3.2 HOUSING STUDY OPTION 2

Option 2 looks at providing a policy compliant level of residential floorspace on the upper floor 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 seventh floor. Five residential units are provided on the seventh floor which is sandwiched between office use on 6th and 8th floors. The stair and lift core is required to service all levels of the building to provide access to the high level residential units. The units are accessed primarally off the single residential core; access to three of the units requires the shared use of the office core as a corridoor for access.

OPTION 2 RESIDENTIAL GIA AREA ASSESSMENT

BASEMENT	-	129m² (M&E, Refuse, Bike Storage)
GROUND	-	140m² (Reception)
FIRST	-	82m² (Core)
SECOND	-	79m²
THIRD	-	79m²
FOURTH	-	79m²
FIFTH	-	79m²
SIXTH	-	79m²
SEVENTH	-	499m² (Residential Units)
EIGHTH	-	58m² (lift over run / M&E Riser)

TOTAL - 1305m² GIA *(+205m² Overprovision)**

TOTAL BUILDING AREA UPLIFT - 2200m² GIA

50% HOUSING REQUIREMENT - 1100m² GIA*

22% AFFORDABLE HOUSING - 242m² GIA = *1 Unit*

78% MARKET HOUSING - 858m² GIA = *4 Units*

Of which

Affordable Area - 64m² = 1 Unit

Market Area - 278m² = 4 Units

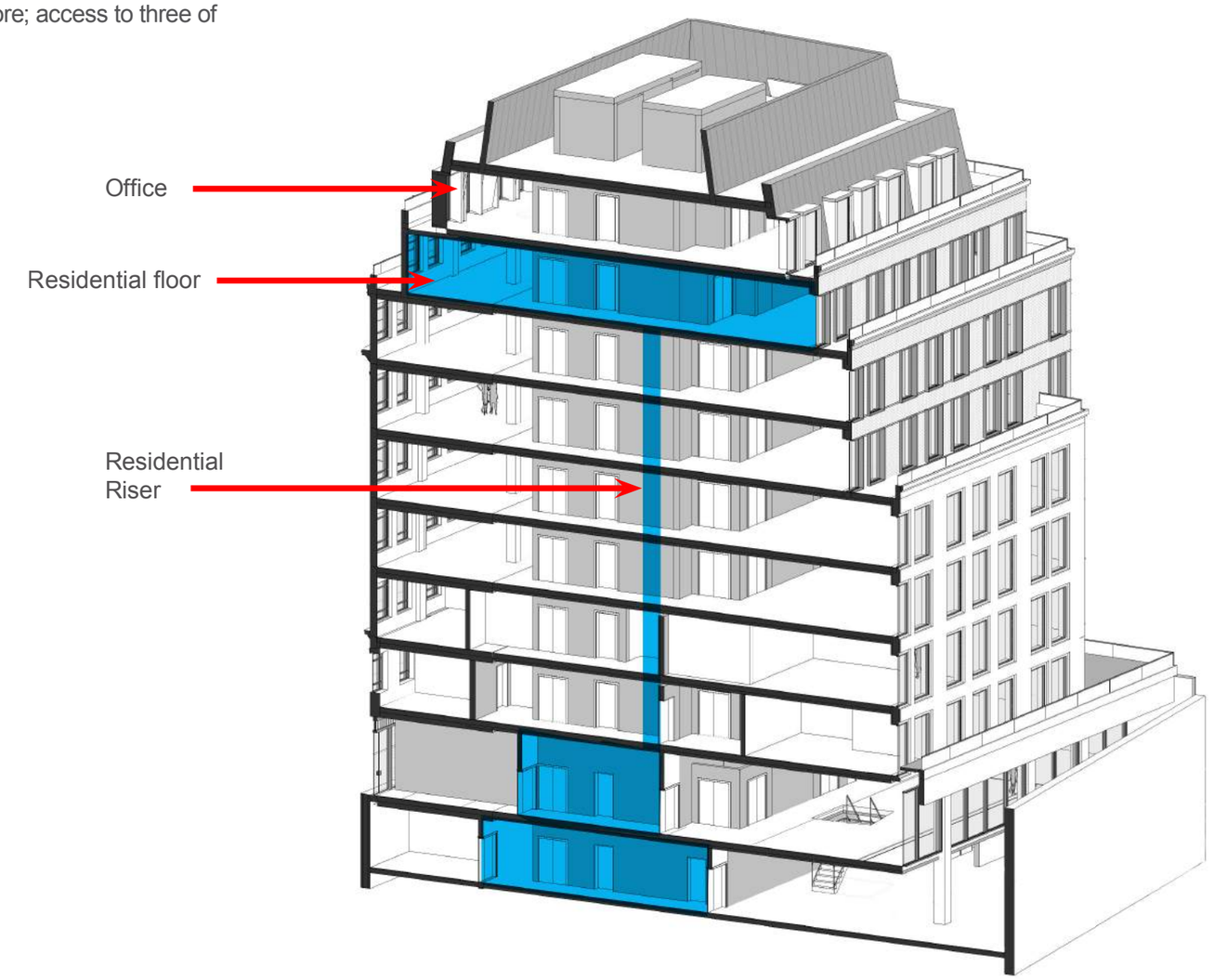
Net Residential Area 342m²

Circulation / ancillary **963m²**

GIA / NIA Efficiency 26%

GEA Residential 1520m²

GEA Commercial 6290m²



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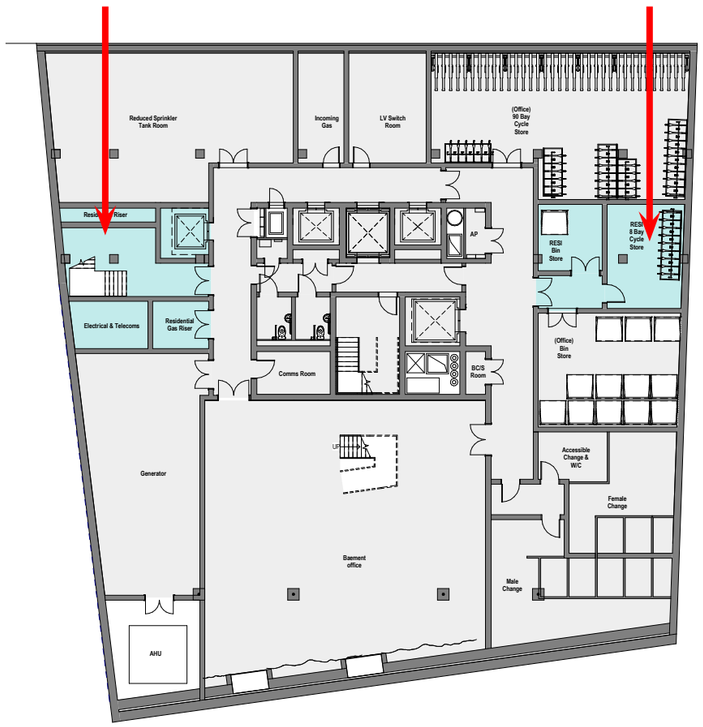
3.2 HOUSING STUDY OPTION 2

02

Separate core and plant area

Separate resi cycle & bin store



BASEMENT PLAN

Narrow 4.5m Frontage

Separate residential entrance

Retail unit greatly reduced 26m² GIA

Postal room

GROUND FLOOR PLAN

Separate core and plant area

SEVENTH FLOOR PLAN

3.2 OPTION 2
High Level Feasibility Analysis

Market Residential Unit Provision

Affordable Residential Unit Provision

North facing single aspect resi units

Large volume of circulation space resulting in an inefficient use of space

Poor daylight due to proximity of neighbouring building

Single Aspect

SEVENTH FLOOR PLAN

POSITIVES

1. Meets residential area (sqm) requirements.
2. Maximises use of facade for the residential units.
3. High level views for occupiers
4. Low noise level compared to first floor apartments
5. Oversize units ideal for wheelchair accessible allocation

NEGATIVES

1. Predominantly single aspect units.
2. Depth of retail unit compromised
3. Includes north facing single aspect units.
4. Two core locations mean basement layout will require large percentage of circulation within residential GEA to access ancillary areas.
5. No opportunity for outdoor private balconies.
6. No natural light to access corridor.
7. Significantly compromised retail units on Ground Floor due to core requirements.
8. Significant area required for ancillary uses which equates to an inefficent scheme.
9. Dwelling mix does not align with Camden Council aspirations as they aim for a higher percentage of large units (3-4 bed).
10. Large level of unusable space in the centre of the plan with no natural daylight
11. Poor daylight to apartment two due to proximity of neighbouring building
12. Does not comply with the LHDG requirement of minimum external space
13. Residential provision is sandwiched between commercial which will impact on the letability of the commercial, particularly on the upper floors.
14. No accessible parking provision.
15. The quantum of area required to service the residential units on site equates to approximately 65% of the total building uplift.

UNIT MIX

1b / 2 p	50 m2	40%	2
2b / 4 p	70 m2	40%	2
3b / 5 p	86 m2	20%	1
4b / 6p	99 m2	0%	0
			5

All Areas Approximate

3.2 HOUSING STUDY OPTION 2
Detail Feasbility Analysis

Market Residential Unit Provision

Affordable Residential Unit Provision

Restricted amenity space

Wardrobe in front of window

Access to wardrobe encroaching on zone around bed

APT 1
72m²

2b Unit

Difficult space to plan

No natural light to access corridor. Refer to LHDG 3.2.3

Poor daylight and lack of privacy due to proximity of neighbouring building

Extremely small space for kitchen, living and dining

APT 2
75m²

2b Unit

North facing single aspect resi units

Access to wardrobe would encroach on zone around bed

APT 5
70m²

2b Unit

No external window to seperate kitchen. Refer to LHDS - 4.4.3.

APT 4
55m²

1b Unit

APT 3
88m²

3b Unit

Lack of built-in general internal storage space, additional area required for boiler

Extremely small space for kitchen, living and dining
Restricted amenity space

Extremely small space for kitchen, living and dining

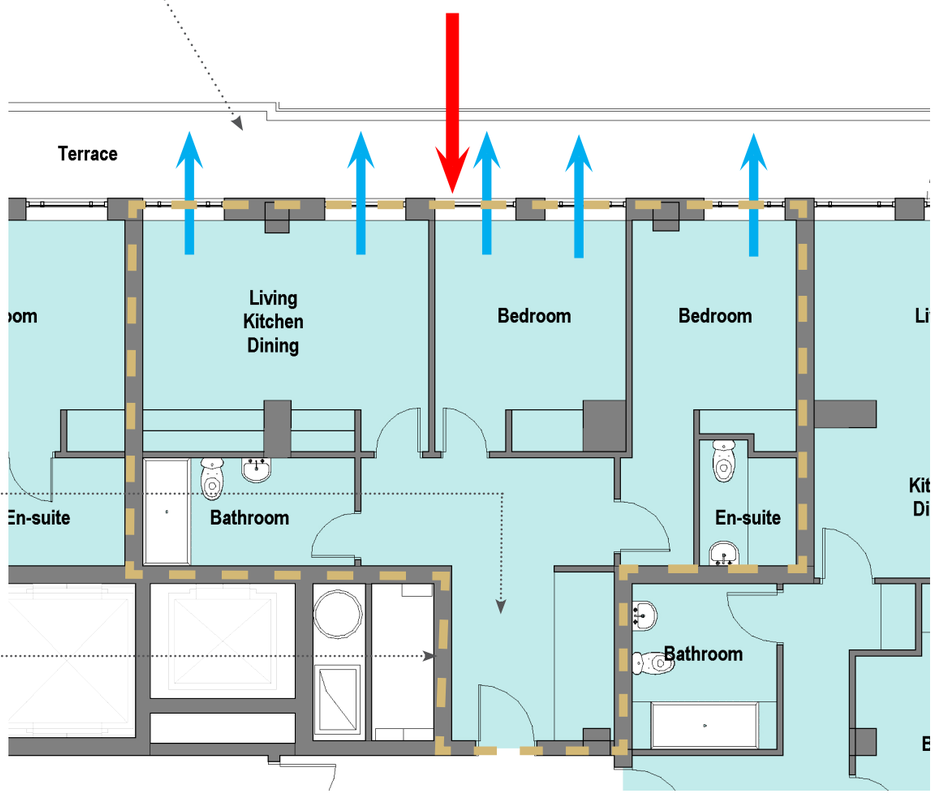
Single Aspect

SEVENTH FLOOR PLAN

3.2 OPTION 2
Apartment Feasibiltiy Analysis

North facing single aspect resi units

Restricted amenity space
Refer to LHDS 4.10.3



Large percentage of circulation space within the unit

No natural light to access corridor. Refer to LHDG 3.2.3

7th Floor 2 Bed Appartment

OPTION 2 CONCLUSION

Five apartments are located on the 7th floor. From an amenity perspective, the proposed residential units would compromise the retail unit on the ground as a separate core to access the residential apartments above limits the depth of the retail unit which may impact on let ability. There is poor mix of residential units as a consequence of a tight plan. The building has poor external amenity space which goes against both the Camden Policy A2 and the LHDG recommendations for high quality housing. The unit provision falls well below the housing capacity of 11 as calculated in accordance with Camden CPG. This demonstrates the inefficiencies with providing residential within this option. For this option to be viable the floorplate efficiency would need to be far higher.

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.

3.3 HOUSING STUDY OPTION 3

The third option looks at providing a policy compliant level of residential floorspace across multiple floors of the building. This option was developed to eliminate units with over 7m depth, reduce circulation space and limit riser locations affecting office areas. 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 second to sixth floors.

RESIDENTIAL GIA AREA ASSESSMENT

BASEMENT	-	129m² (M&E, Refuse, Bike Storage)
GROUND	-	140m² (Reception)
FIRST	-	61m² (Core Riser)
SECOND	-	159m² (Resi Units)
THIRD	-	159m²
FOURTH	-	159m²
FIFTH	-	159m²
SIXTH	-	159m²
SEVENTH	-	47m² (Core Riser)
EIGHTH	-	23m²

TOTAL - 1195m² *(+95 m² Overprovision)*

TOTAL BUILDING AREA UPLIFT - 2200m² GIA

50% HOUSING REQUIREMENT - 1100m² GIA

22% AFFORDABLE HOUSING - 242m² GIA = *1 Unit*

78% MARKET HOUSING - 858m² GIA = *4 Units*

Gross Residential Provision - 1255m²

Of which

Affordable Area - 60m² = 1 Unit

Market Area - 240m² = 4 Units

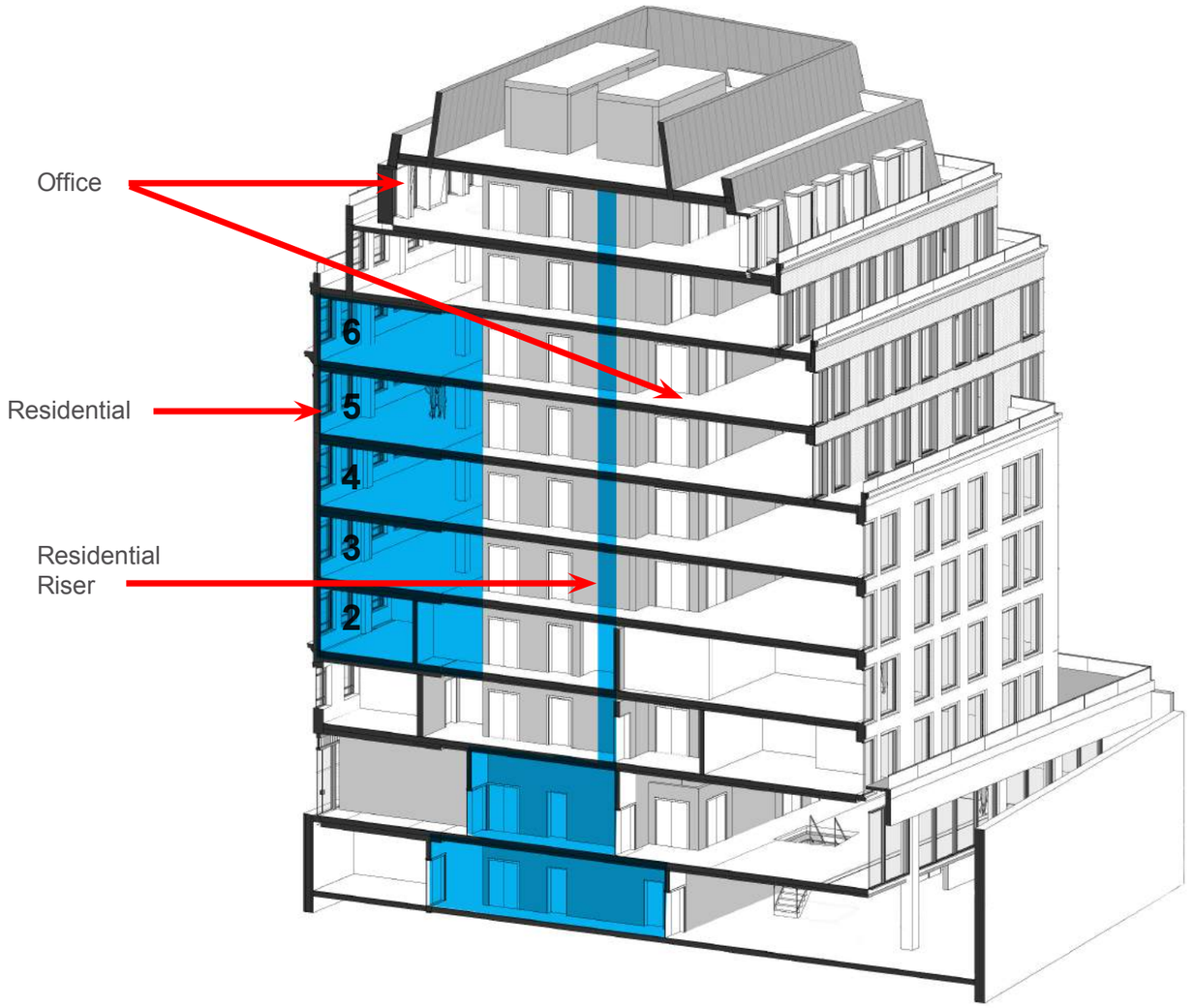
Net Residential Area 600m²

Circulation / ancillary **595m²**

GIA / NIA Efficiency 50%

GEA Residential 1410m²

GEA Commercial 6400m²



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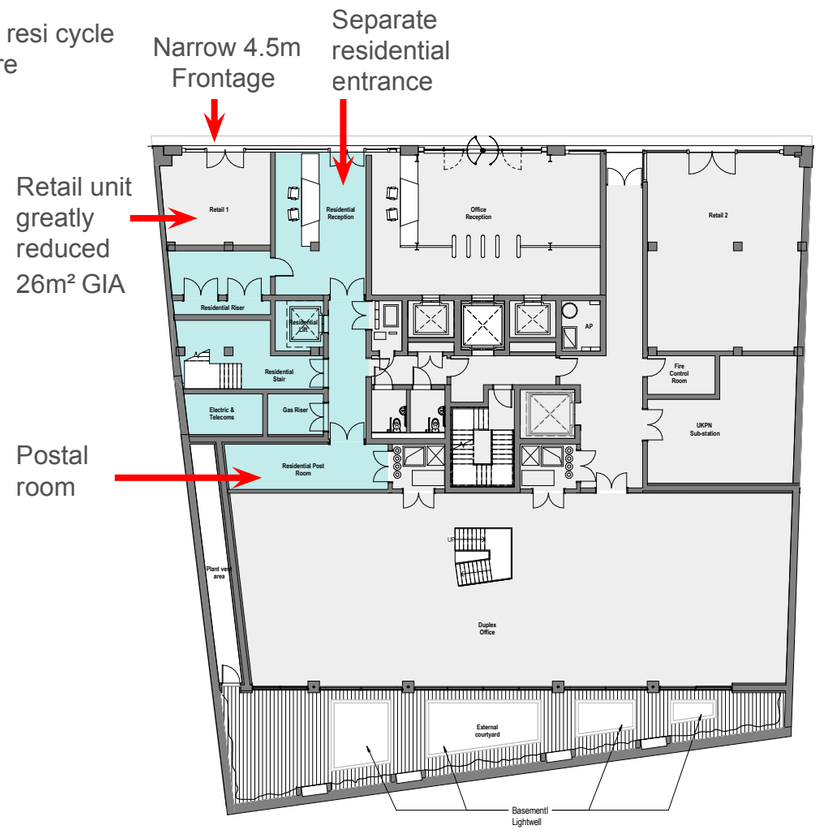
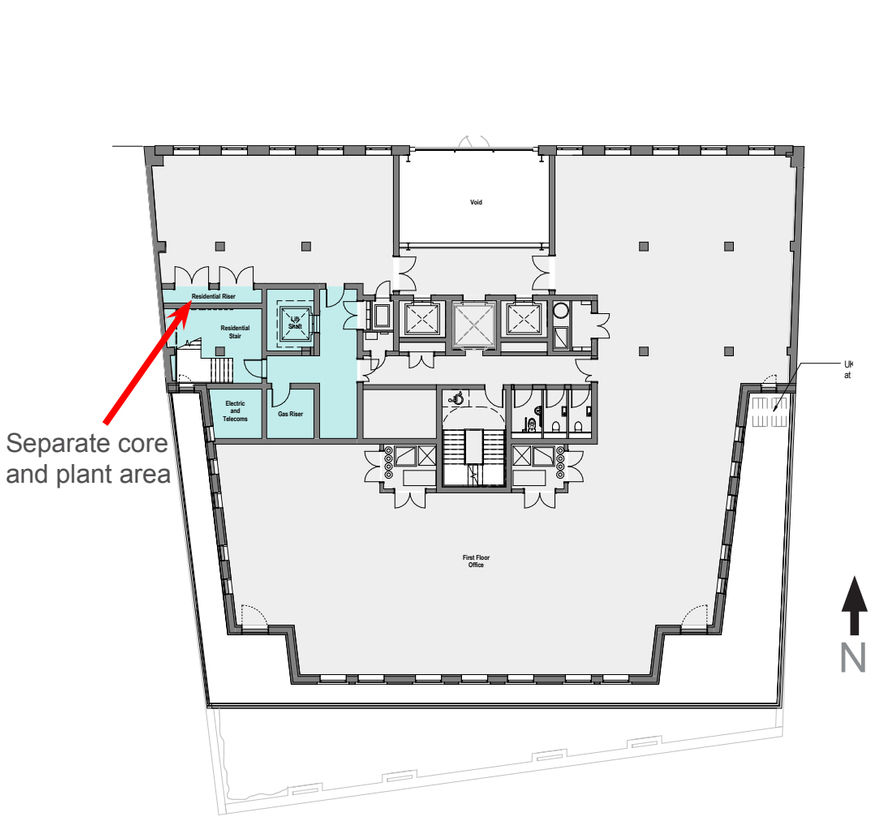
3.3 HOUSING STUDY OPTION 3

BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

3.3 OPTION 3
High Level Feasibility Analysis

SECOND FLOOR PLAN

POSITIVES

1. Meets residential area (sqm) requirements.
2. Maximises use of facade for the residential units.
3. Oversize units ideal for wheelchair accessible allocation

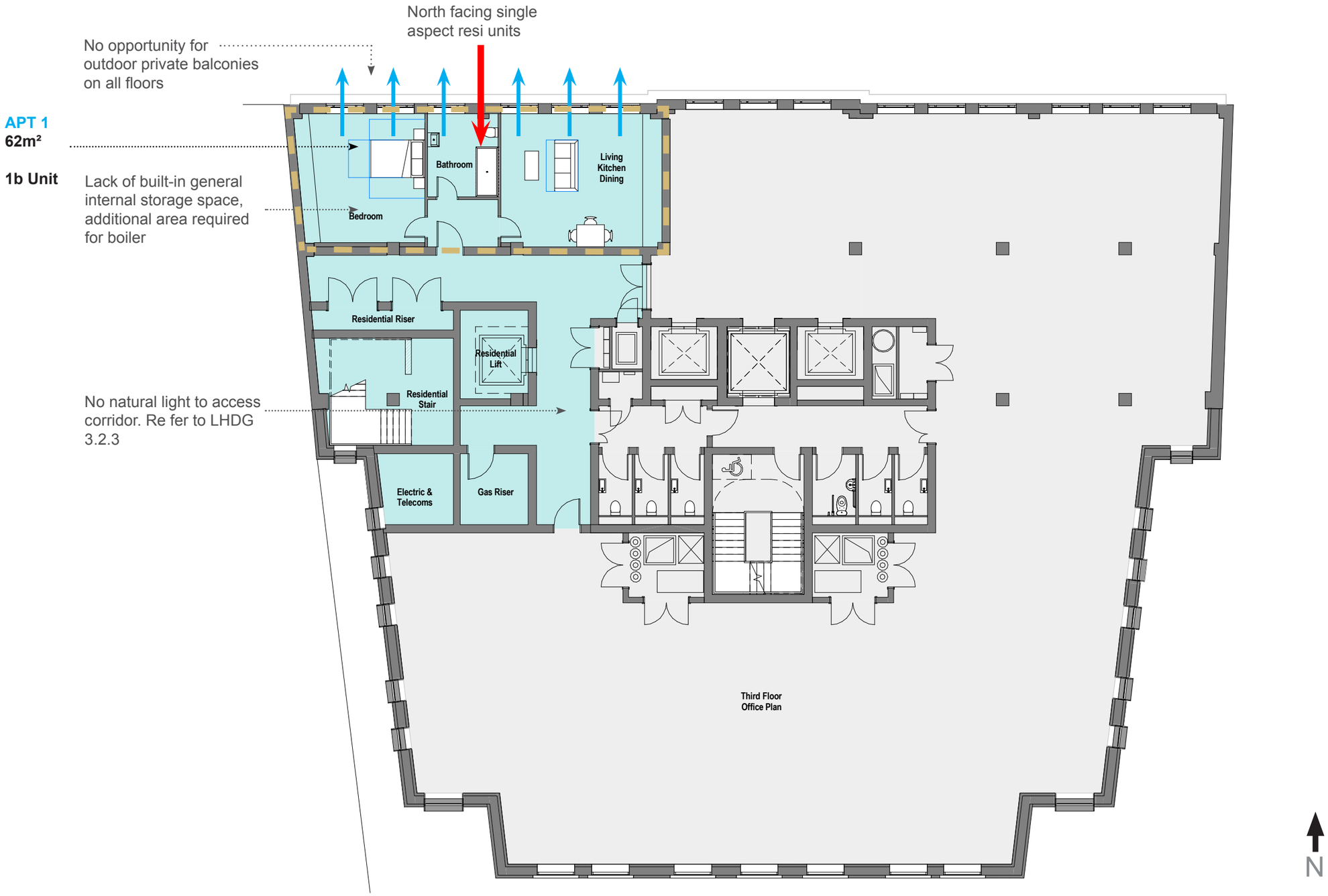
NEGATIVES

1. All single aspect, north facing units.
2. Units front High Holborn which is a major central london road and likely to require mechanical ventilation to meet acoustic standards for residential use.
3. Falls short of the 11 unit requirement due to the inefficient core to unit ratio
4. Two core locations mean basement layout will require large percentage of circulation within residential GEA to access ancillary areas.
5. No opportunity for outdoor private balconies.
6. No natural light to access corridor.
7. Significant area required for ancillary uses.
8. Compromised retail unit at ground floor
9. Poor unit mix which does not meet Camden size priorities.
10. Does not provide private amenity
11. Units split over multiple levels
12. No accessible parking provision.
13. Inefficient. Each appartment is 64sqm GIA and the core is 98sqm GIA per floor; therefore the circulation space needed to access and service the unit exceeds the letable area.

UNIT MIX

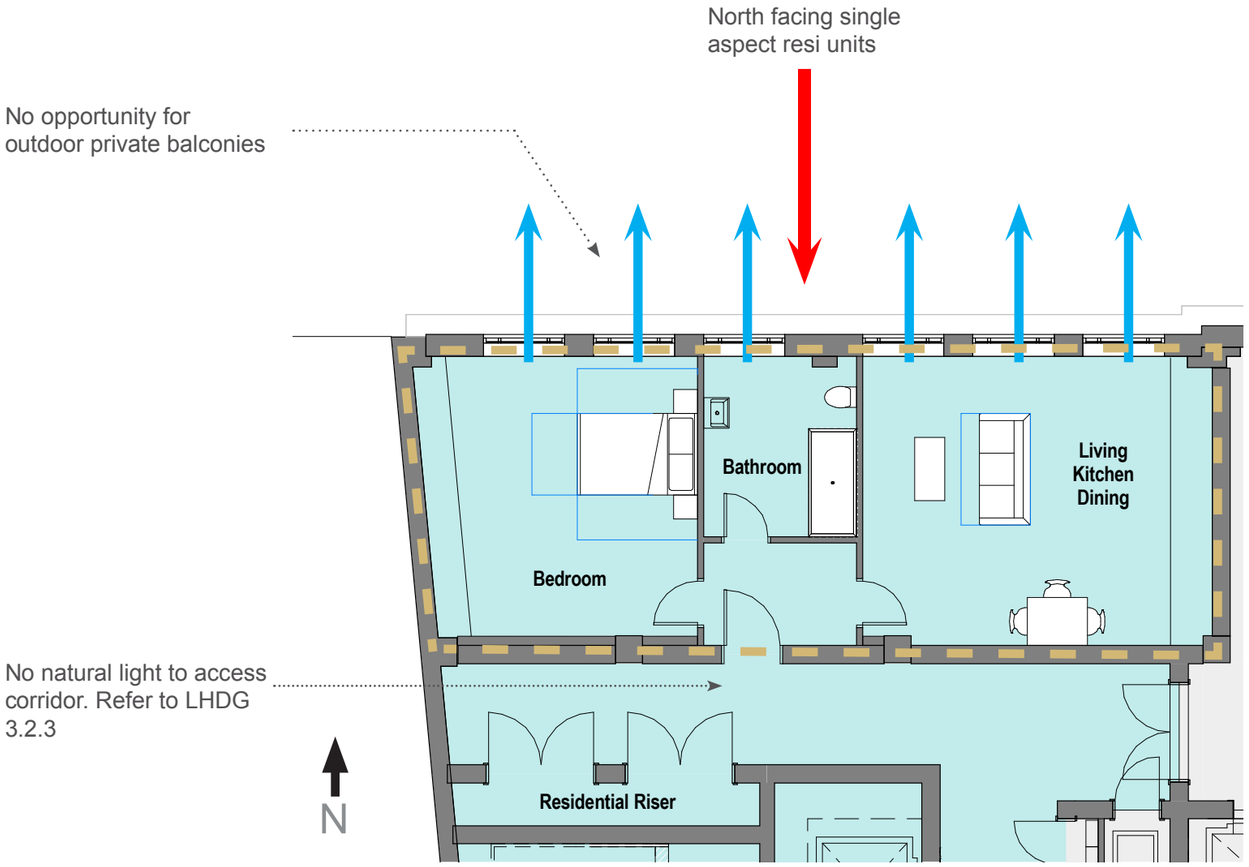
1b / 2 p	50 m2	100%	5
2b / 4 p	70 m2	0%	0
3b / 5 p	86 m2	0%	0
4b / 6p	99 m2	0%	0
			5

3.3 HOUSING STUDY OPTION 3
Detail Feasibility Analysis



SECOND FLOOR PLAN

3.3 OPTION 3
Apartment Feasibility Analysis



SECOND FLOOR UNIT PLAN

APT 1 - 62m²

Option 2 Conclutions

Five one bed apartments are located on the north side of the development from an amenity perspective, the proposed residential units are not ideal due to the proportion of north facing single aspect units. The proposed residential units as shown on the diagram opposite would compromise the retail unit on the ground as a separate core to access the residential apartments above limits the depth of the retail unit which may impact on letability. There is poor mix of residential units with regard to the dwelling size priorities set out in the local plan which promotes 'large units' of 3/4 bed capacity. All options offer poor external amenity space which goes against the local policy and LHDG recommendations for quality housing. The option does not deliver any accessible parking which is required under the Part M Building Regulations. The unit provision falls well below the Camden CPG example calculation of 11 unit provision. This demonstrates the inefficiencies of providing residential within this option. In conclusion this option would not provide high quality 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.

3.4 HOUSING STUDY OPTION 4

Option 4 looks at providing a policy compliant level of residential floorspace on the lower floors of the building while providing two separate entrances for affordable and market housing, which is advised within CPG. Private residential cycle, bin and plant areas are located at basement level which can be accessed via a separate residential entrance and postal room at ground to serve the residential apartments located on the first and second floor.

RESIDENTIAL GIA AREA ASSESSMENT OPTION 4

BASEMENT	-	189m² (M&E, Refuse, Bike Storage)
GROUND	-	200m² (Reception)
FIRST	-	205m² (Resi Units)
SECOND	-	669m² (Resi Units)
THIRD	-	80m² (Resi Units)
FOURTH	-	46m² (Core Riser)
FIFTH	-	46m²
SIXTH	-	46m²
SEVENTH	-	46m²
EIGHTH	-	46m²
TOTAL	-	**1573m²** *(+473 m² 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 - 1573m²

Of which

Affordable Area - 103m² = 1 Unit

Market Area - 416m² = 4 Units

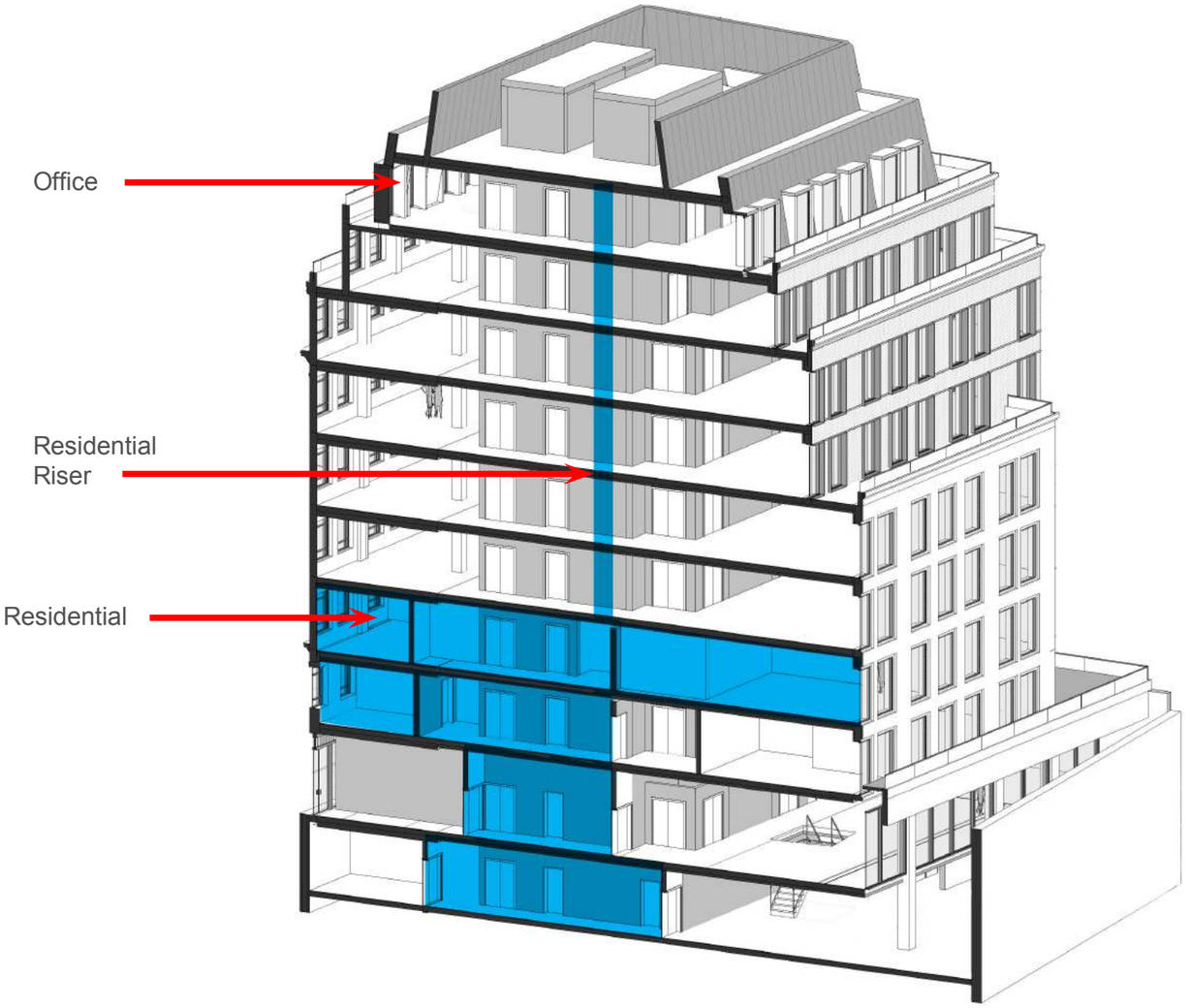
Net Residential Area 519m²

Circulation / ancillary **1057m²**

GIA / NIA Efficiency 33%

GEA Residential 1645m²

GEA Commercial 6170m²



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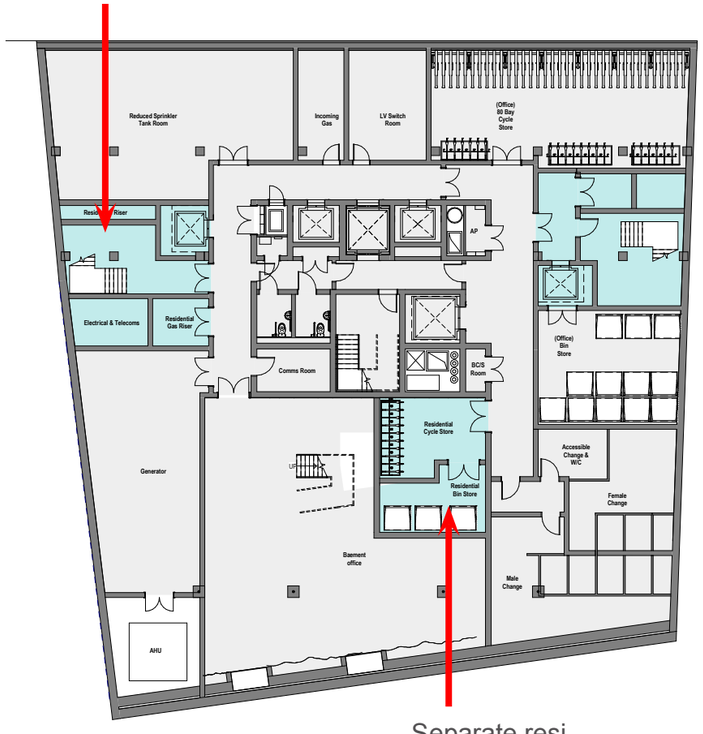
3.4 HOUSING STUDY OPTION 4

Separate core and plant area



Separate resi bin & cycle store

BASEMENT PLAN

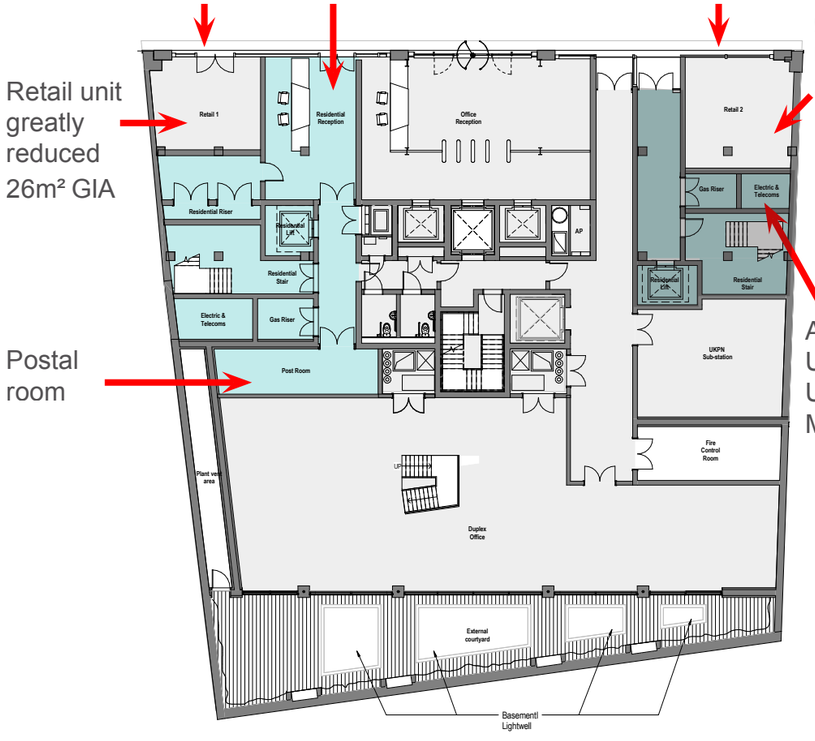
Narrow 4.5m Frontage

Separate residential entrance

Narrow 4.5m Frontage

Retail unit greatly reduced 26m² GIA

Retail unit greatly reduced 32m²



Postal room

Affordable Unit core Unoptimised M&E strategy

GROUND FLOOR PLAN

Separate core and plant area

Compromised office floorplan due to residential core

FIRST FLOOR PLAN

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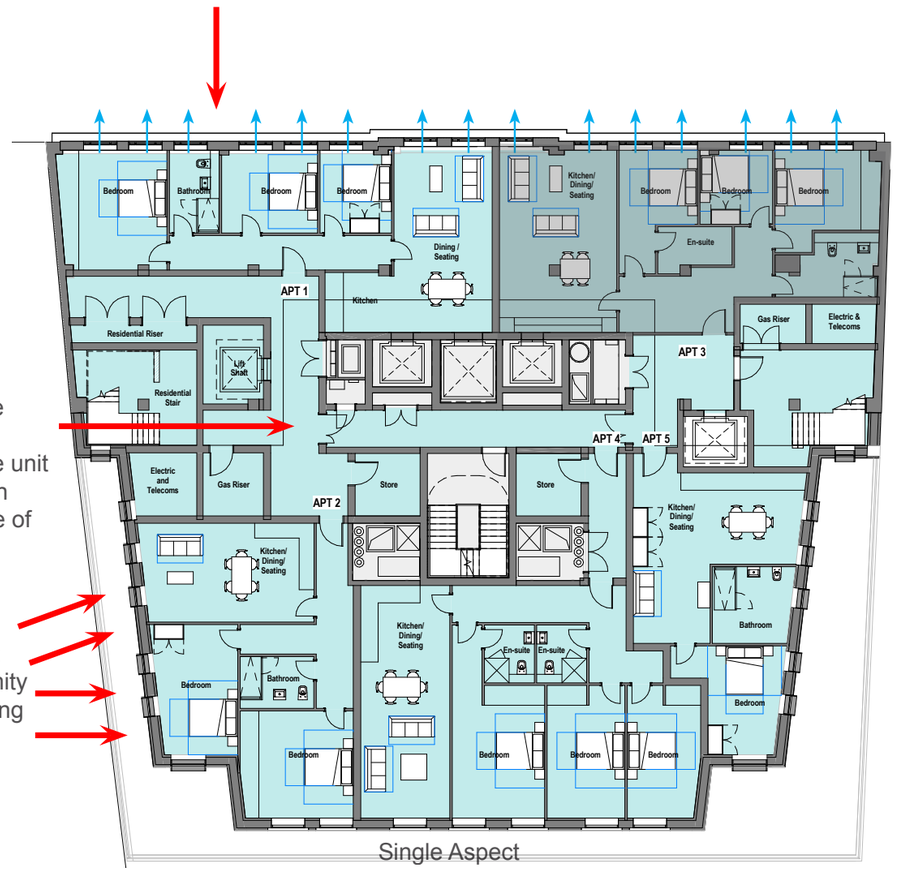
3.4 OPTION 4
High Level Feasibility Analysis

Market Residential Unit Provision

Affordable Residential Unit Provision
Accessed of separate core and entrance

North facing
single aspect
resi units



Large volume
of circulation
space for one unit
resulting in an
inefficient use of
space

Poor daylight
due to proximity
of neighbouring
building

Single Aspect

SECOND FLOOR PLAN

POSITIVES

1. Meets residential area (sqm) requirements.
2. Maximises use of facade for the residential units.
3. Seprare core and entrance for affordable unit.
4. Oversize units ideal for wheelchair accessible allocation.

NEGATIVES

1. Predominantly single aspect units.
2. Includes north facing single aspect units.
3. Three core locations mean basement layout will require 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. Retail units 1 & 2 areas are significantly compromised at ground as a consequence of the two separate residential cores.
7. Significant area required for ancillary uses.
8. Poor natural lighting levels due to elongated apartment design
9. Poor daylight to apartment two due to proximity of neighbouring building.
10. Residential core passing through commercial uses at lower levels will significantly compromise quality and therefore value of office space.
11. No accessable parking provision.
12. Highly inefficent NIA / GIA ratio

UNIT MIX

1b / 2 p	50 m2	33%	2
2b / 4 p	70 m2	17%	1
3b / 5 p	86 m2	50%	3
4b / 6p	99 m2	0%	0
			6

27

3.4 HOUSING STUDY OPTION 4
Detail Feasibility Analysis

Market Residential Unit Allocation

Affordable Residential Unit Allocation
Accessed of separate core and entrance

North facing single aspect resi units

No opportunity for outdoor private balconies

APT 1
101m²

3b Unit

Lack of built-in general internal storage space, additional area required for boiler

No natural light to access corridor. Re fer to LHDG 3.2.3

Lack of built-in general internal storage space, additional area required for boiler

Poor daylight and lack of privacy due to proximity of neighbouring building

APT 2
88m²

2b Unit

Poor daylight due to deep floorplate design

Single Aspect
SECOND FLOOR PLAN

Unit is layout is designed around existing structure which creates pinch points.

APT 3
105m²

3b Unit

Lack of built-in general internal storage space, additional area required for boiler

Proposed core and riser encroaches into appartment 3 and increases circulation space.

Unconventional unit layout due to existing single aspect constraint

APT 5
62m²

1b Unit

Oversized 1b or undersized 2b unit due to core location

APT 4
113m²

3b Unit

9.4m depth does not allow natural daylight to reach the back of the unit

No opportunity for outdoor private balconies

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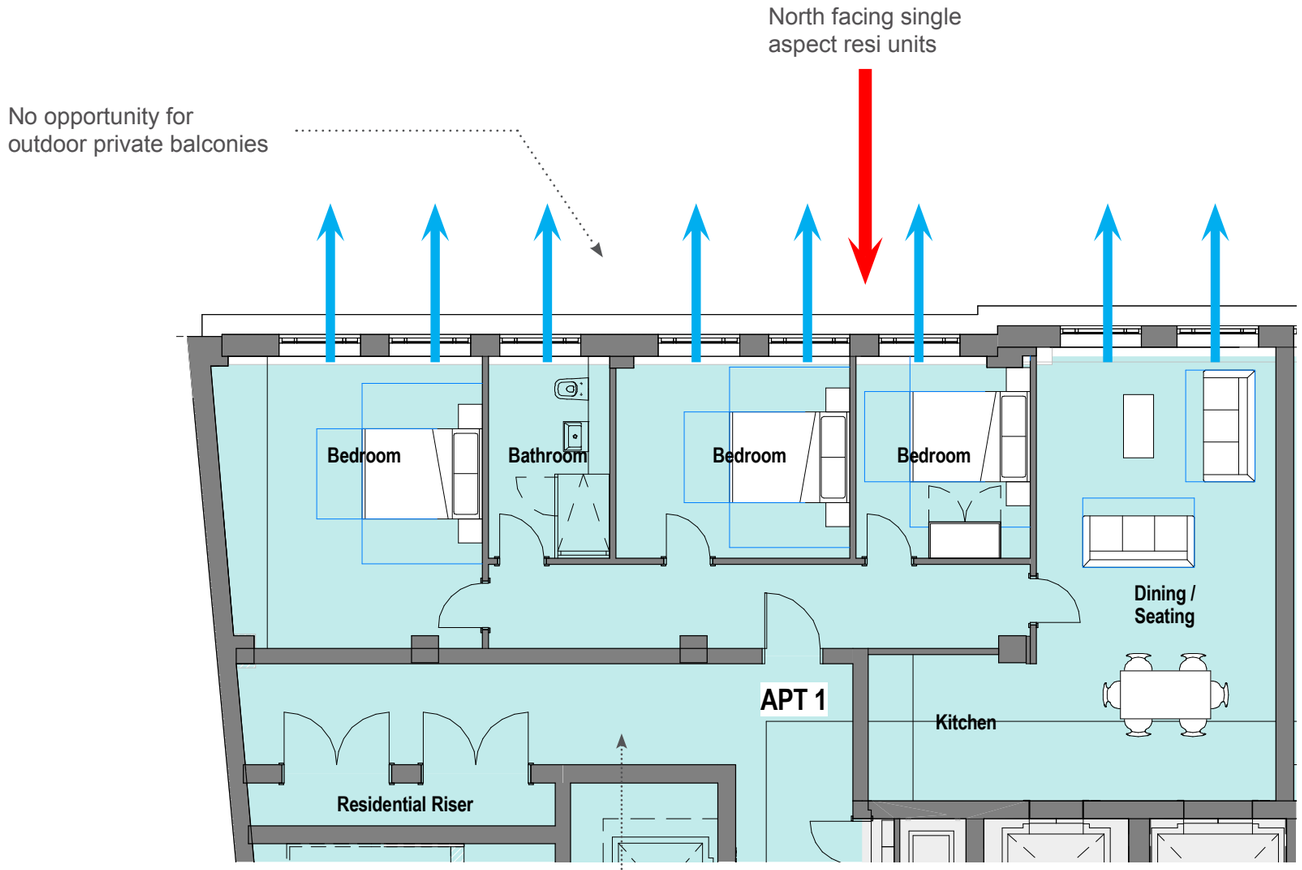
3.4 OPTION 4
Apartment Feasibility Analysis



SECOND FLOOR UNIT PLAN

APT 1 - 101m²

Option 4 Conclusion

Option 4 has been deemed impractical and undeliverable due to the large amounts of unusable space in the centre of the plan which cannot achieve adequate natural daylight. The addition of the second residential core creates compromised office space on the first floor and smaller less efficient residential units on the second floor. This is an existing building and there is limited opportunity to optimise the two cores, therefore they are highly inefficient. From an amenity perspective, the proposed residential units are not ideal due to the proportion of single aspect units including single aspect north facing units. As shown on the diagram below, the proposed retail unit 1 and 2 on the ground floor would be significantly compromised by the requirement for a separate core to access the residential apartments above. The unit provision falls well below the Camden CPG example calculation of 11 unit provision, which demonstrates the inefficiencies with providing residential within this option. All options offer poor external amenity space which goes against Camden policy A1 and the LHDG recommendations for quality housing which includes the inability to provide Part M Building Regulation compliant parking.

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4.0 OPTIONS OVERVIEW
Onsite Residential Feasibility Analysis

1

Lower Floor Residential

Residential units are located on the second floor to avoid the north lightwell at first floor which creates unaccessable units. This option has a deep floor plate which does not allow natural day light into the rear of the southen units. Unit number falls well below Camdens Housing target area / unit calculation

OPTION 1 RESIDENTIAL GIA AREA ASSESSMENT

BASEMENT	-	129m² (M&E, Refuse, Bike Storage)
GROUND	-	140m² (Residential Reception)
FIRST	-	155m² (Single Residential Unit)
SECOND	-	669m² (Residential Units)
THIRD	-	47m² (Riser)
FOURTH	-	23m²
FIFTH	-	23m²
SIXTH	-	23m²
SEVENTH	-	23m²
EIGHTH	-	23m²
TOTAL	**-**	**1255m²** *(+155m² Over provision)*

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*
Affordable Area - 108m² = 1 Unit
Market Area - 555m² = 5 Units
Net Residential Area 655m²
Circulation / ancillary **600m²**
GIA / NIA Efficiency 52%

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

GEA Residential 1385m²
GEA Commercial 6430m²

2

Upper Floor Residential

Residential units are located on the seventh floor to avoid compromising the lower office levels. This option is restricted by the floor plate which creates smaller units which do no align with Camdens unit mix aspirations. A full core is needed for the lift and M&E which makes the scheme inefficient. Unit number falls well below Camdens Housing target area / unit calculation

RESIDENTIAL GIA AREA ASSESSMENT

BASEMENT	-	129m² (M&E, Refuse, Bike Storage)
GROUND	-	140m² (Reception)
FIRST	-	82m² (Core)
SECOND	-	79m²
THIRD	-	79m²
FOURTH	-	79m²
FIFTH	-	79m²
SIXTH	-	79m²
SEVENTH	-	499m² (Residential Units)
EIGHTH	-	58m² (lift over run / M&E Riser)
TOTAL	**-**	**1305m² GIA** *(+205m² Over provision)*

TOTAL BUILDING AREA UPLIFT - 2200m² GIA
50% HOUSING REQUIREMENT - 1100m² GIA
22% AFFORDABLE HOUSING - 242m² GIA = *1 Unit*
78% MARKET HOUSING - 858m² GIA = *4 Units*
Affordable Area - 64m² = 1 Unit
Market Area - 278m² = 4 Units
Net Residential Area 342m²
Circulation / ancillary **963m²**
GIA / NIA Efficiency 26%

1b / 2 p	50 m2	40%	2
2b / 4 p	70 m2	40%	2
3b / 5 p	86 m2	20%	1
4b / 6p	99 m2	0%	0
			5

GEA Residential 1520m²
GEA Commercial 6290m²

3

Multi Floor Residential

Option 3 was developed to create a more efficient floor plate with regard to office use. The core is very inefficient and relies on a large proportion of the GIA to facilitate the core. This option creates 5 one bed units accessed off one core. This option has been proven very inefficient. Unit number falls well below Camdens Housing target area / unit calculation

RESIDENTIAL GIA AREA ASSESSMENT

BASEMENT	-	129m² (M&E, Refuse, Bike Storage)
GROUND	-	140m² (Reception)
FIRST	-	61m² (Resi Units)
SECOND	-	159m² (Resi Units)
THIRD	-	159m² (Resi Units)
FOURTH	-	159m² (Core Riser)
FIFTH	-	159m²
SIXTH	-	159m²
SEVENTH	-	47m²
EIGHTH	-	23m²
TOTAL	**-**	**1195m²** *(+95 m² Over provision)*

TOTAL BUILDING AREA UPLIFT - 2200m² GIA
50% HOUSING REQUIREMENT - 1100m² GIA
22% AFFORDABLE HOUSING - 242m² GIA = *1 Unit*
78% MARKET HOUSING - 858m² GIA = *4 Units*
Affordable Area - 60m² = 1 Unit
Market Area - 240m² = 4 Units
Net Residential Area 600m²
Circulation / ancillary **595m²**
GIA / NIA Efficiency 50%

1b / 2 p	50 m2	100%	5
2b / 4 p	70 m2	0%	0
3b / 5 p	86 m2	0%	0
4b / 6p	99 m2	0%	0
			5

GEA Residential 1410m²
GEA Commercial 6400m²

4

Dual Access Residential

Option 4 was developed to comply with Camdens advise to seprate the affordable and market housing entrances. This created two indervidual cores which proved to be highly inefficent due to the nature of the existing building and its core arrangement. The additional core pushed the scheme far over the required housing area. Unit number falls well below Camdens Housing target area / unit calculation

RESIDENTIAL GIA AREA ASSESSMENT

BASEMENT	-	189m² (M&E, Refuse, Bike Storage)
GROUND	-	200m² (Reception)
FIRST	-	205m² (Resi Units)
SECOND	-	669m² (Resi Units)
THIRD	-	80m² (Resi Units)
FOURTH	-	46m² (Core Riser)
FIFTH	-	46m²
SIXTH	-	46m²
SEVENTH	-	46m²
EIGHTH	-	46m²
TOTAL	**-**	**1573m²** *(+473 m² Over provision)*

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*
Affordable Area - 103m² = 1 Unit
Market Area - 416m² = 4 Units
Net Residential Area 519m²
Circulation / ancillary **1057m²**
GIA / NIA Efficiency 33%

1b / 2 p	50 m2	33%	2
2b / 4 p	70 m2	17%	1
3b / 5 p	86 m2	50%	3
4b / 6p	99 m2	0%	0
			6

GEA Residential 1645m²
GEA Commercial 6170m²

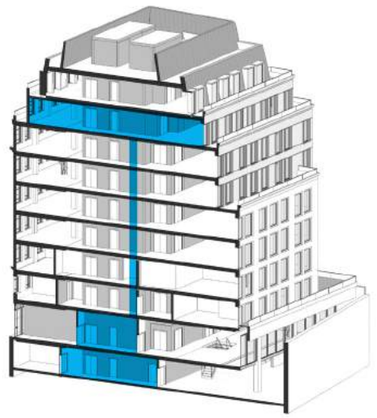
Lincoln House, High Holborn

VIABILITY ASSESSMENT

Following the Housing study one counter factual scenerio has been tested from a financial viability perspective.

A detailed finicial viability assessment (FVA) on Housing Study Option 2 has been carried out by Gerald Eve LLP to asses the potential to include the target residential under Camden Local Plan Policy H2 and H4. The FVA is submitted as part of the application.

Option 2 proposes residential units are located on the seventh floor to avoid compromising the lower office levels. The report demonstrates that the counter factural scenerio is not capable of being viable and therefore is not a deliverable option.



OPTION 2

Upper Floor Residential

Residential units are located on the seventh floor to avoid compromising the lower office levels. This option is restricted by the floor plate which creates smaller units which do no align with Camdens unit mix aspirations. A full core is needed for the lift and M&E which makes the scheme inefficient. Unit number falls well below Camdens Housing target area / unit calculation

RESIDENTIAL GIA AREA ASSESSMENT

BASEMENT	-	129m² (M&E, Refuse, Bike Storage)
GROUND	-	140m² (Reception)
FIRST	-	82m² (Core)
SECOND	-	79m²
THIRD	-	79m²
FOURTH	-	79m²
FIFTH	-	79m²
SIXTH	-	79m²
SEVENTH	-	499m² (Residential Units)
EIGHTH	-	58m² (lift over run / M&E Riser)
TOTAL	**-**	**1305m² GIA** *(+205m² Over provision)*

TOTAL BUILDING AREA UPLIFT - 2200m² GIA
50% HOUSING REQUIREMENT - 1100m² GIA
22% AFFORDABLE HOUSING - 242m² GIA = *1 Unit*
78% MARKET HOUSING - 858m² GIA = *4 Units*

Affordable Area - 64m² = 1 Unit

Market Area - 278m² = 4 Units

Net Residential Area 342m²

Circulation / ancillary **963m²**

GIA / NIA Efficiency 26%

1b / 2 p	50 m2	40%	2
2b / 4 p	70 m2	40%	2
3b / 5 p	86 m2	20%	1
4b / 6p	99 m2	0%	0
			5

GEA Residential 1520m²
GEA Commercial 6290m²

Lincoln House, High Holborn

OFF SITE HOUSING PROVISION

Off Site Housing Provision

Having concluded that it was not viable to provide the full policy compliant amount of residential floor space on site in accordance with Policy H2, agents were appointed to carry out a search for a potential alternative site that could be used for the provision of the residential element. The brief to the agents was to find a site within the Camden administration boundary and ideally within the Holborn & Covent Garden Ward, in close proximity to the Site. There were no sites are available in the same ward, and therefore Sites are also considered which are south of Euston Road.

In order to be able to be able to deliver the required housing provision, the agents were briefed to target sites with a minimum area or potential area of at least 1000sqm although small sites with potential for residential conversion / development were not to be completely discounted. As well as reviewing sites being openly marketed the agents were also asked to identify potential off market opportunities and Council-owned land.

To date 21 sites have been identified and assessed as listed below and as identified on the map opposite.

For each site a number of considerations were taken into account (informed by the relevant consultant specialist where applicable) in assessing their suitability including:

- Practical suitability for residential conversion and/or use;
- Listing status (where applicable)
- Ability to achieve vacant possession for development;
- Third party rights;
- Relevant site specific planning policies; and
- Other site specific issues / constraints.
-

To date a site has not been identified, as available, which, when considered alongside the proposed scheme for Lincoln House, would be suitable or viable as a donor site for the housing requirement.

KEY

Addresses

1. St Pancras Commercial Centre, 63 Pratt Street
2. John Stewart House, 51 Calthorpe Street
3. 294-295 High Holborn
4. One Fisher Street, 1-2 Fisher Street & 8-10 Southampton Row
5. 16-18 West Central Street & 35-41 New Oxford Street
6. Templar House, 81-87 High Holborn
7. 85-87 Bayham Street
8. Central Somers Town (Edith Neville Primary School) Purchese St
9. 5 Richbell Place London
10. Camden Road Service Station, 196 Camden Road
11. 4-8a Haverstock Hill & 45-47 Crogsland Road
12. 77-79 Charlotte Street
13. 9-13 Grape Street
14. Charlie Ratchford Research Centre, Belmont Road, NW1 8HF
15. 8-9 Spring Place,
16. Sir Richard Steele Tavern, 97 Haverstock Hill
17. 46 Bedford Square

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