

21<sup>st</sup> January 2020  
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Dear Jonathan

**Panther House, 38 Mount Pleasant and Brain Yard, 156-164 Grays Inn Road, London W1X**

**Application 2019/4478/P, Submissions of revisions**

**Revised description: Redevelopment of the site to include retention, refurbishment and part 2, part 3 storey roof extensions of Panther House; retention and refurbishment of the Tramshed at Brain Yard; demolition of 156 and 160-164 Grays Inn Road and replacement with a 7 storey building to deliver new / refurbished employment (B1) floorspace across Panther House, the Tramshed and two levels of Grays Inn Road, new A1/A3 uses at the ground floor level of Grays Inn Road and 7 residential units (C3) at the upper floors of the Grays Inn Road building.**

In response to our various discussions in relation to the design and appearance of the planning application 2019/4478/P, submitted August 2020 the Applicant's design team has tabled a number of amendments.

The final draft of these amendments was submitted to design officers on 24/12/2020. Following this submission Victoria Hinton confirmed via email on 02/01/ 2020 that she was happy with all changes.

Following this we confirm that all the existing CGIs were updated and email to design officers on 16/01/2020.

Based on the above all relevant design information that formed part of the original submission has been updated and on behalf of the Applicants, Panther House Developments, we submit the following updated/ new drawings and CGIs:

*Principal*

**Andy Karski**  
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**Jane Dann**  
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## Replacement application drawings

- Proposed Site Plan *153560-STL-XX-RL-DR-A-0120* which replaces 21835-07-110A
- Proposed Basement Floor Plan *153560-STL-XX-B1-DR-A-0100* which replaces 21835-BZZ-LB1-07-099A
- Proposed Ground Floor Plan *153560-STL-XX-00-DR-A-0101* which replaces 21835-BZZ-LGF-07-100A
- Proposed First Floor Plan *153560-STL-XX-01-DR-A-0102* which replaces 21835-BZZ-L01-07-101A
- Proposed Second Floor Plan *153560-STL-XX-02-DR-A-0103* which replaces 21835-BZZ-L02-07-102A
- Proposed Third Floor Plan *153560-STL-XX-03-DR-A-0104* which replaces 21835-BZZ-L03-07-103A
- Proposed Fourth Floor Plan *153560-STL-XX-04-DR-A-0105*, which replaces 21835-BZZ-L04-07-104A
- Proposed Fifth Floor Plan *153560-STL-XX-05-DR-A-0106* which replaces 21835-BZZ-L05-07-105A
- Proposed Sixth Floor Plan *153560-STL-XX-06-DR-A-0107* which replaces 21835-BZZ-L06-07-106A
- Proposed Roof Plan *153560-STL-XX-RL-DR-A-0108*, which replaces 21835-BZZ-LROOF-07-107A
- Proposed Townscape Elevations *153560-STL-XX-XX-DR-A-XXXX-0200* which replaces 21835-07-110A
- Proposed Grays Inn Road West Elevation *153560-STL-XX-XX-DR-A-0201* which replaces 21835-BZZ-LZZ-07-111A
- Mount Pleasant Elevation *153560-STL-XX-XX-DR-A-0202* which replaces 21835-BZZ-LZZ-07-112A
- Panther House North Elevation *153560-STL-XX-XX-DR-A-0203* which replaces 21835-ZZ-ZZ-07-113A
- Panther House South Elevation *153560-STL-XX-XX-DR-A-0204* which replaces 21835-07-114A
- Brain Yard East Elevation *153560-STL-XX-XX-DR-A-0205* which replaces 21835-07-115A

- Brain Yard West Elevation *153560-STL-XX-XX-DR-A-0206* which replaces *21835-07-116A*
- Panther House West Elevation *153560-STL-XX-XX-DR-A-0207* which replaces *21835-07-117A*
- Panther House East Elevation *153560-STL-XX-XX-DR-A-0208* which replaces *21835-07-118A*
- Section *153560-STL-XX-XX-DR-A-0300* which replaces *21835-BZZ-LZZ-07-130A*
- Bay Study - Panther House Roof Extension *153560-STL-XX-XX-DR-A-0310*
- Bay Study - Panther House 3 Roof Extension *153560-STL-XX-XX-DR-A-0311* which replaces *21835-07-206A*
- Bay Study - Grays Inn Road Roof Level *153560-STL-XX-XX-DR-A-XXXX-0312*
- Bay Study - Grays Inn Road Residential Level *153560-STL-XX-XX-DR-A-0313* which replaces *21835-07-201A*
- Bay Study - Grays Inn Road Courtyard *153560-STL-XX-XX-DR-A-XXXX-0314* which replaces *21835-07-203A*
- Bay Study - Shopfront *153560-STL-XX-XX-DR-A-XXXX-0315*
- Bay Study - Panther House Roof Extension Perforated *153560-STL-XX-XX-DR-A-0316* which replaces *21835-07-204A*

## **Updated CGIs**

- PH005\_0020972\_VIEW 03\_BASELINE
- PH005\_0020972\_VIEW 03\_PROPOSED
- PH005\_0020973\_VIEW 04\_BASELINE
- PH005\_0020973\_VIEW 04\_PROPOSED
- PH005\_0020974\_VIEW 05\_BASELINE
- PH005\_0020974\_VIEW 05\_PROPOSED
- PH005\_0020975\_VIEW 06\_BASELINE
- PH005\_0020975\_VIEW 06\_CUMULATIVE
- PH005\_0020975\_VIEW 06\_PROPOSED

- PH005\_0020976\_VIEW 07\_BASELINE
- PH005\_0020976\_VIEW 07\_PROPOSED
- PH005\_0020998\_VIEW 11\_PROPOSED
- PH005\_0021000\_VIEW 13\_PROPOSED
- PH005\_0021001\_VIEW 14

In support of this revised design information we also submit an addendum to the original Design and Access Statement, prepared by the new scheme architects, Stride Treglown.

This document summarises the various post submission discussions that have taken place with officers, the various options advanced for discussion and describes the agreed set of amendments.

This addendum D&A should be read in conjunction with the original D&A, which provides the relevant background to the site, its context, the relevant planning history and the pre-application planning process that was pursued by the Applicant.

In addition to the above we submitted – prior to Christmas- a number of technical responses to issues raised by internal and external consultees in relation to the original August submission.

In summary these included:

- A response to the issues raised by TFL, prepared by TTP and dated 20/12/19.
- A response to the issues raised in relation to the Flood Risk and Drainage Assessment prepared by Eckersley O'Callaghan dated 09/12/2019.
- A response to the issues and comments raised in relation to the Energy Report prepared by Max Fordham.
- The submission of a dust risk assessment and management plan prepared by Create Consulting Engineers in response to comments from Gabriel Berry-Khan.

We also received observations from the Economic Development Team in relation to the lack of detail contained within the application in respect of the provision of affordable workspace and any other social value commitments.

As we have previously mentioned the discussions between Second Home and

the Applicants are still ongoing and hence it is not yet possible to confirm whether they will take a lease in the proposed development.

Given this situation the Applicants are unlikely to secure any end users during the course of the planning process. Having said this and given the nature of the space that will be created i.e. light touch refurbished warehouse space it is likely that the sorts of businesses that will be attracted to Panther House will comprise a range of large and small-scale creative industries and businesses/social enterprises, start-ups and freelance individuals.

Given this context we would advance the following commentary in relation to your EDO's comments to the August application:

### Construction phase

We confirm that the Applicants would be happy to sign up to:

- The various construction phase obligations including working to CITB benchmarks for local employment as per clause 8.28 of CPG8.
- The obligations in terms of advertising all construction vacancies with the King's Cross CSC for a period of one week before marketing more widely.
- The obligations to provide a specified number (to be agreed) of construction work placement opportunities, of not less than 2 weeks each, to be undertaken over the course of the development and to be recruited through the Council's King's Cross Construction Skills Centre.

The build cost of the scheme will exceed £3 million and hence we confirm that the Applicants would be happy to sign up to obligations requiring the recruitment of 1 construction or non -construction apprentice per £3million of build costs and pay the Council a support fee of £1,500 per apprentice as per clause 8.17 of CPG8.

Finally we confirm that the Applicants would be happy to sign up to the Camden Local Procurement Code, as per section 8.19 of CPG8.

### End use phase

We confirm that the Applicants would be happy to make a cash contribution towards employment and skills opportunities in line with CPG8.32.

Given the position in relation to Second Home and the fact that the end use occupiers of the scheme are not yet known the Applicant is not in a position to sign up to any end use apprenticeships and end use work-place opportunities clauses suggested by the Economic Development Team.

In line with the previous extant consent the Applicants would, however be prepared to sign up to obligations requiring the provision of a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

### Affordable workspace

As with the extant consent the Application would be prepared to allocate the available office space as identified on drawing 153560-STL-XX-B1-DR-A- 1560 as 'Affordable Workspace' and to sign up to comparable obligations as set out in the extant consent legal agreement in relation to rental and service charge levels and layout of the space.

### **Revised floorspace and affordable housing**

As a result of the design amendments we confirm there has been a slight change in the proposed areas. These changes include an increase in the office (GEA) of 9.56sqm and a reduction the office (GIA) of 5.64sqm. This has come about as a result of extension of the 'box' on Panther one at 4<sup>th</sup> floor level and a reduction of the extension on Panther Three to bring the glazed are behind the existing external fabric.

Given the above the proposed areas alter as follows:

	GIA (SQM)	GEA (SQM)	Uplift in GIA	Uplift in GEA
B1 office space	6,636	1,366	7,428	1,403
A1/A3	229	-123	238	-127
C3 residential space	949	920	1048	886
<b>Total</b>	<b>7,814</b>	<b>2,163</b>	<b>8,714</b>	<b>2,162</b>

As a result of the above the uplift in floorspace and split of residential to non-residential uses is as follows:

	GIA			GEA		
	Resi (sqm)	Non-resi (sqm)	Total (sqm)	Resi (sqm)	Non-resi (sqm)	Total (sqm)

Existing	129	5,638	5,767	162	6,406	6,568
Proposed	949	6,865	7,814	1,048	7,666	8,714
Uplift	820	1,227	2,047	886	1,260	2,146
% split between residential and non-residential	40%	60%	100%	41%	59%	100%

Given the above the proposed scheme still falls slightly short of the 50/50 split between residential and non-residential uses, as required by policy. We have, however now been through a comprehensive discussion in relation to the implications of converting additional office floorspace within the GIA building into residential.

As a result of these discussions the arguments put forward in the Planning Statement submitted in August at paras. 8.9- 8.21 remain valid in terms of our position in relation to the distribution and layout of proposed uses within the scheme.

In short the Applicants are of the view that they have optimised the scheme and in so doing it provides an appropriate response in terms of the massing and siting of development and how it relates to its surroundings.

Linked to the land use quantum and mix is the provision of affordable housing. For mixed use schemes the affordable housing target is based on the sites' capacity for residential development were it to deliver a 50/50 scheme in terms of the total uplift in floorspace rather than the quantum of residential floorspace the scheme actually delivers.

Based on the total uplift in floorspace of 2,047sqm.m the capacity of the site for residential development is deemed to be 1,023.5sq.m which equates to a site capacity of 10 units (100sq.m GIA per unit). This means that the affordable housing target for this site would be 20% of the capacity of the site for residential development (204.7sq.m GIA).

The scheme delivers 7 residential units in a good mix of larger and smaller homes. If the residential element were to be assessed in isolation it would not trigger the requirement for on-site affordable housing.

As discussed it is considered that a financial contribution to provide affordable housing off-site would make the best contribution in this case. Using the

payment-in-lieu guidance provided within the Interim Housing CPG (March 2019) the affordable housing contribution would be £678,135. The payment is calculated by converting the target affordable floorspace GIA to GEA by multiplying it by 1.25. A cost per square metre of £2,650 is then applied to the GEA floorspace target as per the below calculations:

Target GEA floorspace:  $204.7\text{sq.m} \times 1.25 = 255.9\text{sq.m}$ .

Financial contribution:  $255.9\text{sq.m} \times £2,650 = £678,135$

In addition and as discussed the client has spoken to Origin Housing and based on these discussions Origin would be prepared for this sum to contribute to the delivery of additional affordable housing within the Derwent scheme at Whitfield Street/ Charlotte Street.

It is envisaged the mechanics to secure the collection and transfer of funds to the delivery of additional affordable housing units in this scheme will be secured through the Section 106 attached to any permission granted in respect of this scheme.

### **Heads of Terms (S106) and CIL**

Having set out the above the final issue to discuss is the Section 106 and the various heads of terms.

In addition to the above workspace obligations and affordable housing provisions we confirm the following:

- Carbon Offset Contribution : £11,543
- Christopher Hatton School : £25,000
- CMP Implementation Support Contribution: TBC
- Decentralised Energy Network Contribution: TBC
- Highways Contribution: TBC
- Public Open Space Contribution: TBC
- Pedestrian, Cyclist, Environmental Contribution: TBC
- Travel Monitoring Contribution: TBC.

We hope as a result of the above that we now have a basis to move forward to Committee. From our side the March 24<sup>th</sup> Committee would be perfect and hence we would really like to work with you to make this date.

Please do not hesitate to contact me if you require anything further.



Yours sincerely  
For Tibbalds Planning and Urban Design

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