

Perkins&Will

January 20, 2021

Planning Officer
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Planning application for no. 2 new AHU (air handling units) and associated works at Basement 1, new louvers to window at Level 01 and Level 03, new grate panels to lightwell at Ground floor, new bike rack at Ground floor at 30 Cleveland Street, London W1T 4JD.

Dear Officer,

Perkins&Will is instructed by Take Two Interactive to submit a full Planning application for no. 2 new AHU (air handling units) and associated works at Basement 1, new louvers to window at Level 01 and Level 03, new grate panels to lightwell at Ground floor, new bike rack at Ground floor at 30 Cleveland Street, London W1T 4JD.

Please find attached the following information in connection with the above application:

- Site Location Plan;
- Existing & Proposed Plans;
- Existing & Proposed Elevations;
- Existing and Proposed Sections;
- Application forms and Ownership Certificate;
- Landlord confirmation letter
- Planning Compliance Report for Policy A4 Noise & Vibration (Acoustic Report of noise and vibration assessment);
- Plant Specification.
- Bike rack Specification
- Grate Specification

Proposals

Planning permission is sought for:

- No. 2 new supplementary AHU (air handling units) and associated works at Basement 1. It is proposed that the two units will be installed within the undercroft in the lightwell at basement level. The plant is illustrated on the submitted drawings and applications documents. The plant is located in a discrete location at the basement level of 30 Cleveland Street, and will be required to operate air conditioning allowing for the continued beneficial occupation of the basement level and ground floor level. It is expected the plant will be in use in the normal office hours. The n. 2 new units are required as the existing plant is not able to satisfy the minimum fresh air requirement for the activities and number of people expected in the basement level and ground floor level.

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- New discharge louver to be installed in the top section of an existing window at level 01 that will be modified to accommodate it. The louver will be connected to an extractor fan dedicated for the proposed pantry space. The use of the space will be quite light as it will be used mainly to re-heat food already pre-cooked elsewhere, no hob will be installed but only oven/microwave.
- New louver for a pressure relief damper to be installed in the top section of an existing window at level 03 that will be modified to accommodate it. The pressure relief damper will be installed in conjunction with the gas suppression system proposed as fire protection for the MDF room.
- New grate panels will be installed to enclose the lightwell at ground floor level. The grates will improve the grade of security for the lowest floor, they will screen the new plant be installed in the lightwell and will also function as acoustic barrier.
- New bike rack (for no.2 bicycle parking) to be installed at ground floor level at the main façade on 30 Cleveland Street. The bike rack is part of the LEED requirement to provide a “short-term” bicycle parking space for visitors.

Visual Impact

As part of the process of developing the application we have carefully considered the proposals, to ensure the visual impact is minor, particularly given the location of the site and the residential neighborhood on Cleveland Street.

The new supplementary plant is located at basement level in a discrete location as no space was available at roof level where the existing plant is currently located. The plant will not be visible from street level.

We have proposed to select materials and colours for the new louvers that match and tie in with the existing window, therefore minimizing impact.

The grate panels and the bike rack at Ground floor will also match the materiality and colour of the existing window frames and balustrade installed around the lightwell perimeter, so the new proposal will blend in with the other elements already present at street level.

Amenity

An assessment of the proposed external plant has been undertaken. The units are to be located externally within the basement lightwells, and a kitchen extract fan is to be installed to the rear. Breakout from the Comms room via the pressure relief damper has also been assessed. The assessment and survey was undertaken at the site to review the location and acceptability of the proposal to minimize any amenity considerations.

The calculated sound pressure levels at the nearest noise sensitive receptor are LAeq 42 dB to the west, 38 dB to the north and 38 dB to the south. As such, the plant is expected to comply with the daytime and night-time external plant noise criteria.

Summary

The proposal is for the installation of new plant at the basement level of the building and associated works, new louvers to window at Level 01 and Level 03, new grate panels to lightwell at Ground floor, new bike rack at Ground floor.

The proposal is considered compliant with national and development plan policies in that it offers a suitable

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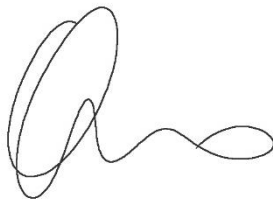
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design response and the plant's operations will not adversely affect the amenity of the nearest noise sensitive premises. It follows that there is full justification for approval of the application.

I look forward to receiving confirmation that the application has been registered in due course and I would welcome the opportunity to discuss the details of the application with the appointed Case Officer at the earliest opportunity.

We trust the above information is suitable to process the application however should there be any further information required please do not hesitate to contact us via email (graziano.dagostino@perkinswill.com) or phone (02074661137).

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'G' followed by a series of loops and a long horizontal stroke.

Graziano D'Agostino
Senior Project Architect