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**From:** Jonathan Wadcock [REDACTED]  
**Sent:** 21 September 2018 18:35  
**To:** Constantinescu, Nora-Andreea  
**Cc:** Jack Hobbs  
**Subject:** RE: AoD 2018/3324/P - Maple House, Tottenham Court Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Nora,

I hope that you've had a good break. Please see below our response to your queries. There is one outstanding issue in respect of the requested water consumption calculations that we are still waiting on but hope to provide shortly.

I am on leave next week myself but my colleague Jack Hobbs (cc'd) will be able to assist with any outstanding queries. We would be agreeable to an extension of time if this is required.

Kind regards,

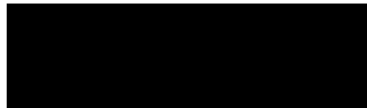
**Jonathan Wadcock**

Senior Associate Planner

For and on behalf of Peter Brett Associates LLP - [Manchester](#)



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**From:** Constantinescu, Nora-Andreea [mailto:Nora-Andreea.Constantinescu@camden.gov.uk]

**Sent:** 10 September 2018 11:05

**To:** Jonathan Wadcock [REDACTED]

**Subject:** RE: AoD 2018/3324/P - Maple House, Tottenham Court Road

**Importance:** High

Hi Jonathan,

Thank you for your email and I am sorry for this delay in my response.

The Management plan and travel plan were sent to planning obligations team, so you should hear from them in due course.

In relation to the information provided under this AoD application, there are some issues/questions that I would like you to address.:

Condition 3 :

- A requirement is for the cycle parking spaces to be secure. Can you please provide details of the basement car park and how it is accessed in terms of security.

As you will appreciate, the location of the cycle parking was previously agreed as part of the planning application for change of use. The basement car park is accessed via the entrance on Beaumont Place which is protected by barriers and monitored by CCTV.

- The cycle parking needs to be available for both staff and visitors of the D2 leisure centre. Can you please clarify how visitors will be able to access the cycle parking spaces?

Visitors will be able to access the cycle parking via the existing vehicular entrance from Beaumont Place.

Condition 4:

- Water consumption calculations in respect of selected equipment and systems each to be detailed), demonstrating savings against 1) pre-scheme water consumption and 2) BRE water consumption benchmarks for the relevant floor area and type of use.

We will provide these details shortly.

- Full technical details about the selected mechanical cooling, ventilation and heating systems including system efficiencies, and any improvements against the respective Part L requirements.

Air source heat pumps have been installed at the site to provide the majority of the hot water. These operate at about 3 to 1 improved efficiency compared with direct electric water heating, which compares well with gas condensing boiler technologies.

- Information about the installed lighting efficacy and any improvement against 1) pre-scheme situation and 2) Part L minimum requirements

New lighting is approx. 120 lumens/watt throughout the main gym areas and typically 95 lumens/watt in back of house areas.  
This compares very favourably with the original T8 fluorescent lighting which would have been no more than 80 lumens/watt, more likely about 70 due to aged luminaires.  
Part L non domestic compliance guide sets a min of 60 lumens/watt.

Condition 5:

- Please provide any additional information you received from consultation with UCLH and 30-40 Grafton Way Tenants and RA.

We have not received any further responses from the RA or UCLH.

Please note that I am away from the 12<sup>th</sup> and back on the 24<sup>th</sup> of September. Please provide the information required by then and I shall catch with you on my return.

Best Regards,  
Nora