

Ryan Ward  
Town Planning Lead  
Mace Dragados HS2 Project Office

**Patrick Marfleet**

Senior Planning Officer  
Regeneration and Planning  
London Borough of Camden  
*Sent via Planning Portal only*

4 August 2021

Dear Patrick,

Please find enclosed an application for full planning permission under the Town and Country Planning Act 1990, submitted by the Mace Dragados Joint Venture ('MDjv') on behalf of High Speed Two Limited ('HS2 Ltd'), for a Construction Skills Centre and Site Accommodation at the former Maria Fidelis school site ('the Proposed Development'). The Proposed Development would provide:

- a Construction Skills Centre ('CSC') on behalf of London Borough of Camden ('LBC'), for which a similar scheme was previously granted planning permission under LBC application reference 2019/3091/P (Class F1(a) - Education); and
- a Site Accommodation facility to accommodate approximately 2,500 site operatives and management staff, including office space, ancillary rooms, WCs, showers and changing rooms, and on-site catering (Class E(g)(i) – Offices). This is required as part of the High Speed Two ('HS2') railway project and will facilitate the construction of HS2 Euston Station.

The Proposed Development would include landscaping to the north western corner of the site and on the southern side of the Site Accommodation. Plant would be included at roof level to facilitate the operation of the building. Boundary treatments, in the form of weld-mesh fencing would be included along the southern boundary.

The Proposed Development is required for a temporary period of approximately 10 years from occupation and will be removed following the construction of HS2 Euston Station.

The application follows several months of pre-application discussions with LBC and two rounds of engagement with the local community and stakeholders. The application reflects

the outcomes of these pre-application discussions and demonstrates that the Proposed Development is compliant with relevant national and local planning policy.

The application consists of the following documents for your review and approval:

<b>Document</b>	<b>Reference Number</b>
Planning Application Form	n/a
Cover Letter	1CP01-MDS_ARP-TP-NOT-SS08_SL23-990001
Planning Statement	1CP01-MDS_ARP-TP-REP-SS08_SL23-990005
Design and Access Statement	1CP01-MDS_FBM-AR-REP-SS03_SL22-000001
Flood Risk Assessment	1CP01-MDS_ARP-EV-REP-SS08_SL23-990007
Acoustic Assessment	1CP01-MDS_ARP-EV-REP-SS08_SL23-990008
Sustainability Report	1CP01-MDS_ARP-EV-REP-SS08_SL23-990009
Air Quality Report	1CP01-MDS_ARP-EV-REP-SS08_SL23-990010
Deliveries and Servicing Management Plan	1CP01-MDS_ARP-OM-REP-SS08_SL23-990002
Transport Assessment	1CP01-MDS_ARP-TM-REP-SS08_SL23-990010
Travel Plan	1CP01-MDS_ARP-TM-REP-SS08_SL23-990011
Contamination Report	1CP01-MDS_ARP-EV-REP-SS08_SL23-990006
Public Engagement Report	1CP01-MDS_ARP-SE-REP-SS08_SL23-990002
Landscape Report	1CP01-MDS_FBM-LS-REP-SS08_SL23-000001
Construction Management Plan	1CP01-MDS-CL-PLN-SS08_SL20_GF-000003
Energy Statement	1CP01-MDS_MFL-PL-REP-SS08_SL22-000002
Lighting Statement	1CP01-MDS_MFL-PL-REP-SS08_SL22-000001
Fire Statement	1CP01-MDS_LBA-FI-STA-SS08_SL23-000001
S106 Heads of Terms	1CP01-MDS_ARP-TP-REP-SS08_SL23-990007

The application also includes the following plans for your consideration and approval:

<b>Drawing Title</b>	<b>Reference Number</b>
Site Location Plan - Existing	1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000002
Proposed Site Plan	1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000004
Existing Site Plan	1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000005
Proposed Ground Floor Plan	1CP01-MDS_FBM-AR-DGA-SS08_SL23-GF-000001
Proposed First Floor Plan	1CP01-MDS_FBM-AR-DGA-SS08_SL23-F1-000001
Proposed Second Floor Plan	1CP01-MDS_FBM-AR-DGA-SS08_SL23-F2-000001
Proposed Third Floor Plan	1CP01-MDS_FBM-AR-DGA-SS08_SL23-F3-000001
Proposed Fourth Floor Plan	1CP01-MDS_FBM-AR-DGA-SS08_SL23-F4-000001
Proposed Fifth Floor Plan	1CP01-MDS_FBM-AR-DGA-SS08_SL23-F5-000001

<b>Drawing Title</b>	<b>Reference Number</b>
Proposed Roof Floor Plan	1CP01-MDS_FBM-AR-DGA-SS08_SL23-F6-000001
Proposed North Elevation	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000001
Proposed West & East Elevations	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000002
Proposed South Elevation	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000003
Proposed East & West Context Elevations	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000004
Proposed North & South Context Elevations	1CP01-MDS_FBM-AR-DEL-SS08_SL23-000005
Proposed Section 01	1CP01-MDS_FBM-AR-DSE-SS08_SL23-000003
Proposed Section 02	1CP01-MDS_FBM-AR-DSE-SS08_SL23-000002
Proposed Section 03	1CP01-MDS_FBM-AR-DSE-SS08_SL23-000005
Proposed Section 04	1CP01-MDS_FBM-AR-DSE-SS08_SL23-000004
Proposed Strip Section through CSC Entrance and Site Accommodation	1CP01-MDS_FBM-AR-DSE-SS08_SL23-000006
Proposed Enclosure, Fence & Gate Elevations Drawing 01	1CP01-MDS_FBM-AR-DDE-SS08_SL23-000017
Proposed Enclosure, Fence & Gate Elevations Drawing 02	1CP01-MDS_FBM-AR-DDE-SS08_SL23-000018
Proposed Typical Fencing and Gate Details	1CP01-MDS_FBM-AR-DDE-SS08_SL23-000019

A full description of the proposed development and the relationship between each of the plans and documents is provided within the Planning Statement. Any proformas required by the Council are included in the relevant application documents as Appendices. If you require these in an alternative format, please do not hesitate to contact me.

The application fee of £30,449 has been paid via the Planning Portal. We trust that the information above is sufficient to positively determine the application.

Please do not hesitate to contact me if you have any queries. I look forward to receiving written confirmation that the application has been validated.

Yours sincerely



Ryan Ward  
Town Planning Lead  
Mace Dragados HS2 Project Office