**Level Plan**

Pro-forma

**Section 106 Planning Obligations**

The purpose of the **Level Plan (LP)** is to help minimise construction impacts and related on-site activities that may affect the public highway.

The design of any development needs to take account of the surrounding topography and in particular the levels of site where it adjoins the public highway. The Council will not adjust highway levels to meet accesses that do not sit at the required level. It will be a requirement of a Section 106/278 agreement for the developer to submit level plans to the Council for approval prior to implementation. These plans will need to show existing and proposed levels for channel, top of kerb, back of footway and any other features of relevance. You will also need to clearly show that any access points or adjoining open areas will match the back of footway levels required.

The proposed development must be implemented in accordance with approved Level Plans unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review the Level Plans if problems arise in relation to the construction of the development. Any future revised plan must also be approved by the Council and complied with thereafter.

Please complete the questions below with any additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary.

**Contact**

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Planning Application Reference: 2020/3583

Site Address: Land at 247 Tottenham Court Road W1T 7HH; 3 Bayley Street, London, WC1B 3HA; 1 Morwell Street, London, WC1B 3AR; 2-3 Morwell Street, London, WC1B 3AR; and 4 Morwell Street, London, W1T 7QT.

Development Description: Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office (Class B1) use, flexible uses at ground and basement (Class A1/A2/A3/B1/D1/D2), residential (Class C3) use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works

Clause: 4.11.2.

Obligation/Covenant: ‘On or prior to the Demolition Implementation Date to submit to the Council the Level Plans for approval’

2. Please provide contact details for the person responsible for submitting the Level Plans.

Name: Gerald Eve LLP

Address: 72 Welbeck Street

Email: NDavies@geraldeve.com

Phone: 020 73336371

**Site**

3. Please provide brief description of the development proposals and how they affect the existing footway and carriageway levels. (Demonstrating the levels at the interface of the Development with the boundary of the Property.)

New entrances onto the street and new S278 works which will be submitted separately (although agreed in principle with officers)

4. Do the development proposals affect the existing levels on the public highway (i.e. footway and/or carriageway) in such a way that the footway would have to be adjusted to meet the proposed private forecourt levels?

A s278 agreement will be entered into shortly. This has been agreed with transport officers

5. Please explain the surface water collection, what measure have you taken to ensure that it does not flow from private land onto the public highway?

The approved sustainability document includes SUDS and a biodiverse green roof. The Committee report states:

18.5 The development will provide 365sqm of biodiverse green roofs which will manage surface water run-off, as well as provide biodiversity and amenity benefits. The proposal will significantly improve the pre-development peak runoff rates and will provide attenuation to achieve greenfield runoff rates.

18.6 The Council’s Lead Local Flood Authority (LLFA) Officer has confirmed that the proposed SuDS are acceptable, subject to full details of the proposed green roof being secured by condition (condition 37) and a condition securing the installation of the SuDS and compliance with the site run-off rates proposed.

(condition 38).

6. Does any door or gate in the proposed design open onto the public highway?

No

7. Please provide an **EXISTING** site Level Plan

ST-EX-02-100-\_TOPO

8. Please provide the **PROPOSED** Level Plan for approval

ST-PR-02-100\_TOPO

I confirm that the information supplied in this Pro-forma (and supporting evidence) is accurate. I will notify the Council should any of the information contained change. The agreed contents of Level Plan, the information contained in this Pro-forma and the terms of Section 106 agreement pursuant to the planning permission must be complied with, unless otherwise agreed in writing by the Council.

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| **Signed:** |  |
| **Print full name:** | N Davies  |
| **Position:** | Senior Associate |
| **Date:** | 11 August 2021 |

**Example of Levels Plan:**

