



# GERALDEVE

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**FAO: Jonathan McClue**

**Our ref: NJB/SAWE/KAT/U0015166**

**Your ref: PP-11395936**

14 July 2022

Dear Sir

**The Postmark – Phoenix Place at Land to the west of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe Street, Camden WC1**

**Submission of Approval of Details reserved by Condition 13, 19 and Condition 29 pursuant to planning permission Ref. 2013/3807/P**

We write on behalf of our client, McAleer & Rushe (constructor contractor for Taylor Wimpey) to submit the enclosed documents to formally re-discharge Conditions 13, 19 and 29 pursuant to planning permission reference 2013/3807/P, dated 30 March 2015 at the land to the west of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe Street, Camden WC1.

Specifically this seeks to partially re-discharge the two conditions insofar as they relate to the details of 'Square P' which is located directly off Phoenix Place.

## **Background**

Full planning permission was granted at the Site under application reference 2013/3807/P on 30 March 2015 for the:

**"Comprehensive redevelopment, following the demolition of existing buildings, to construct four new buildings ranging from 5 to 15 storeys (above basement level) in height, to provide 38,724 sq.m. (GIA) of residential floorspace (345 dwellings) (Class C3), 823 sq.m. (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 or D2), with associated energy centre, waste and storage areas, basement level residential car parking (54 spaces, the re-provision of Royal Mail staff car parking (approx. 196 spaces) cycle parking, residential car parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open spaces, alterations to the public highway and all other necessary excavation and enabling works."**

Since the original approval by the Mayor of London, there have also been a number of minor design changes and amendments to program which have resulted in the submission of a number of non-material amendment applications, namely under application references 2018/1054/P, 2019/1931/P, 2019/3364/P, 2020/3333/P and 2021/3338/P. Phase 1 is now complete (to the south) and Phase 2 (to the north) is under construction.

A series of conditions have been discharged for both phases, for Phase 1 these were largely undertaken by Bouygues or Taylor Wimpey London. For Phase 2 these are being submitted by McAleer & Rushe (and/or Taylor Wimpey London).

The development forms part of a wider masterplan with Phases 3 and 4 in the London Borough of Islington, which is also under construction. The original planning permission included a number of masterplan documents relating to external areas, including a public realm and play space strategy prepared by Publica, a local urban design and public realm practice who also contributed to the preparation of a joint Mount Pleasant SPD.

### **The Approved Masterplan - Play Strategy**

Publica's play strategy was commissioned by RMG, the applicant at the time to guide and inform the comprehensive open space strategy and landscape design for the Mount Pleasant development proposals, and included surveys of local play provision, projected child occupancy and guidelines for the design of all play spaces within the development. The scheme proposes a total of 4,120 sq.m. of playable amenity space across the site, with dedicated play features proposed for The Gardens, Square C and Square P and the courtyards and terraces within the blocks themselves.

Publica's strategy set out design briefs for the series of defined spaces including Square P – the subject of this application, which was identified as a "a neighbourhood space with a possible café use for local residents to socialise while children play. It envisaged a hard, civic-feeling surface with good provision for older children. Spatially, it is intended to be a multifunctional playable space of 370 sqm for all ages including 250 sqm of space for children aged 12+. The design brief set out a series of design principles and plans indicated a climbable sculpture as centrepiece to Square P and a ping pong table, alongside planting and special surfaces.

Following the masterplan approval, detailed design proposals were produced by Broadway Malyan in order to discharge relevant conditions. Following engagement with the Council, the landscaping scheme was approved by Camden Council in 2020 under ref: 2020/3024/P. Since that time, the current team has been instructed to review the design of Square P to take into account a number of structural and level issues that have arisen through the build out process, noting the square itself has not been built out yet. There are also concerns about the dominance of the structure in the space, which were also noted as a concern by Camden Council officers at the time of the previous proposals.

### **Condition for Discharge**

The Applicant is seeking to re-discharge the following conditions attached to the planning permission (ref. 2013/3807/P). The partial discharge of these conditions specifically relates to the details of Square P in Phase 1 only. The condition is worded as follows:

#### Condition 13 - Landscaping

*"No super-structure works on the relevant Section shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Local Planning Authority. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. The information submitted shall accord with or be reflected in the equivalent details included within lighting strategy details and CCTV / Security Lighting details to be discharged by condition."*

#### Condition 19- Cycle Parking

*“Details of the layout, design and appearance of the bicycle storage areas shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on the relevant Section. The provision shall comprise at least 275 residential occupier cycle spaces with the southern Section comprising building A and at least 156 residential occupier cycle spaces with the northern Section comprising buildings B, C & D, 36 residential visitor spaces and 7 commercial occupier spaces) shown on the approved drawings as set out in condition 2 above, and end of trip cyclist facilities. The approved cycle storage / facilities shall be provided in full within each Section prior to the first occupation of the relevant use within that Section, and thereafter retained, unless otherwise approved in writing by the Local Planning Authority.”*

#### Condition 29 – Playspace

*“Details of all playspaces including drawings and specification of the proposed play equipment shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.*

*The development shall be carried out strictly in accordance with the details so approved prior to the first occupation of the relevant section, and shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.*

*The Condition can be discharged on a Section by Section basis.”*

#### **Pre-Application Discussions**

Informal pre-application discussions took place with Camden Council Planning Officers in May 2022 via email correspondence. In summary, it was noted that the revisions could result in a potential a more cohesive and unified space, subject to detail and refinements. In particular, the cycle store was considered to be less dominant, which is a potential improvement as long as the spaces are all being provided in acceptable dimensions/specifications as per Camden’s transport guidance.

It was noted that the diagonal movement through the space could increase use of the space as a cut through and activate it, a welcomed move – but the team were also challenged to ensure that the scheme is an attractive and comfortable place to dwell. The nature of the ground floor buildings and the potential for spilling out was also highlighted, with concerns raised that it could encroach into public shared space.

There was also a concern that the revised proposals would be underdelivering on the proportion of play space/ equipment approved under the original application ref. 2013/3807/P and subsequent approval of details application ref. 2020/3024/P. It was noted that any alternative proposal would need to be suitable for the age target identified for the space and incorporate opportunities for older play in a form that co-locates well with other informal use of the space across ages.

The team has reflected on these comments and the supporting information takes on board the review and feedback.

#### **Proposals**

Details for conditions 13 (landscaping), 19 (cycle parking) and 29 (playspace) were previously discharged (partially) for Phase 1 on 29 September 2020 under application reference 2020/3024/P. As noted above, following further design development, the applicant team has concluded that there are some elements to the

approved drawings that do not effectively co-ordinate with the remainder of the site, namely with regards to drainage, gradients and the impact of the basement Energy Centre being located beneath it.

This approval of details application seeks to re-discharge conditions 13 and 29 in relation to Square P in response to the design changes that have arisen. The current submission seeks to amend the design of Square P by replacing 'Cube L' climbing structure with a series of different climbable sculptures that are considered to better reflect the recommendations of the Publica Play Strategy.

A summary of the updates and justification for each are set out below, more detail can be found within the 'MPP2-TRI-ZZ-ZZ-RP-L-1002-P00 - Square P & The Walk' report, prepared by TRI External Landscape Design and submitted in support of this approval of details application.

#### Drainage

As approved under application reference 2020/3024/P, rainwater will drain from Phoenix Place footway towards the commercial unit. It is proposed to increase the finished floor level of the Block C Commercial (former Class A3) Unit by 75mm to 16.025m to avoid water running towards the building. A 500mm high granite seating wall is proposed to separate the Block C lobby from the floor level of the commercial unit.

#### Gradients

There is a circa 2.5m decline between Gough Street and Phoenix Place. This change in level results in a 1 in 21 gradient. However the level landings detailed within the Broadway Malyan scheme will break this 1 in 21 gradient, and results in steeper slopes between the landings. These steeper slopes fail to comply with either Building Regulations nor BS 8300. In order to ensure all routes are fully accessible for all users, minor modifications are required to ensure the proposed ground levels fully comply with regulations and guidelines. The details of the proposed slope gradients have been provided within the submitted documentation prepared by TRI External Landscape Design.

#### Basement Energy Centre

Beneath Square P is the basement Energy Centre which has been fully constructed. Further design development has revealed that there is currently insufficient space within the approved Square P design for the incorporation of ventilation structures and district heating disaster valves. The approved Air Intake Vent does not provide sufficient free air ventilation to serve the basement plant below and as such will need to increase in size.

It is therefore proposed that the layout of Square P be amended to incorporate these technical constraints into the design. The vent structures and disaster valve kiosk inset are proposed to be hidden within raised planting beds.

#### Cube L

As approved under application reference 2020/3024/P, a large climbing frame named 'Cube L' within the centre of Square P was proposed. On reflection, the design team consider this dominates the place and does not fully meet the requirements of the original Publica Play Strategy for Mt Pleasant which sought:

- A 'climbable sculpture as the centrepiece';
- 'multifunctional playable space for all ages';

- to cater for 'all ages including space for children aged 12+'.

The original Design and Access statement for the site referred to the inclusion of *'playable, climbable and tactile small-scale sculptures for all ages to engage with and sit on'*.

The Cube L climbing frame is recommended for children ages 5+ and the Applicant is seeking to amend the design of Square P by replacing Cube L with a different climbable sculpture that is better considered to reflect the recommendations of the original Public Play Strategy report being useable for a wider range of age groups.

It is proposed to introduce bespoke stone structures to create informal seating and climbable space for children of all ages. The stone structures would incorporate the site's history with etched stone interpretation which reflects the nine different Mail Rail station locations and mapping out of the River Fleet. The proposed development is considered to better reflect the character and history of the locale area.

The report ref: 'MPP2-TRI-ZZ-ZZ-RP-L-1002 P00 Square P and the Walk' prepared by TRI External Landscape Designers provides extensive details of the alternative play provision in lieu of the 'Cube L' climbing frame. It provides a summary of the 2013 consented scheme and approved Play Strategy Report. The updated design for Square P seeks to reflect the recommendations of the approved planning documents from 2013.

In total, over 500 sqm of playable space would be provided in Zone A, far in excess of the 370 sqm set out in the original approval. The space which would be fully accessible, includes climbing equipment, landscaping spaces, the previously approved ping pong table, seating and good natural surveillance in accordance with the Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG.

As a result of the aforementioned changes, to reflect the new design of Square P and the new desire lines, the location of the cycle shelter has changed.

In summary, the details submitted in support of this approval of details application seek to re-discharge Conditions 13, 19 and 29 in relation to design updates to Square P in Phase 1.

For reference, details relating to the landscaping and playspace within Phase 2 have been submitted to Camden Council via conditions 13 (landscaping), 19 (cycle parking) and 29 (playspace) under application reference 2021/2726/P and are pending consideration.

### **Outstanding Conditions**

By way of update, the conditions which remain outstanding for the Phoenix Place development are as follows:

#### Phase 1

- Conditions 27 (PTO inclusive design- commercial units – to be submitted by tenant)

#### Phase 2

- Conditions 13 (landscaping) – pending under application reference 2021/2726/P
- Condition 26 (PTO inclusive design- communal residential areas)
- Condition 27 (PTO inclusive design- commercial units)
- Condition 28 (noise before plant installation) – pending under application reference 2022/2513/P
- Condition 29 (play space) - pending under application reference 2021/2726/P
- Condition 35 (PTO basement parking barriers); and
- Condition 36 (PTO flues and extraction).

### **Application Documentation**

In accordance with the validation requirements of Council, we enclose the following documentation to discharge this condition:

- i. Completed approval of details application form (ref. PP-11395936), prepared by Gerald Eve LLP;
- ii. Masterplan – Public Realm and Landscape, prepared by TRI External Landscape Design;
- iii. Public Realm and Landscape Key Reference Plan, prepared by TRI External Landscape Design;
- iv. Public Realm and Landscape Level 00, prepared by TRI External Landscape Design;
- v. Public Realm and Landscape Level 00 and Level 01 Combined, prepared by TRI External Landscape Design;
- vi. Level 01 Communal Courtyard (Level 00 and Level 01 Combined), prepared by TRI External Landscape Design;
- vii. Square P (Level 00 & Level 01 Combined), prepared by TRI External Landscape Design; and
- viii. Mount Pleasant Phase 2 Square P and The Walk, prepared by TRI External Landscape Design.

The requisite application fee of £116.00 plus £32.20 Planning Portal fee has been paid online concurrent to the submission of this application.

We trust that we have provided all the material required for the purposes of validation and therefore await confirmation of the registration and validation of this application shortly. In the meantime should you have any queries regarding this application please contact Sam Wells (0203 486 3794) or Kathryn Tyne (0203 486 3735) of this office.

Yours faithfully



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