



Planning Statement (Including Mixed Use Housing Assessment)

Mercure Hotel, 130- 134 Southampton Row, London, WC1B 5AF

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Waverley House Hotel Ltd

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Tel: 020 7004 1700
Fax: 020 7004 1790

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Appendix 1 – CoStar Listing Report

1. Introduction

1.1 This Planning Statement has been prepared by DP9 Limited on behalf of Waverley House Hotel Ltd ('the Applicant') in support of an application for full planning permission for an extension to the existing hotel at '130-134 Southampton Row' ('the Site') within the London Borough of Camden.

1.2 The existing building comprises a hotel (C1 Class Use) with 114 hotel bedrooms. The building is 7 storeys with the principle frontage onto Southampton Row and side elevation onto Cosmo Place. The site is located within the Bloomsbury Conservation Area.

1.3 The current proposals seek to enhance the existing building and increase the number of hotel rooms to 132 through the provision of various alterations and extensions.

1.4 The proposed description of development is set out below:

“Alterations and extensions to the existing building comprising: a 7 storey side extension (from 1st to 7th floor levels) with a 5 storey rear projection (from 1st to 5th floor levels); Roof extension and alterations to provide an additional storey; Rear infill extension; and rear extension.”

1.5 The purpose of this Planning Statement is to assess the proposals against the provisions of the Development Plan and other material considerations relevant to its determination.

1.6 This Planning Statement is structured as follows:

- Section 2 – Site and Surroundings – describes the site and surrounding context and relevant site designations;
- Section 3 – Planning History and Pre-application Engagement – provides a summary of pre-application discussions held with Council Officers;

- Section 4 – Application Proposals – Summarises the application proposals;
- Section 5 – Planning Policy Context – summarises national, London-wide and local planning policy and guidance of relevance to the application;
- Section 6 – Assessment of the Proposals – Assesses the development against relevant policy and guidance;

1.7 In addition to this Planning Statement, the planning application for the proposed development is accompanied by the following supporting documents which should be read in conjunction with each other.

- Existing and Proposed Plans, Sections and Elevations (Prepared by Dexter Moren Architects);
- Design and Access Statement (Prepared by Dexter Moren Architects);
- Townscape, Heritage Visual Impact Assessment (Prepared by Icen);
- Daylight and Sunlight Assessment (Prepared by CPMC);
- Sustainability and Energy Statement including BREEAM Assessment (Prepared by Daedalus Environmental);
- Transport Statement (Prepared by Stuart Michaels Associates);
- Desktop Air Quality Assessment (Prepared by Redmore Environmental Ltd);
- Noise Assessment (Prepared by Applied Acoustic Design); and
- CIL Additional Information form.

2. Site and Surroundings

The Application Site

- 2.1 The site comprises the existing Mecure Hotel, Bloomsbury located at 130-134 Southampton Row which is a seven-storey building. The building's main frontage is onto Southampton Row and is bound by Cosmo Place which is a pedestrian street connecting Southampton Row with Queens Square to the east. The Swan Public House is located to the rear of the site. Russell Mansions is adjacent to the north of the site.
- 2.2 The building is a late Victorian/ Edwardian building and has a number of design features of note. These include the ornate red brick façade with white Portland stone surrounds and mullions. On the south west corner, there is a three-storey turret and there is a mansard roof to the building. The flank elevation fronting Cosmo Place is less ornate and there is a metal fire escape staircase extending from ground to the top floor.
- 2.3 The buildings footprint at ground floor fills the site. The main 7 storey element of the building fronts Southampton Row and Cosmo Place. There is a 6-storey rear projection to the north east of the site.
- 2.4 The existing building is in use as a hotel and currently provides 114 hotel rooms. Two retail units are located either side of the main entrance on Southampton Row.

Surrounding Context

- 2.5 The site is located within the Bloomsbury Conservation Area and is identified as making a positive contribution to the Conservation Area. There are a number of Listed buildings within the surrounding area including the Grade II Buildings at 9 Cosmo Place and 1-2 Queens Square Terrace. Queens Square itself is a designated Heritage asset. The site is also located within an Archaeological Priority Area (London Suburbs).

- 2.6 Southampton Row falls within the Holborn Growth Area and within the Central Activities Zone. The site is located within a mixed-use area comprising both commercial and residential. The nearest residential building is the adjacent Russell Mansions to the north at 144 Southampton Row. Cosmo Place comprises a range of restaurants and a public house. Queen Square Terrace primarily comprises residential properties.
- 2.7 The immediate surrounding area is characterised by dense urban environment including buildings fronting Southampton Row ranging from 7 to 10 storeys. To the rear of the site and along Cosmo Place to the south buildings range from 4 to 6 storeys.

Public Transport Connections

- 2.8 The site is in a highly accessible location on Southampton Row and has a PTAL of 6b indicating that the site has excellent access by public transport modes. The hotel is a short distance from Holborn and Russell Square underground stations and in close proximity to Kings Cross St Pancras and Euston major transport hubs. The site is well served by bus routes providing access across London.

Planning History

- 2.9 The site has an extensive planning history, the relevant applications are set out below.
- 2.10 Planning permission (ref.2011/4011/P) for “*Erection of a 7-storey side extension and 5 storey rear extension to provide enclosed fire escape stair and additional sitting rooms to guestrooms of existing hotel (Class C1)*” was granted on 22nd November 2011.
- 2.11 Planning permission (ref.2014/0673/P) for “*Erection of an infill enclosure over existing lightwell, with installation of 7 rooflights at ground floor level.*” was granted on 27th March 2014.
- 2.12 Planning permission (ref.2014/4209/P) for “*Erection of five storey rear extensions within lightwell and relocation of 46 x existing air conditioning units*

to the rear elevation of the proposed extension to hotel (Class C1).” was granted on 4th November 2014.

- 2.13 These works approved were lawfully implemented and a Lawful Development Certificate application (ref. 2016/6783/P) for *“Development works have commenced on site in relation to planning permission ref: 2014/4209/P (Erection of five storey rear extensions within lightwell and relocation of 46 x existing air conditioning units to the rear elevation of the proposed extension to hotel) works include: the installation of steel supporting beams to provide a supporting structure for the extension to the hotel (Certificate of Existing Lawful Development).”* was granted on 2nd February 2017.
- 2.14 An subsequent application (ref. 2016/4188/P) for *“Erection of roof extensions and conversion (8th floor level), 3 storey rear extension to the existing rear wing (5th to 7th floor levels) and 8 storey side/rear extension (from 1st to 8th floors) with 5 storey rear projection (from 1st to 5th floors) to provide improved internal layout, additional bedrooms and enclosed fire escape stair to existing hotel (Class C1).”* was refused on 10th April 2017.

3. Pre-application Engagement

- 3.1 The applicant entered into pre-application discussions with officers at the London Borough of Camden and a meeting was held on 23rd January 2018. The proposals at this stage comprised a total of 22 new hotel bedrooms within a 7 storey side extension from 1st to 7th floor levels; with a 6 storey rear projection at 1st to 6th floor levels; a 6 storey rear extension (1st to 6th floor levels), a 2 storey rear extension to the existing rear wing (6th to 7th floor levels); roof extensions and alterations consisting of raising the roofline, roof lights and a rear dormer extension and a ground floor front/side conservatory extension to the restaurant/bar.
- 3.2 Following the meeting, the proposals were amended to respond to officer feedback and the pre-application response is based on the revised proposals. The revisions comprise the reduction of the side extension rear projection by 1 storey to 5 storeys at 1st to 5th floor levels; the rear dormer was removed from the roof extension; the ground floor front/side conservatory extension has been removed from the scheme; windows were added to the east flank elevation; the revised scheme would provide an additional 21 new hotel bedrooms. The proposals removed the provision of the side/front conservatory extension.
- 3.3 The proposals were amended subsequently in line with officer comments to reduce the height of the rear extension to seven storeys and therefore as a result the scheme proposes 18 additional hotel bedrooms.
- 3.4 It was agreed that where it can be demonstrated that there are no sites within the area that can be considered available, suitable and viable to deliver the required residential accommodation, then an off-site payment in lieu would be accepted as the most appropriate contribution towards housing for the proposed development.

4. Application Proposals

4.1 The proposals comprise extensions and improvements to the existing building to provide an additional 18 hotel bedrooms. This increases the total number of hotel bedrooms from 114 to 132.

4.2 The proposed quantum of floorspace proposed is set out below:

Land use	Proposed new floorspace	
	GIA (sqm)	GEA (sqm)
Hotel (C1 Class Use)	586	606

4.3 The application seeks planning permission for:

“Alterations and extensions to the existing building comprising: a 7 storey side extension (from 1st to 7th floor levels) with a 5 storey rear projection (from 1st to 5th floor levels); Roof extension and alterations to provide an additional storey; Rear infill extension; and rear extension.”

Side Extension

4.4 The proposals comprise a 7-storey side extension (from 1st to 7th floor levels) with a 5-storey rear projection (from 1st to 5th floor levels). This would be sited in the gap to the rear of the building on the Cosmo Place elevation which is presently occupied by a brick-built single storey rear projection with external metal escape staircase above. The extension is set back slightly from the front elevation of the building, would have a mansard roof form with side pitch at roof level and detailing on the side elevation including window openings. The proposed materials would match the existing.

Roof Extension & Alterations

- 4.5 The existing building has an existing mansard roof comprising hotel accommodation at 7th floor level. The proposals comprise roof alterations and extensions in order to create an additional 8th floor level. This results in a minor increase in the roof pitch height and a minor change in the angle at the sides of the roof and the rear roof slope of the mansard would be changed to a steeper roof pitch. The roof extension would be constructed using matching materials. The proposals have been revised since the refusal of the previously refused application (ref. 2016/4188/P).

Rear Infill Extension

- 4.6 The proposals comprise a 6-storey rear infill extension from 1st to 6th floor levels. The extension is located within the existing rear lightwell area which is a void at first floor level and located in the existing rear lightwell area adjacent to Russell Mansions. The proposed extension would be L-shaped to the rear of the main hotel frontages on Southampton Row and Cosmo Place. This proposed extension is one storey higher than a previously approved extension in the same location under application ref. 2014/4209/P). The air conditioning would be located to the wall and screened.

Rear Extension

- 4.7 The hotel has an existing 6 storey rear projection (included mansard roof) to the rear (eastern side) of its Cosmo Place wing. The proposals comprise an additional level above to create a seventh floor which will remain below the eaves level.

5. Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when making any determination under the Planning Acts, it should be done so in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 In this instance, the Development Plan for the Borough comprises The National Planning Policy Framework (NPPF) (July 2018); The London Plan (March 2016); and the Camden Local Plan (2017).
- 5.3 The Development Plan is supported by the following Supplementary Planning Documents: CPG 1 Design (updated March 2018); CPG Housing (Interim); CPG 2 Housing (Updated March 2018); CPG 3 Sustainability (updated March 2018); CPG6 Amenity; CPG 7 Transport (September 2011); CPG 8 Planning obligation (Updated March 2018) ; CPG Biodiversity; CPG Employment sites and business premises; CPG Planning obligations (updated March 2018); and the Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011).
- 5.4 The Revised National Planning Policy Framework (NPPF) was published on July 2018. The NPPF sets out the Government's economic, environmental and social planning policies.
- 5.5 At the heart of the NPPF is a presumption in favour of sustainable development, which should be applied to both the plan-making and decision-taking process. This means approving development proposals that accord with the development plan without delay, and where the development plan is absent, silent, or out-of-date, granting permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development, or specific policies in the NPPF indicate otherwise.

5.6 The key relevant policies are set out below:

The London Plan (2016)

- Policy 4.5 – London’s Visitor Infrastructure
- Policy 7.6 - Architecture

The Camden Local Plan (2017)

- G1 Delivery and location of growth
- H2 Maximising the supply of self-contained housing from mixed-use schemes
- C5 Safety and security
- C6 Access for all
- E1 Economic development
- E3 Tourism
- A1 Managing the impact of development
- A2 Open space
- A3 Biodiversity
- A4 Noise and vibration
- D1 Design
- D2 Heritage
- D3 Shopfronts
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding
- CC4 Air quality
- CC5 Waste
- T1 Prioritising walking, cycling and public transport
- T2 Parking and car-free development
- T3 Transport infrastructure
- T4 Sustainable movement of goods and materials

6. Assessment of the Proposals

- 6.1 This section provides an overview of specific considerations in respect of the proposed development. It assesses the acceptability of the proposals against the planning policy context and other material considerations.

Principle of the development

- 6.2 Policy 4.5 of the London Plan sets a target for 40,000 net additional hotel rooms by 2036 and the proposals will contribute to this aspiration. Hotels are identified as a CAZ strategic function. As identified within the draft London Plan, visitor numbers in London are expected to continue to increase and the proposals will contribute to a much-needed demand within Central London. The new GLA data projects that 58,140 net additional hotel bedrooms will be required across London by 2041 which increases the existing target.
- 6.3 Local Plan policy G1 identifies that the most significant growth will be focussed in the growth areas including Holborn. Particularly, new large-scale visitor accommodation is expected within the Holborn growth area as identified in Policy E3. Site opportunities should be maximised in this area and the addition of 18 hotel bedrooms is in line with this aspiration.
- 6.4 The proposals seek to expand the existing well-established hotel and increase the capacity in line with increased demand and will increase the number of hotel bedrooms from 114 to 132. The continued use of the site for hotel (C1 Class use) and the increase in 18 hotel bedrooms is supported in this location given its high accessibility within the CAZ and within the Holborn growth area.
- 6.5 In addition, the proposals will result in the increase in jobs within the Borough as supported by policy E1. Paragraph 1.25 of the Local Plan recognises that tourism is an important employment generating use and its role in strengthening the economy.

Mixed Use Policy

- 6.6 Local Plan Policy H2 sets out that where it is proposed to increase the total gross floorspace of a site in the Central London Area by greater than 200 sqm (GIA), a contribution to the supply of housing will be sought.
- 6.7 Where housing is required as part of a mix of uses, the preference is for self-contained housing to be provided on-site, particularly where 1,000 sqm (GIA) of additional floorspace is proposed. Where the council is satisfied that providing on-site housing is not practical or housing would be more appropriately provided off-site, the provision of housing on alternative sites nearby, or exceptionally a payment-in-lieu will be required.
- 6.8 The proposals will provide a total uplift of 586 sqm new hotel (C1 Class Use) floorspace and therefore exceed the 200 sqm threshold for which a contribution towards residential will be required.

Land use	Proposed new floorspace		50% Uplift	
	GIA (sqm)	GEA (sqm)	GIA (sqm)	GEA (Sqm)
Hotel (C1 Class Use)	586	606	293	303

- 6.9 Where appropriate up to 50% of all additional floorspace will be self-contained housing as part of a mix of uses subject to criteria (a) to (e) of the policy.
- 6.10 In this instance, it is not possible to provide housing as part of the proposals as justified under criteria (a) to (e) below, nor can the floorspace be provided off-site as set out under criteria (f) to (j) below, therefore a payment-in-lieu towards residential floorspace will be provided as part of the proposals. An assessment of why it is not possible to provide residential accommodation on site is set out below:

(a) The character of the development, the site and the area

- 6.11 The site is located within the Holborn growth area which is identified in the Local Plan as “*predominantly commercial, with a small residential community focused around Holborn underground station*”. The site itself is in use as an existing hotel and the development seeks to increase the size of the existing hotel to provide additional hotel bedrooms. It is noted that Camden’s policy H1 seeks to increase housing across the Borough, however this is not at the detriment to protecting and enhancing non-residential uses, particularly viable businesses serving the tourist industry across the borough.
- 6.12 The site is not located in the immediate vicinity of Holborn underground station which is where the predominant residential community is focused in this area. The character of the immediate surrounding area is mixed, with primarily commercial uses surrounding with residential uses on adjacent sites on Southampton Row to the north and Queens Square to the east.

(b) Site size, and any constraints on developing the site for a mix of uses

- 6.13 The proposals seek to extend an existing building which is identified as making a positive contribution within the Bloomsbury Conservation Area. It is identified at paragraph 3.48 within the supporting text of Policy H2, that examples of proposals that would not be required to provide housing include where “*the development involves an extension to an existing building (especially a listed building or a building that makes a positive contribution to a conservation area) that cannot accommodate new features necessary to support housing, such as entrances, windows, staircases and lifts.*”
- 6.14 The proposal site is small and physically constrained, therefore opportunities to extend the building are limited. The site would not be able to accommodate an acceptable level of residential amenity such as provision of dual aspect accommodation, and an appropriate level of daylight and sunlight required for residential accommodation or the provision of residential amenity space. As

such the additional floorspace proposed would not be able to provide a high quality residential environment for future residents.

- 6.15 Moreover, the new features such as separate residential entrances and a separate stair/lift core could not be accommodated within the existing building. This would create operational and management issues and the uses would not be compatible alongside each other.
- 6.16 The physical requirements needed to accommodate separate residential accommodation would also erode the ability to fit the additional hotel rooms in. The proposals seek to extend the building to provide new hotel floorspace in order to meet an increased demand. As demonstrated in the planning history records there is a long-standing history of the hotel's attempts to increase the level of hotel floorspace for this purpose. Reconfiguration of the extensions to the building in order to accommodate residential units would undermine the development objective of providing additional hotel rooms.
- 6.17 The site currently operates as a highly successful hotel with associated restaurant and bar facilities and retail units at ground floor and therefore comprises a mix of uses. The provision of residential on the site would impact on the existing mix of uses and prevent the hotel from expanding its hotel rooms. The proposed floorspace serves a demonstrated need for the hotel and it would therefore not be financially viable to deliver half of any additional uplift in floorspace as residential. As such, where housing is required as part of the proposals, this could not be practicably accommodated on site.

(c) The priority the Local Plan gives to the jewellery sector in the Hatton Garden area.

- 6.18 The site is outside the Hatton Garden area therefore this is not a relevant consideration in this context.

(d) Whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses.

- 6.19 The building is in existing use as a hotel with a single entrance from Southampton Row. Residential uses would not be compatible with the existing use given the operational needs of the hotel, specifically the lack of a secondary entrance to serve residential units. The two uses would present significant hotel management issues and compromise the existing hotel operations. Access to the Hotel is reserved for guest staying in the hotel, therefore a shared entrance to the existing building would create a security issue whereby members of the public would have access to the building. These constraints would prevent the site from being developed for a mix of uses.

(e) Whether the development is publicly funded or serves a public purpose.

- 6.20 The proposals are not publicly funded or serve a public purpose therefore this is not a relevant consideration in this case.
- 6.21 In considering whether housing should be provided on site and the most appropriate mix of housing, criteria (f) to (j) will also be considered. The relevant considerations are assessed in turn below.

(f) The need to add to community safety by providing an active street frontage and natural surveillance;

- 6.22 The existing hotel fronts onto Southampton Row and provides an active street frontage with a secondary frontage onto Cosmo Place. There are existing commercial occupiers at ground floor level within the retail units. The proposal would not affect this situation.

(g) The extent of any additional floorspace needed for an existing user;

- 6.23 As identified at paragraph 3.54 of the supporting text of Policy H2, “*There may be circumstances (even when the additional floorspace is 1,000 sqm or more) where housing cannot practically be achieved on-site or would more appropriately be provided off-site (for example where the entire additional floorspace is needed for an existing user).*”

- 6.24 As outlined above, in this instance the entire proposed additional floorspace is required to provide additional hotel bedrooms to serve the operational needs and demand of the existing Mecure Hotel.

(h) The impact of a mix of uses on the efficiency and overall quantum of development

- 6.25 As demonstrated in the planning history, the hotel has sought to increase the hotel floorspace in order to increase the number of hotel bedrooms in line with demand in this area. If residential accommodation were to be provided on site, it would reduce the number of additional hotel bedrooms provided and would impact on the operation of the hotel.

(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; and

- 6.26 The construction costs of extending an existing building within a constrained mean that the proposals represent the minimum number of hotel rooms necessary in order to make the scheme viable. It would therefore not be feasible for any of this floorspace to be given over to residential use.

(j) Whether an alternative approach could better meet the objectives of this policy and the Local Plan.

- 6.27 The introduction of residential floorspace within the proposals would have a significant impact on the proposed development scheme resulting in the loss of around 9 bedrooms on the basis of 50% being provided as residential. Pre-application discussions confirmed that on the basis of the above considerations, it would be impractical for housing to be provided on site. An off-site contribution would better meet the requirements of Policy H1.

Off-site provision

6.28 On the basis of the above assessment, it is not considered possible to provide on-site residential accommodation. In this instance, the proposals comprise 606 sqm GEA hotel floorspace, therefore a 50% split would require 303 sqm to be provided off-site.

6.29 The applicant is a hotel owner and operator and therefore not a residential developer. As such the applicant does not own any additional sites capable of delivering a housing offer off-site. Alternative sites have therefore been explored for their suitability to accommodate an off-site provision for residential floorspace.

Sequential Test

6.30 A search of potential sites available has been carried out across the surrounding wards of Kings Cross, Holborn and Covent Garden as identified in figure 6.1 below.

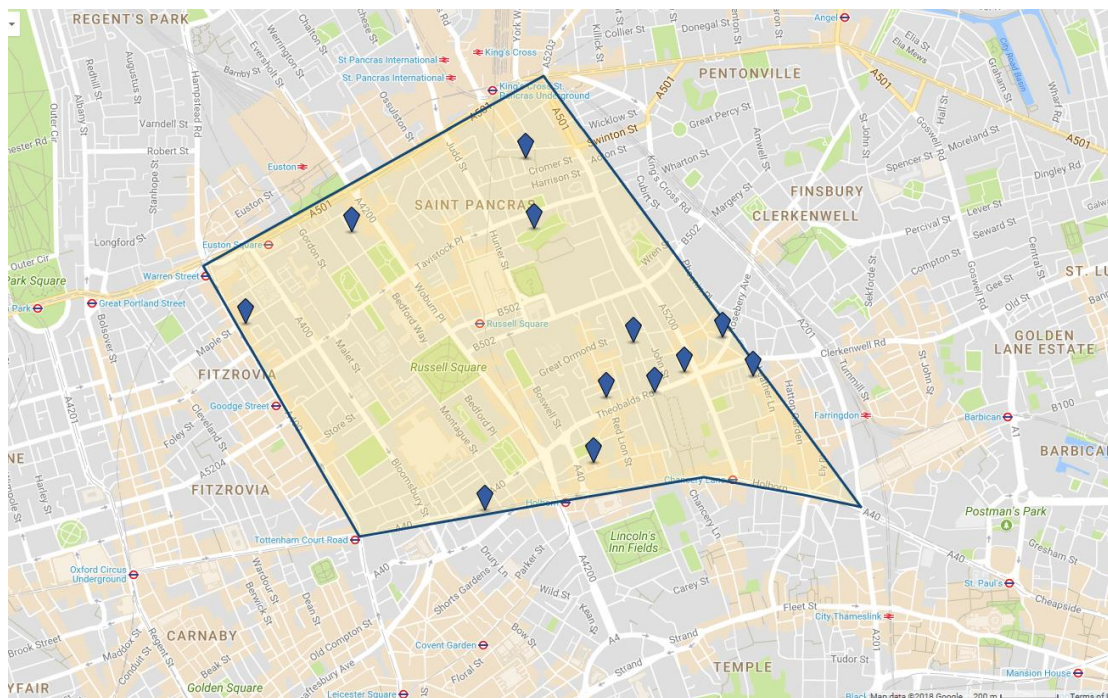


Figure 6.1 Map of search parameters

- 6.31 A search was conducted through Co-star on 2nd August 2018 which identified a total of 11 properties with freehold or long leasehold were identified on the market within the above wards surrounding the site. A copy of the Co-star report is provided at Appendix A.
- 6.32 The NPPF and NPPG set out that sequential tests should assess sites for their availability, achievability and viability. Sites which were leasehold only were automatically discounted from the search on the basis that they would not be achievable and therefore would not meet the sequential test.
- 6.33 Of these 11 properties, 2 sites were too small to accommodate the 303 sqm of floorspace. The remaining 6 were discounted on the basis that they were too large. Further investigation of 3 sites which were available has been undertaken and the sites discounted below.
- 6.34 Endsleigh St is an existing office building of 360 sqm which is therefore too large to accommodate 303 sqm residential floorspace. The site is marketed for £5,500,000 and it would therefore be unviable to acquire this property and convert it or redevelop it for residential accommodation. The site is under offer, and therefore not available. On the basis that this site would be unviable and is not available it has been discounted.
- 6.35 Argyle St comprises an existing 371 sqm hotel building and is therefore oversized. The change of use of this building would result in the loss of an existing business and would be contrary to the aspirations of Local Plan Policy E3 which seek to protect existing visitor accommodation in appropriate locations. The site is considered entirely appropriate for continued hotel accommodation in the Holborn growth area. In addition the site is marketed at £4,000,000 and it would therefore be unviable to acquire this property and convert it or redevelop it for residential. On the basis, it would not be achievable or viable to deliver this site as residential. This site has therefore been discounted on this basis.
- 6.36 The property at Red Lion Square comprises an existing office building of 371 sqm. This building is therefore too large for the required 303 sqm residential floorspace. The site is marketed at £4,500,000 and it would therefore be

unviable to acquire this property and convert it or redevelop to residential. It is therefore not achievable or viable to deliver residential on this site and the site has been discounted on this basis.

- 6.37 Therefore, the search concludes that no other sites are suitable, available or achievable to deliver 303 sqm of residential accommodation in line with the requirements of the sequential test.

Payment-in Lieu

- 6.38 As a result, an off-site requirement in the form of a payment in lieu is offered in order to meet the requirements of Policy H2 and support the aspirations of Policy H1 in delivering new housing. This has been calculated based on guidance within CPG 8 Interim Guidance (March 2018) The amount of the payment in lieu would be calculated on the basis of the on-site target for housing.

Design and Heritage

- 6.39 London Plan Policy 7.6 sets out that Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. Proposals should therefore be of the highest architectural quality; comprise details and materials that complement, not necessarily replicate, the local architectural character; not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate; optimise the potential of sites.
- 6.40 The site is located within the Bloomsbury Conservation Area. The site is identified within the Bloomsbury Conservation Area Appraisal as making a positive contribution in the conservation area.
- 6.41 Local Plan Policy D1 sets out that the Council will seek to secure high quality design in development, requiring development that respects local context and character and preserves or enhances the historic environment and heritage

assets. Policy D2 seeks to preserve and enhance important elements of local character in order to maintain the character of the conservation area.

- 6.42 The Council's Guidance on Design (CPG1) requires side extensions should be: set back from the building; not compromise or block views or gaps, not impact on architectural symmetry or obscure original architectural features on the side wall.
- 6.43 The guidance sets out that rear extensions should be secondary to the building being extended in terms of location form, scale, proportion, dimensions and detailing; respect and preserve the original design and proportions of the building and respect and preserve the historic pattern and established townscape of the surrounding area. CPG1 goes on to state that in most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions will be strongly discouraged.
- 6.44 CPG1 goes on to note that roof alterations are likely to be acceptable where the alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

Side Extension

- 6.45 The proposed side extension is 7 storeys from first to 7th floor levels with a 5 storey rear projection from 1st to 5th floor levels. This extension will occupy the existing gap to the rear of the building on the Cosmo Place elevation which currently comprises a single storey rear projection with external metal escape staircase above. The extension will be set back slightly from the front elevation of the building, have a mansard roof form with side pitch at roof level and detailing on the side elevation including window openings. The extension will be built in materials to match the existing building.
- 6.46 The proposed side extension is considered to meet be of high quality design, respect the surrounding context and character and preserve and enhance the historic environment in accordance with Policies D1 and D2.

- 6.47 In accordance with the requirements of CPG1, the proposals will be set back from the building. The extension would infill the small gap to the rear of the site along Cosmo Place which is not considered to be an important gap and would also remove and replace the existing unattractive metal staircase. The new side extension is located to the side/rear return on Cosmo Place and therefore would not impact upon the architectural symmetry of the building. The new side elevation would also incorporate sympathetic architectural detailing, including an angled mansard roof and matching brickwork and windows.
- 6.48 The 5 storey projection would not be visible from the streetscene and would only be partly visible from Queens Square to the east. It is not considered to impact on the character of the Conservation Area and overall, the proposed side extension is considered to be entirely appropriate. It is also worth noting that the proposed extension is similar to that approved under application 2016/4188/P).

Roof Extension & Alterations

- 6.49 The proposals comprise roof extensions and alterations which includes raising the existing mansard roof to provide hotel accommodation at a new 8th floor level. The proposals result in a minor increase in the roof pitch height, a minor change in the angle at the sides of the roof and the rear roof slope of the mansard would be changed to a steeper roof pitch. The proposed roof extension would be constructed using matching materials to the existing.
- 6.50 The proposed roof extension will comply with Policy D1 and D2 and the guidance set out in CPG1 in relation to roof alterations. When viewed from the principle vantage points along Southampton Row and Cosmo Place, the alterations are viewed as a minor increase in the roof pitch height and a minor change in the angle of the roof pitch at the sides of the roof. These minor roof works would not significantly alter the overall design and form of the roof. The raised roof would also remain lower than the projecting chimneys and the turret cupola of the south west corner of the roof. The alterations to the rear slope of the roof to create a steeper pitch to the mansard would also not significantly

alter the overall design and form of the roof. The rear roof slopes are not highly visible due to the enclosed nature of the site. The proposed rooflights will be subordinate in size and in line with the windows below and will be flush to the roof. Additionally, the proposals will result in the removal of the existing lift overrun which is considered to enhance the roofline.

- 6.51 The roof alterations and extension have been revised following previous application 2016/4188/P and following recent pre-application discussions and are now supported by officers. Overall, the proposed roof extensions and alterations would be architecturally sympathetic to the age and character of the building and retain the overall roof form of the building.

Rear infill Extension

- 6.52 The proposed rear infill extension comprises a 6-storey infill extension from 1st to 6th floor levels. The extension is located in the existing rear lightwell area, which is a void at first floor level and above located in the central part of the site to the rear of the existing building adjacent to Russell Mansions. The extension is an L-shaped extension to the rear of the main hotel wings along Southampton Row and Cosmo Place and will provide additional hotel floorspace in addition to relocated air conditioning plant enclosure. The extension would have a flat roof. This proposal is a similar design to the rear infill extension approved under application ref. 2014/4209/P but comprises an additional storey.

- 6.53 The additional storey is considered acceptable in this instance given the location of the proposed extension to the rear of the existing building which is a highly enclosed part of the site to the rear which would not be visible from the wider public realm in the Conservation Area. The extension will be one storey higher than the adjacent existing 6 storey rear extension in the north-eastern part of the site and would therefore be largely obscured by this extension. Due to the siting and layout and limited scale, the proposed rear infill extension is considered to be adequately subordinate and would preserve the design and proportions of the building.

Rear Extension

- 6.54 The proposed rear extension comprises the addition of a single storey extension over the existing rear projection and reconfiguration of the existing fifth floor mansard roof. The proposed extension will sit below the eaves level and will therefore not be highly visible from the surrounding Conservation Area. The proposed extension is considered to be a secondary addition to the main hotel building which makes a positive contribution to the Conservation Area.
- 6.55 Overall, in accordance with Policy D1 the proposals will deliver high quality design that respects local context and character; preserves and enhances the historic environment and heritage assets; will be sustainable in design and construction; is sustainable and durable construction; comprises details and materials that are of high quality and complement the local character; is inclusive and accessible for all; preserves strategic and local views. The proposals seek to deliver excellence in architecture and design.
- 6.56 The proposed extensions have been sensitively designed to take account of the surrounding Heritage assets and would not result in harm to the architectural quality or historic interest of the Bloomsbury Conservation Area in accordance with Policy D2 and as set out within the supporting TVIA.

Amenity

- 6.57 Local Plan Policy A1 seeks to protect the quality of life of occupiers and neighbours from the impact of development. The council will seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities. In assessing this, the following factors will be considered: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; transport; noise and vibration; odour, fumes and dust; microclimate; contaminated land; and impact on water and wastewater infrastructure in accordance with Policy A1.

- 6.58 The existing site is highly constrained within the dense urban context and the proposals have been carefully designed in order to optimise the use of the site whilst seeking to avoid any amenity impact on adjacent buildings. A full assessment of the distances between adjacent windows at Russell Mansions has been undertaken within the Design and Access Statement. This demonstrates that the majority of these windows are secondary, non-habitable windows.
- 6.59 The proposed new windows will not directly overlook the secondary windows to Russell Mansions or 7 Cosmo Place and have been carefully located to face inwards into the lightwell. The proposals will therefore not result in any impact on visual privacy. It is not considered that there would be any impact on the Swan Public House and the adjacent Cosmoba. Any perceived overlooking can be mitigated with obscured glazing where necessary.
- 6.60 The existing relationship of the building with the windows on the Russell Mansions elevation will not be significantly worsened as a result of the current proposals and the outlook from these secondary windows will be improved by relocating the existing air-conditioning units and providing a screen here. The lift shaft will also be removed and replaced by enhanced architecture.
- 6.61 The primary view to the habitable rooms within Russell Mansions are either out towards Southampton Row or towards Queen Square Gardens to the rear and therefore the side windows facing the site are secondary. The proposed additionally massing proposed within the rear courtyard is therefore not considered to create an increased sense of enclosure to Russell Mansions.
- 6.62 The proposals represent a reduction in the massing from the previous proposals and are considered to overcome and previously perceived sense of enclosure.

Noise

- 6.63 A Noise Assessment has been undertaken in relation to the proposed relocation of the air-conditioning units. The results from the noise survey have been used to set a design noise criterion with respect of the proposed air-cooled condensers having regards to the planning policy requirements. The report concludes that the proposed relocation of the air-conditioning units will not worsen the existing

noise environment. The proposals will ensure that noise and vibration will be controlled and managed as part of the proposals taking into account Camden's Noise and Vibration Thresholds.

Daylight/Sunlight

- 6.64 A Daylight/Sunlight report has been prepared in relation to the proposals. The report has assessed the surrounding sites, in particular the impact on Russell Mansions, The Swan Public House and Cosmoba and confirms that the majority of the neighbouring habitable windows and rooms comfortably fulfil the planning guidance.
- 6.65 Overall, the proposed extensions are not considered to impact upon neighbouring residential amenity in terms of: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; transport; noise and vibration; odour, fumes and dust; microclimate; contaminated land; and impact on water and wastewater infrastructure in accordance with Policy A1.

Parking

- 6.66 The site is located within PTAL 6b and is therefore a highly accessible site serviced by regular bus services and various underground links. The site is also in close proximity to the major transport hubs of Euston and Kings Cross St Pancras Station. The majority of hotel visitors to the site will arrive by public transport.
- 6.67 The proposals are provided car free given the highly accessible nature of the site. This is in line with the existing car parking arrangements for the site. This is in accordance with the aspirations of Policy T2.
- 6.68 Given the historic nature of the building, there is currently no cycle parking provided on site. It is not considered possible to provide any cycle parking on sites however there is existing secure cycle parking provision at Russell Square Underground Station and various bicycle docking stations within the

surrounding vicinity to which a contribution could be made if required as agreed with officers at pre-application stage.

Servicing

- 6.69 The proposals relate to an existing hotel and the proposals will not change the servicing arrangements of the site. Refuse and service vehicles are not considered to increase as a result of the proposals. Further details of the servicing arrangements are provided within the Transport Assessment submitted in support of this application.
- 6.70 In line with Policy A1, the development has adequately assessed and addressed transport impacts affecting communities, occupiers, neighbours and the existing transport network
- 6.71 Details of servicing to the site during construction are set out within the Transport Assessment and a further Construction Management Plan will be conditioned as part of the application. This will set out how any unacceptable harm to amenity during the construction phase will be prevented.

Sustainability

- 6.72 A Sustainability Statement has been prepared in support of this application which confirms that the proposals will seek to use the principles of sustainable design and construction in the detailed design of the proposals. A brown roof is proposed to the flat roof above the rear extension. A BREEAM pre-assessment has been undertaken which sets out that due to the significant site constraints it will not be possible to exceed a 'pass' rating.
- 6.73 The proposals will seek to minimise the effects of climate change and meet the highest feasible environmental standards that are financially viable during construction and occupation in accordance with the aspirations of policy CC1. The proposals have incorporated adaptation measures and sustainable development principles in the design and proposed implementation as set out

further within the Energy and Sustainability Statement prepared in support of this application in accordance with Policy CC2.

Air Quality

6.74 An Air Quality Assessment has been undertaken in relation to these proposals which sets out that due to the limited number of anticipated vehicle trips associated within the proposals, road vehicle exhaust emissions were not predicted to be significant.

6.75 The use of good practice measures will be employed during the construction phase in order to mitigate any potential fugitive dust impacts. In accordance with the requirements of Policy CC4, the proposals have assessed the impact of the proposals on Air Quality and sought to reduce poor quality within the borough

7. Conclusion

- 7.1 This Planning Statement has been prepared in support of an application for planning permission for alterations and extensions to the existing hotel at 130-134 Southampton Row in order to provide 18 additional hotel bedrooms.
- 7.2 The application follows detailed pre-application discussions with planning and design and conservation officers at the London Borough of Camden and the proposals are considered to have responded positively to feedback provided.
- 7.3 This Planning Statement has assessed the proposals against the provisions of the Development Plan, Supplementary Planning Guidance and National Planning Policy. It is considered that overall, the proposals accord in all material respects with the relevant policies and delivers significant benefits.
- 7.4 The proposals will deliver 586 sqm GIA of additional hotel floorspace in response to continued increased demand for hotel bedrooms at the existing hotel. The principle of the proposed use is fully supported in strategic London Plan CAZ and within the Borough's Holborn Growth Area particularly given the highly accessible nature of the site.
- 7.5 The increase in hotel floorspace will support further employment and contribute to the tourist industry in the capital. This supports the Mayor's and Borough's aspirations for London.
- 7.6 In addition, the proposals will provide a payment-in-lieu towards residential accommodation which will contribute toward the supply of much needed housing in the Borough.
- 7.7 The proposals represent high-quality design and will conserve and enhance the building of significance and will positively contribute to the character and appearance of the Bloomsbury Conservation Area.
- 7.8 For the reasons set out in this Statement we believe planning permission should be granted.

Appendix 1 – Co Star Listing Report

Portfolio of 2 properties in London, Greater London, having total size of 4,103 SF, and for sale at £2,700,000 (£658/SF)

Portfolio Information

Sale Price: **£2,700,000**
 Net Initial Yield: **5.56%**
 Sale Status: **Available**
 Sale Conditions: **Portfolio Sale**
 Sale Type: **Investment**

Total Size: **4,103 SF**
 Total Land Area:
 Days On Market: **101**

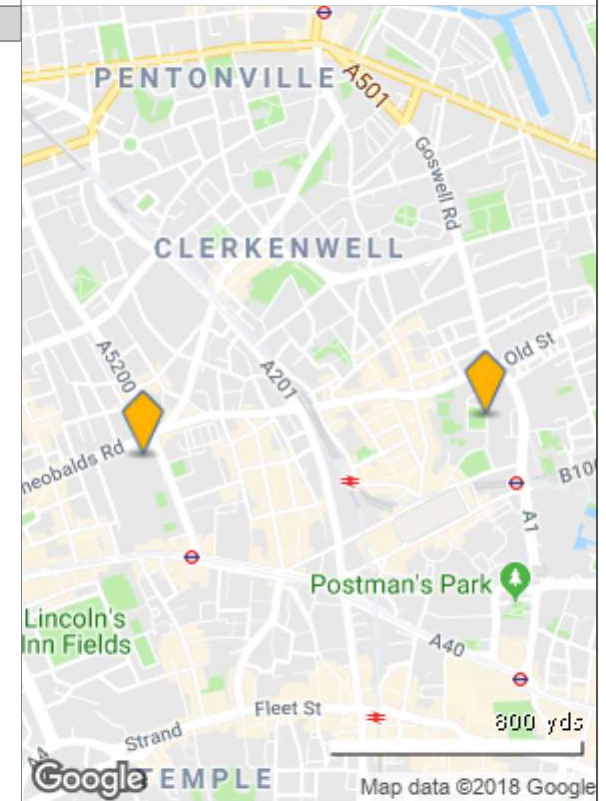
2 Properties in portfolio

Properties cannot be sold individually

Sale Notes

INVESTMENT SUMMARY

- Opportunity to acquire a portfolio of two single let commercial units
- Established location in the heart of Bloomsbury and Clerkenwell, with excellent connections across London
- Let to Medivet Group Limited
- Seeking offers in excess of £2,700,000 subject to contract and exclusive of VAT for the benefit of our client's long leasehold interests. A purchase at this level would reflect a net initial yield of 5.21%, after purchasers' costs of 6.41%
- Quoting price reflects a low gross capital rate of only £658 per sq ft



Portfolio of 2 Class B Office properties in London, Greater London, having total size of 9,706 SF, and for sale at £9,200,000 (£948/SF)

Portfolio Information

Sale Price: **£9,200,000**
 Price/SF: **£948**
 Net Initial Yield: -
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

NIA: **9,706 SF**
 Days On Market: **84**
 Sale Status: **Available**

2 Properties in portfolio

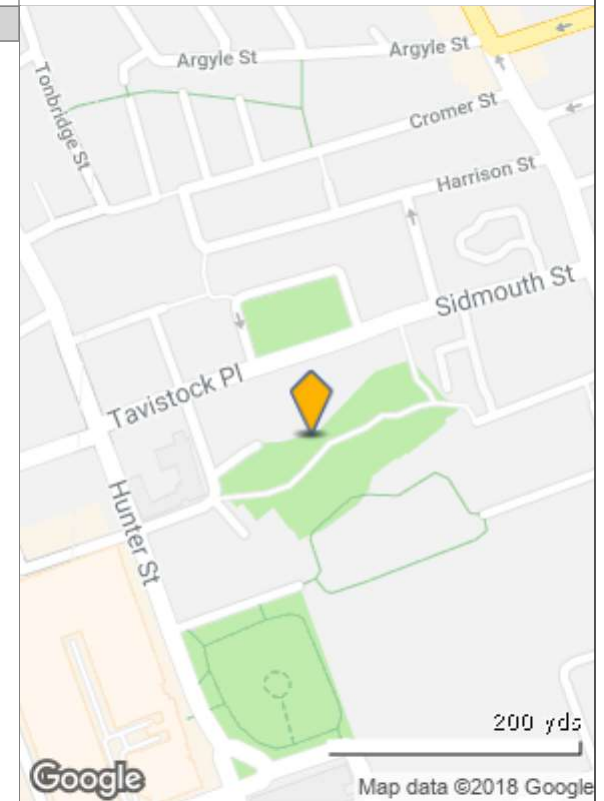
All properties can be sold individually

Sale Notes

The Old Dairy provides a unique opportunity for an owner occupier or investor to acquire a Long Leasehold Property as part of a new mixed used development in a prime Bloomsbury location.

- New 125 year Long Leasehold
- Prominent location, situated moments from RusselSquare Underground Station and Kings Cross St Pancras
- Modern contemporary build that will be delivered to a creative Category A specification or shell and core as required
- NIA of 9,895 sq. ft. of office accommodation, arranged across two separate buildings across lower ground, ground and 1st floors.

Offers for the Long Leasehold are invited in excess of £9,200,000 for the whole site or on a building by building basis, at £4,325,000 (Building 1) and £4,875,000 (Building2). A purchase at this level reflects a capital value of £930.00 per sq. ft.



3 29 Argyle St

London, WC1H 8AP
4,000 SF Hospitality Building
Property is for sale at £4,000,000 (£1,000/SF)

Investment Information

Sale Price: **£4,000,000**
Price/Room: -
Net Initial Yield: -
Tenure: **Freehold**

Sale Status: **Available**
Sale Conditions: -

Days On Market: **157**

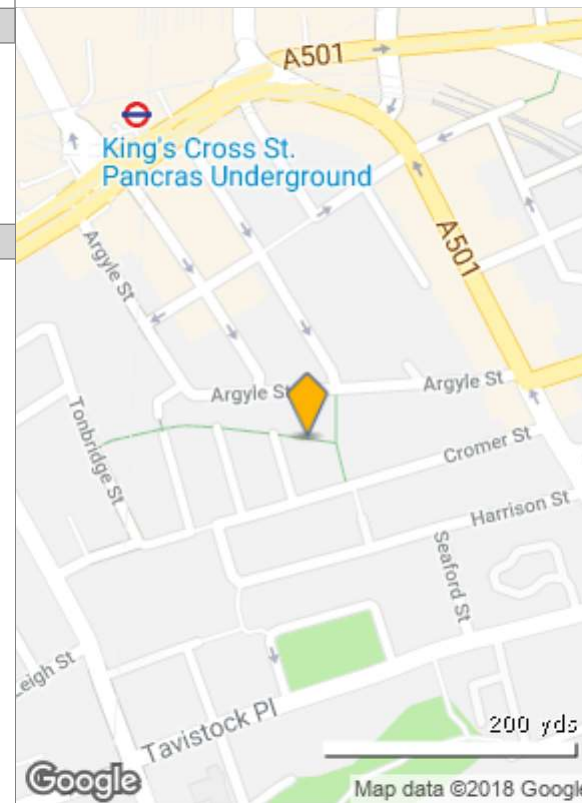


Sale Notes

14 en suite letting rooms
Potential to add an additional letting room
Managers office
Family run business
Popular tourist destination
Energy Rating D

Building Information

Hotel Size: 4,000 SF	Bldg Status: Existing	
Star Rating: ★★☆☆☆	Floors: -	Avg Room Size: -
# of Rooms: -	Plot Ratio: -	Typical Floor Size: -
Annual % Occup: -	Land Area: -	Lot Dimensions: -
Avg Daily Rate: -	Hotel Name: -	
Use Class: -		



4 10 Bloomsbury Way

London, WC1A 2SL
162,888 SF Office Building Renovated in 2014 Built in 1947
Property is for sale at £214,700,000 (£1,318/SF)

Investment Information

Sale Price: **£214,700,000**
Price/SF: **£1,318**
Net Initial Yield: **4.30%**
Tenure: **Long Leasehold**
Sale Status: **Available**
Sale Conditions: **-**
Sale Type: **Investment**

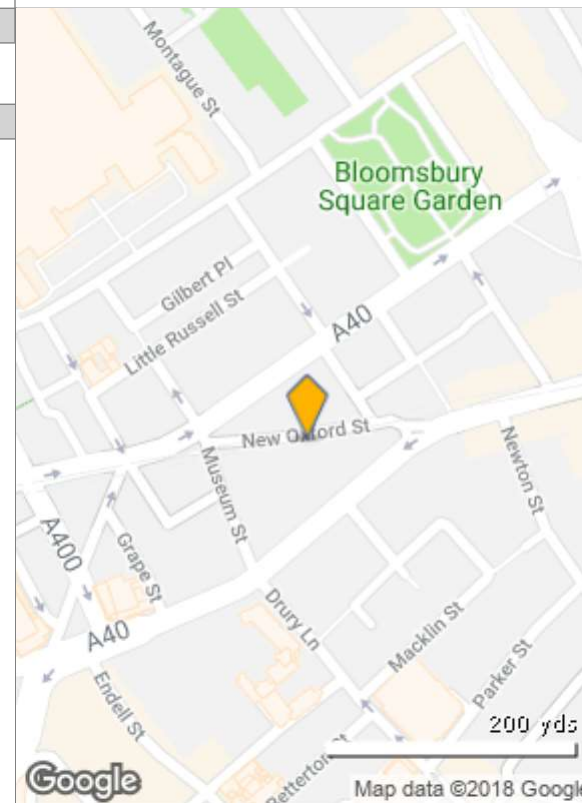
Days On Market: **400**

Sale Notes

10 Bloomsbury Way is available to purchase, the building measures 165,045 sq ft (15,333.2 sq m)

Office Information

Bldg Type: Office	Bldg Status: Built 1947, Renov Oct 2014	NIA: 162,888 SF
Total Avail: 84,279 SF	% Leased: 95.8%	Floors: 10
Bldg Vacant: 14,317 SF	Elevators: 4	Land Area: -
Typical Floor Size: 18,662 SF	Use Class: -	Owner Type: Investment
Plot Ratio: -	Tenancy: Multiple Tenant	Owner Occupied: Manager
Star Rating: ★★★★★		
Parking: 11 free Covered Spaces are available; Ratio of 0.06/1,000 SF		
Amenities: Air Conditioning, Bicycle Storage, Bus Line, Controlled Access, Dedicated Shower Facilities, EPC - C, Food Court, High Ceilings, Kitchen Facilities, LG7 Lighting, Lift Access, On Site Management, Open-Plan, Partitioned Offices, Raised Floor ...		



5 4 Endsleigh St

London, WC1H 0DS
3,881 SF Office Building Built in 1900
Property is for sale at £5,500,000 (£1,417/SF)

Investment Information

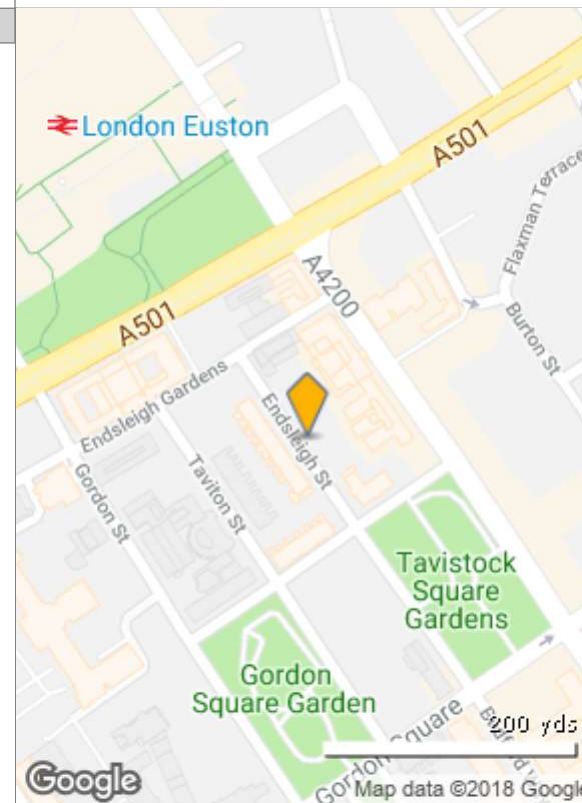
Sale Price: **£5,500,000**
Price/SF: **£1,417**
Net Initial Yield: -
Tenure: **Freehold**
Sale Status: **Under Offer**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**

Days On Market: **120**



Office Information

Bldg Type: Office	Bldg Status: Built 1900	NIA: 3,881 SF
Total Avail: 3,881 SF	% Leased: 0.0%	Floors: 6
Bldg Vacant: 3,881 SF	Elevators: -	Land Area: -
Typical Floor Size: 845 SF	Use Class: -	Owner Type: -
Plot Ratio: -	Tenancy: -	Owner Occupied: No
Star Rating: ★★★★★		
Amenities: Air Conditioning, Basement Storage, Courtyard, Dedicated Shower Facilities, Demised WC facilities, Roof Terrace		



6 20 Lambs Conduit St

London, WC1N 3LE
2,927 SF Service Building Built in 1988
Property is for sale at £850,000 (£290/SF)

Investment Information

Sale Price: **£850,000**
Price/SF: **£290**
Net Initial Yield: -
Tenure: **Long Leasehold**
Sale Status: **Available**
Sale Conditions: -
Sale Type: **Owner/User**

Days On Market: **323**

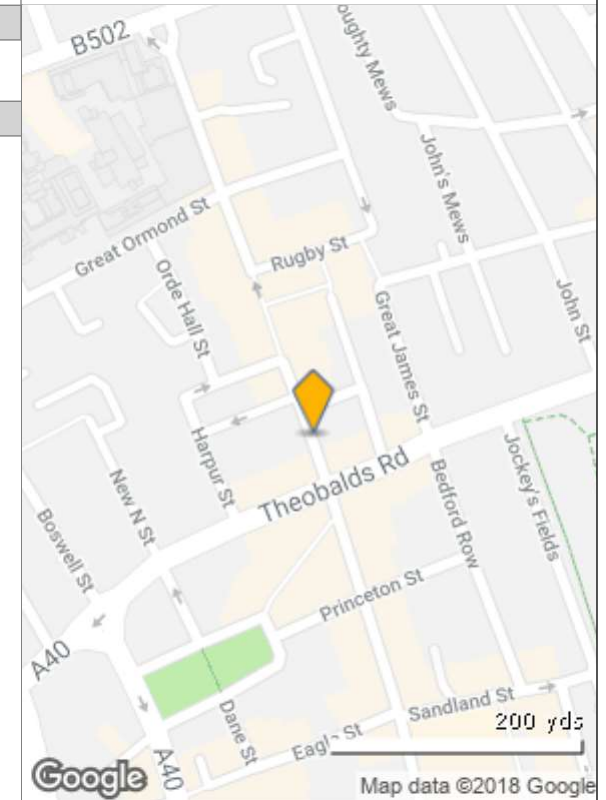


Sale Notes

262 sq m.

Building Information

Bldg Type: Service		NIA: 2,927 SF
Bldg Status: Built Jun 1988		% Leased: 0.0%
Rent/SF/Yr: For Sale	Floors: 1	Use Class: -
Bldg Vacant: 2,927 SF	Plot Ratio: -	Owner Type: -
Warehouse Avail: 2,927 SF	Land Area: -	Owner Occupied: -
Office Avail: 0 SF	Smallest Space: 2,927 SF	Tenancy: -
Max Contig: 2,927 SF	Star Rating: ★★☆☆☆	Lot Dimensions: -
Ceiling Height: -	Crane: -	Cross Docks: -
Column Spacing: -	Loading Docks: -	Levelators: -
Const Mat: Masonry	Drive Ins: -	Sprinklers: -
Rail Spots: -	Rail Line: -	



7 14 Red Lion Sq

London, WC1R 4QH
3,966 SF Office Building Built in 1789
Property is for sale at £4,500,000 (£1,135/SF)

Investment Information

Sale Price: **£4,500,000**
Price/SF: **£1,135**
Net Initial Yield: -
Tenure: **Freehold**
Sale Status: **Available**
Sale Conditions: -
Sale Type: **Investment**

Days On Market: **64**



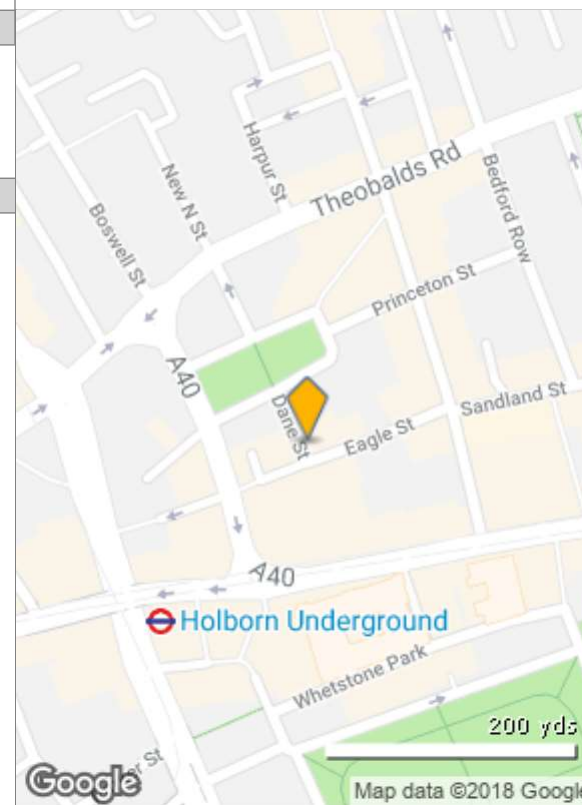
Sale Notes

We are instructed to seek offers in excess of £4,500,000, (Four million, five hundred thousand pounds), subject to contract, which reflects a capital value of £1,137 per sq ft (NIA) and £827 per sq ft (GIA).

The property has an Energy Performance Certificate Rating of C (62). A copy of the full report is available upon request.

Office Information

Bldg Type: Office	Bldg Status: Built Jan 1789	NIA: 3,966 SF
Total Avail: 0 SF	% Leased: 100.0%	Floors: 5
Bldg Vacant: 0 SF	Elevators: -	Land Area: -
Typical Floor Size: 793 SF	Use Class: -	Owner Type: -
Plot Ratio: -	Tenancy: Multiple Tenant	Owner Occupied: No
Star Rating: ★★☆☆☆		
Amenities: Air Conditioning, Category 5 Lighting, Raised Floor, Reception, Security System, Storage Space		



8 28-30 Theobalds Rd, Unit 28-30

London, WC1X 8NX
12,906 SF Office Unit Built in 1732
Unit for sale at £2,750,000 (£875/SF)

Unit Information

Sale Price: **£2,750,000**
Unit SF: **3,143 SF**
Price/SF: **£875**
Net Initial Yield: **-**
Tenure: **Freehold**

Sale Status: **Available**
Days On Market: **65**
Sale Type: **Owner/User**
Sale Conditions: **-**

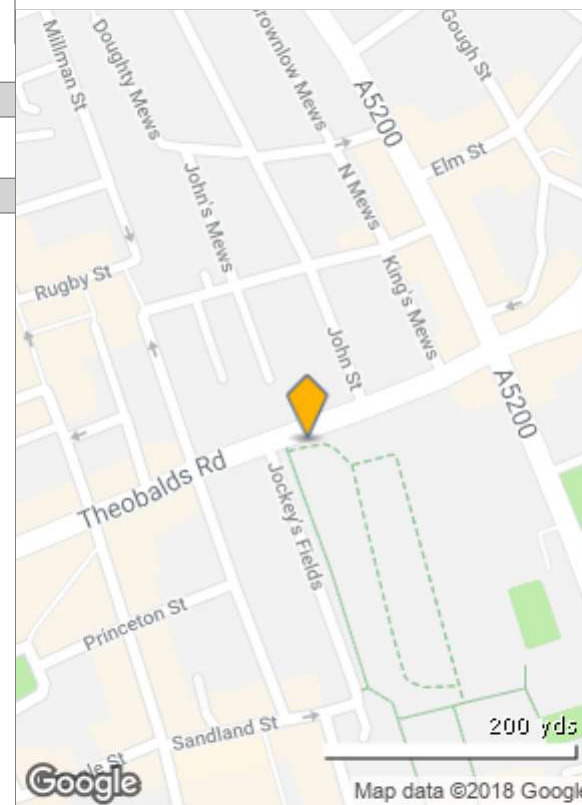
Floor #: **GRND**
Unit #: **28-30**

Sale Notes

VIRTUAL FREEHOLD APROX. 992 YEARS LEASE REMAINING - GUIDE PRICE: £2,750,000 SUBJECT TO CONTACT

Office Information

Bldg Type: Office	Bldg Status: Built May 1732	Tenancy: Single
Rent/SF/Yr: -	% Leased: 100.0%	Elevators: -
NIA: 3,143 SF	Total Avail: 3,143 SF	
Floors: 6	Bldg Vacant: 0 SF	Use Class:
Owner Type: Corporate/Us	Typical Floor Size: 2,151 SF	Owner Occupied: No
Star Rating: ★★☆☆☆	Land Area: -	
	Ownership: Unit	
Amenities: Air Conditioning, Bus Line, Convenience Store, Security System		



9 154-162 Tottenham Court Rd

London, W1T 7NG
34,030 SF Retail Storefront Retail/Residential Unit Built in 1930
Unit for sale at £3,500,000 (£711/SF)

Unit Information

Sale Price: **£3,500,000**
Unit SF: **4,926 SF**
Price/SF: **£711**
Net Initial Yield: **4.61%**
Tenure: **Long Leasehold**

Sale Status: **Under Offer**
Days On Market: **532**
Sale Type: **Investment**
Sale Conditions: **-**

Floor #: **GRND**
Unit #: **-**

Sale Notes

The available space comprises ground floor office accommodation.

The long leasehold interest of the property is available for offers in excess of £3,500,000. A Long leasehold expiring 20th May 2108 (91years) at a peppercorn rent.

A new five year occupational lease is to be granted to Changing Faces at a rent of £35.00 per sq ft per annum exclusive.

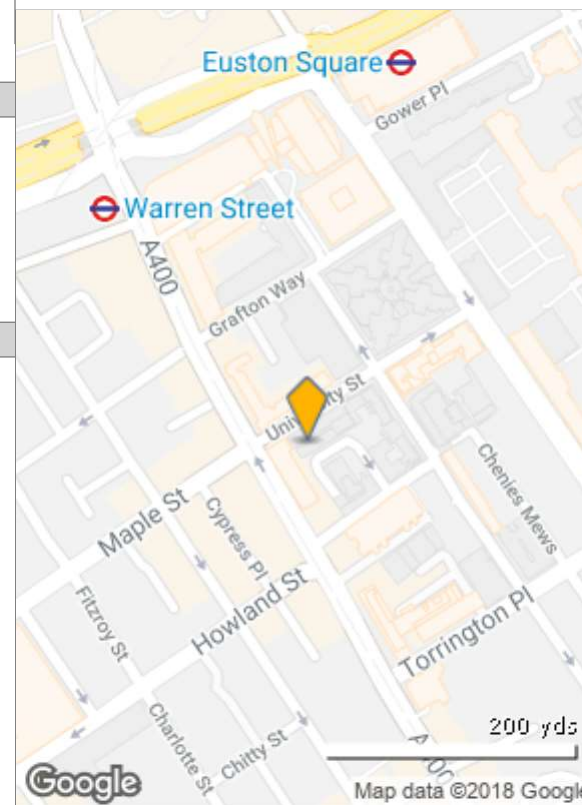
Centre Information

Centre Type: Storefront Retail/Residential	Centre Size: 4,926 SF
Bldg Status: Built 1930	Use Class: -
% Leased: 100.0%	Owner Type: No
Rent PA: Withheld	Land Area: -
Floors: 9	Lot Dimensions: -
Elevators: -	Owner Occupied: No
Total Avail: 1,270 SF	Tenancy: Multiple Tenant
Bldg Vacant: 0 SF	
Service Charge: -	
Ownership: Condo	
Star Rating: ★★☆☆☆	

Loading Docks: **None** Ceiling Height: **-**

Street Frontage: **184 feet on Tottenham Court Rd**
26 feet on University St

Amenities: **Air Conditioning, Bus Line, Public Transport, Security System, Signage**



10 Wakefield St - The Old Dairy, Unit Commercial Space 1

London, WC1N 1PG
9,895 SF Office Unit Delivering 5/2019
Unit for sale at £4,325,000 (£957/SF)

Unit Information

Portfolio Info: ***This property is also for sale as part of a portfolio***
Sale Price: **£4,325,000**
Unit SF: **4,519 SF**
Price/SF: **£957**
Net Initial Yield: **-**
Tenure: **Long Leasehold**

Sale Status: **Available**
Days On Market: **84**
Sale Type: **Investment OR Owner/User**
Sale Conditions: **-**

Floor #: **LL**
Unit #: **Commercial Space 1**

Sale Notes

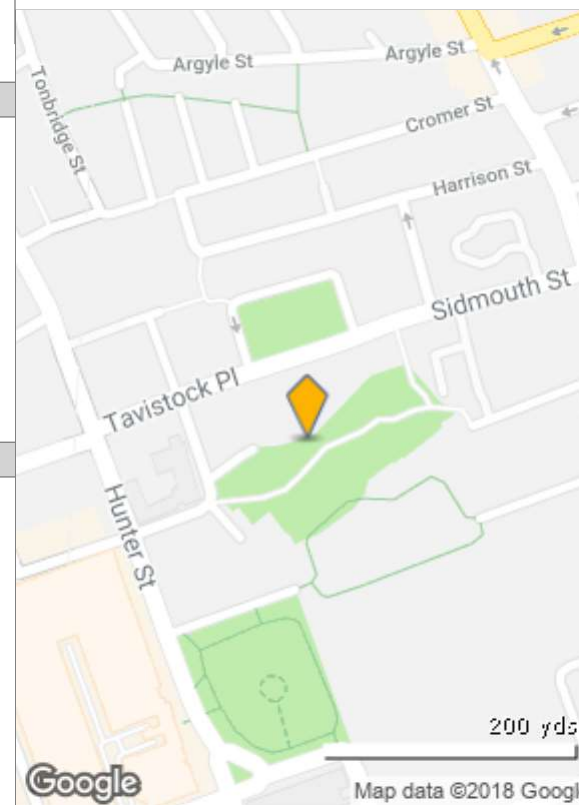
The Old Dairy provides a unique opportunity for an owner occupier or investor to acquire a Long Leasehold Property as part of a new mixed used development in a prime Bloomsbury location.

- New 125 year Long Leasehold
- Prominent location, situated moments from RusselSquare Underground Station and Kings Cross St Pancras
- Modern contemporary build that will be delivered to a creative Category A specification or shell and core as required
- NIA of 9,895 sq. ft. of office accommodation, arranged across two separate buildings across lower ground, ground and 1st floors.

Offers for the Long Leasehold are invited in excess of £9,200,000 for the whole site or on a building by building basis, at £4,325,000 (Building 1) and £4,875,000 (Building2). A purchase at this level reflects a capital value of £930.00 per sq. ft.

Office Information

Bldg Type: Office	Bldg Status: Under Construction, delivers May 2019	Tenancy: Single
Rent/SF/Yr: -	% Leased: 1.9%	Elevators: -
NIA: 4,519 SF	Total Avail: 9,706 SF	
Floors: 1	Bldg Vacant: 0 SF	
Owner Type: -	Typical Floor Size: 9,895 SF	Use Class:
Star Rating: ★★★★★	Land Area: 0.47 AC	Owner Occupied: No
	Ownership: Unit	
Amenities: Air Conditioning, Central Heating		



11 Wakefield St - The Old Dairy, Unit Commercial Space 2

London, WC1N 1PG
9,895 SF Office Unit Delivering 5/2019
Unit for sale at £4,875,000 (£940/SF)

Unit Information

Portfolio Info: ***This property is also for sale as part of a portfolio***
Sale Price: **£4,875,000**
Unit SF: **5,187 SF**
Price/SF: **£940**
Net Initial Yield: **-**
Tenure: **Long Leasehold**

Sale Status: **Available**
Days On Market: **84**
Sale Type: **Investment OR Owner/User**
Sale Conditions: **-**

Floor #: **LL**
Unit #: **Commercial Space 2**

Sale Notes

The Old Dairy provides a unique opportunity for an owner occupier or investor to acquire a Long Leasehold Property as part of a new mixed used development in a prime Bloomsbury location.

- New 125 year Long Leasehold
- Prominent location, situated moments from RusselSquare Underground Station and Kings Cross St Pancras
- Modern contemporary build that will be delivered to a creative Category A specification or shell and core as required
- NIA of 9,895 sq. ft. of office accommodation, arranged across two separate buildings across lower ground, ground and 1st floors.

Offers for the Long Leasehold are invited in excess of £9,200,000 for the whole site or on a building by building basis, at £4,325,000 (Building 1) and £4,875,000 (Building2). A purchase at this level reflects a capital value of £930.00 per sq. ft.

Office Information

Bldg Type: Office	Bldg Status: Under Construction, delivers May 2019	Tenancy: Single
Rent/SF/Yr: -	% Leased: 1.9%	Elevators: -
NIA: 5,187 SF	Total Avail: 9,706 SF	
Floors: 1	Bldg Vacant: 0 SF	
Owner Type: -	Typical Floor Size: 9,895 SF	Use Class:
Star Rating: ★★☆☆☆	Land Area: 0.47 AC	Owner Occupied: No
	Ownership: Unit	
Amenities: Air Conditioning, Central Heating		

