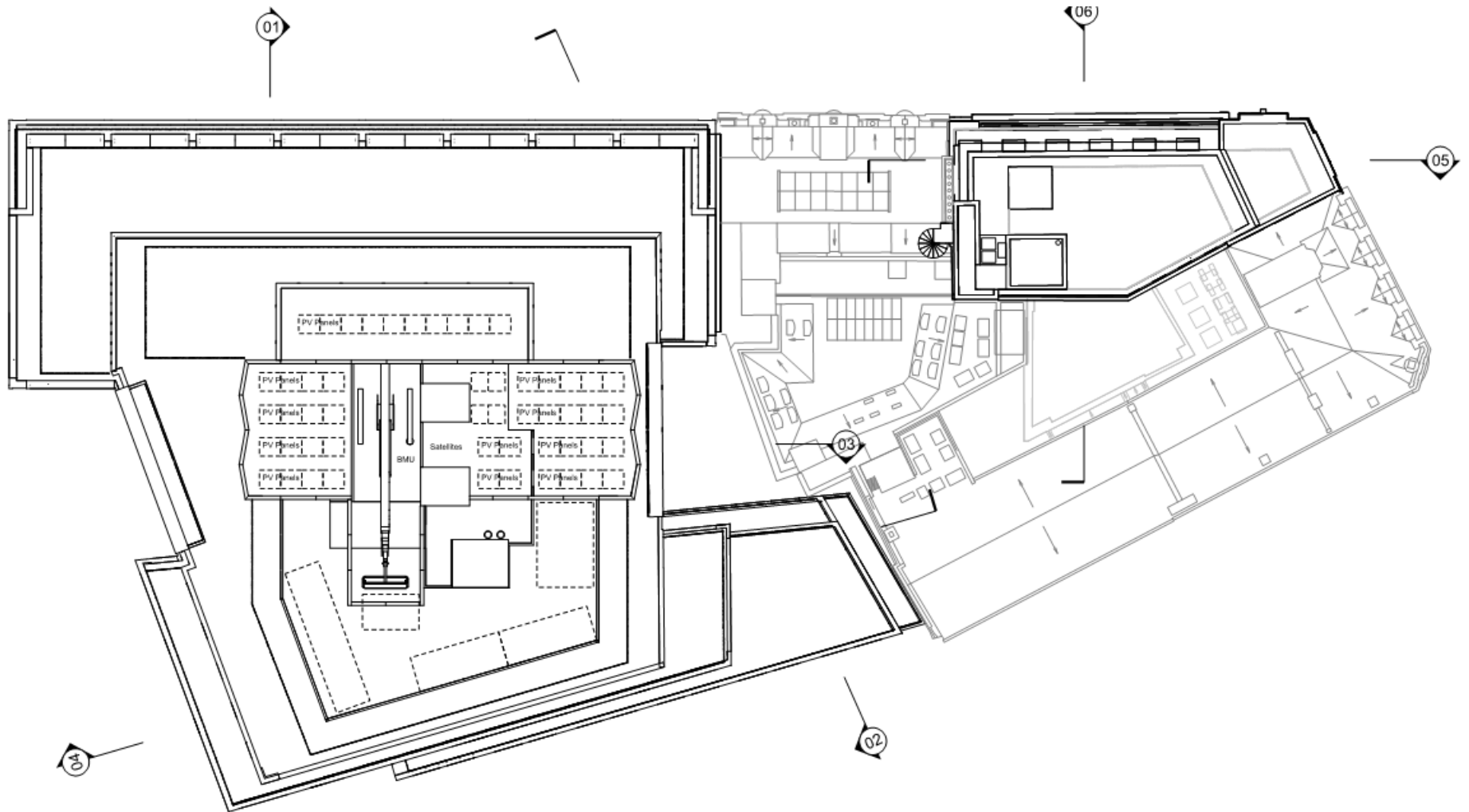
# Ground Floor Plan



# First Floor Plan



# Roof Plan



# Indicative landscaping





# View West Existing and Proposed



# Existing and proposed views





# View from Corner Bucknall & Dyott Street existing and Proposed



# Existing and Proposed Views through St Giles





# Existing and Proposed Views



# Arcade /Retail entrance Bucknall Street





# Cnr Earnshaw and Bucknall Street



## Office Entrance and New Oxford Street Facade







