



15 May 2019

Delivered via Planning Portal (PP-07809413)

Ms Rachel English
Senior Planner
Planning - Development Management
Camden Council
5 Pancras Square
London N1C 4AG

Dear Rachel

**8-10 SOUTHAMPTON ROW AND 1 FISHER STREET, LONDON WC1B 4AE
APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT**

On behalf of our client, Idé Real Estate, we hereby submit an application for planning permission and listed building consent for the following development at 8-10 Southampton Row and 1 Fisher Street:

Change of use of 8-10 Southampton Row from temporary Crossrail offices (B1) (formerly a public house (A4) at basement, ground and first floor level and 9 x self-contained residential flats to upper floors (C3)) to an 85 bed hotel with ancillary restaurant and bar (C1), together with the erection of an 8 storey building at 1 Fisher Street containing 9 self-contained residential units and connecting to 8-10 Southampton Row, with internal and external alterations to 8-10 Southampton Row. Associated plant, refuse and cycle storage areas.

The application is for a transformative scheme that will return an elegant but neglected Edwardian listed building to its original use as a hotel providing attractive accommodation for visitors to central London. The listed building will be complemented by a carefully designed new rear extension that will reflect and celebrate the historic architecture while sitting comfortably within its townscape context. Access to the Crossrail maintenance shaft and TfL headhouse on the site will be preserved while returning nine high quality homes to Holborn that had been lost to Crossrail works.

The Site

The site is located in the Holborn & Covent Garden ward of the London Borough of Camden (LBC) and comprises:

- A Grade II listed building, sometimes known as Carlisle House, at nos. 8-10 Southampton Row;
- A Crossrail works site to the rear including an underground access and maintenance shaft plus headhouse at no. 1 Fisher Street.

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The site is located in the Central Activities Zone and benefits from excellent transport connectivity.

Proposed Development

The application for planning permission and listed building consent has benefitted from extensive pre-application advice from LBC planning, conservation and urban. The proposed development will deliver:

- 9no. residential units in replacement of those that previously existed on the site;
- a new hotel, providing high-quality visitor accommodation for visitors to central London;
- restoration of the Grade II listed building to its original use, including refurbishment both internally and externally to exemplary standards of conservation and design;
- a new contemporary extension of exemplary design to the rear of the Grade II listed building to provide modern hotel accommodation and high quality residential apartments, meeting modern standards;
- incorporation of the existing Crossrail shaft, headhouse and associated plant into the new development, to allow for safe operation of the underground railway; and
- economic growth and new employment opportunities at an important central London site that would otherwise fall vacant.

Submission Documents

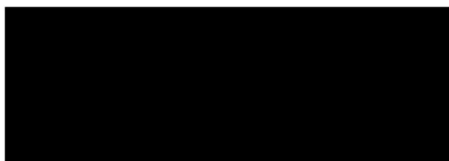
The planning and listed building consent application is accompanied by the following supporting documents and reports:

- Planning Application Form, prepared by Turley
- Certificates and Notices, prepared by Turley
- CIL Form, prepared by Turley
- Cover Letter, prepared by Turley
- Location Plan, prepared by Matthew Lloyd Architects
- Existing Plans, Sections and Elevations (including Demolition Drawings), prepared by Matthew Lloyd Architects
- Proposed Plans, Sections and Elevations, prepared by Matthew Lloyd Architects
- Design and Access Statement (including Crime Impact Assessment, Accessibility Statement and Schedule of Works), prepared by Matthew Lloyd Architects
- Heritage Statement, prepared by The Heritage Collective
- Development Viability Report, prepared by Turley (to be submitted at a later date)
- Ecological Impact Assessment, prepared by Royal HaskoningDHV
- Energy Statement, prepared by RES

- Explanatory letter concerning Environmental Impact Assessment, prepared by Turley
- Flood Risk Assessment, prepared by Royal HaskoningDHV
- Site Waste Management Plan, prepared by Royal HaskoningDHV
- Townscape and Visual Impact Assessment, prepared by The Landscape Collective
- Transport, Servicing and Delivery Statement, prepared by Royal HaskoningDHV (a combined Transport Statement and Delivery and Servicing Management Plan)
- Travel Plan, prepared by Royal HaskoningDHV
- Contamination Assessment, prepared by WSP
- Waste Assessment, prepared by Royal HaskoningDHV
- Daylight and Sunlight Report, prepared by Consil
- Noise and Vibration Assessment, prepared by Royal HaskoningDHV
- Structural Report, prepared by WSP
- Air Quality Assessment, prepared by Royal HaskoningDHV
- Basement Impact Assessment (Methodology Statement and Screening), prepared by WSP and Idé Real Estate
- Draft Construction Management Plan, prepared by Idé Real Estate
- Lighting Assessment, prepared by Light Perceptions
- Sustainability Statement, prepared by Ensphere Group Ltd
- Employment and Training Strategy, prepared by Idé Real Estate
- SUDs Strategy, prepared by WSP
- Thermal Comfort Analysis, prepared by RES

I trust this information is sufficient for you to validate the planning application, however should you require any further details please do not hesitate to contact me or my colleague, Michael Lowndes.

Yours sincerely



Oliver Jefferson
Associate Director

Turley

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