

Apt

Castlewood House
Section 73 Design Document

July 2021

Introduction

This document is issued in support of a Section 73 (Class E land use changes), application following the grant of planning permission 2017/0618/P.

Permission is sought in respect of material change of use at Castlewood House.

On the 21st July 2020, the Government announced changes to the Use Classes Order which came into effect on 1st September 2020. The amendments to the Use Classes Order demonstrate the clear intention of the Government to introduce flexibility for businesses to adapt and diversify to meet changing demands. These changes aim to ensure the long-term sustainability of commercial uses, considering it important that high streets can adapt to changing consumer demands and behaviours, and the challenges posed by external influences

As part of the proposed NMA design changes (see separate supporting report), a number of sustainable improvements, brought about in response to the current commercial climate and the changing market, aim to improve the quality of the building for its inhabitants.

This involves the reconfiguration of the basement floors to accommodate an uplift in plant equipment. This results in a loss of A1/A3 floor space at basement level and replacement of this with ancillary office space (B1) - all uses of which now comprise Class E.

Justification and drawings in support of the proposals are on the following pages.



Castlewood House Commercial Sustainability

The need, viability and occupier's connection with office space has been under unprecedented scrutiny the past year following the impacts of the Covid-19 pandemic and UK lockdown measures. Studies by Royal London's joint leasing agents, JLL and CBRE reinforce that these changes form part of a response to the acceleration of already forming trends required by occupiers, which sit under three key items: sustainability, wellness and technology. In addition, these improvements would ensure the continued viability of the scheme when it comes to obsolescence.

There has been a shift in momentum over the last 24 months, with increasing numbers of leading organisations publicly stating their sustainability targets. Participation in sustainable schemes provides a positive message around a firm's corporate governance and social responsibility. The amount of companies signing up to science-based targets, with a central London presence, has doubled since December 2018.

Research by JLL reveals that at both 12 months and 24 months after completion, vacancy was lower in central London buildings with an Outstanding/Excellent BREEAM rating compared to those that were rated Very Good. The inclusion of electric boilers rather than gas is fundamental to the scheme's performance on a sustainability metric and is part of a carbon reduction plan for the building which is aligned to the Government's aspirations to reduce carbon emissions. This does increase the electric load on the building, which will require the housing of larger main incoming facilities within the basement and consequently a loss of net lettable

retail area. However, this is considered critical in delivering on future sustainability aspirations.

The COVID crisis has meant global and national interest in health and well-being has reached its zenith. It will form part of the key requirements from occupiers in the short and long term in order to future proof their offices and occupiers are putting this at the forefront of their agendas. Providing design optionality for increased infrastructure as air quality and flexibility provided by superloos will meet these demands.

With the increased prominence of Wellbeing on the agenda, the provision of fresh air to the building is critical. The increased air handling capacity could also offer a greater density of occupation on certain floors which could also become important with the anticipated increase in collaborative working in offices following COVID. A recent CBRE occupier survey placed indoor air quality, sustainable building design and connected building design as 3 of the top 5 amenities going forward.

Corporate perceptions have shifted away from office real estate as purely a static expense toward it being a strategic driver of transformation and enterprise performance. As such, the workplace has become part of the employee value proposition as companies have competed to secure the best talent. Moreover, the role of the office has become increasingly important when it comes to commitment and ultimately talent retention. We expect the drivers of technological experience, sustainability and employee health and well-being to continue to shape office demand and therefore design in the future.



Retail Assessment

The new development for Castlewood House provides a flagship office building with some excellent retail units on ground and basement level.

The retailers in the market are now very conscious of the quality of the building they occupy and are becoming more aware of the requirements (ESG , Net zero Carbon emissions) as we move into a market where BREEAM standings become a key issue and retailers are recognising this.

The areas for the building offered are as follows:

Levels	Approved (sq ft)	Proposed (sq ft)	Difference (sq ft)
Ground Floor	9,967	9,868	-99
Basement 1	9,463	4,324	-5,139

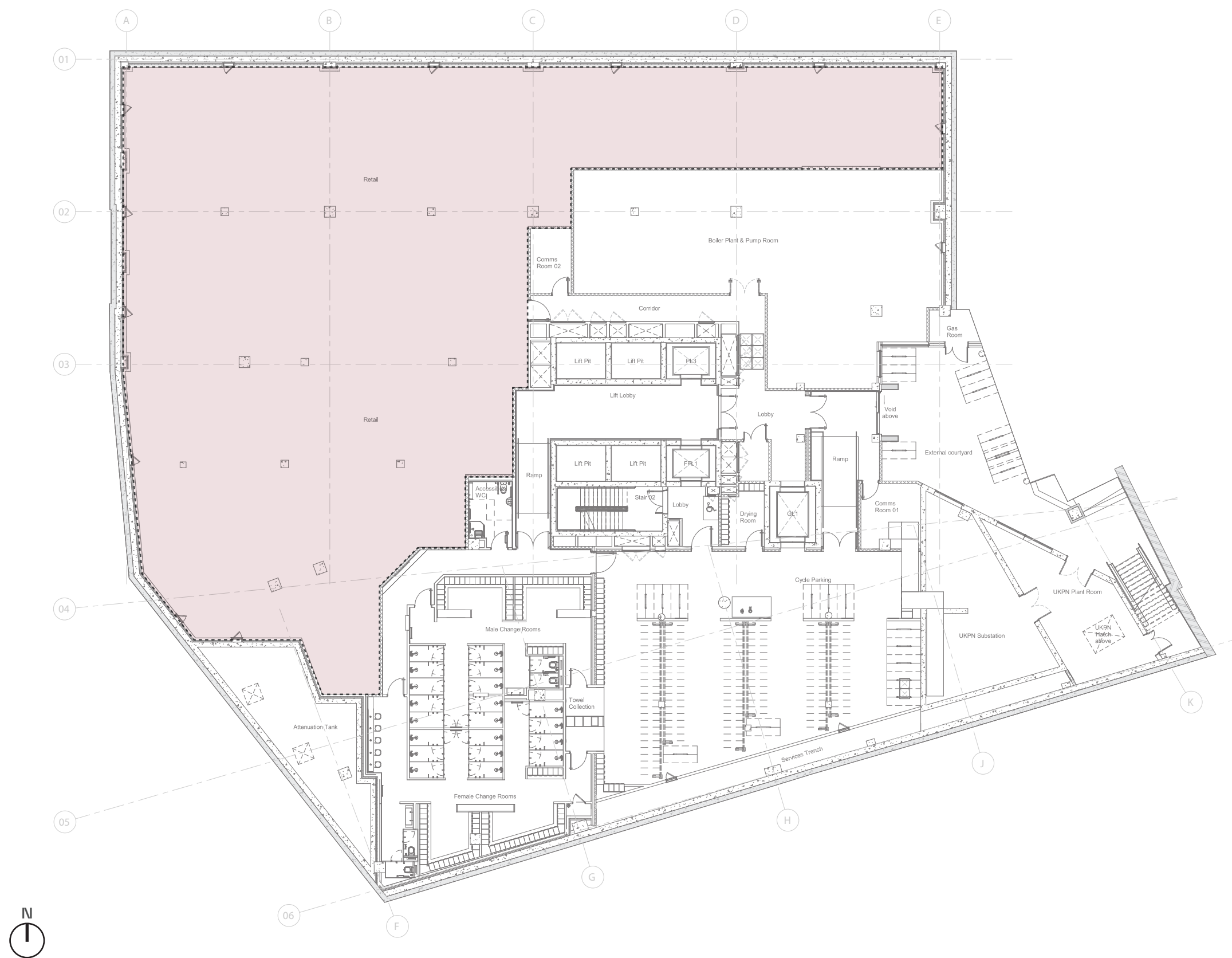
The proposal to have 5/6 retail units remains very positive on the new areas proposed. The market for this location will include a variety of destination, food and service retailers whose primary function will be perfectly served with ground floor retail space. The loss of basement is not of any concern to the letting process and we anticipate a strong response to the location from a wide range of operators in what is an excellent location , tying in with the opening of Crossrail and the completion of the Outernet.

The ability to market the retail accommodation in a new building with the benefit of ‘best in class’ sustainable elements will be a positive going forward.



Basement -1 Level: Approved Drawing

The drawing opposite shows the extant permission. (A1/A3 floorspace denoted with colour fill.)



Basement -1 Level: Proposed Drawing

Proposed Changes

The proposed changes are listed below:

A. AHU Room - Introduced within B1, additional to 1x AHU Plant at Level 10. Provides for 1 in 6 occupancy / increased fresh air circulation to commercial floor plates

B. A1/A3 Retail Space - Decreased in size to allow for additional air handling and other plant rooms

C. Boiler Plant and Pump Room - Reconfigured within B1, to allow connection for second UKPN room, and plant space for electric boilers

D. HV/LV Room - Added within B1 for additional UKPN Rooms

E. UKPN Plant Room - Additional two UKPN rooms for all electric boilers and dual supply

F. Future DEN Room / Retail Cycle Store- Reconfigured to suit revised UKPN requirements for dual supply

G. UKPN Substation - Resized to accommodate UKPN requirements

H. Reconfigured Cycle Store - Commercial cycle store reconfigured to improve end-of-trip sequence

I. Changing Rooms - Reconfigured to allow for air handling plant room for increased air flow on office floors



Area Comparison

Approved NMA Scheme (August 2020)

Level	Use	Area (sq m)	Area (sq ft)
FFL Level 10	Commercial NIA	100 m²	1,072 ft²
FFL Level 09	Commercial NIA	893 m²	9,613 ft²
FFL Level 08	Commercial NIA	893 m²	9,613 ft²
FFL Level 07	Commercial NIA	1,454 m²	15,649 ft²
FFL Level 06	Commercial NIA	1,454 m²	15,649 ft²
FFL Level 05	Commercial NIA	1,530 m²	16,468 ft²
FFL Level 04	Commercial NIA	1,649 m²	17,753 ft²
FFL Level 03	Commercial NIA	1,668 m²	17,958 ft²
FFL Level 02	Commercial NIA	1,698 m²	18,276 ft²
FFL Level 01	Commercial NIA	1,613 m²	17,368 ft²
FFL Level 00	Retail NIA	926 m²	9,967 ft²
FFL Level B1	Retail NIA	879 m²	9,463 ft²

Total NIA by Use		
Use	Area (sq m)	Area (sq ft)
Commercial NIA	12,952 m²	139,419 ft²
Retail NIA	1,805 m²	19,430 ft²
Total	14,757 m²	158,849 ft²

Proposed Scheme

Level	Use	Area (sq m)	Area (sq ft)
FFL Level 10	Commercial NIA	142 m²	1,528 ft²
FFL Level 09	Commercial NIA	896 m²	9,647 ft²
FFL Level 08	Commercial NIA	896 m²	9,644 ft²
FFL Level 07	Commercial NIA	1,449 m²	15,597 ft²
FFL Level 06	Commercial NIA	1,449 m²	15,598 ft²
FFL Level 05	Commercial NIA	1,526 m²	16,432 ft²
FFL Level 04	Commercial NIA	1,644 m²	17,703 ft²
FFL Level 03	Commercial NIA	1,662 m²	17,894 ft²
FFL Level 02	Commercial NIA	1,687 m²	18,160 ft²
FFL Level 01	Commercial NIA	1,602 m²	17,244 ft²
FFL Level 00	Retail NIA	916 m²	9,868 ft²
FFL Level B1	Retail NIA	401 m²	4,324 ft²

Total NIA by Use		
Use	Area (sq m)	Area (sq ft)
Commercial NIA	12,955 m²	139,447 ft²
Retail NIA	1,318 m²	14,192 ft²
Total	14,273 m²	153,639 ft²

Difference Between Approved and Proposed	
Area (sq m)	Area (sq ft)
+ 3 m²	+ 28 ft ²
- 487 m²	- 5,238 ft ²
- 484 m²	- 5,210 ft ²

NB: Figures above have been rounded to 0 decimal places & measured using the RICS Code of Measuring Practice 6th Edition

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