

CB/MW/DP4002

5th March 2018

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Dear Jenna

**ARTHUR STANLEY HOUSE, 40-50 TOTTENHAM STREET, LONDON. W1T 4RN
PLANNING APPLICATION REF: 2017/4306/P**

We write with regard to the above planning application for Arthur Stanley House, which was submitted 15th August 2017 for the following:

Refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ health care (Class D1) floorspace at ground and first floor levels and 9 residential units (Class C3) (4 x 1 bed; 4 x 2 bed; 1 x 3 bed) and associated landscaping fronting Tottenham Mews.

The scheme was revised in November 2017, to accommodate the provision of 2 x 3 bed social rented units on-site, with associated amendments to the massing and internal layout. The revised unit mix is now 2 x 1 bed, 6 x 2 bed and 2 x 3 bed. The massing of the office building was also amended to address the relationship between the building and 30 Cleveland Street.

A meeting was held with officers on 25th January to discuss the revisions to the scheme. Following this detailed discussion, further revisions are now proposed to the scheme to address comments relating to the proposed building line and the provision of lightwells along Tottenham Mews.

It is proposed to make the following revisions to the scheme:

- Removal of lightwells from Tottenham Mews
- Amendment to internal layout to provide accommodation at the rear of the residential building
- Revisions to massing of the rear office extension to allow improved daylight to residential units, with a set-back of 1.5m

- Infill of massing at the rear of the office building at floors 3 to 7
- Retention of set-back building line to ensure visual connection to Bedford Passage

Revisions to Residential Mews

At officers' request, the lightwells along Tottenham Mews have been removed to address concerns about the character of the mews. The building line is retained in a set-back position to allow for a visual connection to Bedford Passage. This allows for the provision of an increased pavement width and enhanced pedestrian experience along Tottenham Mews.

The internal layout of the residential building has been revised to provide accommodation at the rear of the building and relocate the plant to the front along Tottenham Mews, where it will be ventilated through discreet grills in the pavement. In order to ensure adequate internal daylight within the residential units, the rear of the office building has been cut back by 1.5m at all floors, which will allow for additional daylight to reach the lower ground floor. This amendment also enhances the daylight levels within the residential units at the upper floors. The position of the lightwells at the rear of the building has also been amended so that these sit adjacent to one another, improving the aspect from the residential units.

The daylight and sunlight results are set out within the enclosed report from Point 2 Surveyors, which demonstrates that the proposed scheme will not result in significant impacts upon surrounding residential light amenity, and that there is very little difference when compared to the consented scheme. With regard to internal daylight levels within the proposed units, the results indicate that all rooms within the proposed development will provide good levels of daylight amenity for their proposed uses and, in most instances, exceed the standards set by the guidelines.

Affordable Units

As requested by officers, the Applicant is currently in discussion with a number of registered providers to ascertain whether they would be able to accept the two social rented units which are proposed as part of this scheme.

Revisions to Office

In order to offset the floorspace lost with the 1.5m cutback detailed above, it is proposed to infill the office floorspace at levels 3 to 7. This will allow the scheme to provide a commercial floorspace uplift of 889sqm GIA (which is a loss of 38sqm from the previously proposed scheme).

Areas

The proposed scheme now provides an uplift of 889sqm of commercial floorspace, and 1,147sqm of Class C3 residential, which is in excess of the requirement set out in Policy H2. Of the total residential floorspace, 817sqm is private and 330sqm is affordable. This accords with Policy H4, which would result in a requirement for 22% affordable housing provision.

We trust that these amendments to the scheme are acceptable and address the comments raised by officers. The impact of the proposed changes has been assessed and the amended drawings are accompanied by the following documents:

- Design and Access Addendum
- Updated Daylight/Sunlight Assessment

I trust that these updated drawings and documents are sufficient to allow the amendments to be fully considered, but if you have any queries please don't hesitate to contact me.

Yours sincerely

Chris Beard
Director
DP9 Limited