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EPR Architects

Housing Study

Lincoln House, High Holborn

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CONTENTS

1.0	INTRODUCTION	6
2.0	PLANNING POLICY	7
3.0	HOUSING STUDY	10
3.1	OPTION 1 <i>Lower Level Residential</i>	11
3.2	OPTION 2 <i>7th Floor Residential</i>	16
3.3	OPTION 3 <i>Multi- Level Residential</i>	21
3.4	OPTION 4 <i>Dual Residential Access</i>	26
4.0	OPTION OVERVIEW	31
5.0	VIABILITY ASSESSMENT	
6.0	OFF SITE HOUSING PROVISION	

Lincoln House, High Holborn

HOUSING STUDY

INTRODUCTION

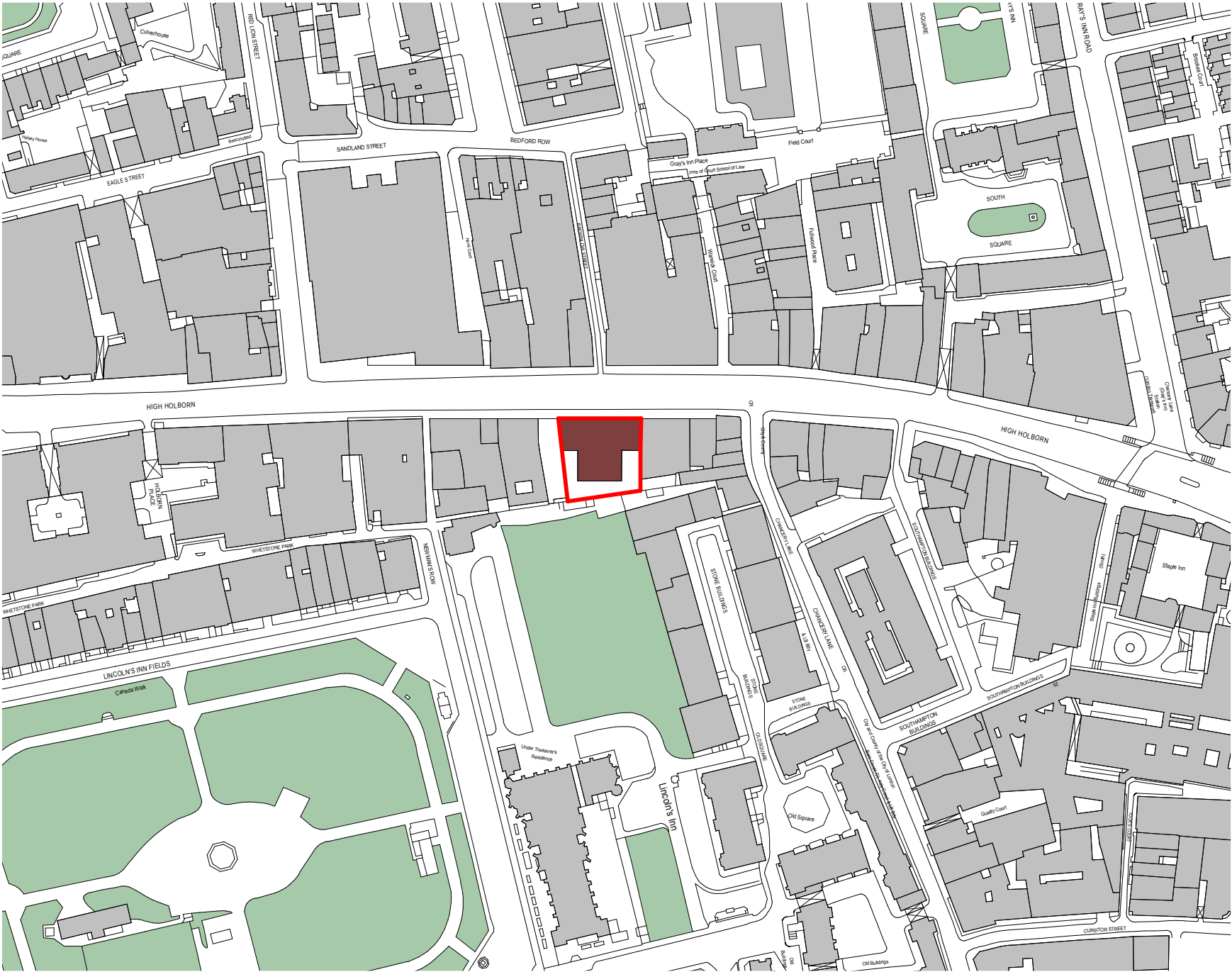
Lincoln House is located on the south side of High Holborn between Holborn (Central & Piccadilly lines) tube station and Chancery Lane (Central line) tube station. Lincoln House, 296-302 High Holborn, London WC1V 7JH (‘the Site’).

The Site is an eight storey mixed use building (plus basement and ground) providing a total floor area of 5,660sqm GEA. Office accommodation is located at the upper floors and there are two shop-type units at ground floor, currently occupied by a bank and a café.

The Site was originally constructed in the early 1950s and has been subject to various adaptations and extensions since its original construction. It now takes on a ‘T’ shape form sitting on a broadly rectangular site on the south side of High Holborn, with the building presenting a full width frontage to the street. The upper floors step in at various levels on the different elevations reflecting its incremental extension over time.

The Proposal

The proposal seeks to redevelop Lincoln House by refurbishing the existing facade along High Holborn and adding a floor to the building and a rear extension. To improve and increase the building’s presence along High Holborn a number of key interventions are proposed which include a new double-height reception to the offices and feature bronze panelling with potential elements for public art. The feature arch has been designed to deliver maximum impact along High Holborn while still respecting the existing architectural vernacular of the retained facade. The existing retail units are to be refurbished with additional A1 space provided in lieu of a loss of A2 retail space at ground while the existing critical windows above are to be removed and new double glazed units installed.



Lincoln House - Site Location Plan



PLANNING POLICY - MIXED USE PLANNING POLICY

Camden Policy H2

London Borough of Camden (LBC) policy H2 of the Local Plan 2017 states where non-residential development is proposed, the council will promote the inclusion of self contained homes as part of a mix of uses.

Specifically, in the Central London Area and town centres of Camden Town, Finchley Road/ Swiss Cottage and Kilburn High road, where more than 200 sqm (GIA) additional floorspace is provided, we will require 50% of all additional floor space to be self-contained housing.

In the specified areas, the Council will consider whether self-contained housing is required as part of a mix of uses taking into account:

- a. the character of the development, the site and the area;
- b. site size, and any constraints on developing the site for a mix of uses;
- c. the priority the Local Plan gives to the jewellery sector in the Hatton Garden area;
- d. whether self-contained housing would be compatible with the character and operational requirements of the proposed nonresidential use and other nearby uses; and
- e. whether the development is publicly funded or serves a public purpose.

Where housing is required as part of a mix of uses, the Council will require self contained housing to be provided on-site, particularly where 1000sqm (GIA) of additional floorspace or more is proposed. Where the Council is satisfied that providing on-site housing is not practical or housing would be more appropriately provided off site, we will seek provision of housing on an alternative site nearby or exceptionally a payment in lieu.

In considering whether housing should be provided on site and the most appropriate mix of housing and other uses, the Council will take into account criteria (a) to (e) and the following additional criteria:

- f. the need to add to community safety by providing an active street frontage and natural surveillance;
- g. the extent of any additional floorspace needed for an existing user;
- h. the impact of a mix of uses on the efficiency and overall quantum of development;
- i. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing;

- j. whether an alternative approach could better meet the objectives of this policy and the Local Plan.

In the Central London Area and the town centres listed in this policy, where provision of self-contained housing is required but developments provision of housing falls significantly short of the Council's 50% target due to financial viability, and there is a prospect of viability improving prior to completion, the Council will seek a deferred contingent contribution. The deferred contribution will be based on the initial shortfall and an updated assessment of viability when costs and receipts are known as far as possible.

Camden Policy H4

LBC policy H4 of the Local Plan 2017 seeks to maximise the supply of affordable housing

The Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The council will seek to negotiate the maximum reasonable amount of affordable housing on the following basis:

- a. the guideline mix of affordable housing types is 60% social-affordable rented housing and 40% intermediate housing;
- b. targets are based on an assessment of development capacity whereby 100sqm GIA of housing floorspace is generally considered to create capacity for one home;
- c. targets are applied to additional housing floorspace proposed, not to existing housing floorspace or replacement floorspace;
- d. a sliding scale target applies to developments that provide one or more additional homes. starting at 2% for one home and increasing by 2% for each home added to capacity;
- e. an affordable housing target of 50% applies to developments with capacity for 25 or more additional dwellings;
- f. for developments with capacity for 25 or more additional homes, the Council may seek affordable housing for older people or vulnerable people as part or all of the affordable housing contribution;
- g. where developments have capacity for 10 or more additional dwellings, the affordable housing should be provided on site; and

- h. where affordable housing cannot practically be provided on site, or off-site provision would create a better contribution (in terms quantity and/ or quality), the Council may accept provision of affordable housing off-site in the same area, or exceptionally a payment-in-lieu.

The Council will seek to ensure that where development sites are split or separate proposals are brought forward for closely related sites, the appropriate affordable housing contribution is comprehensively assessed for all the sites together. The Council will seek to use planning obligations to ensure that all parts or phases of split or related sites make an appropriate affordable housing contribution.

In considering whether affordable housing provision should be sought, whether provision should be made on site, and the scale and nature of the provision that would be appropriate, the Council will also take into account:

- i. the character of the development, the site and the area;
- j. site size and any constraints on developing the site for a mix of housing including market and affordable housing, and the particular types of affordable provision sought
- k. access to public transport, workplaces, shops, services and community facilities;
- l. the impact on creation of mixed, inclusive and sustainable communities;
- m. the impact of the mix of housing types sought on the efficiency and overall quantum of development;
- n. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and
- o. whether an alternative approach could better meet the objectives of this policy and the Local Plan.

Where the development's contribution to affordable housing falls significantly short of the Council's targets due to financial viability, and there is a prospect of viability improving prior to completion, the Council will seek a deferred contingent contribution, based on the initial shortfall and an updated assessment of viability when costs and receipts are known as far as possible.

HOUSING REPORT

The following report has been prepared to examine the various design options which test how the mixed use policy could be met and 50% of the additional floor area provided as residential accommodation on-site.

A broad massing principle was agreed by the project team which resulted in a gross uplift in floor area of 2,200 sqm (GIA). In accordance with Policy H2, 1,100 sq m (GIA) should be provided as residential accommodation on-site in the first instance. In accordance with Policy H4 sliding scale 22% of the calculated residential provision which amounts to 242 sqm (GIA) as affordable housing.

EPR have therefore carried out an extensive study to consider the potential for housing to be included within the development and the level of residential provision including affordable in accordance with policy H2 and H4.

PLANNING POLICY - MIXED USE DEVELOPMENT / HOUSING

Housing Allocation Calculation & Feasibility Options

The proposed extension to Lincoln House will add 2200 sq m to the total GIA. The residential allocation requirement stated in the Camden Local Plan Policy H2 is listed and calculated in the table below. This calculation has been used for the four options analysed within this report to provide residential units within the Lincoln House development in line with Camden Council H2 & H4 Policies.

Calculating the market housing and affordable housing targets as part of a mix of uses

Total addition to floorspace proposed	-	2200 sqm GIA
Self-contained housing floorspace target	-	2200 X 50% = 1100 sqm GIA
Capacity	-	1100 / 100 = 11 additional homes
Affordable housing percentage target	-	11 X 2% = 22%
Affordable housing floorspace target	-	2200 X 22% = 242 sq m GIA
Is off-site provision or a payment in lieu of affordable housing acceptable	-	Not normally - Policy H2 indicates that for developments with capacity for 10 or more additional dwellings, the affordable housing should be provided onsite.
Market housing percentage target	-	100 - 22% = 78%
Market housing floorspace target	-	1100 X 78% = 858 sqm GIA
Is off-site provision or a payment in lieu of market housing acceptable	-	Not normally - Policy H2 indicates that we will require self contained housing to be provided on site particularly where +1000 sqm GIA of additional floorspace is proposed.

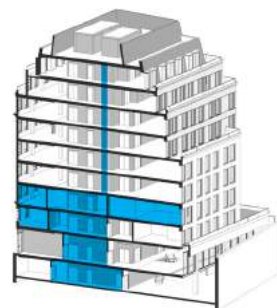
Total addition to floorspace 2000 sq m GIA or more (but below 5000 sq m GIA)

HOUSING STUDY OPTIONS

Feasibility Options

The following document analyses four options which are shown below. Each option lists the positive and negative implications of providing on site residential within the proposed Lincoln House development.

1



Lower Level Residential

Option 1 proposes the residential units are distributed over the first and second floors with a single entrance and core to the north west. This benefits the core dimension as the lift shaft and stairs are only required up to the second floor. A riser would be required from basement to roof level.

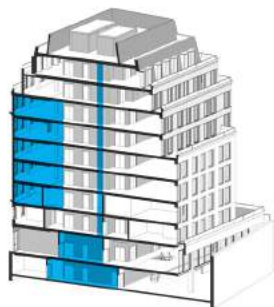
2



7th Floor Residential

Option 2 proposes the residential unit allocation is distributed over the 7th floor with a single entrance and core to the north west. This option requires a full lift and stair core to access the units on the 7th floor which limits the amount of area used as residential units. Office is retained at 8th floor.

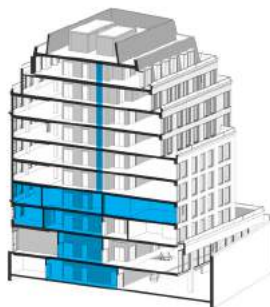
3



Multi Level Residential

Option 3 proposes the residential unit allocation is distributed over multiple levels with a single entrance and core to the north west. This option utilises the full core; units are access of each level. However only one unit can be located on each floor due to the limited GIA area allocation.

4



Dual Residential Access

Option 4 proposes residential unit allocation is distributed over 1st - 2nd floor with two split entrances for Affordable Housing / Market Housing. This option reduces core inefficiencies associated with option two. It does; however, deliver Camdens policy of providing split entrances.

3.1 HOUSING STUDY OPTION 1

01

Option 1 looks at providing a policy compliant level of residential floorspace on the lower floors of the building. Private residential cycle, bin and plant areas are located at basement level which can be accessed via a separate core. This core has been added to permit private access to the residential apartments above, which are accessed along with a separate residential entrance. A postal room at ground level serves the residential apartments located on the first and second floors.

OPTION 1 RESIDENTIAL GIA AREA ASSESSMENT

BASEMENT	-	129m ² (M&E, Refuse, Bike Storage)
GROUND	-	140m ² (Residential Reception)
FIRST	-	155m ² (Single Residential Unit)
SECOND	-	669m ² (Residential Units)
THIRD	-	47m ² (Riser)
FOURTH	-	23m ²
FIFTH	-	23m ²
SIXTH	-	23m ²
SEVENTH	-	23m ²
EIGHTH	-	23m ²

TOTAL - **1255m²** (+155m² Overprovision)

TOTAL BUILDING AREA UPLIFT - 2200m² GIA

50% HOUSING REQUIREMENT - 1100m² GIA

22% AFFORDABLE HOUSING - 242m² GIA = 1 Unit

78% MARKET HOUSING - 858m² GIA = 5 Units

Gross Residential Provision - 1255m²

Of which

Affordable Area - 108m² = 1 Unit

Market Area - 555m² = 5 Units

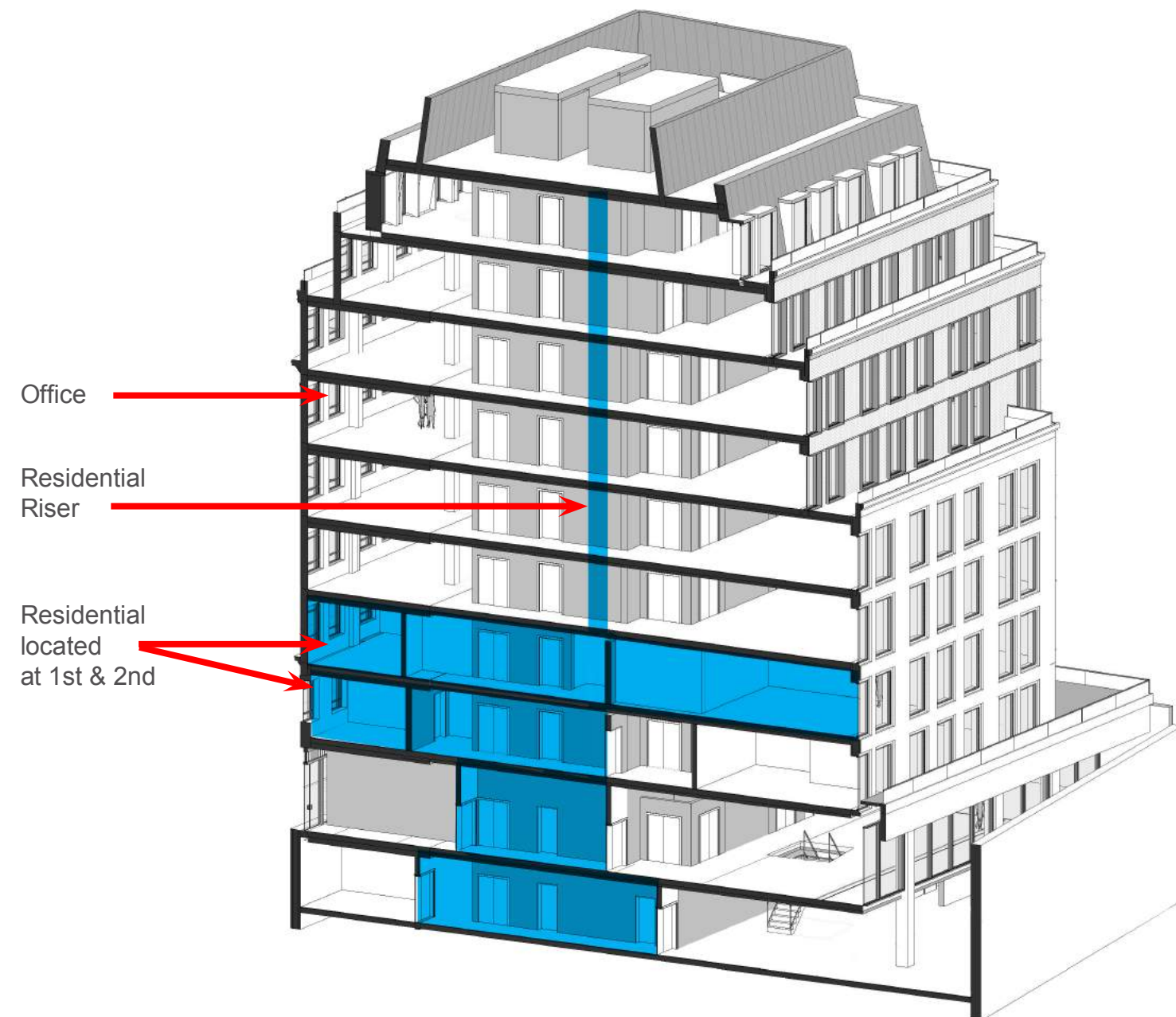
Net Residential Area 655m²

Circulation / ancillary **600m²**

GIA / NIA Efficiency 52%

GEA Residential 1385m²

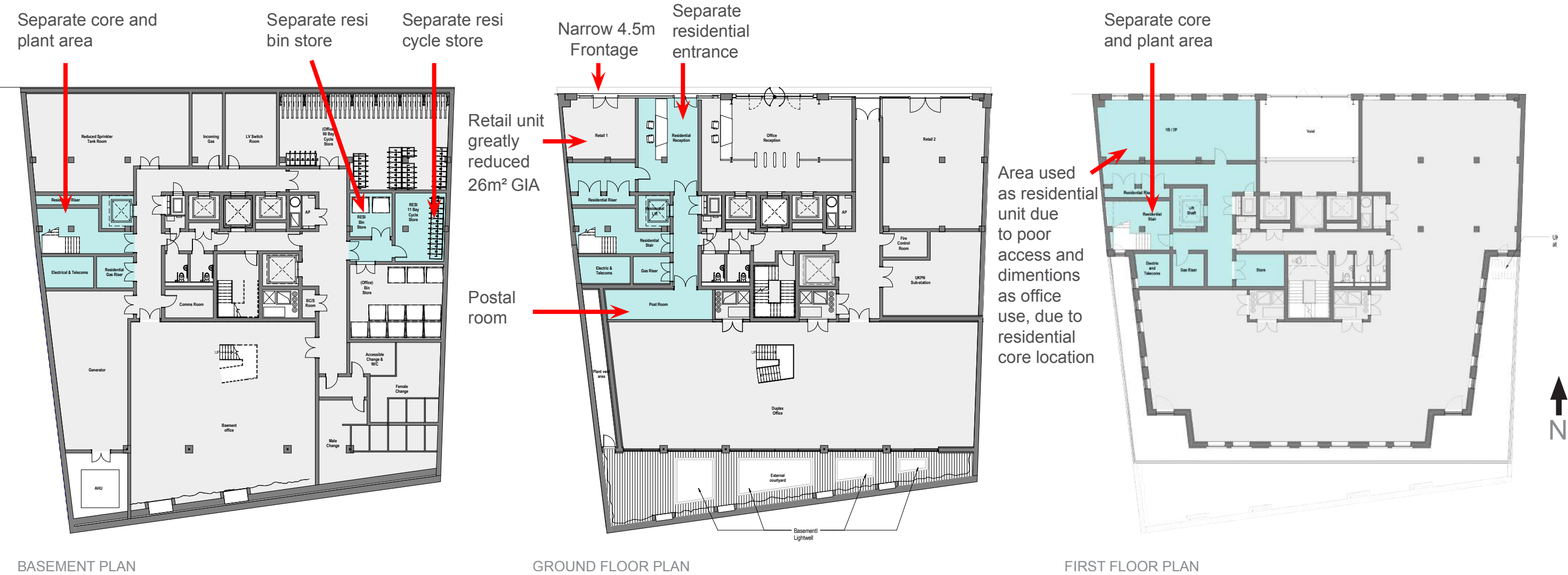
GEA Commercial 6430m²



3.1 HOUSING STUDY

OPTION 1

01



3.1

OPTION 1

High Level Feasibility Analysis

01



POSITIVES

- 1. Meets residential area (sqm) requirements.
- 2. Maximises use of facade for the residential units.
- 3. Good unit size mix
- 4. Oversize units ideal for wheelchair accessible allocation

NEGATIVES

- 1. Predominantly single aspect units.
- 2. Includes north facing single aspect units.
- 3. Two core locations for office and residential means basement layout will require a large percentage of circulation within residential GEA to access ancillary areas.
- 4. No opportunity for outdoor private balconies.
- 5. No natural light to access corridor.
- 6. Poor natural lighting levels within units due to elongated apartment design.
- 7. Poor daylight to apartment two due to proximity of neighbouring building.
- 8. Residents would need to share the office core corridor.
- 9. Residential provision is sandwiched between commercial which will impact on the letability of the commercial, particularly on the upper floors.
- 10. No accessible parking provision.
- 11. Poor NIA / GIA efficiency

UNIT MIX

1b / 2 p	50 m2	17%	1
2b / 4 p	70 m2	17%	1
3b / 5 p	86 m2	67%	4
4b / 6p	99 m2	0%	0
			6

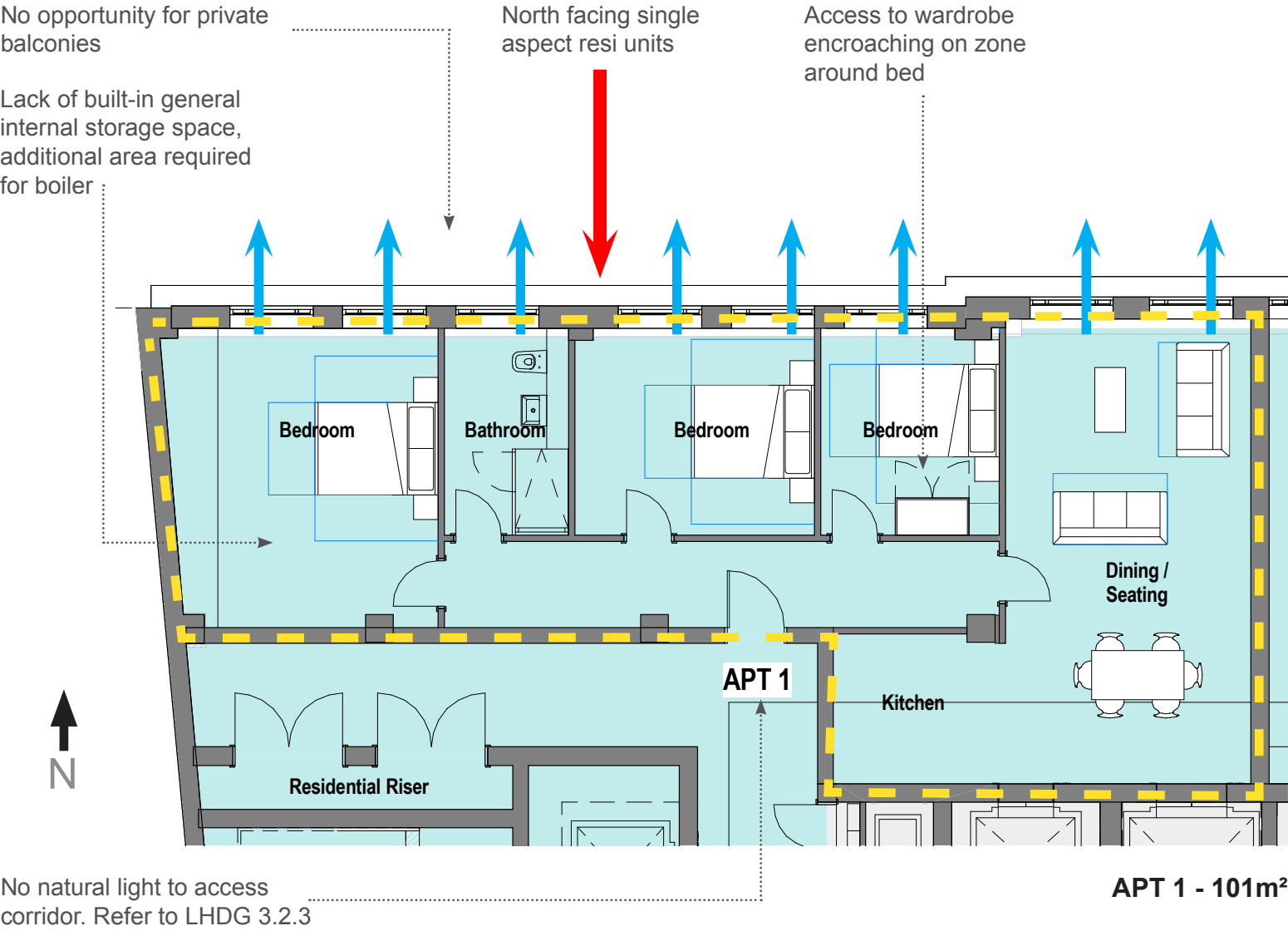
All Areas Approximate

3.1

OPTION 1

Apartment Feasibility Analysis

01



SECOND FLOOR PLAN UNIT ANALYSIS

Option 1 Conclusions

This option has been deemed impractical and undeliverable primarily due to the large amount of unusable space in the centre of the plan with no natural daylight. From an amenity perspective, the proposed residential units are not acceptable due to the proportion of single aspect units including single aspect north facing units. The proposed retail unit 1 on the ground floor would be significantly compromised by the requirement for a separate core to access the residential apartments above. Although this option delivers on policy compliant area; the quality of the residential units is low and therefore unfeasible. Option one delivers an approximate efficiency NIA / GIA ratio of 52% which is deemed highly inefficient for a residential development. In conclusion this option would not provide high quality or efficient residential on site.

Note:
These areas relate to the likely areas of the building at the current state of design. The areas have been calculated as GEA, GIA & NIA based on the RICS Code of Measuring Practice, 6th Edition. Any decisions to be made on the basis of these predictions, whether as to the project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and construction process.