

# SUSTAINABILITY STATEMENT

**PureGym Tottenham Court Road**

**London Borough of Camden Ref: 2017/5648/P**

**Date: June 2018**

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## Introduction

The London Borough of Camden has granted planning permission (ref: 2017/5648/P) for the 'Change of use of basement from retail (Class A1) to flexible use of retail (Class A1) and assembly and leisure' at Maple House, 141-150 Tottenham Court Road, London.

The planning permission is subject to condition no. 4 which states that:

*'Prior to occupation of the building hereby approved, a sustainability statement demonstrating how sustainable design principles and climate change adaption measures have been incorporated into the design and construction of the development, shall be submitted to and approved in writing by the local planning authority. Prior to occupation, evidence demonstrating that the approved measures have been implemented shall be submitted to and approved in writing by the Local Planning Authority and shall be retained and maintained thereafter.'*

The reason for this conditions is:

*'To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policy CC1 of the Camden Local Plan 2017.'*

## Context of the Site

The site to which this Plan relates comprises the basement of Maple House, an eight storey building located to the east side of Tottenham Court Road, close to its junction with the A501. The upper floors of Maple House comprise office accommodation whilst the commercial units at ground floor, fronting Tottenham Court Road, are currently occupied by Sainsbury's and Carphone Warehouse/Currys PC World. Maple House has dedicated servicing facilities at basement level that are accessed via a rear, two-way entrance to Beaumont Place (a one-way street between Tottenham Court Road and Grafton Way).

## Proposed Occupier

It is proposed that the basement space at Maple House will be occupied by PureGym. PureGym is the UK's largest gym operator with over 200 sites nationwide. The gym will provide a variety of facilities including an extensive range of cardiovascular equipment, free weights, stretch areas and studios for classes, together with personal training services.

The approved change of use will involve minimal external alterations. As such the forthcoming development will comprise minor works associated with the internal fit-out of the basement area at Maple House to accommodate the proposed gym. Given the nature of the proposed use and the need for large, open plan spaces, materials used in the fit-out of the basement area will be kept to a minimum.

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## Sustainability Considerations

Given that the forthcoming development does not comprise new build development, or even the substantial refurbishment of an existing building, the potential to incorporate sustainability measures within the proposed works will be limited. This includes in respect of on-site renewable energy, given that the site of the gym is located at basement level and that PureGym does not have control over other parts of Maple House for which the freeholder and other tenants are responsible. The focus of this statement is therefore on measures to reduce demand for energy and water, and ensuring that energy and water is used efficiently.

There are a number of features of the PureGym operation at the application site that will reduce energy demand and encourage sustainability. These include:

- No dedicated car parking will be provided to serve the gym and so a very high proportion of visitors are expected to travel via sustainable modes of transport.
- Servicing requirements associated with the gym would be minimal, further acting to limit associated traffic movements and impacts on air quality.
- Waste bins for recyclable and non-recyclable waste will be provided within the gym helping to encourage recycling.
- High efficiency lighting will be used throughout the gym.
- Air conditioning and heating will use smart controls to minimise associated energy consumption.
- The proposed entrance features, which include standard entry pods, reduce air permeability and therefore ensure that temperatures within the gym can be more efficiently controlled.

Condition no. 4 of planning permission 2017/5648/P has been specifically imposed to '*ensure the development contributes to minimising the need for further water infrastructure in an area of water stress*'. A number of measures will be taken in order to ensure that water is used efficiently and water demand is minimised including:

- All changing room showers will be operated by push button timers.
- Some locker facilities are provided on the gym floor so that members do not necessarily need to use changing rooms and therefore associated washing facilities.
- Water fountains on the gym floor are also operated by push buttons. Other refreshments are provided via vending machines.