3. DAYLIGHT IMPACT:

Preliminary daylight impact assessments have been carried out by Gordon Ingram Associates.

These also confirm that the proposed massing will have no material impact on any of the neighbouring properties in relation to daylight and sunlight received other than one (No 29 Field Street) which is a recently constructed building with commercial use at lower levels with residential above.

GIA have identified that only one room within this property will be affected and that this is above the permissible limit hence it is not considered to be significant.

Based on the percentage of light loss, GIA believe that the impact is reasonable particularly given the location and character of the area.


gia
CHARTERED SURVEYORS

DAYLIGHT & SUNLIGHT

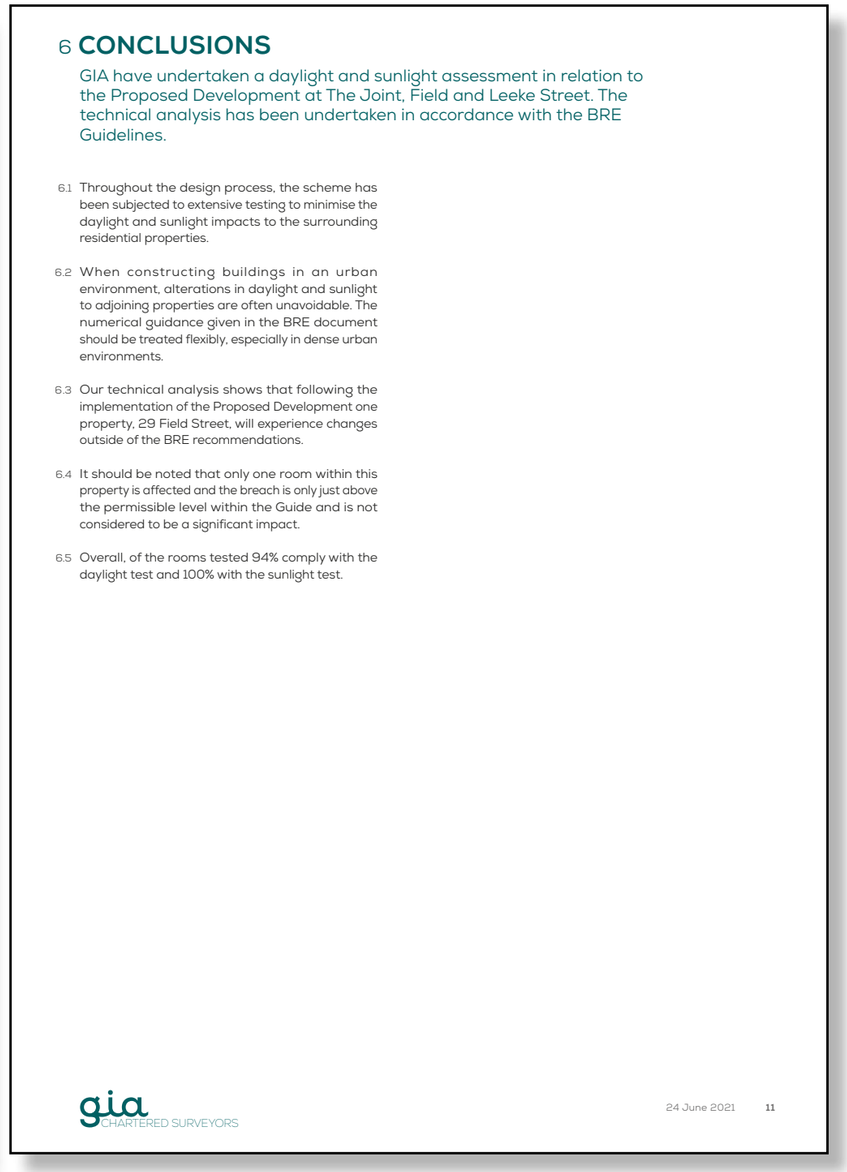
IMPACT ON NEIGHBOURING PROPERTIES REPORT

The Joint, Field and Leeke Street

CBRE Global Investors

24 June 2021

GIA No: 17319 Fee Quote: FP01


6 CONCLUSIONS

GIA have undertaken a daylight and sunlight assessment in relation to the Proposed Development at The Joint, Field and Leeke Street. The technical analysis has been undertaken in accordance with the BRE Guidelines.

6.1 Throughout the design process, the scheme has been subjected to extensive testing to minimise the daylight and sunlight impacts to the surrounding residential properties.

6.2 When constructing buildings in an urban environment, alterations in daylight and sunlight to adjoining properties are often unavoidable. The numerical guidance given in the BRE document should be treated flexibly, especially in dense urban environments.

6.3 Our technical analysis shows that following the implementation of the Proposed Development one property, 29 Field Street, will experience changes outside of the BRE recommendations.

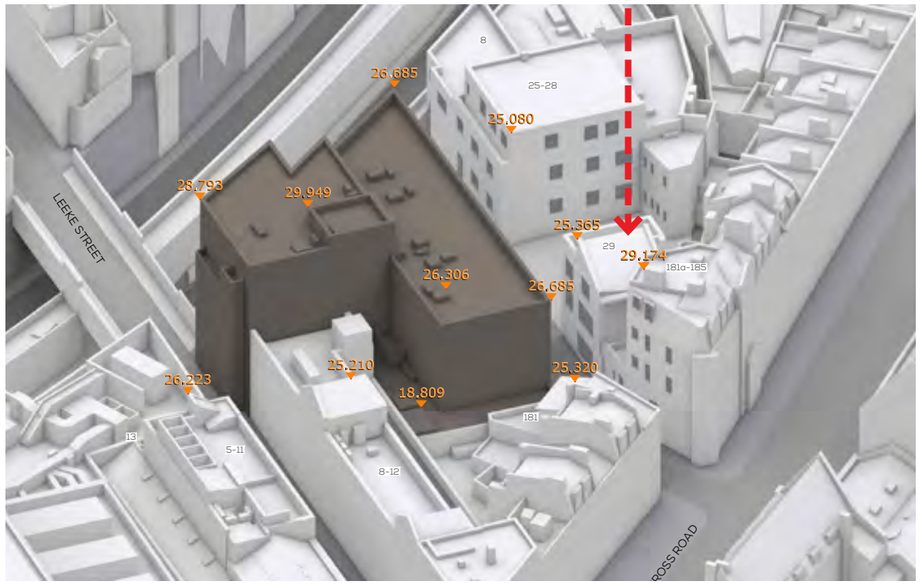
6.4 It should be noted that only one room within this property is affected and the breach is only just above the permissible level within the Guide and is not considered to be a significant impact.

6.5 Overall, of the rooms tested 94% comply with the daylight test and 100% with the sunlight test.

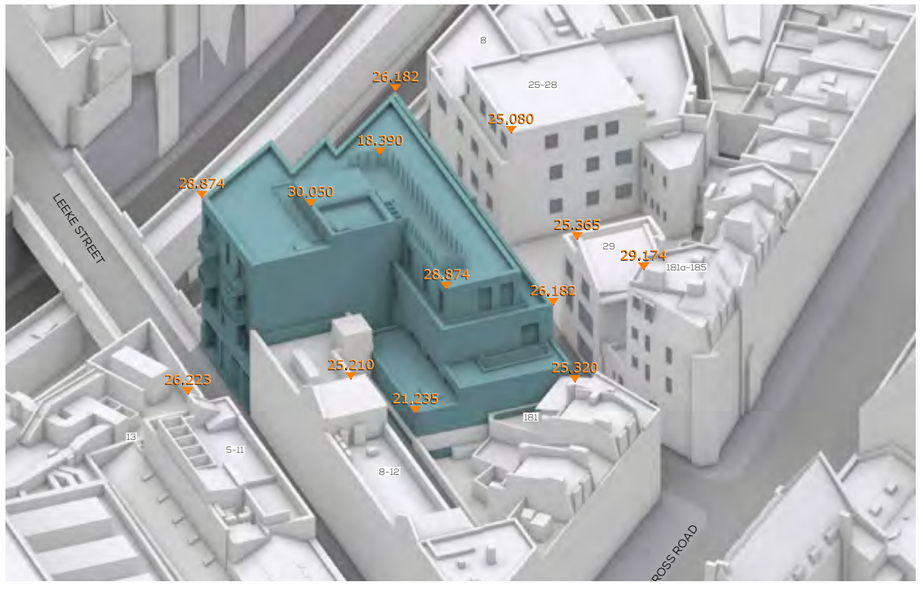
gia CHARTERED SURVEYORS

24 June 2021 11

No 29 Field Street



GIA daylight analysis model - existing building



GIA daylight analysis model - proposed building

Existing photo of No 29 Leeke Street (showing actual windows)

4. APPEARANCE & MATERIALS:

The existing building has a mixture of historic and contemporary design features to its elevations. Some of these can be viewed positively, both in terms of general design and appearance as well as in relation to the contributions they make to preserving and enhancing the surrounding conservation area.

It has been noted that the existing metalwork facades are defective and need to be removed to facilitate repairs behind. The existing dark grey creates a certain 'moody' character to the building that although urban, is visually heavy and oppressive. A replacement material need not be the same and could provide the opportunity for a new facing that refreshes the building's appearance whilst also responding to the local area's material palette. Historic masonry walls also seem more successful and appropriate too compared to other new brickwork details to the building.

In terms of design features and elements, windows are generally appropriate and so new interventions should follow suit, but could deviate where appropriate or screened. The ground and first floor commercial offices will have a need for larger openings and apertures to provide natural light. While the historic steel framed windows on the ground floor provide daylight from the north and west, entrance areas and the first floor generally lack natural light and will require new and larger openings.

Other details such as the garage and refuse store doors contribute little to the street scene and there is the opportunity to address and improve this on Leeke Street.

Existing Field Street elevation and context

Existing railway elevation and context

Existing Leeke Street elevation and context

Design & Access Statement

Field & Leeke Street, WC1

Existing upper floor windows and balconies are appropriate and provide utility to residential use behind

'Natural' datum line around existing building formed by existing concrete fascia detail and terrace set back dividing historic fabric from more recent alterations

Current metal cladding creates a dark, oppressive and dower appearance to the existing building

Historic buff brick has a robust yet pleasant patternation to the facade and makes a positive contribution to conservation area

Existing Field Street elevation with analysis comments

Existing ground floor metal framed windows allow daylight in and views out of commercial areas

Contemporary brickwork to railway and Leeke Street facades is 'machine' like and lacks character of existing

Existing railway elevation with analysis comments

First floor commercial areas lacking in windows and daylight due to current facade design

Existing neighbouring buildings on Leeke Street have rendered facades which creates a 'light and bright' appearance to street scene

The existing residential entrance gates with feature metalwork are positive but the adjacent garage and refuse store roller shutter add little to views within and along Leeke Street

Existing Leeke Street elevation with analysis comments

Design & Access Statement

Field & Leeke Street, WC1

Within the conservation area, a wide variety of facing materials and claddings can be seen on building elevations.

Although brickwork is pre-dominant (see page opposite for further information and discussion on this) other materials are visible and they are diverse.

Examples seen include historic materials such as render and stucco (which although a traditional and relatively robust material can be susceptible at ground floor level to marking, anti-social behaviour and graffiti) through to metal and ceramics.

Brickwork, particularly London stocks, is commonly seen within the conservation area - but so are other materials such as...:

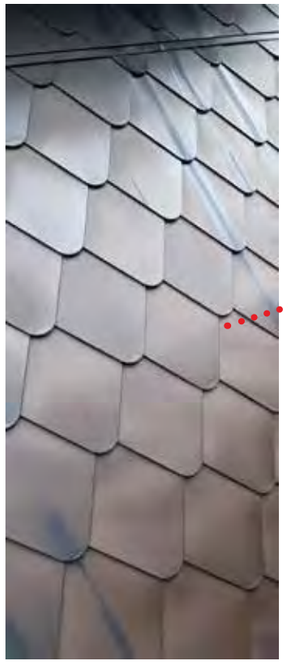
Painted render & wall tiles

Painted render

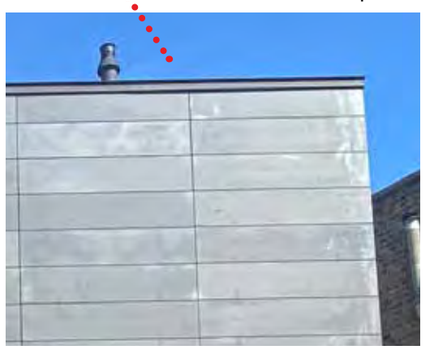
Painted render (twice!)

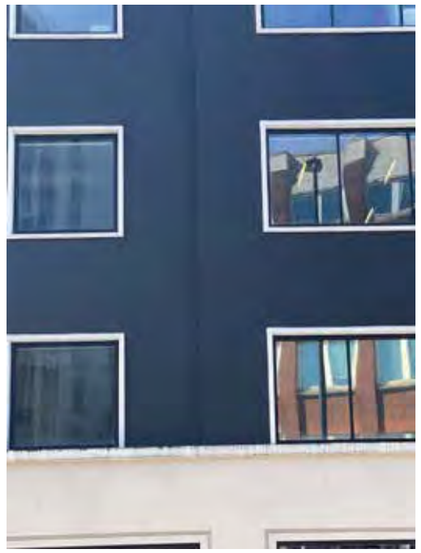
Corten metalwork panels

Pre-finished copper (the site!)



Ceramic tile panels



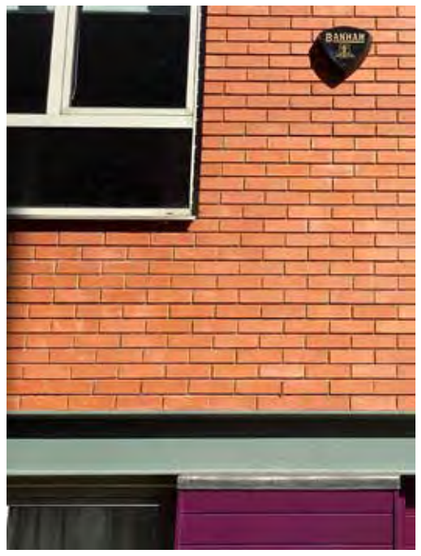


Modern painted masonry (Kings Cross Road)

Patterned brickwork (Kings Cross Road)

Random London stocks (Kings Cross Road)

Historic painted masonry (Field Street)



New ‘precision cut’ brickwork (Field Street)

‘Soft’ buff brickwork (Field Street)

Glazed brickwork (Kings Cross Road)

Painted masonry (Kings Cross Road)

As noted, brickwork is the predominant facade material used within the conservation area. However, its use, colour, texture and surface treatment vary quite considerably too.

Although it would be fair to say that London ‘buff’ stocks perhaps form the main colour palette that can be seen, as shown in the photos adjacent, other brick based designs are also visible, both on new as well as more historic buildings.

These range from uniform red, buff/yellow, brown and dark grey/blue engineering bricks. Occasionally there are mixtures of brick colours, either arranged randomly or in a more deliberate chequer-board pattern.

Surface finishes also vary from the natural brick colours to masonry paint treatments (sometimes in bold colours) to glazed bricks in either dark or light colours which, due to the glazed finish, have a reflective quality as well as durable/hard wearing capability.

The majority of brick types seen, and those that are generally more successful in preserving, enhancing and conveying the historic qualities of the conservation area are those that have a slight tumbled/hand cut appearance compared to precise ‘machined’ bricks, some of which can be seen on the application site.

Design & Access Statement

Field & Leeke Street, WC1

In terms of general elevational design and taking inspiration from the general character and appearance of the surrounding conservation area and the multitude of brick types and colours seen therein, it is proposed that the new elevations use a mixture of old brickwork and new to form the external elevations where the former defective metalwork system needs to be replaced. Rather than solid masonry, this could be a brick slip system which is fixed to the external face of the existing building once repair works behind have been carried out.

These would break up into three distinct bands of colour/texture around the building, broadly using the existing datum line at first floor slab level for the lower boundary between the bands and the new third floor parapet level and extension behind to form the third.

New replacement windows will be installed to the first floor where they are lacking at present to provide daylight and views for the commercial space. These new metal framed windows will follow the general setting out/jamb locations of the existing residential windows above thereby mimicking their design, but with raised cills and slightly increased but proportionate height which will reflect and respond to the needs of the office use behind. New ventilation slots will also be incorporated into window heads to visually control / retain control over the location of these outlets/inlets.

Top: new mottle white, grey and buff textured brick slips

Middle: to be clad with new light off-white brick slips

Base: to utilise existing historic buff brickwork

Field Street elevation - Proposed

Railway elevation - Proposed

Leeke Street elevation - Proposed

Design & Access Statement

Field & Leeke Street, WC1

Proposed Field Street Facade Detail:

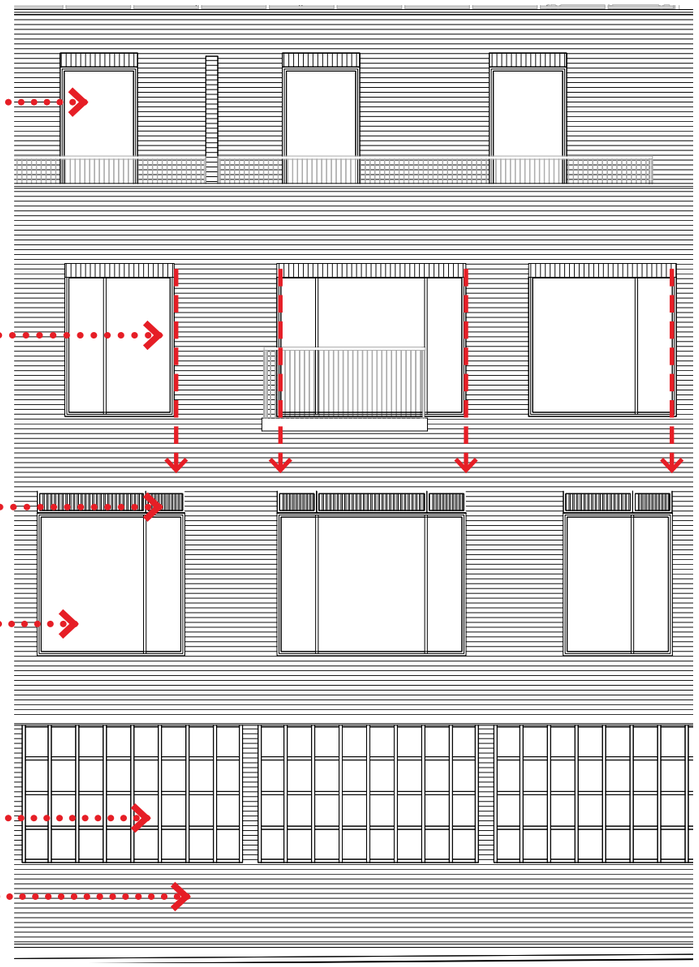
New set back third floor to have full height windows with similar architectural language to existing below

Existing second floor residential windows and balconies to be retained

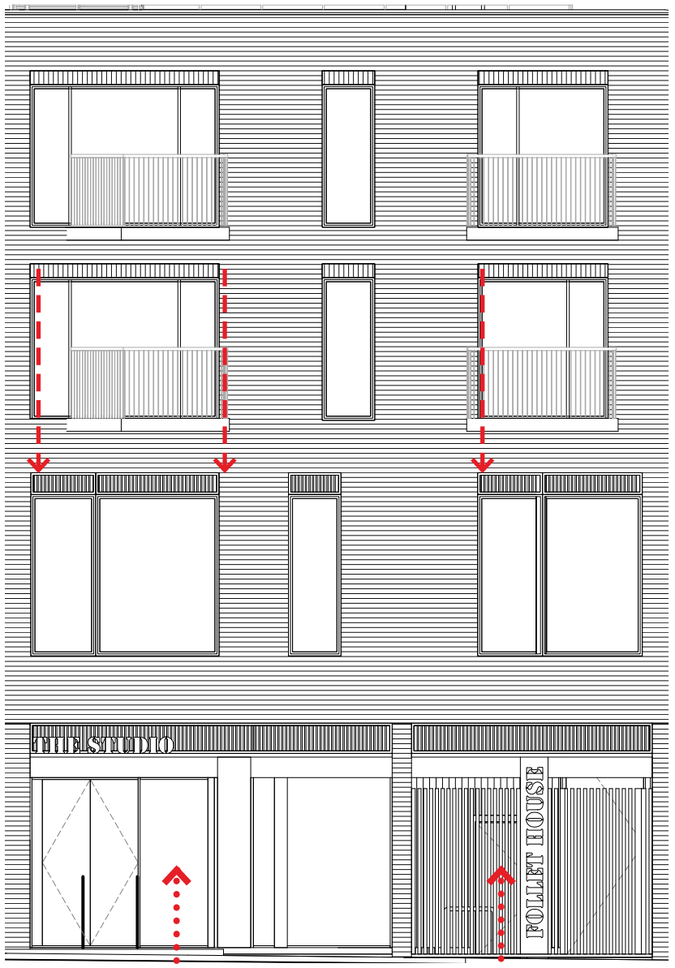
Metal ventilation built into head of window to avoid need for grillage elsewhere on facades

New windows to first floor with similar width to windows on floor above but with slightly taller aperture to reflect and respond to commercial use behind

Existing ground floor windows with elevated cill height retained and refurbished with existing brickwork wall below providing robust material to Field Street boundary



Proposed Leeke Street Facade Detail:



New commercial entrance with full height metal frame doors and glazing with matching projecting canopy over with signage on edge

Residential entrance to utilise metalwork feature grilles and panels similar to existing but enlarged with new signage to reflect the wider entrance and cycle rack area behind

Other existing features such as the ground floor steel framed windows and historic brickwork could be retained and refurbished, these still having value and contributing positively to the conservation area context.

Elsewhere, where new main entrances are proposed or existing retained, the opportunity to incorporate features and detail.

For the main commercial entrance, new full height metal framed glazing at ground floor level with metal paneling and matching small projecting canopy over with feature signage to its edge formed of 3d-lettering could be incorporated to improve the prominence and presence of the office reception area on the street in a subtle and effective way.

The existing residential entrance adjacent could have new decorative metalwork grilles to match the existing entrance gate that would allow the visitor cycle bays behind to be naturally ventilated yet secure, again with new metal paneling with integral signage within beside.

At upper existing levels, elements such as the existing windows and balconies are proposed to be retained, with the new third floor extensions following a similar design with windows and balustrades to terraces matching the existing details on the same level or floors below.

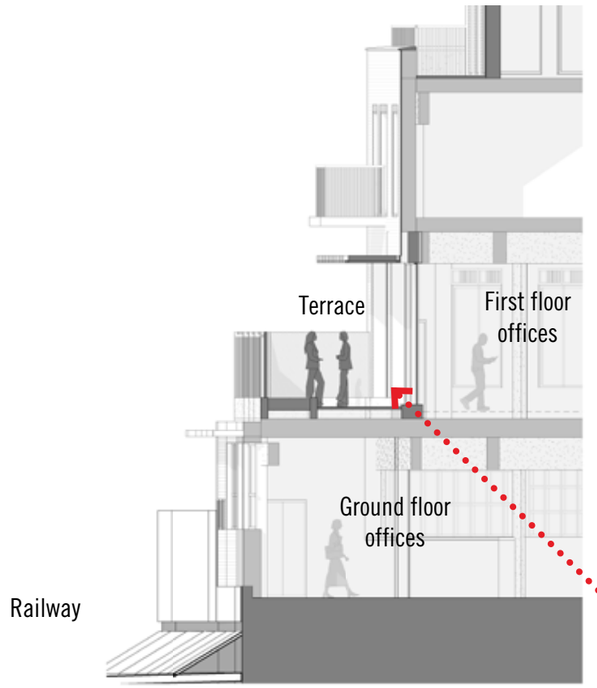
5. LANDSCAPE & AMENITY:

Due to the existing building covering the entire site, there are no areas of existing natural landscaping.

However, the proposed design includes for creating a new roof terrace area for the commercial users at first floor level. This will be on an existing under utilised flat roof area adjacent to the railway where the terrace will not overlook any immediate neighbours but will enjoy long distance south-westerly views back over the railway and the city beyond. The proposed terrace will incorporate a new vertical metal feature railing, consistent in design with others already seen on the building albeit to a greater height to both discourage any overhanging of the railway as well as screen the terrace. The rear of the balustrade will also be fitted with a secondary glass panel not visible from outside so as to reduce the risk of any objects falling through the balustrade as well as deflect noise emanating from the railway too.

For residential users, the existing projecting balconies will be retained. As the two new third floor residential units are to be set back from the buildings parapet, terrace areas of circa 1.5-metres depth will provide amenity area for these units. These will have metal balustrades to match those seen elsewhere with denser and taller variations to screen views from the terraces and neighbouring properties with new sedum on adjacent flat roofing to match

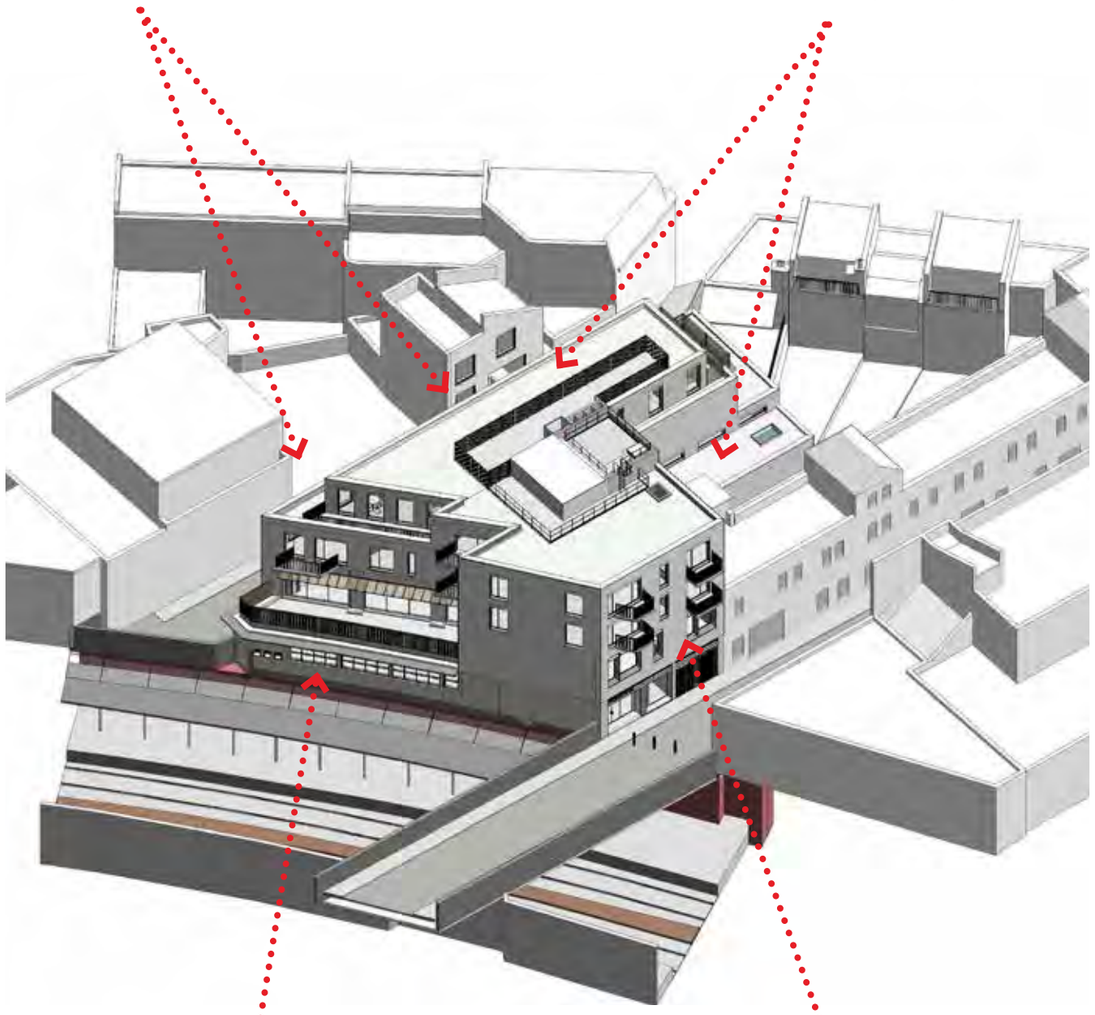
Existing photograph of the current third floor sedum roof



Proposed section through first floor commercial terrace area:

New inset external terraces areas created for the new residential units at third floor level

New sedum planted roof areas to replace existing where third floor extension is constructed (see photo adjacent)



New first floor external terrace area created for commercial office users with solar shaded glazing over for views out and tall metal balustrading and concealed glass screening behind to provide enclosure and acoustic protection from railway below

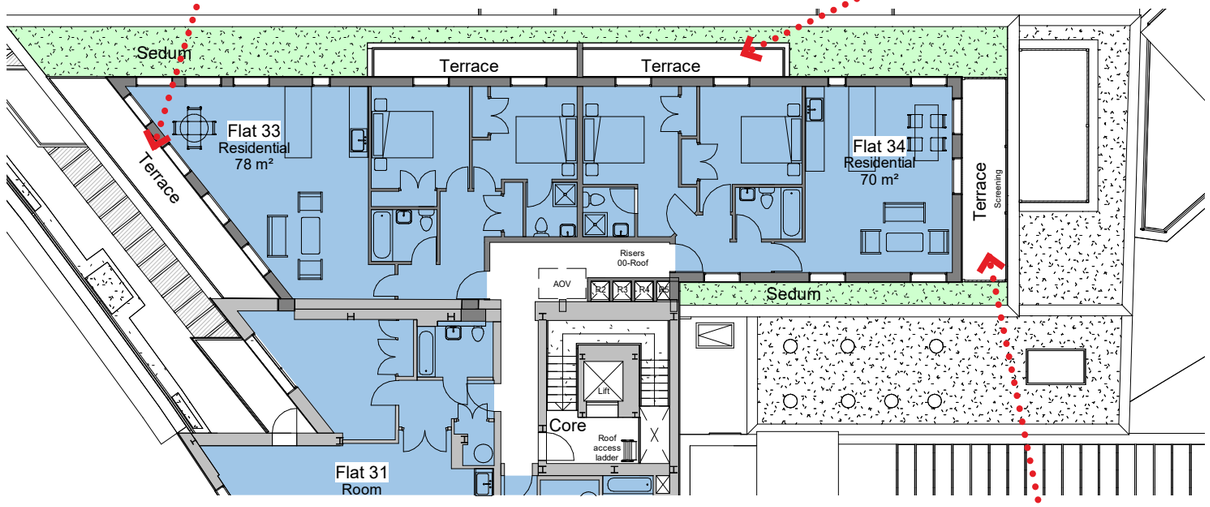
Existing external balcony areas to current residential units retained

Design & Access Statement

Field & Leeke Street, WC1

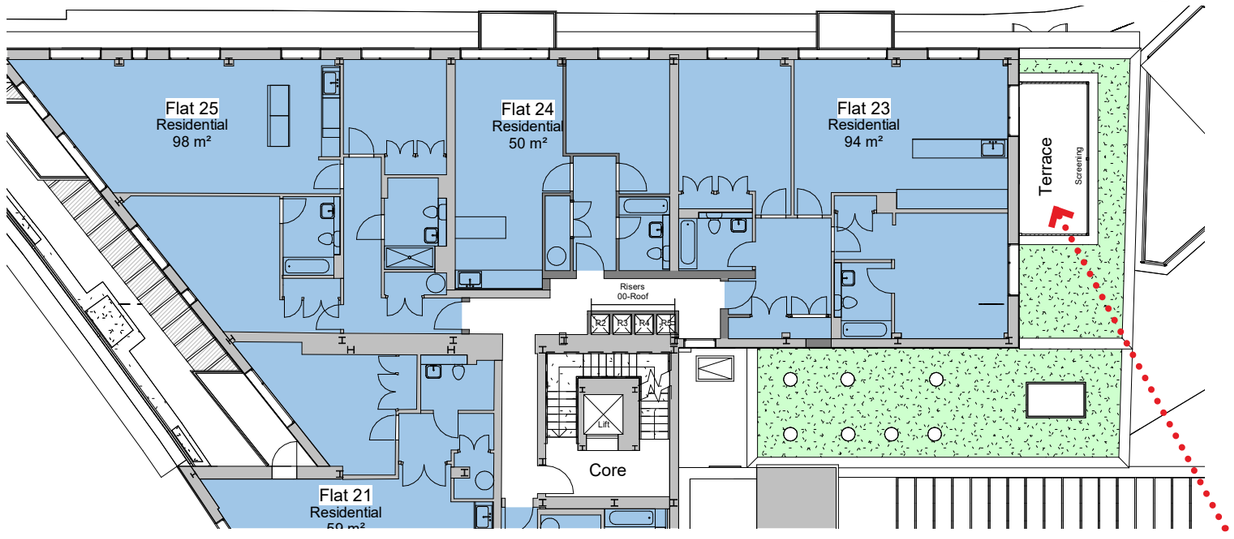
New inset external terrace area to third floor residential unit living area

New inset external terrace areas to third floor residential unit bedrooms

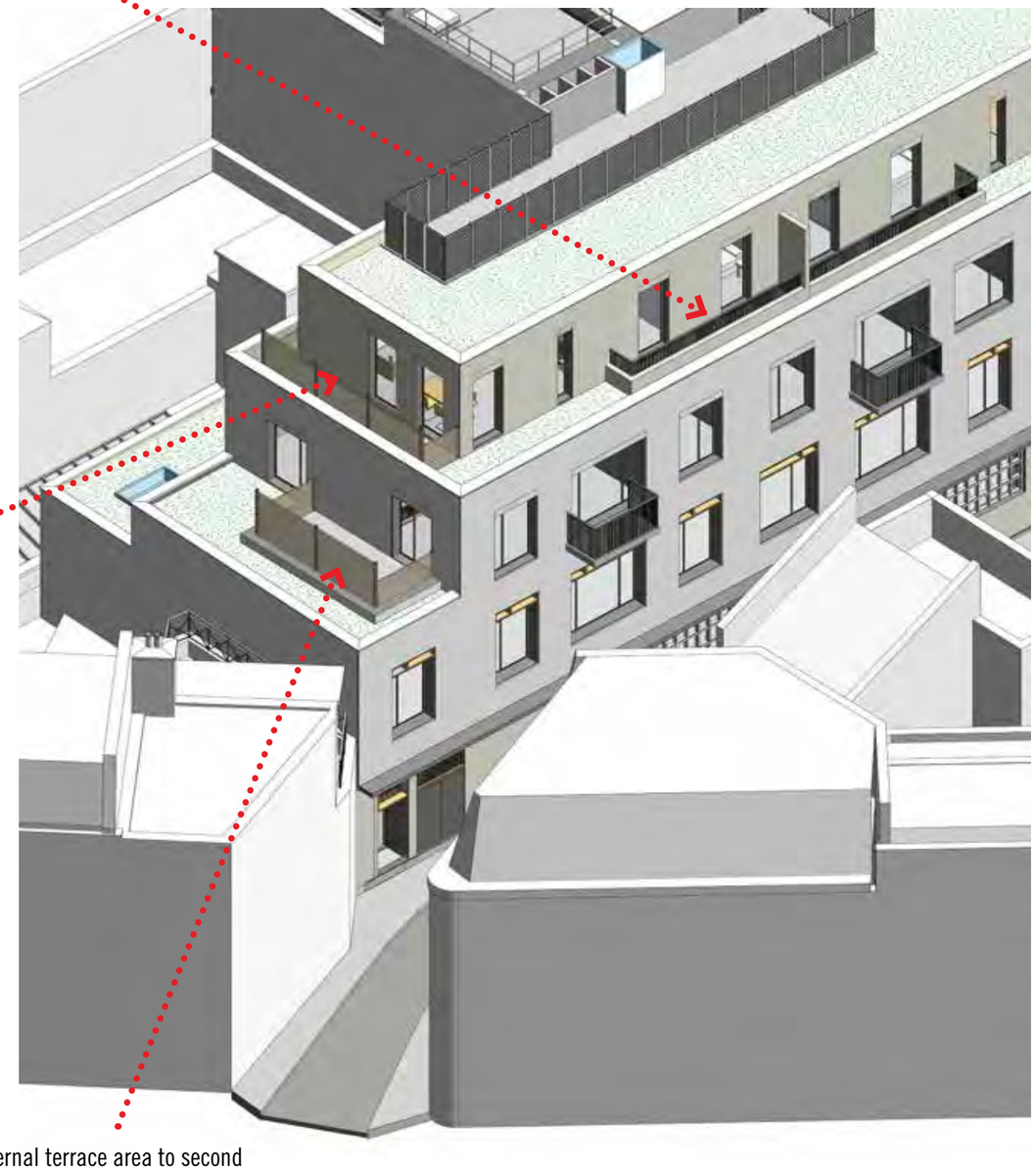


Proposed third floor plan extract to highlight new residential terrace areas:

New inset external terrace area to third floor residential unit living



Proposed second floor plan extract to highlight new residential terrace areas:



New inset external terrace area to second floor residential unit living area

6. AIR QUALITY ASSESSMENT:

An air quality assessment has been carried by Quinn Ross consulting engineers.

This confirms that due to the inner city location of the site and associate historic air quality issues related to this along with the absence of any natural soft landscaping on the site at present, there are few oppotunities to improve on this other than the incorporation of the new sedum roofing areas. Nonetheless, the proposed design is considered to be generally satisfactory and so should be acceptable.

QuinnRoss energy

AIR QUALITY ASSESSMENT

PROJECT:
The Joint, Field Street & Leeke Street

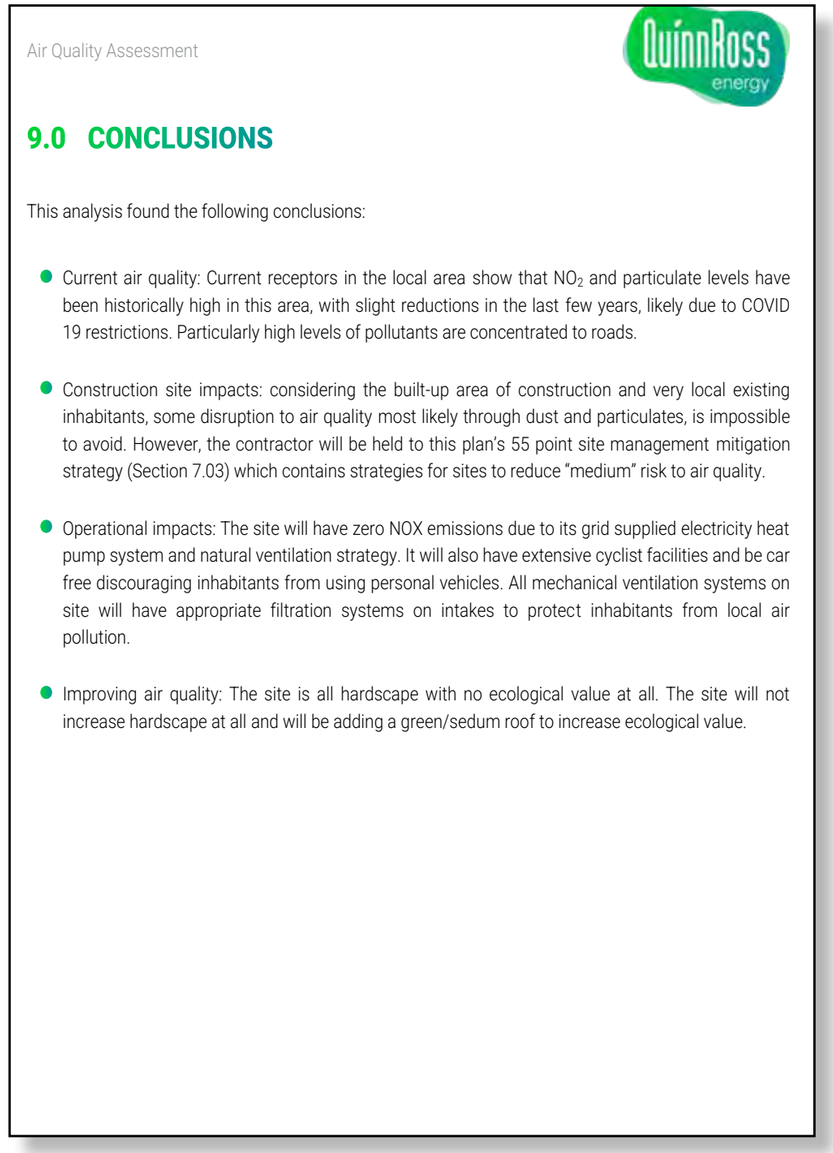
PROJECT NUMBER:
P1857

DOCUMENT REF:
P1857-AQU-01

Revision	Date	Details	Authored	Checked
R1	21.06.2021	Issued for comment	C. Armstrong	D. Curtis

KENT (HQ)
Unit 3 Grove Dairy Farm Business Centre I Bobbing Hill I Bobbing I Sittingbourne I Kent I ME9 8NY

LONDON
One Bridge Wharf I 56 Caledonian Road I London I N1 9UU



Air Quality Assessment

QuinnRoss energy

9.0 CONCLUSIONS

This analysis found the following conclusions:

- Current air quality: Current receptors in the local area show that NO_2 and particulate levels have been historically high in this area, with slight reductions in the last few years, likely due to COVID 19 restrictions. Particularly high levels of pollutants are concentrated to roads.
- Construction site impacts: considering the built-up area of construction and very local existing inhabitants, some disruption to air quality most likely through dust and particulates, is impossible to avoid. However, the contractor will be held to this plan's 55 point site management mitigation strategy (Section 7.03) which contains strategies for sites to reduce "medium" risk to air quality.
- Operational impacts: The site will have zero NOX emissions due to its grid supplied electricity heat pump system and natural ventilation strategy. It will also have extensive cyclist facilities and be car free discouraging inhabitants from using personal vehicles. All mechanical ventilation systems on site will have appropriate filtration systems on intakes to protect inhabitants from local air pollution.
- Improving air quality: The site is all hardscape with no ecological value at all. The site will not increase hardscape at all and will be adding a green/sedum roof to increase ecological value.

KP acoustics

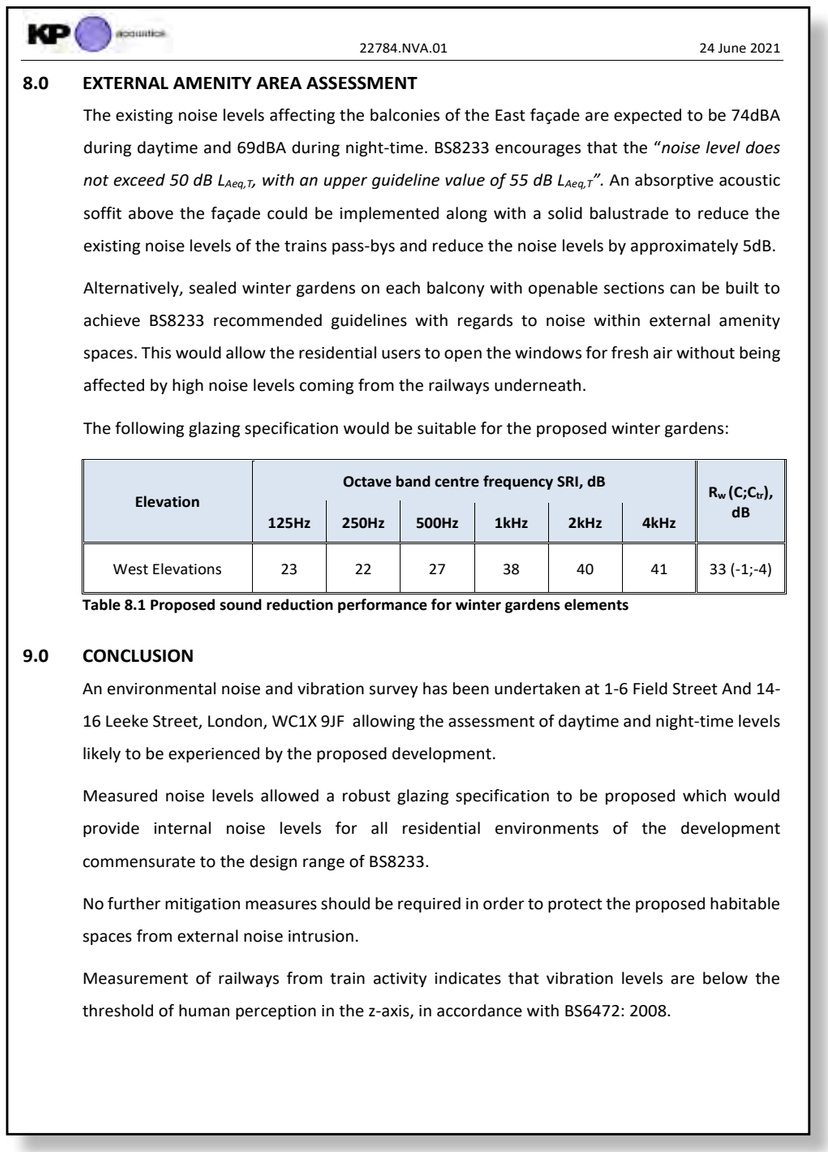
KP Acoustics Ltd.
Info@kpacoustics.com
1 Galena Road, W6 0LT London, UK
+44 (0) 208 222 8778
www.kpacoustics.com

1-6 Field Street and 14-16 Leeke Street London

Noise and Vibration Impact Assessment Report
Report 22784.NVA.01

PPF Real Estate Nominee 1 Ltd and PPF Real Estate Nominee 2 Ltd
c/o CBRE Global Investors
One New Change
London
EC4M 9AF

Registered in England Company No. 7947892. KP Acoustics is the Trading Name of KP Acoustics Limited



KP acoustics 22784.NVA.01 24 June 2021

8.0 EXTERNAL AMENITY AREA ASSESSMENT

The existing noise levels affecting the balconies of the East façade are expected to be 74dBA during daytime and 69dBA during night-time. BS8233 encourages that the *"noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline value of 55 dB $L_{Aeq,T}$"*. An absorptive acoustic soffit above the façade could be implemented along with a solid balustrade to reduce the existing noise levels of the trains pass-bys and reduce the noise levels by approximately 5dB.

Alternatively, sealed winter gardens on each balcony with openable sections can be built to achieve BS8233 recommended guidelines with regards to noise within external amenity spaces. This would allow the residential users to open the windows for fresh air without being affected by high noise levels coming from the railways underneath.

The following glazing specification would be suitable for the proposed winter gardens:

Elevation	Octave band centre frequency SRI, dB						R_w ($C;C_{tr}$), dB
	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	
West Elevations	23	22	27	38	40	41	33 (-1;-4)

Table 8.1 Proposed sound reduction performance for winter gardens elements

9.0 CONCLUSION

An environmental noise and vibration survey has been undertaken at 1-6 Field Street And 14-16 Leeke Street, London, WC1X 9JF allowing the assessment of daytime and night-time levels likely to be experienced by the proposed development.

Measured noise levels allowed a robust glazing specification to be proposed which would provide internal noise levels for all residential environments of the development commensurate to the design range of BS8233.

No further mitigation measures should be required in order to protect the proposed habitable spaces from external noise intrusion.

Measurement of railways from train activity indicates that vibration levels are below the threshold of human perception in the z-axis, in accordance with BS6472: 2008.

7. NOISE IMPACT ASSESSMENT:

A noise impact assessment has been completed by KP Acoustics which concludes that the proposals are satisfactory.

8. TRANSPORT IMPACT & FACILITIES (CYCLES, REFUSE etc):

A transport impact assessment has been prepared on the proposals by TTP Consulting.

This confirms that the proposed scheme will have little if any impact on transport infrastructure and so are deemed to be satisfactory.

The proposals also incorporate new cycling and refuse facilities that will replace the existing shared refuse store on Leeke Street (see photo below) and improve on the lack of any current cycle storage. This will provide new separate segregated spaces for commercial and residential users - see detailed layouts opposite that are marked up to show the proposals in more detail. These have also been reviewed and found to be satisfactory.

Existing photo of the combined and shared refuse store on Leeke Street

ttp consulting
transport planning specialists

CBRE Global Investors

The Joint, 1-6 Field Street & 14-16 Leeke Street, London Borough of Camden

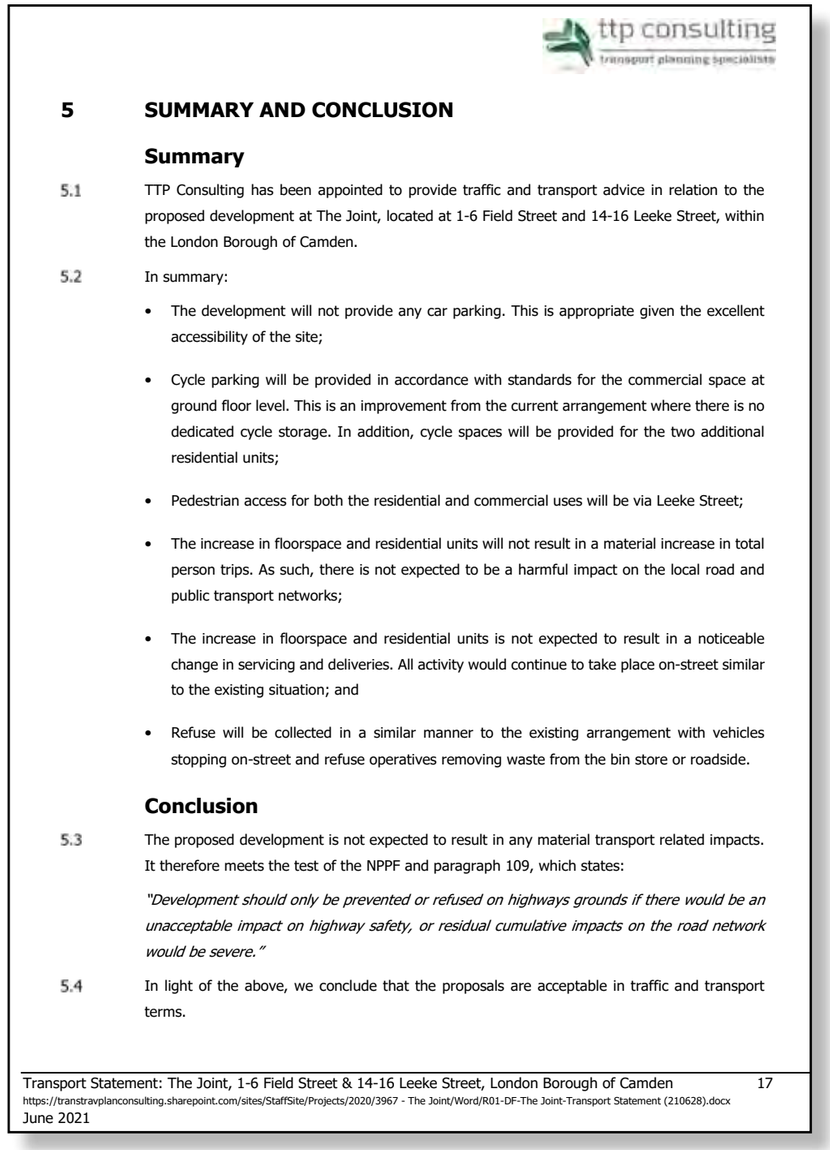
Transport Statement

June 2021

TTP Consulting Ltd
111-113 Great Portland Street
London W1W 6QQ
Tel: 020 7100 0753

www.ttp-consulting.co.uk

Registered in England 03931991



ttp consulting
transport planning specialists

5 SUMMARY AND CONCLUSION

Summary

5.1 TTP Consulting has been appointed to provide traffic and transport advice in relation to the proposed development at The Joint, located at 1-6 Field Street and 14-16 Leeke Street, within the London Borough of Camden.

5.2 In summary:

- The development will not provide any car parking. This is appropriate given the excellent accessibility of the site;
- Cycle parking will be provided in accordance with standards for the commercial space at ground floor level. This is an improvement from the current arrangement where there is no dedicated cycle storage. In addition, cycle spaces will be provided for the two additional residential units;
- Pedestrian access for both the residential and commercial uses will be via Leeke Street;
- The increase in floorspace and residential units will not result in a material increase in total person trips. As such, there is not expected to be a harmful impact on the local road and public transport networks;
- The increase in floorspace and residential units is not expected to result in a noticeable change in servicing and deliveries. All activity would continue to take place on-street similar to the existing situation; and
- Refuse will be collected in a similar manner to the existing arrangement with vehicles stopping on-street and refuse operatives removing waste from the bin store or roadside.

Conclusion

5.3 The proposed development is not expected to result in any material transport related impacts. It therefore meets the test of the NPPF and paragraph 109, which states:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe."

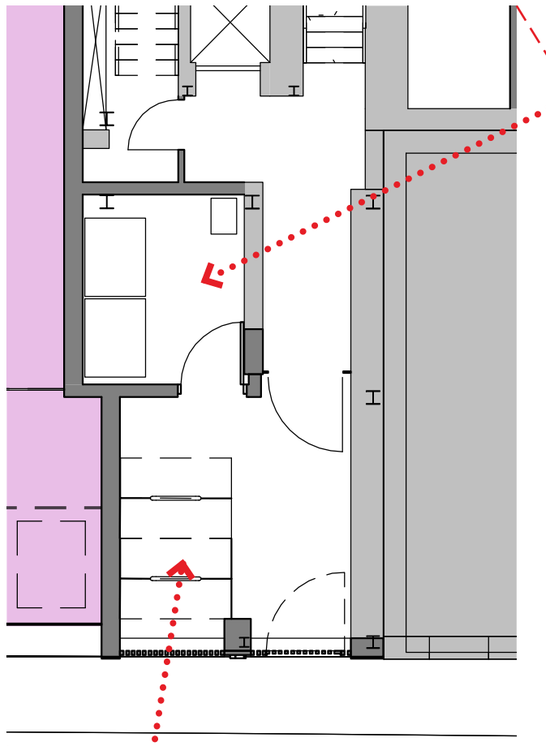
5.4 In light of the above, we conclude that the proposals are acceptable in traffic and transport terms.

Transport Statement: The Joint, 1-6 Field Street & 14-16 Leeke Street, London Borough of Camden 17
https://transtravplanconsulting.sharepoint.com/sites/StaffSite/Projects/2020/3967 - The Joint/Word/R01-DF-The Joint-Transport Statement (210628).docx
June 2021

Design & Access Statement

Field & Leeke Street, WC1

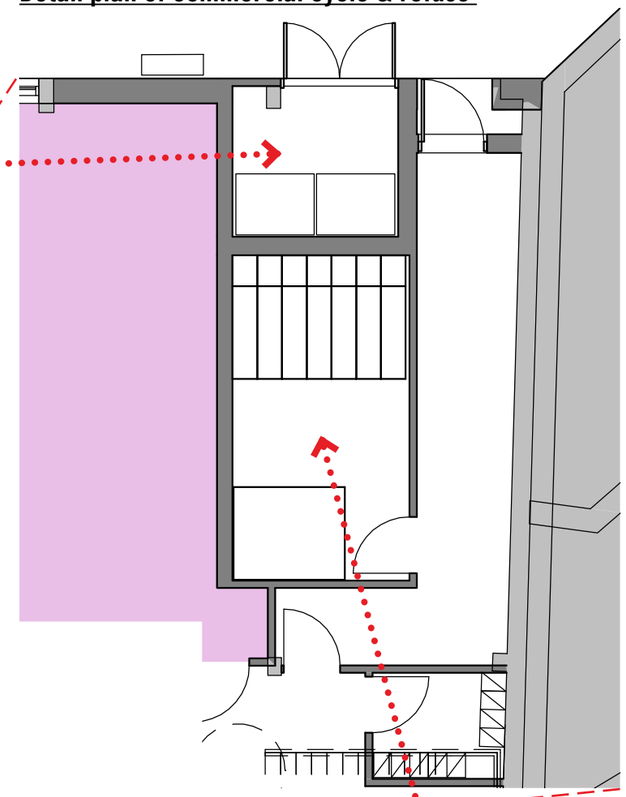
Detail plan of residential entrance area:



New dedicated refuse store for residential users adjacent to main entrance with 1no general waste and 1no recycling 1100-litre bins plus food recycling box

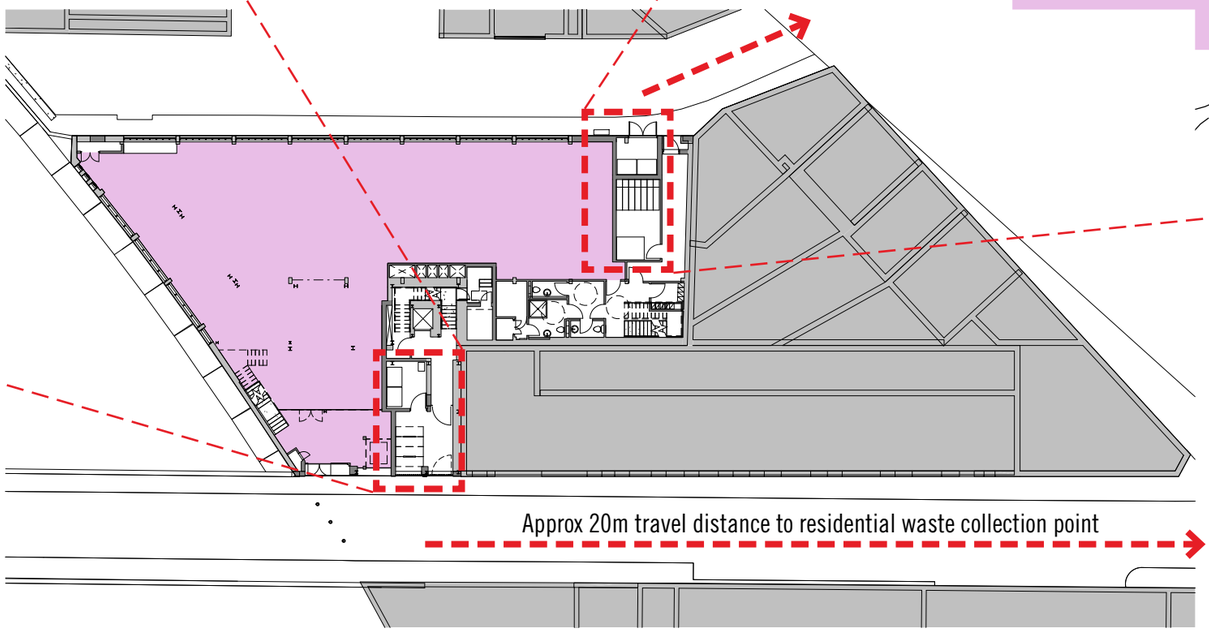
4no new and secure cycle bays for communal use within residential entrance area

Detail plan of commercial cycle & refuse



New dedicated commercial waste store with 1no general waste bin and 1no recycling 1100--litre bins

New dedicated commercial cycle store with 14no double stacker cycle bays plus 1no accessible cycle bay adjacent to secondary circulation stair and washroom facilities and locker room



Proposed ground floor plan:

9. ACCESS & ACCESSIBILITY:

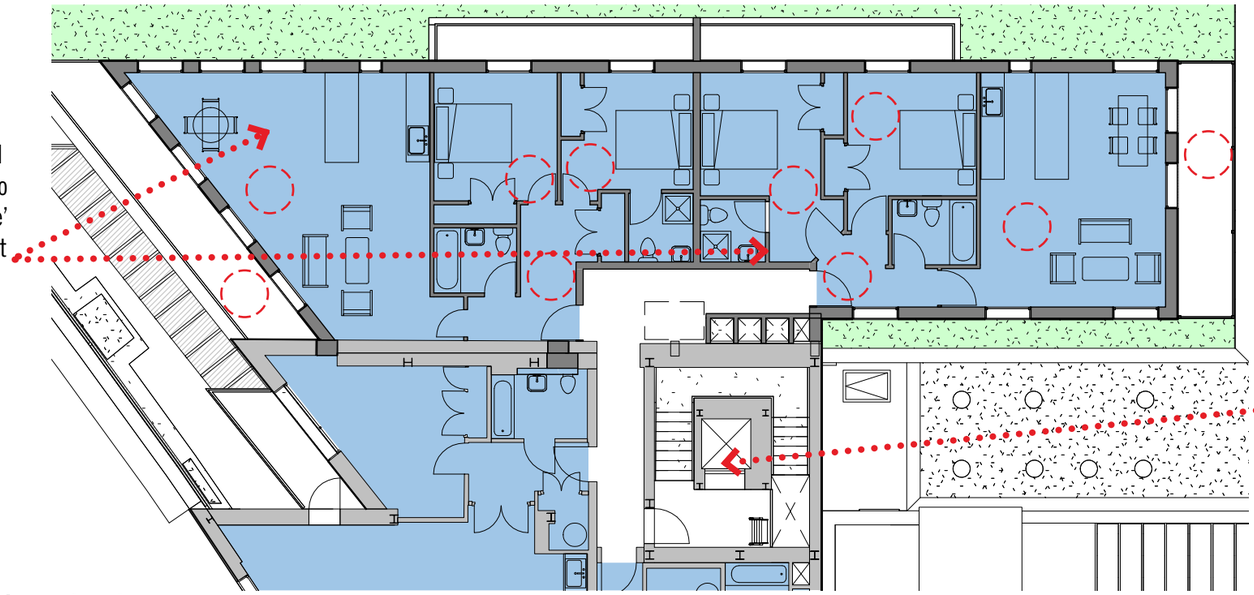
The proposals have been designed so as to incorporate new facilities or improvements to the existing building for accessibility.

The commercial areas have been specifically designed to incorporate a new fully accessible entrance door with flush threshold and improved weathered entrance area. The new internal circulation stairs will also be constructed so as to provide new ambulant accessible stairs with a passenger lift as part of the future tenant fit-out works. Washroom accommodation will also include new accessible facilities on both ground and first floor levels.

The existing residential entrance will also be enhanced with a new widened approach area to the existing accessible entrance lobby and lift. The two new flats at third floor have also been designed so as to be accessible with sufficient internal space to allow for turning circles.

Other more detailed matters such as detailing internal walls to allow grab rails to washroom and bathroom partitions to aid retro fitting, provision of structure that would support lifting hoists between bedrooms and bathrooms, heights of services controls and window handles, etc will be detailed in accordance with Building Regulations and Lifetime Homes at later detailed design stages.

The 2no new residential units will be designed so as to be M4(1) 'visitable' dwellings with sufficient space internally for turning circles etc (as shown on the adjacent floor plans)

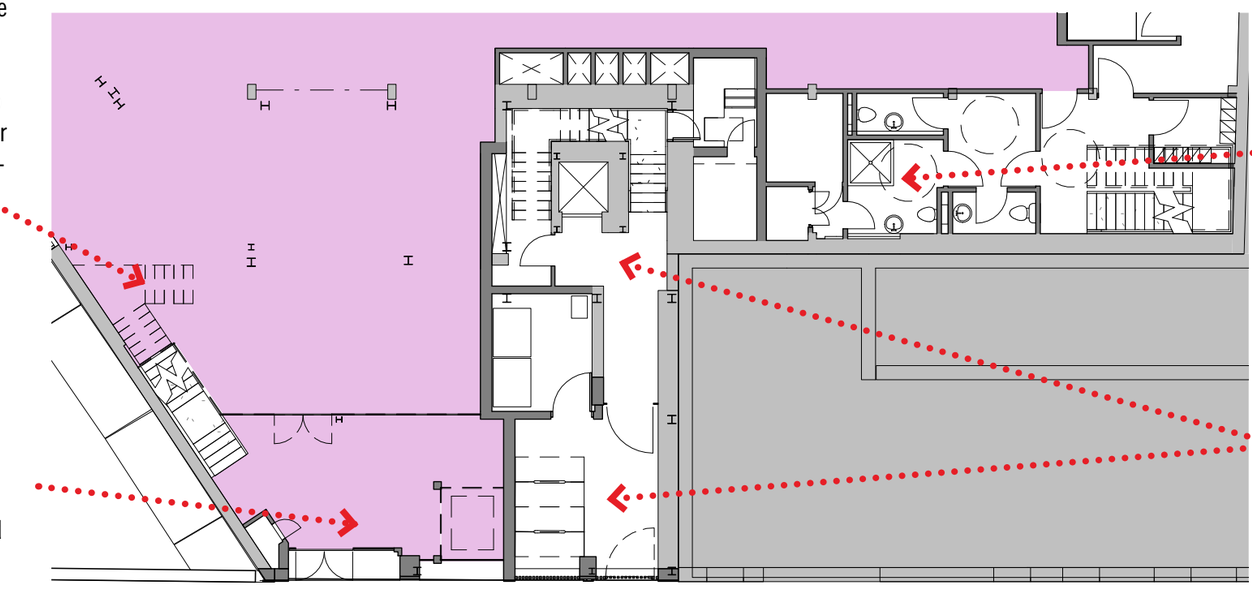


Existing accessible passenger lift and corridor route to new residential units on third floor

Proposed third floor plan extract:

Commercial office space to be provided with ambulant accessible circulation staircase to first floor and passenger lift as part of tenant fit-out works

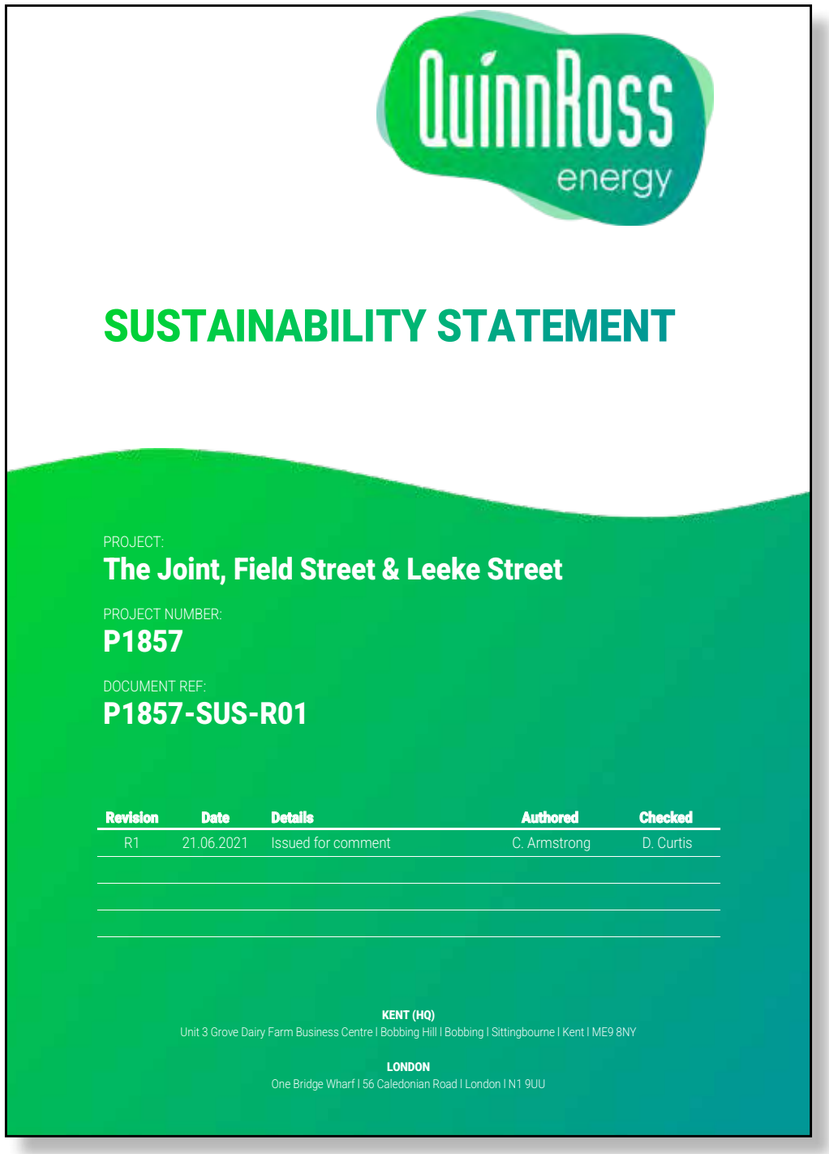
New main entrance to commercial use will have an accessible flush weather protected entrance door



New accessible washroom and shower room facilities are to be provided at ground and first floor

The existing residential entrance area will be widened internally to improve access with the existing accessible passenger lift to residential units on floors above retained

Proposed ground floor plan extract:



QuinnRoss energy

SUSTAINABILITY STATEMENT

PROJECT:
The Joint, Field Street & Leeke Street

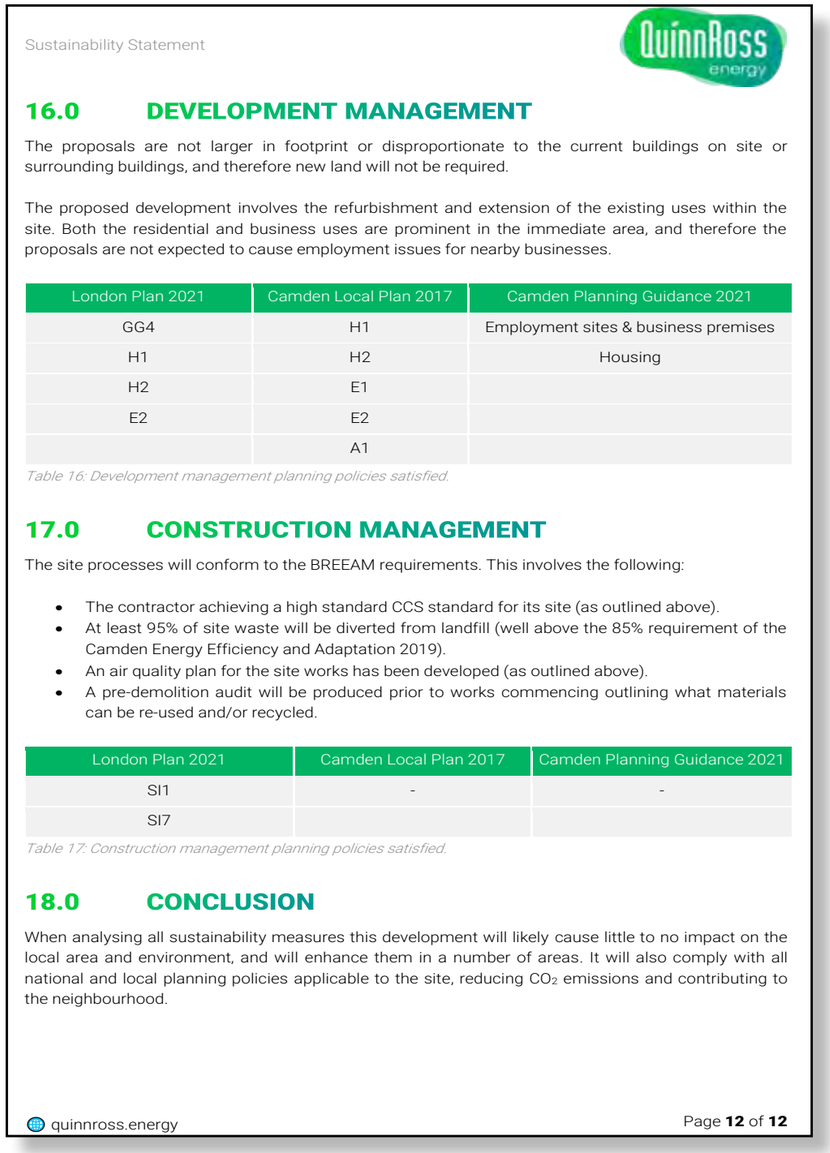
PROJECT NUMBER:
P1857

DOCUMENT REF:
P1857-SUS-R01

Revision	Date	Details	Authored	Checked
R1	21.06.2021	Issued for comment	C. Armstrong	D. Curtis

KENT (HQ)
Unit 3 Grove Dairy Farm Business Centre I Bobbing Hill I Bobbing I Sittingbourne I Kent I ME9 8NY

LONDON
One Bridge Wharf I 56 Caledonian Road I London I N1 9UU



Sustainability Statement

QuinnRoss energy

16.0 DEVELOPMENT MANAGEMENT

The proposals are not larger in footprint or disproportionate to the current buildings on site or surrounding buildings, and therefore new land will not be required.

The proposed development involves the refurbishment and extension of the existing uses within the site. Both the residential and business uses are prominent in the immediate area, and therefore the proposals are not expected to cause employment issues for nearby businesses.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
GG4	H1	Employment sites & business premises
H1	H2	Housing
H2	E1	
E2	E2	
	A1	

Table 16: Development management planning policies satisfied.

17.0 CONSTRUCTION MANAGEMENT

The site processes will conform to the BREEAM requirements. This involves the following:

- The contractor achieving a high standard CCS standard for its site (as outlined above).
- At least 95% of site waste will be diverted from landfill (well above the 85% requirement of the Camden Energy Efficiency and Adaptation 2019).
- An air quality plan for the site works has been developed (as outlined above).
- A pre-demolition audit will be produced prior to works commencing outlining what materials can be re-used and/or recycled.

London Plan 2021	Camden Local Plan 2017	Camden Planning Guidance 2021
SI1	-	-
SI7		

Table 17: Construction management planning policies satisfied.

18.0 CONCLUSION

When analysing all sustainability measures this development will likely cause little to no impact on the local area and environment, and will enhance them in a number of areas. It will also comply with all national and local planning policies applicable to the site, reducing CO_2 emissions and contributing to the neighbourhood.

10. ENERGY & SUSTAINABILITY:

Quinn Ross consulting engineeros have also prepared a sustainability statement in support of the proposals.

This confirms that the application site would be subject to both Camden and the Mayor of London standards and the site should be able to meet these requirements along with the applicants own sustainability and energy performance criteria ('Star Standards').

This report details a number of potential systems and technologies that can be utilised in order to minimise energy use and maximise sustainability opportunities.