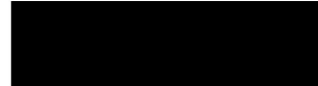




GERALDEVE

Planning and built environment  
5 Pancras Square  
London  
N1C 4AG



FAO: Laura Hazelton

24 May 2019



Dear Sirs,

**Town and Country Planning Act 1990 (as amended)  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Application for Planning Permission and Listed Building Consent  
Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS**

We write on behalf of our client, SLQR Trustee No.1 Limited SLQR Trustee No.2 Limited as co-trustees of SQLR Trustee No.3, to submit applications for planning permission and listed building consent in respect of their development proposals at Space House, 1 Kemble Street and 43-59 Kingsway, London, WC2B 4TS ('the Site').

#### **Background**

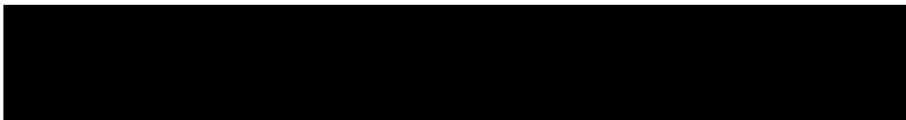
The proposals have been the subject of extensive pre-application discussion with the London Borough of Camden (LBC) and Historic England (HE) as well as other key stakeholders, interested parties and local residents.

The team has sought to respond to the comments received throughout the pre-application process and these have been reflected in the development proposals as they have evolved.

#### **Proposals**

The applications seek planning permission and listed building consent for the following:

**“Removal of existing roof plant equipment at 1 Kemble Street and erection of a single storey facsimile floor plus one setback floor; removal of roof plant from 43-59 Kingsway and erection of a single storey set-back extension; enclosure of the southern external stair at ground floor level on Kingsway with slimline glazing replacement windows and new glazing at ground floor level across the site; enclosing the redundant petrol filling station area with slimline glazing; façade cleaning; new landscaping and public realm works and internal alterations to both buildings in connection with their refurbishment and change of use from Class B1 offices to Class A1/A3 and flexible Class B1/B1 and events space (sui generis) at part ground and basement levels.”**



The proposed development presents an exciting opportunity to rejuvenate this Grade II listed building by delivering a high quality, contextual and sustainable, mixed use commercial scheme.

The proposals offer the opportunity to deliver increased, efficient, flexible office floorspace, along with class A1/A3 retail across the ground floors and flexible business (class B1) and business/events space (sui generis) at basement level. Landscape architects Gustafson Porter & Bowman have designed proposals to significantly enhance the public realm through hard and soft landscaping to create a place that attracts pedestrians and visitors alike.

The scheme will deliver a number of benefits including –

- i. Enhanced public realm with vibrant and active frontages;
- ii. Refurbishment of two listed buildings to ensure their longevity and vitality;
- iii. Contextual, high quality extensions to both buildings to provide new class B1 office floorspace;
- iv. Removal of car parking and provision of cycle parking and end of journey facilities in accordance with the draft London Plan;
- v. Removal of unsightly rooftop plant visible in long views and provision of energy efficient plant and sustainability features within a plant enclosure.

The development will make a significant contribution to both Camden and London through maximising the potential opportunity of the site, providing appropriate links to and benefits for the surrounding area and existing communities and will accord with the Council's aspirations and objectives for the wider area.

#### **Application Documents**

Accordingly, please find the following documents enclosed:

- Application Forms and Certificates;
- Site Plan;
- Location Plan;
- Community Infrastructure Levy form;
- Design and Access Statement (including a crime impact assessment), prepared by Squire and Partners;
- Existing plan, section and elevation drawings, prepared by Squire and Partners;
- Demolition plan, section and elevation drawings, prepared by Squire and Partners;
- Proposed plan, section and elevation drawings, prepared by Squire and Partners;
- Heritage Assessment (including Schedule of Works), prepared by Donald Insall Associates;
- View Analysis, prepared by Donald Insall Associates;
- Town Planning Statement (including draft Heads of Terms), prepared by Gerald Eve LLP;
- Sunlight Daylight Report, prepared by Point 2 Surveyors;
- Energy and Sustainability Statement (including BREEAM), prepared by RES;
- Sustainable Drainage Systems (SuDS) Strategy, prepared by Pell Frischmann;
- Framework Travel Plan, prepared by Caneparo Associates;
- Transport Assessment, prepared by Caneparo Associates;
- Delivery and Servicing Management Plan, prepared by Caneparo Associates;
- Structural Report, Pell Frischmann;
- Odour Risk Assessment, Long and Partners;
- Draft Construction Management Plan, prepared by Aecom;
- Waste Management Plan, prepared by Aecom;
- Statement of Community Involvement, prepared by London Communications Agency;

- Landscaping Strategy (including Lighting Strategy), prepared by Gustafson Porter and Bowman;
- Framework Operational Management Plan, prepared by Seaforth Land; and
- Noise Report, prepared by Hann Tucker.

[Redacted]

We look forward to receiving confirmation of receipt and validation of this application. In the meantime, please contact Anna Gargan of this office should you have any questions.

Yours faithfully

[Redacted signature]

Gerald Eve LLP

[Redacted]