

From: [Sexton, Gavin](#)
To: [Lisa Webb](#); [Alex Neal](#)
Cc: [Cullen, Bethany](#); "victoria.hinton@camden.gov"; [Allott, Dawn](#)
Subject: RE: Belgrove House Strategic Panel Monday 29 April
Date: 26 April 2019 12:01:00
Attachments: [image013.png](#)
[image014.png](#)
[image015.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Lisa/Alex

Thanks for those. I can only make assumptions about the commentary that will go alongside the slides – but on the basis of what has been put together so far I have the following comments –

General points:

- o Overall there are too many slides for a 20 minute presentation.
- o I know it's a matter of presentational preference – but the slides jump from context to illustrative material without a clear demonstration of what the proposals are for. Members will be well accustomed to seeing site overview followed by plans and elevations and then followed by illustrative material. At the very least I think it would really help to include an introductory plan of the proposed ground floor at an early stage, which can set the scene for understanding the proposals.
- o The three really significant omissions which I think must be included in order to transparently present the proposals are:
 1. Contextual north elevation of the proposed building – including the blocks on either side at least as far as Grays Inn Road to the east and Judd Street to the west.
 2. Illustrative image – front on to the building – demonstrating the view as you arrive from KX station. Your early slides set up an arrival message from KX - but the illustrative images all assume you will only see the building from oblique locations at the periphery of KX square or from Euston Road. Coupled with the absence of a front elevation suggests this a reticence to show the most potentially significant impacts.
 3. A clearly tabulated set of floorspace proposals –
 - Existing and proposed Belgrove House floorspace
 - Existing and proposed Acorn House floorspace
 - Policy required housing target for net uplift across the two sites and how the proposals respond to this.

Detailed points:

- o Slide 11 is probably too much detail to be immediately useful
- o Not sure why slide 13 and 14 are presented at this point - before there is any sense of the proposals (see my general comment above)
- o Slides 20-25 seem to have put more focus on two options back on the table again. This may be confusing to Members – especially as the differences are relatively subtle (not as immediately legible as the shift from 2018 scheme to 2019 scheme shown on slides 16-17)
- o Long section slide 29 misses out KX station which is a directly relevant height and location reference

I hope that's helpful.

Gavin
Principal Planner

Telephone: 020 7974 3231



From: Lisa Webb <LWebb@geraldeve.com>

Sent: 25 April 2019 21:38

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; 'victoria.hinton@camden.gov' <victoria.hinton@camden.gov>

Cc: Alex Neal <ANeal@geraldeve.com>

Subject: FW: Belgrove House Strategic Panel Monday 29 April

Gavin / Victoria

As promised, please see below the link to the latest version of the presentation for Monday. The team is still commenting on this and there will be some amendments, including reordering and points of clarification, but hopefully it is useful for your review tomorrow. If you have any comments, please can you let us know in the morning. AHMM will then finalise the document for Monday.

Many thanks

Lisa

<https://bigfilebox.ahmm.co.uk/lwt/76725-wk05TlxSjfHeoUr8wqQQOu5DH>

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From: [REDACTED] [mailto:[REDACTED]@ahmm.co.uk]

Sent: 25 April 2019 17:33

To: Lalji, Faaiza A.; Alex Neal

Cc: Stevenson, Jonathan; Philip Turner; [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] Keith Brooks; Declan Norton; [REDACTED] Lisa Webb;
Katie Hughes

Subject: RE: Belgrave House Strategic Panel Monday 29 April

All,

The updated presentation is now available to download:

<https://bigfilebox.ahmm.co.uk/lwt/76725-wk05TlxSjfHeoUr8wqQQOu5DH>

Best,

[REDACTED]

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From: [Sexton, Gavin](#)
To: [Lisa Webb \(LWebb@geraldeva.com\)](mailto:LWebb@geraldeva.com)
Cc: [Alex Neal \(ANeal@geraldeva.com\)](mailto:ANeal@geraldeva.com); [Cullen, Bethany](#); [Hinton, Victoria](#)
Subject: Strategic panel
Date: 29 April 2019 16:02:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Lisa

Thank you for all the team's hard work on this morning's panel. I think we all felt it was a good opportunity to consider how to move the pre-app forward.

Members have asked to see the illustrative image looking south from KX Square. Can you ask Philip to send it over when its ready?

thanks

Gavin
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Please consider the environment before printing this email.

From: [Sexton, Gavin](#)
To: [Alex Neal \(ANeal@geraldeve.com\)](mailto:ANeal@geraldeve.com)
Cc: [Katie Hughes](#)
Subject: Belgrove house - community benefits
Date: 23 September 2019 16:03:00
Attachments: [image025.png](#)
[image026.png](#)
[image027.png](#)

Dear Alex

As you are aware Camden is strongly supportive of the growing strength of the Knowledge Quarter and the knowledge economy. The feedback from the Strategic Panel Members were clear in their feedback that the development should deliver tangible benefits which make a real difference to local people's quality of life. The Council's Vision for the borough: Camden 2025, sets out a clear and ambitious statement of priorities which should direct a package of neighbourhood and Camden community benefits from the development. Its 5 calls-to-action are directly relevant to our discussions about capturing the community benefits from knowledge economy uses at Belgrove House.

As a starting point we suggest the following ideas for potential community benefits – all of which will need further discussion and thought. We are confident that there are many other ideas and initiatives that will follow from giving further consideration to these themes:

1. **A Belgrove House Community fund**

- Provide grants or loans to local grassroots projects which mitigate the effects of the development and/or enhance its benefits. The fund would respond to local needs and support local charities, social enterprises and community groups, for instance related to youth violence, isolations of individuals and communities etc. The grant/funding would be decided upon by the businesses who contributed to them and/or the people who will be benefit from them.
- This empowers local residents to make funding choices and decisions on grant requests : eg Kings Cross Central Social & Community Fund which is administered and promoted by Camden Giving.
- The local fund approach is a highly cost-efficient way of delivering targeted change and improvements at grassroots level, to projects which make a difference because they are intrinsically community-based

2. **Flexible community space** – which could serve many potential uses/activities:

- Providing a central resource for fostering collaboration and learning between local social-good organisations and with knowledge economy organisations
- Complement and support activities enabled by the Community fund and assist in reducing barriers to social-led change and improvements
- Provide social enterprise space and touchdown/office space to local charitable activities
- Local community meeting space

3. A comprehensive package of **employment & skills initiatives** during construction and operational phases:
 - We can prepare a comprehensive list but it will include standard commitments such as work placements, apprenticeships, local procurement and
 - Also more location-specific opportunities such as pledges to STEAM and commitments to provide trained ambassadors, financial support for Somerstown Job Hub etc
4. **Health related initiatives**
 - In the event that the building is occupied by companies focussed on health-related initiatives and technology then there may be potential for them to be involved in health-related outreach and education.
 - You will also be aware of the local concerns about the impacts of homelessness, crime and ASB. It may be that there are mental health initiatives relating to these issues which could feature as part of the grassroots projects sponsored by the Community Fund.

Next steps:

We encourage your client to establish a Community Vision to underpin the public benefits of the development proposals and to provide a potential focus for local engagement.

It should consider at least the following topics:

- Commitments to priority themes for community outcomes, which can form the basis for a Social Value Framework to cover the whole of the development
- Distinguishes between priorities and outcomes at neighbourhood, borough and regional/national levels
- Sets out a framework for sustainable benefits in the long term, taking account of revenue funding, sustainable business models etc. eg see match-funding for ideas on developing sustainable social enterprise
- Identifies how occupants of/suppliers to the development will contribute to and participate in delivering the outcomes over the long term

By way of example - the Pro Logis model is a good example of how to maximise social value at the planning, construction and end user phases including through procurement. The scope of topics which a Social Value Framework could cover are linked to the many of the themes and priorities in Camden 2025 and the Local Plan and include :

- Minimising environmental footprint
- Commitment to community out reach
- Family friendly working practices
- Sourcing from local firms
- Supporting diversity and fairness in the workforce
- Overcoming barriers to participation
- Building links to schools young people their parents or carers

- Inclusive recruitment practices
- Sourcing supplies and services locally
- London Living Wage
- Mental health support for staff

We are about to start work on a spatial strategy for the Knowledge Economy around Kings Cross and Euston, which is expected to be an evidence-based document which influences planning policy and frameworks and provides a tool for directing investment in the area. This document will also set out the scale of the social mission to deliver genuinely inclusive growth for residents of Camden and Islington and the constructive role of industry, investors and institutions in meeting the challenge. There may be outcomes from this work which can inform detailed decisions later in the planning process for Belgrove House.

I would be happy to set up a discussion with Camden Giving so you can get a first-hand understanding of their work elsewhere in Camden and how the principles of their approach could be applied here. It would also be a good opportunity to discuss the minimum resources needed to create a meaningful community fund and to their thoughts on the potential uses and benefits of a flexible community space.

I hope this is helpful and can form the basis for further discussion.

Regards

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From: [Sexton, Gavin](#)
To: [Alex Neal \(ANeal@geraldeva.com\)](mailto:ANeal@geraldeva.com); [REDACTED]
Cc: [Hinton, Victoria](#); [Martin, Elizabeth](#)
Subject: Belgrove house- concept
Date: 16 October 2019 15:20:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Alex/Steve

I discussed monday's presentation with Beth and Vic. In general they endorse the views expressed by Ed and I on Monday but added (in my layman's terminology) :

- The introduction of the waist looks positive and allows the building to respond to the immediate conditions on Belgrove and Crestfield Streets, but also to support more fluidity and shape in the design
- Bringing the design language of the sides onto the front is positive – and provides a more coherent architectural response, which is particularly evident in the oblique views of the building which will predominate locally (as opposed to a planar view of individual elevations)
- The moves on the Argyle Square elevation look positive – but we need a better understanding of what occupies the deep façade and the hierarchical relationship between the slightly squat ground floor and the tall lab-enabled floors above needs to be addressed
- The bold spatial move on the upper element of the front elevation has positive potential – we query how the front of the building signals the technologically advanced/complex & sophisticated spirit of the age which was a key influence on the initial design direction.
 - Reflecting on it further, I am of the view that any big move on the front (like the stepped floorplans behind a winter garden) needs to speak of refinement, complexity, technology – and not of gross moves – ie it needs to contain a very fine grain of detail within a bold move, to reflect the fine grain of detail on the rest of the building. The current inverted stepped approach doesn't feel very refined.
- We would like to see consideration given to adding material weight to the lower portion (below the waist) of the front elevation. We are not convinced that it needs to contain a large transparent element like the upper move. Perhaps adding visual weight to it could counterpoint the upper move?
- We need to understand the composition of the lower floors and what the building looks like up close from within the side streets

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From: [Sexton, Gavin](#)
To: [Alex Neal \(ANeal@geraldeve.com\)](mailto:ANeal@geraldeve.com)
Cc: [Katie Hughes](#); [Hinton, Victoria](#); [Martin, Elizabeth](#)
Bcc: [Jarvis, Edward](#)
Subject: Belgrove : next steps
Date: 11 December 2019 08:16:00
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)

Hi Alex

We are encouraged by the steps forward that we made on Acorn House yesterday.

On Belgrove, we encourage the design team not to make any further changes to the scheme so that we can have a focussed and clear feedback session on Belgrove without having to be distracted by a further presentation on refinements.

- The Belgrove House drawings that came through on Monday afternoon provide helpful street context in elevation but do not appear to contain any sections. Please send through sections by cob Friday – ideally at least 4 e/w sections (3 in tall element through LUL/retail, office, core and at least 1 thru rear element to include lecture theatre) and 2 n/s sections.
- Also please send us a detailed accommodation schedule in GIA for each of Acorn House and Belgrove House.
- Finally it would be really helpful to have a copy of your forward plan for the scheme – dates of proposed DM forum, consultation and stakeholder sessions etc. (The PPA anticipated a DM Forum in Sept.)

These items will all factor into our feedback session. We need to liaise beforehand on an agenda and timings for the session. I will ask Ed to confirm his attendance.

regards

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To: [Alex Neal \(ANeal@geraldeva.com\)](mailto:ANeal@geraldeva.com)
Cc: [Katie Hughes](#); [Hinton, Victoria](#); [Martin, Elizabeth](#)
Subject: Belgrove : recent slides and more details
Date: 20 December 2019 13:19:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Alex

I am putting together a brief presentation for Monday pm so can you send over the slides from Wednesday's meeting, and the views too?

Katie previously sent the drawings, but we don't have the rest of the pack.

I have also been reflecting on other baseline information which we need in order to constructively progress our assessment:

- Existing plans, sections, elevation drawings of Acorn House
- Existing plans, sections, elevation drawings of Belgrove House, including ground floor overlaid on existing building.
- Heritage assessment of existing Belgrove House and context – to inform new building and justify demolition
- Existing accommodation schedule for each of Acorn House and Belgrove House – with breakdown into types of space per floor (office, storage, circulation, parking etc)
- Proposed accommodation schedule for each of Acorn House and Belgrove House – with breakdown into types of space per floor (lab-enabled space, office space, communal meeting space, storage, circulation, parking etc)
- Summary of the building brief from MSD : floorspace including breakdown by activity (service bay size, office , floor-ceiling specs, etc. We need to understand more clearly what specific drivers/constraints from MSD are informing the design approach.
- Proposed approach to viability. Unless the accommodation schedules demonstrate that the scheme hits 35% AH, I am presuming that there will need to be a viability discussion. We need to discuss the methodology etc.
- Proposed approach to ES
- Statement on Air Quality and Sustainability – even though the building concept has been founded on next step environmental principles there hasn't been any material on this for my colleagues in sustainability to engage with.

Can you advise when the team want to meet up in the New Year so we can get a date in the diary?

thanks

Gavin
Principal Planner
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From: [Sexton, Gavin](#)
To: [Katie Hughes](#); [Alex Neal \(ANeal@geraldeva.com\)](mailto:ANeal@geraldeva.com)
Cc: [Hinton, Victoria](#); [Martin, Elizabeth](#)
Subject: RE: Belgrove
Date: 23 January 2020 14:38:00
Attachments: [image004.png](#)
[image005.png](#)
[image014.png](#)
[image016.png](#)
[image017.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)
[image024.png](#)
[image025.png](#)
[image026.png](#)

Hi Katie/Alex

Thank for sending this over. We think there has been some misunderstanding of the purpose of the note. In the meeting of 16th September last, we discussed the purpose of the heritage statement as an important demonstration of how the existing building is understood and its relationship to the surrounding context. This information is required to justify the demolition of the existing building and, very pertinently, to inform the new design on the site.

The submitted heritage statement focuses on whether the building makes a positive contribution to the CA. It finds there to be no positive features of the existing building and describes the surrounding context, rather than providing a detailed analysis of the buildings relationship to it, as one would expect for a site of this complexity and scale. We have already concluded that we consider the building to be of some interest, *reflecting the robust industrial character of Kings Cross and St Pancras CA as defined in the CA statement and its materials, strong frontage and key location opposite Kings Cross Station giving it a landmark quality in keeping with the traditional functional character and former uses in the area*. This has also been reflected in the ongoing design workshop discussions, in which AHMM regularly refer to their understanding of the site, relevant features of the existing building and broader context and how this is to inform their work (the 'hardworking shed' concept, robust urban frontages, options for reuse of existing materials, evolving building line and plot layout etc). The heritage statement doesn't mention any of this. It is simply a rebuttal of whether the building makes a positive contribution to the CA.

Unfortunately, we are no closer to understanding which elements of the building are being considered as most significant in the context of this specific site, or how this analysis is being used to inform the design of the replacement building, as requested in the meeting back in September.

We would urge you to carry out a more detailed piece of work on this issue, which we need to inform our understanding of the current design work.

regards

--

Gavin
Principal Planner

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From: Katie Hughes <KHughes@geraldeve.com>
Sent: 22 January 2020 08:57
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Alex Neal <ANeal@geraldeve.com>
Cc: Martin, Elizabeth <Elizabeth.Martin@camden.gov.uk>; Hinton, Victoria <Victoria.Hinton@camden.gov.uk>
Subject: RE: Belgrove

Hi Gavin

Any luck on dates?

I attach the heritage note prepared by Peter Stewart for Belgrove House.

Kind regards,
Katie

Katie Hughes
Senior Planning Consultant

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From: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Sent: 21 January 2020 13:47
To: Katie Hughes <KHughes@geraldeve.com>; Alex Neal <ANeal@geraldeve.com>
Subject: RE: Belgrove

Hi Katie

I am working on them now – will send through later today

Any news from client on whether MSD can attend?

Gavin Sexton
Principal Planner

Telephone: 020 7974 3231



From: Katie Hughes <KHughes@geraldeve.com>

Sent: 21 January 2020 13:16

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Alex Neal <ANeal@geraldeve.com>

Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Martin, Elizabeth <Elizabeth.Martin@camden.gov.uk>

Subject: RE: Belgrove

Hi Gavin,

Any news on dates for the workshop for both Belgrove and Acorn?

Thanks

Katie

Katie Hughes

Senior Planning Consultant

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From: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Sent: 16 January 2020 16:27

To: Alex Neal <ANeal@geraldeve.com>

Cc: Katie Hughes <KHughes@geraldeve.com>; Hinton, Victoria <Victoria.Hinton@camden.gov.uk>

Subject: RE: Belgrove

Hi Alex

Just tried to call you – it would be helpful to have a catchup on the current state of play with the Belgrove project.

Dawn has confirmed possible DM forum dates in Chadswell healthy living centre on Thurs Feb 13th and 27th and it would be good to get some feedback from you on those dates.

Perhaps we can manage a call tomorrow? I have a relatively manageable diary until 3

Gavin
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From: Sexton, Gavin
Sent: 13 January 2020 16:01
To: Alex Neal <ANeal@geraldeve.com>
Cc: Katie Hughes <KHughes@geraldeve.com>; Hinton, Victoria
<Victoria.Hinton@camden.gov.uk>
Subject: RE: Belgrove

Hi Alex

Yes – apologies if I have missed you off anything recently.

I am aware that Katie may be waiting for suggestions for dates from me for the next workshop and subsequently for a planning discussion on the pre-app. We discussed a workshop at the end of Jan – but we'd like to hear more about how that date fits into your consultation & engagement programme and a potential DM Forum date in mid-February before we suggest dates, so we can see how the wider programme will come together.

Can you advise on when we can expect to receive the items on the list I sent before Xmas – existing plans, heritage details, detailed accommodation schedule etc?

Thanks

Gavin
Principal Planner

Telephone: 020 7974 3231



From: Alex Neal <ANeal@geraldeve.com>
Sent: 13 January 2020 11:28
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Cc: Katie Hughes <KHughes@geraldeve.com>; Lisa Webb <LWebb@geraldeve.com>
Subject: Belgrove

Morning Gavin

Please can I ask that any correspondence on Belgrove is sent to me in the first instance or that I am copied in?

Many thanks
Alex

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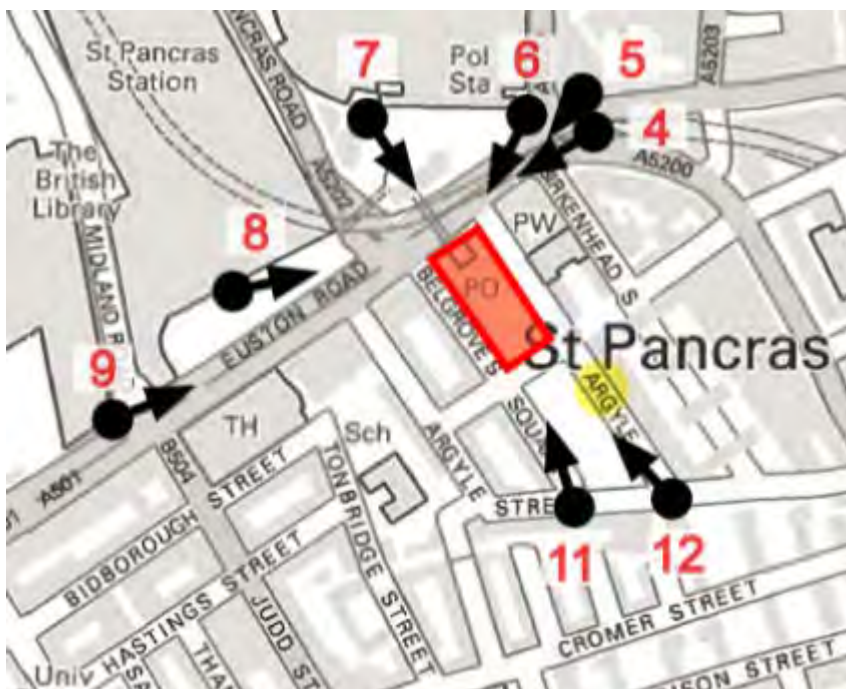
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From: [Sexton, Gavin](#)
To: [Katie Hughes](#)
Cc: [Hinton, Victoria](#); [Alex Neal](#); [Martin, Elizabeth](#)
Subject: RE: Belgrove House
Date: 24 March 2020 21:45:00
Attachments: [image012.png](#)
[image013.png](#)
[image005.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Katie

Vic and Beth have advised that the views for Acorn House are the same as we saw last week- we responded and asked for a rendered view of No. 5 in addition to the other renders proposed. Belgrove House viewpoints need to show the relationship of the new building to the tower of St Pancras Chambers on Euston Road; We would suggest a closer up viewpoint on Argyle Square between viewpoint 12 and St. Chad's street- see yellow marker below:



BIA

Our engineering contact for BIAs is Graham Kite (GrahamKite@campbellreith.com). I have sent him advance warning that he may be contacted by the team.

In the meantime I suggest you ensure that your structural consultants are aware of the information and Pro-forma requirements etc that are on the Camden website:

www.camden.gov.uk/basements

Wind Assessment

The context for Belgrove House is different to the Town Hall Extension. It is directly opposite Kings Cross Square, whereas THX is offset from the public space. The THX proposal was for 2 additional storeys, and this is for a new city block. The THX was assessed under the LDF and this is being assessed under the Local Plan – with a specific design policy on Tall Buildings. The London Plan policy D9 on tall buildings Part C (3) is a whole section on environmental considerations, including microclimate. In my view we need to see the outputs from a wind and

sunlight assessment before any further refinements are made so that can understand the implications of the height and design and assess whether change is needed to mitigate any harm identified. This issue is also surely going to be something that will be raised during public engagement – so now is the right time to carry out the assessment.

EIA screening letter:

I am still working through this. I have had to move around priorities over the past few days - but I hope to get that item finished by the end of the week.

Sustainability feedback:

I have passed draft feedback to my colleagues in sustainability for a sanity-check and will pass them over as soon as I hear back.

Refuse and waste collection

Our contact officer is Linda Hall-Brunton. Linda.Hall-Brunton@camden.gov.uk

Linda may take specific questions but before you contact her I recommend you digest the first two documents on this page:

[https://www.camden.gov.uk/planning-guidance-recycling-and-rubbish-requirements?](https://www.camden.gov.uk/planning-guidance-recycling-and-rubbish-requirements?inheritRedirect=true)

[inheritRedirect=true](https://www.camden.gov.uk/planning-guidance-recycling-and-rubbish-requirements?inheritRedirect=true)

- Section 8 of the Design Guidance
- Camden's Environment Service technical guidance for recycling and waste

Consultation and PPA:

Tomorrow I will be discussing the consultation ideas that you raised last week, with managers. I am concerned about the details of how the video for stakeholders may work and the principle of submitting a planning application without having given local communities the opportunity to influence or shape a development of this size. Once I have gathered their thoughts I will review Appendix B and the diary and get back to you.

Committee

As far as I am aware the committee is not taking place this Thursday. Officers are working on a contingency, which may require new legislation to allow committee by video/virtual means.

--

Gavin

Principal Planner

Telephone: 020 7974 3231



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Katie Hughes <KHughes@geraldeve.com>
Sent: 24 March 2020 11:00
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Alex Neal <ANeal@geraldeve.com>
Subject: Belgrove House

Hi Gavin,

Hope you're keeping well?

Are you able to get back to me today on the following:

- EIA screening letter
- Appendix B – PPA schedule
- Contact to discuss Basement Impact Assessment

You mentioned on the call in relation to the microclimate assessment. The overshadowing assessment has been undertaken and will be submitted to you ahead of the formal submission in July, but you also mentioned a wind assessment. It doesn't appear that there was a wind assessment undertaken for the town hall annexe and as a comparison we are at the same height as the annexe?

Secondly I reattach the viewpoints for Belgrove and for Acorn. I know we have discussed these during pre-app meetings but please can you confirm that you are happy with them?

Thanks,

Katie

Katie Hughes
Senior Planning Consultant

Tel. [02034863494](tel:02034863494)
Mobile. [+44 \(0\)7917184611](tel:+44%2807917184611)
KHughes@geraldeve.com

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Appendix B
Tasks Plan/PPA Diary

Month	Key activities
w/c 2 March - done	Belgrove Sustainability Meeting
w/c 9 March – done	Acorn House Sustainability Meeting
w/c 6 th April – needs an agenda	Planning / Design Workshop I
	CMP – Draft to be issued and then followed with a CMP team session
w/c 20 April – tbc	Public Realm / landscaping / biophilia meeting To involve Highways Transport Meeting – highways discussions will be time consuming
	Development Management Forum
w/c 27 April – further design discussion depends on public input	Planning / Design Workshop II
w/c 11 May	Public Exhibition – leave this in for now
w/c 18 May	Belgrove & Acorn Sustainability Meeting
w/c 18 May	Design Review Panel – Full panel for each of Belgrove and Acorn
w/c 25 May – ditto	Planning / Design Workshop III
w/c 25 May	Developers Briefing
w/c 22 June – ditto	Planning / Design Workshop IV
w/c 20 July	Submission of Planning Applications
November 2020	Targeted Planning Committee Date

Design freeze is intended for start of June – after the DRP

4 x planning meetings

LBC organised

From: [Sexton, Gavin](#)
To: [Katie Hughes](#)
Cc: [Hinton, Victoria](#); [Dewes, Tatai](#); [Martin, Elizabeth](#); [McDonald, Neil](#)
Subject: Belgrove - various items
Date: 26 March 2020 20:09:00
Attachments: [image013.png](#)
[image014.png](#)
[updated Appendix B - PPA Belgrove and Acorn issued 26 march 2020.docx](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Katie

Planning committees

We are still working through options for planning committee. From what I understand a fundamental shift to a virtual-committee needs a legislative change, and at the moment we don't have the delegated powers to make decisions on committee cases. We are working with the GLA on solutions and keeping abreast of other boroughs approaches too.

Consultation

I have discussed the PPA and consultation/engagement proposals for Belgrove with managers.

We are mindful that when the development team met managers in February, [REDACTED] spoke of grappling with the issue of consulting on a scheme which has been developed to such an extent, without any public input. It is essential that local communities and the wider public have an opportunity to engage with, and influence, a scheme of this magnitude and potential for local impact before the design is fixed. The current proposition of potentially bringing the scheme to a planning application without the benefit of a DM forum or meaningful public engagement would not be an acceptable approach. You spoke of twin-tracking engagement and the application. This would add significantly more uncertainty to the planning assessment, which would likely lead to longer time frames for assessment as we would need to factor in a second round of consultation to allow for revisions arising from the public's input. The premise from effective pre-application is to avoid such uncertainty and prolongation.

The Council has taken a view that directing its focus and energies towards helping those most in need is the current priority and so we have halted

public engagement on policy documents and the Council's own development schemes. This applies also to DM Forums. We strongly encourage the development team to consider innovative approaches to engagement and reaching the community. However, it must involve the ability for interactive feedback while information is being shared in order to facilitate meaningful and constructive feedback. The idea of a pre-recorded video is a step forward, but a necessary further step would be to arrange an interactive session via platforms such as Vimeo where questions can be put to the design team. We would also expect to see a transparent form of recording the feedback, ideally by presenting it on the shared platform following the discussion. Every effort should be made to replicate the opportunity for individuals or representatives to share ideas and feedback in a shared forum, as would happen with a public consultation.

We too are grappling with how to engage and maintain a sense of business as usual, and so we would therefore welcome the opportunity to review your revised engagement strategy and contribute ideas that we too are developing on using digital and social media as means of outreach and interaction.

Camley St and SAD

Consultation on Camley Street draft SPD was due to begin March but is now postponed. The consultation draft of the document is available on the Council's website.

I've asked Kirsty Paul to respond on whether there will be an extension to the SAD deadline (which is tomorrow).

Submission documents

Thanks for the list – as far as I can see it is complete. However I am a little unclear what is meant by 'issued prior to submission'. I think there are a number of issues outstanding on the scheme – such as details of the benefits package, viability and air quality assessment, which we need to understand and interrogate as part of the pre-application. My view is that those three, in particular, need to be shared with us in draft form imminently.

When we last spoke I suggested that

1. There should be to be a social value framework aspect to the submission – which sets out the package of wider public benefits, including aspects such as how the development would seek to widen the benefits of the Knowledge Economy amongst local communities (this is partially identified in the Knowledge Quarter Uses Strategy’ – which you proposed to incorporate into the planning statement).
2. The ‘landscape scheme’ should be more encompassing – and be an ‘Open Space and Landscaping Strategy’ – to address the public realm , Argyle Sq as well as on-site greenery.

The impact of Belgrove massing and height on the local microclimate is a significant design consideration and we need to see draft sunlight/overshadowing and wind impact assessment details as part of the next design pre-app. We would like to see some updated indication of the TVIA views as soon as possible too.

PPA and Appendix B:

Mindful of the above, I have attached a copy of Appendix B – and below are some suggestions for dates of meetings. However we are clear that there must be meaningful public engagement, followed by a DM Forum, then an opportunity to consider and include revisions to the scheme pre-design freeze, all before planning submission. On this basis I have removed the date reference for the latter milestones and set them to be relative to the earlier phases.

Meetings:

w/c 6th April : Planning/design workshop –

This will need 2 hours

Mon 6th – btw 2 and 4pm – [REDACTED]

[REDACTED] – so I need to double check her intentions for that week

Tues 7th – btw 9 -11

Wed 8th – 10:30-12:30

I suggest the following agenda:

Planning;

GLA feedback – uses, design, etc

HE feedback – setting of LBs, harm, mitigation

Viability

Benefits package

Community Engagement

Design:

What will the design discussion focus on?

w/c 20th April Public Realm / landscaping / biophilia meeting

This will need 2 hours

Mon 20th : 2:30-4:30

Wed 22 : 12:30-2:30pm

Friday 24th: anytime between 9 and 3 – this may not work for Tatai

I have checked the dates for this latter meeting for Vic, Beth, Tatai and [REDACTED]
[REDACTED] (green space) - against all other officers yet because I need to confirm exactly who will be attending - so if you could get back to me asap on which dates would work for you I'll double check here asap.

I am discussing DRP dates etc with Frame in a few days time and will feedback to you on possible dates.

We may be able to hold a further sustainability meeting in w/c 18th May – as that is unlikely to be fundamentally altered by the result of public engagement however I am reluctant to agree scheduling for the Planning/Design workshop II or later at this point, without a greater understanding of the engagement aspects.

We will cost these meeting at £7,417.62 each – so the full programme of extended pre-app would require a further fee of £66758.58. The DRP fee is separate, but once DM Forums get up and running again the cost would be included in the PPA fee already paid.

Draft CMP/SEMP

Yes please use the CMP pro-forma from the website – and discuss with Tatai.

EIA screening

I haven't had a chance to get this completed this week, despite my best efforts. I am taking leave tomorrow but it will be the first thing I do on Monday.

In conclusion - we are keen to stay engaged with the development team on this pre-app. We are of course mindful of the upset that the current health crisis has caused to your clients programme, but we have been asking for public engagement to start for many months now, and feel strongly that it is an essential pre-cursor to a planning application. We are happy to discuss this with you again in due course.

Regards

--

Gavin
Principal Planner

Telephone: 020 7974 3231



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Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Katie Hughes <KHughes@geraldeva.com>
Sent: 26 March 2020 12:22
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Subject: RE: Belgrove/Acorn Deliverables

Hi Gavin,

Could you also give me details of who the draft SEMP/CMP needs to be discussed with prior to submission? Would this be Tatai?

Thanks
Katie

Katie Hughes

Senior Planning Consultant

Tel. [02034863494](tel:02034863494)

Mobile. [+44 \(0\)7917184611](tel:+44%207917184611)

KHughes@geraldeve.com

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From: Katie Hughes

Sent: 25 March 2020 15:55

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Subject: Belgrove/Acorn Deliverables

Hi Gavin,

I have included a deliverables list with the dates and things taken out.

Can you confirm there is nothing missing and also the dates by which you need to see the documents you have requested prior to submission. I understand these to be:

- Daylight/Sunlight
- Overshadowing
- Wind Impact Assessment
- TVIA Views (Not full assessment)

If you could confirm the dates based on the application being submitted mid-July that would be great.

Thanks

Katie

Katie Hughes

Senior Planning Consultant

Tel. [02034863494](tel:02034863494)

Mobile. [+44 \(0\)7917184611](tel:+44%207917184611)

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Note for London Borough of Camden from London Communications Agency, via Gerald Eve

Access Belgrove and Acorn House – pre submission engagement

30 March 2020

Introduction

Camden Council have requested a note in respect of the consultation strategy for Belgrove House and Acorn House to ensure Access will achieve a suitable level of engagement and consultation on the emerging proposals during the CV-19 pandemic and the current lock down, with particular focus on harder to reach groups.

To date the only local engagement has been with the Ward Councillors, who were sent a set of slides on the designs for Belgrove House as they were in December 2019, and verbal briefings with one or two local stakeholders.

Since then the designs have evolved, as have those for Acorn House and, following meetings with LBC, Historic England and the GLA, the client and LBC have asked that engagement now begins with key local stakeholders and the local communities.

Stage One – April 2020

Access have commissioned a film maker to produce two short films of Simon Allford, from architects AHMM, outlining the emerging proposals for each building. These will be enhanced by a series of images – in effect replicating a presentation but on screen. These films will be professionally recorded and edited w/c 30 March. This medium is seen as very accessible and hopefully engaging especially for those less likely to attend a meeting.

The films will be sent to key stakeholder groups in the first instance, w/c 6 or latest w/c 13 April to view and comment on. Access will offer each group the opportunity to meet on-line via Zoom or Microsoft Teams to discuss the emerging proposals. Or they will be invited to send comments directly to Access for consideration in writing, possibly by a project specific email. A dedicated phone line is also being set up.

Consideration was given to try to fix time for a “live” presentation for different groups. This has been judged to be challenging given the circumstances (emails seeking to engage have seen a very low level of response, something which is happening across London at present). So we believe that allowing people time to watch the films at their leisure will allow for more effective engagement and not put people under any time pressure.

Shortly after sending the film to the key stakeholders and subject to logistics which are currently being discussed, Access will send, via the Post Office or physically door dropping areas around both Belgrove and Acorn House, a short letter and leaflet about the schemes. This will target harder to reach groups and will give them the opportunity to comment on the proposals.

The letter will drive the recipient to a website where the films can be viewed. The leaflet will explain the emerging proposals (in very brief outline) for those who cannot easily access the internet.

Again as with the stakeholder groups, feedback will be encouraged via on line or also via the phone line.

Commented [SG1]: Can you provide some details ? were they face to face or by correspondence?

Commented [SG2]: This may work for groups such as the CAACs – but it needs to work with the way in which the group normally operates. If the presentation would normally be to a number of members of the CAAC (for instance) then this should be the same here.

This may be a helpful test bed for the technology at the early stage of engagement.

Commented [SG3]: We're not clear how this phone line would work?

Commented [SG4]: This is likely to reflect the difficulties many people are having in just getting-by at present. The impact of this on individuals must be considered, not just the impact on the programme or efficiency.

We consider that a live presentation and the opportunity for Q&A and debate is required to properly understand the views of local groups.

Local groups tend to focus on particular issues and engaging with just these key stakeholders will not give a full picture of the views of the community. The reason DM Forums are helpful is because they connect more widely to people unconnected to groups

Commented [SG5]: Door dropping may not be perceived as compatible with the current lockdown requirements for minimising contact and travel.

Commented [SG6]: Who? Individuals?

Commented [SG7]: This is a key issue – how to get feedback from people who rely on paper unless an opportunity is provided to discuss the matters in person.

Ward Councillors will of course be briefed on this activity and sent the film as well.

Those engaging on the project will be asked for their comments back on this first stage of engagement by Thursday 30 April, allowing them plenty of time to digest the information.

As with “normal” engagement, all feedback will be recorded in the emerging SCI and all comments will be addressed by the design team through the SCI which will be submitted as part of the planning application for the two schemes.

An advertisement in the CNJ could be placed as well with details of the website.

It is hoped that this wider engagement will “mirror” a DMF in terms of reach and perhaps even exceed the level of responses usually achieved at a fixed evening event.

Stage 2 engagement - May

Subject to assessing the feedback received, Access will have a second round of engagement.

At this stage and given the extraordinary circumstances it is not possible to set this out in detail right now as we have no idea what impact CV-19 will still have at the end of next month.

As we don't yet know what the Government advice will be at this time, we set out below our approach in the event that we remain in a period whereby we are strongly encouraged to practice social distancing and to self-isolate.

Elements of this second stage, could include:

- Zoom/Microsoft Team on line face-to-face meetings with key stakeholders such as the Bloomsbury CAC and/or Friends of Argyll Square
- An online exhibition of the schemes showing further development to the designs
- Written feedback in the form of a second door drop, updating people on the designs and any changes made through Phase 1.
- Further updates to the ward councillors.

As with Stage 1 all the activity and responses will be captured in the SCI.

If the Government restrictions are lifted, there remains an opportunity to hold a public exhibition in the traditional sense up to end of May before a scheduled design freeze.

LBC will be updated on the approach to Stage 2 in early May.

This approach is being shared with the potential tenant of Belgrove House.

END

Commented [SG8]: In the current situation this is too soon

We consider that any engagement of individuals by post or social media or other means – it has to be followed by an equivalent collective forum to the DM Forum.

Commented [SG9]: It may broaden the reach of disseminating information but crucially it will not replace the public forum where individuals can participate in a group discussion and be part of a wider collective feedback

From: [Pope, Daniel](#)
To: [Lisa Webb](#)
Cc: [Alex Neal](#); [Katie Hughes](#); [Cullen, Bethany](#); [Sexton, Gavin](#); [McDonald, Neil](#)
Subject: RE: Consultation
Date: 01 April 2020 12:07:37
Attachments: [gs feedback to gerald eve pre submission engagement proposals 30 march 2020.docx](#)
[image012.png](#)
[image013.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Lisa

Thanks for your email we are all fine thanks hope you are too

We've discussed the pre-submission engagement plan with Cllrs Johnson and Beales on Monday as part of a regular catchup on major schemes.

Members felt strongly that local communities must be given a meaningful opportunity to respond to the proposals before the development progresses further through the pre-application. They also consider that a further DRP will be essential and that it needs to take place after detailed public engagement. They also restated their view that it would be beneficial for Merck to be featured in any engagement to help build trust and local relationships in what otherwise would appear to be a speculative scheme.

We are supportive of finding new approaches to engaging stakeholders and local communities, and the ideas you have presented are the start of that. We're happy for you to engage with stakeholder groups – especially those who are familiar with engagement by developers, but you should wait at least 2 or 3 weeks to judge the development of the covid19 situation. We have some concerns about the feedback and engagement mechanisms that you propose in your draft strategy – see the attached for feedback, we'd also appreciate seeing material in advance if possible. In particular Members were very clear that DM Forums provide a really beneficial opportunity for individuals and groups to share ideas and responses in the same setting and for the feedback to coalesce into themes and shared concerns/responses. It allows everyone present to gauge and understand whether the feedback is representative of collective feeling, or individual concerns. This shared/collective opportunity is a key reason for holding DM Forums. They were resistant to any engagement strategy which would risk diminishing the value of that opportunity. Naturally our preference remains a physical DM Forum but if these lockdown measures extend into June and beyond then the challenge to you is how can that be replicated digitally.

We urge you to be cautious and sensitive with how and when you approach local communities. Many are under real pressure to subsist and maintain their daily lives and they may not react well to being asked to engage on the development. It is also likely that new and unfamiliar means of engagement will be greeted with suspicion and a lack of confidence in the value of the attempts.

The revised PPA underestimates the scope of the work remaining to be resolved as part of the pre-app. We remain unconvinced by the public benefits package which I will email you about separately. Our Inclusive Growth team is devoted entirely to COVID-19 presently but we'll try our best to advise on the benefits in their absence. As we highlighted before we cannot endorse the

current design which is why the engagement strategy is so important. These matters should be resolved through the pre-app, in order to give more certainty and reduced risk to the planning application.

We fully acknowledge that this is a challenging prospect for your client, however the current approach is high risk and will add significant uncertainty to the planning application. The covid situation is still developing and we will need to review it in the weeks ahead, with an eye on how any initial engagement with stakeholder groups is working out and the nature of the feedback.

Therefore we urge you to

- agree the scope of the PPA and pay the due fee
- refine the feedback/interactive approach to stakeholder engagement and delicately undertake some trial sessions with a few of them after a pause of at least 2 weeks from now
- hold back on committing to the later stages of your programme and re-consider the timescales for engagement, design freeze and submission – in order to monitor and respond sensitively to the covid situation. We will keep the DM Forum issue under review and will keep you abreast of when we consider the time is approaching when it would be appropriate to hold public meetings.

Take care and stay safe

Thanks

Dan

Daniel Pope
Chief Planning Officer

Telephone: 020 7974 4620



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Lisa Webb <LWebb@geraldeve.com>

Sent: 30 March 2020 13:07

To: Pope, Daniel <Daniel.Pope@camden.gov.uk>; Cullen, Bethany <Bethany.Cullen@camden.gov.uk>; Sexton, Gavin <gavin.sexton@camden.gov.uk>

Cc: Alex Neal <ANeal@geraldeve.com>; Katie Hughes <KHughes@geraldeve.com>

Subject: Consultation

From: [Sexton, Gavin](#)
To: [Katie Hughes](#)
Cc: [Hinton, Victoria](#); [Martin, Elizabeth](#)
Subject: RE: Wind Impact Assessment
Date: 06 April 2020 13:47:00
Attachments: [image012.png](#)
[image013.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Katie

I've just had a quick chat with Olivia – in particular to understand why Arup's work would be qualitative rather than quantitative. Olivia explained that their wind modelling team has extensive experience, particularly in London, and their work to characterise the local conditions and the likely impacts of the building would rely heavily on that experience and expertise of the team. If their investigations highlight potential for concern that may lead to future detailed modelling.

I understand that a 3-D model of the building has been sent to Olivia.

I identified 4 specific areas where we need to understand the likely impact of the building :

- Cycle movement beside the building on Belgrove Street and Euston Road.
- Movement in front of the proposed building both with and without the LUL entrance box – in case the box remains in place after completion, for any length of time.
- Argyle Square – probably straight forward given the relatively low height of the building on the south side
- Kings Cross Square. I would like to understand the conditions as far as possible across the full width of the Square, with a special focus on the main areas of static congregation : the two areas of outdoor seating and the bus stops. I would like to see the conditions in those areas given the same degree of categorisation as the City of London use with their enhanced Lawson comfort category of 'Frequent Sitting', to reflect the importance and popularity of the public space.

I am a little concerned that Arup's brief does not appear to go as far as detailed modelling work. However I understand that the initial work may be available as early as the end of this week – so I am happy to see how Arup report their findings and discuss them with the design team at next week's public realm discussion. It might be an idea to have Olivia available for that discussion too if possible.

regards

Gavin
Principal Planner

Telephone: 020 7974 3231



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access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Katie Hughes <KHughes@geraldeve.com>
Sent: 06 April 2020 09:55
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Subject: Wind Impact Assessment

[EXTERNAL EMAIL] Beware – This email originated outside Camden and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. If in any doubt contact InformationSecurityTeam@camden.gov.uk please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Gavin

It looks like we are going to appoint Arup for the Wind Impact assessment. Just to make sure they are covering everything they need to, is there anything else besides from the below that you are expecting to see in the assessment? I had a look on the validation list but I can't see anything.

- **Qualitative Desk Study:** We will carry out a desk study to determine the local wind microclimate in the external environment around the proposed development. The study will be issued to interested members of the design team as a slide deck. The aim is to quickly and clearly communicate any areas of potential wind issues and facilitate discussions for mitigation design, if needed.
- **Planning Report:** We will prepare a report for the full planning application based on the results of a qualitative desk study. The report will clearly identify any areas of possible wind issues around the Development and outline the teams agreed means of mitigating/avoiding undesirable effects. We are highly experienced in creating reports for planning applications that are specifically tailored to provide clear and concise descriptions of environmental wind conditions.

It would be great if you could get back to me relatively quickly on this point so we can have the information available to discuss at the pre-app on the 24th April.

Give me a ring if it would be easier to discuss on the phone.

Thanks,
Katie

Katie Hughes
Senior Planning Consultant

From: [Sexton, Gavin](#)
To: [Katie Hughes](#)
Cc: [Alex Neal \(ANeal@geraldev.com\)](#); [McDonald, Neil](#); [Hinton, Victoria](#); [Martin, Elizabeth](#)
Subject: RE: Belgrove : various feedback
Date: 04 May 2020 13:54:00
Attachments: [image029.png](#)
[image030.png](#)
[image031.png](#)
[image033.png](#)
[image034.png](#)

Hi Katie

Some more feedback on items below:

Wind Microclimate

The report is a helpful snapshot and is a welcome addition to the supporting information at this stage, but it seems a little cursory.

My main concern is that it is not clear on comparisons between existing and proposed – so I can't judge the relative impact – only the result:

- It describes the existing local wind conditions but it doesn't qualify them on a colour plan to compare with the proposed.
- The report says that the Standing conditions will extend along Belgrove but I am not clear by how much, or what the starting point is.
- Figure 7 draws a line along the edge of KX Square – which seems slightly arbitrary. Does that indicate the extent of influence of the building – or simply the boundary of the desktop study?
- The figure in section 4.3 is the lower level terrace. I am unclear if the conclusion relates to that terrace or the one on the roof of level 4.
- The areas around the building where seating is proposed all fall within Standing conditions, but no specific mitigation is proposed.

Public engagement

- Officers and managers are very motivated to find way to engage locals residents and groups in new consulting on development, but we are aware that this is a new approach which has not been widely tested by other authorities.
- It is evident that it will not be possible to reproduce exactly the same format as our established DM Forums - and therefore we will not be using that name 'DM Forum' for our engagement sessions.
- The technology and effort required to make last week's planning committee was significant, even though planning committee has a tightly controlled process for deputations and questions and we had dedicated additional technology and assistance from IT and Member Services. The need to open the event to wider attendance and to allow for more interaction and direct questions greatly increases the technological and process challenges. There are many issues to consider in the design, relating to size of audience, publicity etc.
- We discussed the possible need for hosting two events: first with live streaming for wider viewing and consideration, and then holding a followup session for people who were unable to fully engage in the 1st session. This may not be necessary, but we need to be mindful that this is a new type of scenario, the process is untested and because this

may be the first public engagement for this site we don't know how many people will wish to attend, nor their digital capabilities. We need to be mindful of digital exclusion.

- All of this means it is going to take a little while to design, organise and test. Various officers have been tasked with moving this forward asap.
- Realistically it seems likely that the first event of this kind would take place in early June.

Belgrove Views

Unfortunately I have not been able to meet with the others to review these yet. I hope to do so in the next day or two.

Daylight/sunlight study

The report seems well prepared and is informative.

Impact on neighbouring properties :

- Most of the adjacent uses are not residential or other especially sensitive receptors, and therefore there is some flexibility in the policy when assessing the harm. The number of affected residential properties is low and the number of significantly affected rooms lower. An argument is presented, based on a single appeal decision, that lower levels of VSC are common and acceptable in central urban locations.

Impact on neighbouring spaces:

- It is evident that the shadowing impact on Kings Cross Square is largely limited to the pavement areas along Euston Road and the bus stops.
- It is also evident that Crestfield Street will receive little or no direct sunlight after noon, at any time of year. This will have implications for the nature of the microclimate in the street - and will need to influence planting, placement of any seating etc.

As a scheme which aims to incorporate public realm improvements it will be important that the Sun/Day-light report submitted with any application includes the same BRE shadowing assessment of the adjoining streets of Belgrove and Crestfield Streets and the footpath between the building and Euston Road.

Resource Strategy

This could be part of the sustainability strategy, and would relate to all sustainability matters including (as a sort of hierarchy):

- a. Reuse of structures in situ (Whole Life Cycle emphasis)
- b. Reuse of materials reclaimed from demolition
- c. Use of recycled materials
- d. Use of recyclable materials
- e. Responsible procurement of all critical materials and products (certification, Green Guide ratings etc.)

Perhaps this feeds into a detailed Circular Economy paper which will need to accompany the submission.

SUDs

Green-blue combination roofs should be prioritised, with the obvious caveat around Building Regs for trafficked roofs ref. engineered blue roofs.

We don't accept that fire risk mitigation cannot be achieved and we would like to see evidence

of considering

- 1) blue roof with shielding by suitable finish and
- 2) intensive green roof converted to a green-blue roof by increasing the soil depth and perimeter upstands, and adding roof discharge controls.

In general neither the buried tank nor tank within building are welcomed.

Acorn House

Whole of Life Carbon : We recommend that you use the mayors new pre-consultation [Whole Life-Cycle](#) carbon assessment guidance.

The desktop study should be as detailed as possible and avoid generic estimates and assumptions.

We will need certainty that the model will bear as much relation as possible to the actual design.

Refurbishment vs Rebuild document: We are currently reviewing this. From my initial review it is clear that we will have some fundamental questions about the methodology and the detail.

There are various aspects to the assessment including impact on:

- Carbon and the circular economy: whole of life implications
- Outputs: efficiency of net:gross ratio, quantum of workspace & housing
- Practicalities: design and structural implications, impact on local amenity and air quality etc

In my opinion the carbon component of the report should incorporate a Whole Life-Cycle carbon assessment which assesses, documents and presents evidence on the two approaches in a more comparable manner to allow a more detailed assessment of the carbon impact.

The outputs and practicalities sections need to be clear on options examined, and how they factor into the overall outcomes.

We will get you more detailed feedback on this asap.

Design refinements: Unfortunately I have not been able to meet with the others to review these yet. I hope to do so in the next day or two.

Happy to discuss any questions you have on these items.

Gavin

From: Sexton, Gavin

Sent: 29 April 2020 15:40

To: Katie Hughes <KHughes@geraldeva.com>

Subject: RE: Belgrove : various feedback

Hi Katie

- ~~Notes from the landscape and transport Mtg~~
 - ~~I have got the notes I need — and will prioritise collating them for you asap — I~~

~~should be able to send them tomorrow morning~~

- Notes from pre-app meeting last week inclusive of:
 - Design refinements
 - We don't have feedback prepared on the design refinements yet – I need to discuss them more widely internally
 - Greg's comments on biophilia/landscape proposals
 - ~~Will send with landscape/transport feedback~~
 - Air Quality report
 - I will chase Katherine for this asap
 - Wind impact assessment
 - See above
 - Daylight/sunlight report
 - See above
 - **FVA**
 - ~~BPS have advised that they have very little to comment as this stage, but welcome the use of Argus and assume that a live appraisal will be prepared as part of the package?~~
 - Vic and Beth's comments on the views
 - I need to collate and review our comments on the views. This will take a couple more days.
- Acorn design development pack
 - Unfortunately I have not been able to meet with the others to review these yet. I hope to do so in the next day or two.
- Deliverables – query on whole life carbon approach for Acorn
 - See above
- ~~DRP dates~~
 - ~~The forthcoming dates are 22nd May, 19th June and 17th July. I think the first seems likely to be too soon so I'll ask Kevin to put you on the list for 19th June.~~
- Further feedback from note sent on DMF
 - See above
- Responses to the sustainability email
 - See above

Gavin
Principal Planner

Telephone: 020 7974 3231



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Katie Hughes <KHughes@geraldeve.com>

Sent: 28 April 2020 17:27

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Alex Neal <ANeal@geraldeve.com>;
Martin, Elizabeth <Elizabeth.Martin@camden.gov.uk>

Subject: RE: Belgrove : various feedback

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Hi Gavin,

Hope you're well. Apologies to chase but I thought it would be useful to keep track of outstanding actions from the meeting on Friday.

We have our weekly client reporting session on Thurs pm so it would be useful if you could report back on the following ahead of then:

- Notes from the landscape and transport Mtg
- Notes from pre-app meeting last week inclusive of:
 - Design refinements
 - Greg's comments on biophilia/landscape proposals
 - Air Quality report
 - Wind impact assessment
 - Daylight/sunlight report
 - FVA note – you were going to consult the third party assessors
 - Vic and Beth's comments on the views
- Acorn design development pack
- Deliverables – query on whole life carbon approach for Acorn
- DRP dates
- Further feedback from note sent on DMF
- Responses to the sustainability email

Give me a ring if you have any queries or if you're waiting for anything from us. I am conscious we agreed at the end of the last meeting we said we would issue what we could in respect of public benefits – we are working on this and hope to get back to you following our client review meeting.

Kind regards,
Katie

Katie Hughes
Senior Planning Consultant
Tel. [02034863494](tel:02034863494)
Mobile. [+44 \(0\)7917184611](tel:+44%207917184611)
KHughes@geraldeve.com

Gerald Eve LLP



From: Katie Hughes

Sent: 23 April 2020 13:23

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Alex Neal <ANeal@geraldeve.com>

Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>

Subject: RE: Belgrove : various feedback

Hi Gavin,

Thanks for your email.

Friday Meeting

I have attached the background Air Quality Assessment which at this stage is combined for both Belgrove and Acorn. This will guide the mitigation required however will be subject of discussion at the meeting on Friday.

You should now have all documentation now as requested ahead of the meeting tomorrow:

- Daylight/Sunlight and Overshadowing assessment
- Note on the approach to the FVA
- Microclimate Assessment
- Air Quality Background Assessment
- TVIA views
- Preview pack inclusive of design refinements, BHSLA preview, daylight sunlight and views.

AHMM have been in contact with Jim Cope in respect of both schemes and will be setting up a teams meeting with him over the next two weeks.

Acorn House

In addition, I include a link below to the design development document on Acorn House for your consideration and comment. I also attach the refurbishment vs redevelopment document as requested which sets out the benefits of redevelopment of the site over refurbishment of the existing building.

<https://bigfilebox.ahmm.co.uk/lwt/85704-wyBLazojenSL4eB6rbavuxbFc>

PPA Fee

We had agreed that we wouldn't be having a meeting on the CMP?

Deliverables

I think what we are looking for is confirmation that everything is on there that you'd expect to see submitted with the application. Where I have marked prior to submission – this relates to documentation that has been submitted to you already prior to the discussion tomorrow.

RE Statement of Community Involvement – as the consultation on both sites is intrinsically linked, the document would read better as a single report submitted with both applications. Are you happy with this approach?

We are proposing to submit a desktop study for the whole life carbon assessment for Acorn House. Are you happy with this?

DRP

We need to diarise the final Design Review Panel prior to submission for both Acorn and Belgrove. Are you able to discuss with Frame and get back to me with some dates around mid-May?

I shall await to hear back from you on the following:

- Comments on the Acorn House design development document
- Landscape and Transport Mtg Notes
- PPA fee
- Deliverables questions
- DRP dates for Belgrove and Acorn

Give me a ring if you have any queries.

Thanks
Katie

Katie Hughes

Senior Planning Consultant
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**COVID-19: LONDON PLANNING
AUTHORITIES PROTOCOL**

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From: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Sent: 22 April 2020 21:55

To: Katie Hughes <KHughes@geraldeve.com>; Alex Neal <ANeal@geraldeve.com>

Cc: Roy James <roy.james@atelierten.com>; Hinton, Victoria <Victoria.Hinton@camden.gov.uk>

Subject: Belgrove : various feedback

Hi Katie

Friday meeting

Thanks for sending over the additional details. I'll try to get a chance to look through them in advance but I'm back to back meetings tomorrow, so I'll see how I get on.

I plan to bring our nature conservation officer along this Friday to hear about the remaining aspects of the biophilia.

Public Realm and biophilia

I have started to collate notes on last week's meeting – but it will take me a few more days – so I plan to send them over early next week.

Have you been in contact with Jim Cope from the MET police about crime prevention and ASB related aspects of the development and the local context?

Sustainability

I hadn't taken in that you raised questions in the green text – most of it was a commentary in response so sorry about that.

I have asked Gabriel to respond on the SUDs, because I am not sure of the answer.

The Resource Strategy is about setting out clearly how resources would be minimised, as set out below. I guess it could form part of the Sustainability statement, but should be presented in such a way as to indicate how the ethic of the building – ie reducing whole of life consumption of resources - would be minimised and monitored over the longer term. We recommend this issue is addressed in a specific section or summary part of the report – and not distributed across various sources of information.

EIA screening

Your email of 2nd April re EIA screening provides the clarifications that I needed to confirm that the development proposals do not fall within the definition of Schedule 2

Development as identified in Part 1 para 2 of the EIA Regs :

'development, other than exempt development, of a description mentioned in column 1 of the table in Schedule 2 where—

(a) any part of that development is to be carried out in a sensitive area; or

(b) any applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development;'

Therefore I concur with the conclusion of your clarification email that the proposed development is **not EIA development** as defined by the EIA Regulations as it does not fall

under schedule 1 or 2 of the EIA Regs.

PPA fee

The PPA addendum includes 9 meetings:

- w/c 2 March - Belgrove Sustainability meeting
- w/c 9 March - Acorn House Sustainability
- tbc - CMP Draft to be issued and then followed with a CMP team session
- w/c 13 April - Public Realm / landscaping / biophilia meeting
- w/c 20 (rescheduled from 6th April) - Planning / Design Workshop I
- w/c 18 May - Belgrove & Acorn Sustainability Meeting
- tbc - Planning / Design Workshop II (further design discussion depends on public input)
- tbc - Planning / Design Workshop III
- tbc - Planning / Design Workshop IV

My email of 26th march set out that *"We will cost these meeting at £7,417.62 each – so the full programme of extended pre-app would require a further fee of £66758.58. The DRP fee is separate, but once DM Forums get up and running again the cost would be included in the PPA fee already paid."* This accords with the list of 9 meetings.

Deliverables list

- See above for comment on the Resource Strategy.
- Regeneration Statement : I am happy for the Regeneration Statement to incorporate the Economic Impact Assessment and Employment and Training Strategy – so long as it is clear from the opening paras what it covers.
- I replied on 26th march with some feedback on the deliverables – do you need more from me than the following? : *"as far as I can see it is complete. However I am a little unclear what is meant by 'issued prior to submission'. I think there are a number of issues outstanding on the scheme – such as details of the benefits package, viability and air quality assessment, which we need to understand and interrogate as part of the pre-application. My view is that those three, in particular, need to be shared with us in draft form imminently.*

When we last spoke I suggested that

1. There should be to be a social value framework aspect to the submission – which sets out the package of wider public benefits, including aspects such as how the development would seek to widen the benefits of the Knowledge Economy amongst local communities (this is partially identified in the Knowledge Quarter Uses Strategy' – which you proposed to incorporate into the planning statement).

2. The 'landscape scheme' should be more encompassing – and be an 'Open Space and Landscaping Strategy' – to address the public realm , Argyle Sq as well as on-site greenery.

The impact of Belgrove massing and height on the local microclimate is a significant design consideration and we need to see draft sunlight/overshadowing and wind impact assessment details as part of the next design pre-app. We would like to see

some updated indication of the TVIA views as soon as possible too.

Feedback on Public Benefits package

We plan to liaise with the Economic Development team in the coming days to discuss more detailed feedback and our expectations on the public benefits package. The econ dev team have been very busy with putting emergency economic response measures in place as part of the covid situation, so it hasn't been possible to get time with them recently but we hope that an opportunity can be managed soon. We will let you know as soon as we have something more to feed back on this issue.

I hope this is helpful

--

Gavin
Principal Planner

Telephone: 020 7974 3231



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From: Katie Hughes <KHughes@geraldeve.com>

Sent: 22 April 2020 13:50

To: Alex Neal <ANeal@geraldeve.com>; Sexton, Gavin <gavin.sexton@camden.gov.uk>

Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>; Frost, Katherine <Katherine.Frost@camden.gov.uk>; [REDACTED] <[\[REDACTED\]@camden.gov.uk](mailto:[REDACTED]@camden.gov.uk)>; Roy James <roy.james@atelierten.com>

Subject: RE: Belgrove : Sustainability feedback

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Hi Gavin, Gabriel,

Hope you're both well.

Are you able to come back to us in respect of the points below, particularly the resource strategy

and our response to your comments on SuDS on both Belgrove and Acorn?

Thanks
Katie

Katie Hughes
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From: Alex Neal <ANeal@geraldeve.com>
Sent: 15 April 2020 15:00
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Katie Hughes <KHughes@geraldeve.com>
Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>; Frost, Katherine <Katherine.Frost@camden.gov.uk>; [REDACTED] <[\[REDACTED\]@camden.gov.uk](mailto:[REDACTED]@camden.gov.uk)>; Roy James <roy.james@atelierten.com>
Subject: RE: Belgrove : Sustainability feedback

Dear Gavin

Please see our responses below in green.

Please could you provide detailed guidance on what should be included in a Resource Strategy? I cant see any guidance in policy or supporting policy documents outlining what this is and I haven't encountered this before. Apologies if I've overlooked something.

Regards
Alex

From: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Sent: 02 April 2020 09:26
To: Katie Hughes <KHughes@geraldeve.com>
Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>

Khan@camden.gov.uk>; Frost, Katherine <Katherine.Frost@camden.gov.uk>; [REDACTED]
<[REDACTED]@camden.gov.uk>; Alex Neal <ANeal@geraldev.com>

Subject: Belgrove : Sustainability feedback

Dear Katie

Sorry about the delay – but I have collated our feedback on Sustainability matters for Belgrove House and Acorn house.

Belgrove Hse

We welcome the importance being given to sustainability by the Design team. The references to progressive approaches and strategies such as LETI are a positive consideration. As a referable application the energy and sustainability aspects of Belgrove house will need to be prepared with London Plan and Local Plan aims in mind.

We recommend that there should be a further meeting on sustainability in due course, before any design freeze takes place. We have not yet had a fully detailed discussion about Air Quality or SUDs/Drainage, and following the feedback below we would expect to have an opportunity to review improved levels of building performance and detailed proposals for how the development would deliver in the longer term.

We have the following comments:

- The proposals indicate that the development puts sustainability at the core of its design and vision. The current overall result of 39% reduction in energy use is falls short of a game-changing development and it not as significant as we expect to see. In order to support your progressive strategy we expect the actual outcomes of the development to be commensurate with the high aspirations. To this end we would expect to see commitment from the developer to a range of resource mitigation measures and sustainability targets.

An operational carbon reduction of 39% represents a snap-shot of the scheme at a moment in time and we are seeking to improve upon this. However, the building is situated in a dense urban environment, is deep plan requiring mechanical systems and contains a high-energy demand use in the form of a laboratory. The opportunities to push much beyond the policy targets for operational energy are therefore limited. We would request further clarification regarding the term 'resource mitigation measures' – is this referring to green tariffs, or embodied carbon for example? Additional sustainability targets which the team could offer to be conditioned might include LEED and WELL.

- In particular we would expect to see a mechanism for passing commitments onto tenants/occupiers to achieve ambitious targets for reducing unregulated and regulated energy use over time, with a monitoring, data sharing/reporting and iterative improvement strategy put in place. We recommend submitting a **Resource Strategy** as part of the Sustainability documentation for the development, setting out how the construction and operation would seek to minimise resource usage. This could include for example: operational measures such as minimising air changes, maximising heat recovery from cooling/lab-related plant equipment, smart localised control of lighting and heating to compensate for deep plan floorplates, intelligent fan controls etc. It must include post-occupancy evaluation and a commitment to learning and improvement through allocation of a budget to support and facilitate long term resource reduction.

We have incorporated many of these features already which will be described as part of the sustainability strategy, which also aligns with MSD's own aspirations. Post occupancy evaluation is worth considering, presumably Camden would want a commitment to this as part of the planning submission. BSRIA's 'Soft Landings' approach may be worth considering here.

- We welcome the consideration of embodied energy across the project, and again we would expect to see the development proposals deliver on the ambitions that are being presented. The current result of 810 kgCO₂/m³ is disappointing when viewed against the RIBA 2025 target, which should be the minimum aim, and corresponds only to the LTI target for *this year*. *Given the early stage of design, relatively conservative assumptions have been made. The estimated embodied carbon figure is likely to be reduced as the design develops, and as the supply chain is engaged prior to procurement.*
- We understand that the labs place a constraint on the structural design and construction materials of the building, due to enhanced requirements for stiff floorplates. We question whether the labs could be moved to the south side of the central core, so that the Argyle Square end of the building could be constructed of concrete frame on the 10m grid, with the remainder of the building constructed of timber in a tighter grid. This would seem to be a logical strategic approach to potentially achieving a significantly better overall carbon outcome. *The laboratory is proposed to be situated within the front of the building for a number of reasons; Active frontage, commensurate with a sealed façade due to noise and pollution from Euston Road, plus direct vertical linkage to roof where the fume exhausts need to be located.*
- We acknowledge the reference to life science building precedents, but we caution against such comparisons unless it can be demonstrated that they are truly like for like. If examples are to have merit we will need to understand how the building components compare in more detail. We understand that the Crick, for instance, has a significantly higher ratio of lab space to write up and ancillary space than Belgrove House. It also has a significantly larger basement.
- BREEM Excellent is a conventional target and we strongly encourage you to achieve BREEM Outstanding. *Noted, this is the aspiration* We would like to see a commitment to a green lease or equivalent mechanism (to be monitored via the s106) for the future tenants to submit BREEM Refurb & Fit-Out achieving a correspondingly high performance. We would like to see a copy of the BREEM Bespoke assessment **as part of the** pre-planning submission. *We can provide this* We expect you to gain the full basic and exemplary credits (as available) in the BREEM assessment methodology for assessment of embodied impacts. The section is called 'Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)':

Basic criteria:

- Up to 6 credits: Superstructure. Comparisons with the BREEM LCA benchmark during Concept Design and Technical Design; Options Appraisals during Concept Design and Technical Design.

- 1 credit: Substructure and hard landscaping options appraisal during Concept Design.

Exemplary level criteria:

- 1 credit: Core building services options appraisal during Concept Design
- 1 credit: LCA (life cycle assessment) and LCC (life cycle cost) alignment
- 1 credit: Third party verification

More details are in the BREEAM UK New Construction 2018 [Technical Manual](#).
Noted, to be reviewed in detail

- For materials, we would strongly encourage you to target high (A) Green Guide ratings and secure 100% FSC/PEFC certification for timber & timber products. With the building also including a strong focus on occupier wellbeing, we would expect to see a commitment to VOC-free paints and widespread use of natural materials in fit outs via the 'green lease' or equivalent means. *Noted, these will be pursued as far as practicable via the supply chain*
- As part of any planning application we would expect to see details of the biophilia in the double skin, embodied carbon commitments including a clear methodology for measuring and monitoring, Air Quality impact details such as fresh air intake from rear (Argyle Sq side), details of how the design/envelope/building orientation has been improved/evolved over time to minimise solar gain and reduce energy use, outline details of energy-related plant equipment (strategy for ASHP, PV locations etc) *To be included as part of the sustainability statement*
-

Air quality

- We need to see an AQA prepared asap so that we can understand the implications for the natural ventilation. Other relevant AQA issues include the impacts from onsite concrete crushing (dust mitigation & monitoring), generators onsite - flue stack. *Noted, this will be presented shortly*

SuDS

- We support the principle of incorporating SUDs into the public realm, and concept such as rain gardens & permeable paving in the curtilage & surrounding streetscape may be possible, however it will be essential to engage Transport and Engineering in the discussion, and support proposals with evidence from site/stat surveys. We would also require a mechanism for ongoing maintenance of the systems, most likely secured through s106 Highways/Green Space contributions, or taken on by the building management plan 'in perpetuity'. *Noted*

- In general we are moving away from supporting buried attenuation tanks as SuDS in major new-build developments. Existing policies place a greater emphasis on alternative measures and the new London Plan drainage hierarchy doesn't include such measures. *Currently we are investigating rainwater harvesting which can be incorporated with attenuation using an intelligent storm management system, and would require a tank. This is not a buried tank but one within the building envelope, so would this meet Camden's requirements with additional storage likely required elsewhere as well? We will also be considering measures for slowing the water flow (green roofs) and where allowable when considered against new fire spread mitigation guidelines blue roofs to hold the water at source. Current estimated demands and yields suggest that rainwater harvesting would be required alongside greywater harvesting, especially once irrigation demands are factored in, to maximise potable water reduction.*

ACORN HOUSE

- Many of the same comments about aspirations and achieving ambitious targets apply, given the links between the development and Belgrove House as a sustainable leader. The 53% overall reduction in energy use against the baseline is welcomed. We would like to see separate reporting for commercial and residential parts of the building. We would expect to see a BREEAM rating secured for the office and retail units. *Noted*

Water/SUDS

- We would like to see details of how the 105 +5 l/p/d is to be targeted. We understand that Rainwater Harvesting/Greywater have not been selected due to space & energy/CO2 concerns but we would expect to see further assessment of either approach as a strong preference to reliance on a fittings/sanitaryware-based strategy. *Site constraints mean that additional holding tanks for rain and grey water are near impossible to achieve. However, using passive methods such as available fixtures and fittings within the apartments it is possible to meet the target as outlined without energy and maintenance intensive techniques such as grey and or rainwater harvesting. This has been achieved before on other residential projects and similar specifications will be employed here.*
- The design team should examine intensive green roof w deep substrate & flow controls, especially if all proprietary blue roof options would contravene new flammability regulations for accessed areas. *Intensive green roofs are very deep and have a large structural and architectural consideration. To add 500mm+ of soil onto the roof would increase the building height considerably as well as structural loadings. In addition there are added maintenance requirements. This would need to be considered further with the final building massing to determine whether it can be incorporated and subsequently maintained.*

Air Quality

- We need to understand where the air intakes for MVHR and Natural Ventilation will be located. They should be to the rear and not on the adjoining streets. *. This is physically problematic to achieve, as many of the flats are single aspect.* We are

open to 'interim' winter gardens as a balance between AQ/energy in order to gain benefits in future while protecting AQ now. We will confirm in due course whether new NO2 data should affect the planning approach. *Another option is to run intakes up the building to roof level, however this takes considerable riser space and will impact on usable floor plate area.*

I hope this is helpful

Regards

Gavin
Principal Planner
Regeneration and Planning
Supporting Communities
London Borough of Camden

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From: [Sexton, Gavin](#)
To: [Katie Hughes](#)
Cc: [Alex Neal](#); [Hinton, Victoria](#); [Martin, Elizabeth](#)
Subject: RE: Acorn House - Overheating Mitigation Note to LBC
Date: 01 June 2020 21:10:00
Attachments: [image018.png](#)
[image019.png](#)
[image026.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

Hi Katie

Sustainability colleagues are under a lot of pressure at the moment and I am exploring the most efficient way forward to have this discussion with Gabriel. I'll let you know as soon as I hear back from him.

On the views we would like to see views 4 and 5 kept – but stitching in an image immediately adjacent to provide the rest of the context, which in the case of these two viewpoints is the panoramic view of KX Square which provides much of the foreground setting for the listed buildings which face onto it. So the end result (in the case of view 5 for instance) would be to provide this much context or field of vision - but without the warped image which would come from using a panoramic lens like mine below. If Miller Hare are unclear on what is needed I am happy to take a call from them



Gavin
Principal Planner

Telephone: 020 7974 3231



The majority of Council staff are now working at home through remote, secure access to our systems. Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Katie Hughes <KHughes@geraldeva.com>
Sent: 01 June 2020 10:00
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>
Cc: Alex Neal <ANeal@geraldeva.com>
Subject: RE: Acorn House - Overheating Mitigation Note to LBC

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required

Hi Gavin, Gabriel,

Thanks for your time on the phone last week.

To reiterate you'd still like to see the View 4 and 5 as a combined view? It would be really helpful if you could summarise what you are expecting from us so that we can instruct Miller Hare. Alternatively would a short call with Peter be helpful?

Additionally please can either yourself or Gabriel come back to me on my email below?

Thanks
Katie

Katie Hughes
Senior Planning Consultant

Tel. 02034863494
Mobile. +44 (0)7917184611
KHughes@geraldeve.com

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From: Katie Hughes
Sent: 28 May 2020 16:02
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>
Cc: Alex Neal <ANeal@geraldeve.com>
Subject: RE: Acorn House - Overheating Mitigation Note to LBC

Hi Gabriel,

Please can we arrange a time to discuss the below?

Thanks
Katie

Katie Hughes
Senior Planning Consultant

Tel. 02034863494
Mobile. +44 (0)7917184611
KHughes@geraldeve.com

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From: Katie Hughes
Sent: 22 May 2020 14:10
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>
Cc: Alex Neal <ANeal@geraldeve.com>
Subject: FW: Acorn House - Overheating Mitigation Note to LBC

Hi Gavin, Gabriel,

Hope you're both well.

I attach a note on the overheating mitigation strategy for Acorn House.

It seems there are a few conflicting elements here in terms of energy efficiency and sustainability of the building, and the approach to air quality, particularly in respect of meeting the requirements of TM59 in light of the comments you issued last week.

Once you have had time to discuss it would be helpful to set up a short call between the two of you, Roy at A10 and [REDACTED] at AHMM to discuss as a balance needs to be struck between the approach to air quality and the carbon impact of the building which would be exacerbated by installation on mechanical cooling equipment if it is a requirement.

Can you let me know when would be suitable next week and I shall put 30 mins in the diary.

Thanks
Katie

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Senior Planning Consultant

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Mobile. +44 (0)7917184611
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From: [REDACTED] <[REDACTED]@ahmm.co.uk>

Sent: 21 May 2020 08:54

To: Ioannis Rizos <Ioannis.Rizos@atelierten.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeve.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>; Katie Hughes <KHughes@geraldeve.com>; Roy James <roy.james@atelierten.com>

Subject: RE: Acorn House - Overheating Mitigation Note to LBC

Thanks Ioannis

Katie – please find attached the updated Overheating Mitigation note for LBC with A10's revised figures included.

Thanks

[REDACTED]

[REDACTED]
Architect

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From: Ioannis Rizos <Ioannis.Rizos@atelierten.com>

Sent: 20 May 2020 16:40

To: [REDACTED] <[REDACTED]@ahmm.co.uk>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeve.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>; Katie Hughes <KHughes@geraldeve.com>; Roy James <roy.james@atelierten.com>

Subject: RE: Acorn House - Overheating Mitigation Note to LBC

Hi [REDACTED]

As discussed last Monday, please see attached for updated TM59 results, using a slightly elevated gvalue for the glass I trust this is what you need to compile the note for LBC?

We will also be sending a separate analysis by cob today, showing the impact of each option separately – rather than accumulatively This will allow the team to understand the impact of each option individually against limiting the effects of overheating,

Please let me know if any questions

Regards,

Ioannis Rizos
Principal Environmental Designer
MEng, MSc, LCC, BREEAM AP, CEng

Atelier Ten
19 Perseverance Works, 38 Kingsland Road, London E2 8DD
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From: Katie Hughes <KHughes@geraldeve.com>

Sent: 14 May 2020 16:33

To: Ioannis Rizos <Ioannis.Rizos@atelierten.com>; [REDACTED] <[REDACTED]@ahmm.co.uk>; Roy James <roy.james@atelierten.com>; Christina-Eleni Dalakleidi <christina.dalakleidi@atelierten.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeve.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>

Subject: RE: Acorn House - Overheating Mitigation Note to LBC

Hi Ioannis,

We need to go back to Camden as soon as possible really, are you able to provide results by Monday 18/05?

Thanks
Katie

Katie Hughes
Senior Planning Consultant

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Mobile. [+44 \(0\)7917184611](tel:+44%2807917184611)
KHughes@geraldeve.com

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From: Ioannis Rizos <Ioannis.Rizos@atelierten.com>

Sent: 14 May 2020 13:53

To: Katie Hughes <KHughes@geraldeve.com>; [REDACTED] <[REDACTED]@ahmm.co.uk>; Roy James <roy.james@atelierten.com>; Christina-Eleni Dalakleidi <christina.dalakleidi@atelierten.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeve.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>

Subject: RE: Acorn House - Overheating Mitigation Note to LBC

Hi Katie,

We are in the process of updating the TM59 results with the latest plans issued by AHMM earlier this week view towards providing updated results by Wednesday 20/05 Is this in line with your timescales?

Regards,

Ioannis Rizos
Principal Environmental Designer
MEng, MSc, LCC, BREEAM AP, CEng

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From: Katie Hughes <KHughes@geraldeve.com>

Sent: 14 May 2020 12:14

To: [REDACTED] <[REDACTED]@ahmm.co.uk>; Roy James <roy.james@atelierten.com>; Ioannis Rizos <Ioannis.Rizos@atelierten.com>; Christina-Eleni Dalakleidi <christina.dalakleidi@atelierten.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeve.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>

Subject: RE: Acorn House - Overheating Mitigation Note to LBC

Thanks [REDACTED]

Ioannis are you able to rerun the TM 59?

Thanks
Katie

Katie Hughes
Senior Planning Consultant
Tel. [02034863494](tel:02034863494)
Mobile. [+44 \(0\)7917184611](tel:+44%2807917184611)
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COVID-19: LONDON PLANNING AUTHORITIES PROTOCOL

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From: [REDACTED] <[REDACTED]@ahmm.co.uk>

Sent: 12 May 2020 14:47

To: Katie Hughes <KHughes@geraldeve.com>; 'Roy James' <roy.james@atelierten.com>; Ioannis Rizos <Ioannis.Rizos@atelierten.com>; 'Christina-Eleni Dalakleidi' <christina.dalakleidi@atelierten.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeve.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>

Subject: Acorn House - Overheating Mitigation Note to LBC

All,

Please see attached Overheating Mitigation Strategy document for LBC attached.

Ioannis,

I'm aware that we've discussed some changes to the design strategy including reducing the glazing performance to a more resi-friendly 0.4 g value.

Before we discuss the detail with the planners are you able to re-run the TM59 to reflect this?

For the team's benefit, it would also be useful show the cumulative measures from most to least effective i.e. MVHR, Openable Vents, Solar g value, Exposed thermal mass, Blinds. We may want to take a collective view on whether the lowest performing design measures are worth the additional cost.

Thanks

[REDACTED]

[REDACTED]
Architect

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From: Katie Hughes <KHughes@geraldeve.com>

Sent: 12 May 2020 13:07

To: [REDACTED] <[REDACTED]@ahmm.co.uk>; 'Roy James' <roy.james@atelierten.com>; Ioannis Rizos <Ioannis.Rizos@atelierten.com>; 'Christina-Eleni Dalakleidi' <christina.dalakleidi@atelierten.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeve.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>

Subject: RE: Acorn House - DTM - Agenda

Noted – thanks [REDACTED]

Katie Hughes

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From: [REDACTED] <[REDACTED]@ahmm.co.uk>

Sent: 12 May 2020 09:52

To: Katie Hughes <KHughes@geraldev.com>; 'Roy James' <roy.james@atelierten.com>; Ioannis Rizos <Ioannis.Rizos@atelierten.com>; 'Christina-Eleni Dalakleidi' <christina.dalakleidi@atelierten.com>

Cc: [REDACTED] <[\[REDACTED\]@ahmm.co.uk](mailto:[REDACTED]@ahmm.co.uk)>; Alex Neal <ANeal@geraldev.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>

Subject: RE: Acorn House - DTM - Agenda

Hi Katie,

We'll aim to circulate a brief note on the overheating mitigation strategy to the team today/ tomorrow

Thanks

[REDACTED]

[REDACTED]
Architect

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From: Katie Hughes <KHughes@geraldev.com>

Sent: 05 May 2020 12:15

To: [REDACTED] <[\[REDACTED\]@ahmm.co.uk](mailto:[REDACTED]@ahmm.co.uk)>; 'Roy James' <roy.james@atelierten.com>; Ioannis Rizos <Ioannis.Rizos@atelierten.com>; 'Christina-Eleni Dalakleidi' <christina.dalakleidi@atelierten.com>

Cc: [REDACTED] <[\[REDACTED\]@ahmm.co.uk](mailto:[REDACTED]@ahmm.co.uk)>; Alex Neal <ANeal@geraldev.com>; Joe Ashton <JAshton@precisadvisory.com>; Steve White <swhite@realpm.co.uk>

Subject: RE: Acorn House - DTM - Agenda

Hi Roy, Ioannis, [REDACTED]

We discussed the conflict between the air quality approach and the mechanical ventilation required to meet TM59 in respect of overheating.

My view given the conflict between the carbon impact the mechanical ventilation system will have overall is that we need to seek clarification from Gabriel.

Are you able to prepare a note in respect of this? Appreciate there's also a cost implication of the ventilation system that would be required based on current air quality levels. Would this drive up operational costs as well as upfront costs? If the system also drives running costs up for potential operators of the building then we should set this out in the note.

Let me know if it would be helpful to discuss this further.

You will have also seen that I have circulated Gavin's latest feedback (attached for those not cc'd). We also need to work on our response to the refurb/redevelopment pack. Roy, Ioannis are you able to comment in the first instance?

Kind regards,
Katie

Katie Hughes

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Mobile. +44 (0)7917184611
KHughes@geraldev.com

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From: [REDACTED] <[REDACTED]@ahmm.co.uk>

Sent: 04 May 2020 09:21

To: 'Joe Ashton' <JAshton@precisadvisory.com>; 'Steve White' <swhite@realpm.co.uk>; 'Roy James' <roy.james@atelierten.com>; Katie Hughes <KHughes@geraldeva.com>; Alex Neal <ANeal@geraldeva.com>; [REDACTED] <[REDACTED]@AKT-UK.COM>; [REDACTED] <[REDACTED]@AKT-UK.COM>; 'Christina-Eleni Dalakleidi' <christina.dalakleidi@atelierten.com>; [REDACTED] <[REDACTED]@cast-consultancy.com>; 'Declan Norton' <declan.norton@cast-consultancy.com>; Ioannis Rizos <ioannis.Rizos@atelierten.com>; Kai Liebetanz <kai.liebetanz@atelierten.com>; Peter Sturgeon <psturgeon@ttp-consulting.co.uk>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>

Subject: Acorn House - DTM - Agenda

All,

The outline agenda for today's Acorn House meeting at 2pm is as follows:

- GE - Planning Update
- DT – Design Update
 - TTP/ AHMM - Transport – revised bike storage provision
 - AHMM/ A10 - Sustainability – TM59 Analysis – Overheating & Air Quality
- Cast - Costs & Areas Update inc.
 - Cycle storage reconfiguration to ground/lower ground level
 - NLP requirement for 2.5m FI-Cl height in apartments (current design allows for 2.4m in service zones)
 - Mechanical cooling systems to apartments
 - Sprinkler tank size
 - Lightweight steel support structure to level 6 play space wall
- Actions from previous meeting

Regards

[REDACTED]

[REDACTED]
Architect

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From: [REDACTED]

Sent: 23 April 2020 10:02

To: 'Joe Ashton' <JAshton@precisadvisory.com>; 'Steve White' <swhite@realpm.co.uk>; [REDACTED] <[REDACTED]@ahmm.co.uk>; 'Roy James' <roy.james@atelierten.com>; 'Katie Hughes' <KHughes@geraldeva.com>; 'Alex Neal' <ANeal@geraldeva.com>; [REDACTED] <[REDACTED]@AKT-UK.COM>; [REDACTED] <[REDACTED]@AKT-UK.COM>; 'Christina-Eleni Dalakleidi' <christina.dalakleidi@atelierten.com>; [REDACTED] <[REDACTED]@cast-consultancy.com>; 'Declan Norton' <declan.norton@cast-consultancy.com>; Ioannis Rizos <ioannis.Rizos@atelierten.com>; Kai Liebetanz <kai.liebetanz@atelierten.com>

Cc: [REDACTED] <[REDACTED]@precisadvisory.com>; [REDACTED] <[REDACTED]>; 'Harriet Peacock' <harriet.peacock@triumenv.co.uk>

Subject: RE: Acorn House: DTM: Minutes

All,

Please find minutes of yesterday's DTM/ DTW attached.

Also attached is an outlined Stage 2 design programme with target GA freeze, planning and Stage 2 submission dates.

My colleague Alanna will be in touch to arrange the next DTM.

Regards

[REDACTED]

From: [REDACTED]

Sent: 21 April 2020 15:12

To: 'Joe Ashton' <JAshton@precisadvisory.com>; [REDACTED] <[REDACTED]@cast-consultancy.com>; 'Declan Norton' <declan.norton@cast-consultancy.com>; 'Steve White' <swhite@realpm.co.uk>; [REDACTED] <[REDACTED]@ahmm.co.uk>; 'Roy James' <roy.james@atelierten.com>; 'Katie Hughes' <KHughes@geraldeva.com>; 'Alex Neal' <ANeal@geraldeva.com>; [REDACTED] <[REDACTED]@AKT-UK.COM>; [REDACTED] <[REDACTED]@AKT-UK.COM>; 'Christina-Eleni Dalakleidi' <christina.dalakleidi@atelierten.com>

Cc: [REDACTED] <[REDACTED]@precisadvisory.com>; [REDACTED] <[REDACTED]>

Subject: RE: Acorn House: DTM

All,

The Acorn DTM will go ahead tomorrow afternoon at 2pm.

Unfortunately Cast are not able to join the meeting, we'll therefore arrange a separate catch-up on Acorn costs later this week.

My colleague Alanna will liaise re availability for the cost meeting.

Regards

[REDACTED]

From: [REDACTED]
Sent: 17 April 2020 12:31
To: Joe Ashton <JAshton@precisadvisory.com>; [REDACTED] <[REDACTED]@cast-consultancy.com>; 'Declan Norton' <declan.norton@cast-consultancy.com>; 'Steve White' <swhite@realpm.co.uk>; [REDACTED] <[REDACTED]@ahmm.co.uk>; 'Roy James' <roy.james@atelierten.com>; 'Katie Hughes' <KHughes@geraldeve.com>; Alex Neal <ANeal@geraldeve.com>; [REDACTED] <[REDACTED]@AKT-UK.COM>; [REDACTED] <[REDACTED]@AKT-UK.COM>; Christina-Eleni Dalakleidi <christina.dalakleidi@atelierten.com>
Cc: [REDACTED] <[REDACTED]@precisadvisory.com>; [REDACTED] <[REDACTED]>
Subject: FW: Acorn House: DTM

All,

Please can you confirm your availability for an Acorn DTM next week – ideally next Thursday or Friday morning.
My colleague Alanna will issuing a calendar invite.

Outline Agenda:

First Hour – Preci, Cast, GE, RPM, A10, AKTII, AHMM

- Planning – planning documents /deliverables
- Design – Outstanding design programme up to completion of stage 2 design – architecture, structure, MEP
- Cost – O/s queries issues to resolve
- Sustainability – response to LBC/approach to not progressing refurb

Second Hour – A10, AKTII, AHMM

- Design Coordination

Many Thanks

[REDACTED]

From: Joe Ashton <JAshton@precisadvisory.com>
Sent: 17 April 2020 08:14
To: [REDACTED] <[REDACTED]@ahmm.co.uk>
Cc: [REDACTED] <[REDACTED]@cast-consultancy.com>; Declan Norton <declan.norton@cast-consultancy.com>; Steve White <swhite@realpm.co.uk>; [REDACTED] <[REDACTED]@ahmm.co.uk>; Roy James <roy.james@atelierten.com>; [REDACTED] <[REDACTED]@precisadvisory.com>; Katie Hughes <KHughes@geraldeve.com>
Subject: RE: Acorn House

[REDACTED]

Can we have an hour project team meeting on acorn back end of next week– pls liaise with [REDACTED] on my availability

Planning – planning documents /deliverables

Design – Outstanding design programme up to completion of stage 2 design – architecture, structure, mep

Cost – O/s queries issues to resolve

Sustainability – response to LBC/approach to not progressing refurb

Thanks

Joe

From: Declan Norton <declan.norton@cast-consultancy.com>
Sent: 14 April 2020 13:54
To: Joe Ashton <JAshton@precisadvisory.com>; [REDACTED] <[REDACTED]@ahmm.co.uk>
Cc: [REDACTED] <[REDACTED]@cast-consultancy.com>
Subject: RE: Acorn House - LBC Design Development

Hi Joe,

Happy to review later in the week. Please note however the observations noted below were captured in our cost tacker attached.

Some times that work are:

th

1. Thursday 16 – 9.00 – 10.30am
2. Thursday 16th – PM
3. Friday 17th – PM

Look forward to hearing from you.

Regards,

Declan

Declan Norton | Associate Director | declan.norton@cast-consultancy.com

M: +44(0)7919 690 893 | Switchboard: +44(0)203 931 0200

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From: Joe Ashton <JAshton@precisadvisory.com>

Sent: 14 April 2020 11:46

To: Declan Norton <declan.norton@cast-consultancy.com>; [REDACTED] <[REDACTED]@ahmm.co.uk>

Subject: FW: Acorn House - LBC Design Development

Declan and [REDACTED]

Can we run through the below this week as want to conclude design/cost plan position.

[REDACTED] – pls confirm any elements of design that still need concluding?

Thanks

Joe

From: Declan Norton <declan.norton@cast-consultancy.com>

Sent: 09 March 2020 12:26

To: Keith Brooks <Keith.Brooks@cast-consultancy.com>; Lalji, Faaiza A. <falalji@precisadvisory.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeve.com>; Katie Hughes <KHughes@geraldeve.com>; Joe Ashton <JAshton@precisadvisory.com>; [REDACTED] <[REDACTED]@cast-consultancy.com>; [REDACTED] <[REDACTED]@ahmm.co.uk>; [REDACTED] <[REDACTED]@akt-uk.com>; [REDACTED] <[REDACTED]@akt-uk.com>; Christina-Eleni Dalakleidi <christina.dalakleidi@atelierten.com>; Tilly Ford <tilly.ford@atelierten.com>; roy.james@atelierten.com; Peter Stewart <ps@pscpc.co.uk>; Lisa Webb <LWebb@geraldeve.com>

Subject: RE: Acorn House - LBC Design Development

Good afternoon all,

We have reviewed the “pre app design development summary” document issued Friday 6th March. We would make the following observations / comments:

1. Page 5 - Notes an increase on GIA of 30m2. Is this per floor i.e. 90m2 total uplift or 30m2 in total? Obviously this is additional GIA in any case which is extra over on our current cost model.
2. Page 14 - Stair omitted to commercial space. Minor reduction on construction costs.
3. Page 16 – Lift no longer serves lower ground level. Minor reduction on construction costs.
4. Page 16 – We haven’t undertaken a full remeasure, however it appears the NIA has increased to the commercial area. This should have a value add.
5. Page 18 – Enhanced / articulated entrance canopy added to residential entrance. This is extra over on our current cost plan.
6. Page 18 – Bespoke ventilated louvres using decorative geometric patterns added to ground floor. This is extra over on our current cost plan.
7. Page 18 – Geometric pattern façade added to bin stores / UKPN substation. This is extra over on our current cost plan.
8. Page 20 – Minor uplift for change from brickwork to concrete plinths to ground floor Grays Inn road elevation.
9. Page 21 – Note balconies reduced in size and privacy added. No cost impact.
10. Page 27 – Balcony omitted to 4B7P. Minor reduction on construction costs. (-£8K)
11. Page 31 – Enclosure added to play space. The faience / geometric façade is extra over on our current cost plan (£20k).
12. Page 32 – Windows South facing elevation is extra over on our current cost plan.

We haven’t had the opportunity to fully assess the cost impact of the above. We have however undertaken a high level review and would expect a cost uplift range on our current cost plan of £100K - £300K. The reason for the large spread is due to item 1 above. If this can be confirmed by the team, we can reduce the spread of this range.

Should you need to discuss, please don’t hesitate to contact us.

Regards,

Declan

Declan Norton | Associate Director | declan.norton@cast-consultancy.com

M: +44(0)7919 690 893 | Switchboard: +44(0)203 931 0200
Cast Real Estate & Construction Consultancy | cast-consultancy.com
Black Bull Yard, 24-28 Hatton Wall, London EC1N 8JH



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From: Keith Brooks <Keith.Brooks@cast-consultancy.com>

Sent: 06 March 2020 17:04

To: Lalji, Faaiza A. <falalji@precisadvisory.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; Alex Neal <ANeal@geraldeva.com>; Katie Hughes <KHughes@geraldeva.com>; Joe Ashton <JAshton@precisadvisory.com>; Declan Norton <declan.norton@cast-consultancy.com>; [REDACTED] <[REDACTED]@cast-consultancy.com>; [REDACTED] <[REDACTED]@ahmm.co.uk>; [REDACTED] <[REDACTED]@akt-uk.com>; [REDACTED] <[REDACTED]@akt-uk.com>; Christina-Eleni Dalakleidi <christina.dalakleidi@atelierten.com>; Tilly Ford <tilly.ford@atelierten.com>; roy.james@atelierten.com; Peter Stewart <ps@pscpc.co.uk>; Lisa Webb <LWebb@geraldeva.com>

Subject: Re: Acorn House - LBC Design Development

Hi Faaiza,

We will look at first thing Monday on Declan's return if ok.

Regards

Keith Brooks | Chairman | keith.brooks@cast-consultancy.com

M: [+44\(0\)7778 911013](tel:+44(0)7778911013) | Switchboard: [+44\(0\)203 931 0200](tel:+44(0)2039310200)

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On 6 Mar 2020, at 16:17, Lalji, Faaiza A. <falalji@precisadvisory.com> wrote:

Keith, Declan
Do you have comments before this is submitted?
Thanks

Faaiza A. Lalji

Director, Planning and Development

PRECIS ADVISORY LTD

[93 Park Lane Mayfair London W1K 7TB](#)

Phone: [+44 75 5477 0138](tel:+447554770138)

Email: falalji@precisadvisory.com

On 6 Mar 2020, at 05:01, [REDACTED] <[REDACTED]@ahmm.co.uk> wrote:

Hi Alex,

An updated pack including a unit schedule is available here:
<https://bigfilebox.ahmm.co.uk/lwt/84670-FB92ea029tBdKEZVprI48Zlpt>

On the LGF, I've omitted 'Option 2: all office at LGF' for the time being.

Suggest we explore this further with RPs/ The Post Office

Regards

[REDACTED]

[REDACTED]
Architect

Coronavirus (COVID 19) Message to those planning to attend AHMM's offices

In order to protect the health and welfare of our colleagues and visitors during this period of uncertainty, and following guidance from relevant healthcare bodies within the UK, EU and US, we request that any meeting invitee who has returned from the affected areas within the last 14 days, or has reason to believe they may have come into contact with the Coronavirus, should avoid visiting our offices until further notice. If this applies to you, please contact us so that we can make alternative video conferencing arrangements.

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Winner of the RIBA Stirling Prize 2015

AJ100 Practice of the Year 2018

Building Magazine Architectural Practice of the Year 2018

From: Alex Neal <ANeal@geraldev.com>

Sent: 06 March 2020 09:09

To: [REDACTED] <[REDACTED]@ahmm.co.uk>; Katie Hughes <KHughes@geraldev.com>; Lalji, Faaiza A. <falalji@precisadvisory.com>; Joe Ashton <JAshton@precisadvisory.com>; Keith Brooks <Keith.Brooks@cast-consultancy.com>; Declan Norton <declan.norton@cast-consultancy.com>; [REDACTED] <[REDACTED]@cast-consultancy.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; [REDACTED] <[REDACTED]@AKT-UK.COM>; [REDACTED] <[REDACTED]@AKT-UK.COM>; Christina-Eleni Dalakleidi <christina.dalakleidi@atelierten.com>; Tilly Ford <tilly.ford@atelierten.com>; roy.james@atelierten.com; Peter Stewart <ps@pscpc.co.uk>; Lisa Webb <LWebb@geraldev.com>

Subject: RE: Acorn House - LBC Design Development

Hi [REDACTED]

Thanks for the pack. I think that the upper floors are looking much better.

I think the ground floor is working better now but I do have reservations regarding the location of the commercial bin store.

On the lower ground, we wouldn't normally include options and certainly not without saying which is our preferred.

I think it would be useful to include a unit schedule in the pack.

Regards

Alex

Alex Neal
Senior Associate

Tel. 02073336301
Mobile. +44 (0)7947 897221
ANeal@geraldev.com

Gerald Eve LLP
72 Welbeck Street London W1G 0AY
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[<image001.png>](#) [<image002.png>](#)

[<image004.jpg>](#)

From: [REDACTED] <[REDACTED]@ahmm.co.uk>

Sent: 05 March 2020 15:12

To: Katie Hughes <KHughes@geraldev.com>; Alex Neal <ANeal@geraldev.com>; Lalji, Faaiza A. <falalji@precisadvisory.com>; Joe Ashton <JAshton@precisadvisory.com>; Keith Brooks <Keith.Brooks@cast-consultancy.com>; Declan Norton <declan.norton@cast-consultancy.com>; [REDACTED] <[REDACTED]@cast-consultancy.com>

Cc: [REDACTED] <[REDACTED]@ahmm.co.uk>; [REDACTED] <[REDACTED]@AKT-UK.COM>; [REDACTED] <[REDACTED]@AKT-UK.COM>; Christina-Eleni Dalakleidi <christina.dalakleidi@atelierten.com>; Tilly Ford <tilly.ford@atelierten.com>; roy.james@atelierten.com; Peter Stewart <ps@pscpc.co.uk>

Subject: Acorn House - LBC Design Development

All,

Please use the link below to access the Acorn House Design Development pack for LBC

This addresses points raised by LBC during our meeting on 12th Feb and in Gavin Sexton's subsequent email.

Please let me know if you have any comments asap:

<https://bigfilebox.ahmm.co.uk/lwt/84670-FB92ea029tBdKFZVpr148Zlpt>

Note that the update to the Renovation study will be issued as a separate document.

Regards

[Redacted]

[Redacted]

Architect

Coronavirus (COVID 19) Message to those planning to attend AHMM's offices

In order to protect the health and welfare of our colleagues and visitors during this period of uncertainty, and following guidance from relevant healthcare bodies within the UK, EU and US, we request that any meeting invitee who has returned from the affected areas within the last 14 days, or has reason to believe they may have come into contact with the Coronavirus, should avoid visiting our offices until further notice. If this applies to you, please contact us so that we can make alternative video conferencing arrangements.

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From: [Sexton, Gavin](#)
To: [Katie Hughes](#)
Cc: [Alex Neal \(ANeal@geraldeve.com\)](#); [McDonald, Neil](#); [Martin, Elizabeth](#); [Hinton, Victoria](#)
Subject: RE: Belgrove : feedback on views, demo vs refurb, existing building
Date: 19 May 2020 08:36:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)

Hi Katie

Its been pointed out to me that there is a cut + paste error in my email.

Corrected version below.

Gavin
Principal Planner

Telephone: 020 7974 3231



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Sexton, Gavin
Sent: 18 May 2020 22:04
To: Katie Hughes <KHughes@geraldeve.com>
Cc: Alex Neal (ANeal@geraldeve.com) <ANeal@geraldeve.com>; McDonald, Neil <Neil.McDonald@camden.gov.uk>; Martin, Elizabeth <Elizabeth.Martin@camden.gov.uk>; Hinton, Victoria <Victoria.Hinton@camden.gov.uk>
Subject: Belgrove : feedback on views, demo vs refurb, existing building

Hi Katie

Demo vs rebuild

I have a few detailed comments to add to the my email of the 13th :

- The presentation is very much taken from the point of view that the rebuild is the intention and the demolition would throw up certain concerns, rather than taking a more objective perspective and weighing the relative pros/cons of each in a more balanced fashion.
-

To this end it would be instructive if the paper took a whole of life assessment point of view. We will need to see quantitative figures – rather than illustrative summaries such as ‘20% carbon saving’. It should be clear what has been measured - what does the 20% saving relate to - embodied energy saved from re-use of the frame?

- We will need to understand more about the detailed alternatives examined – for example the possibilities that were explored for additional loading – ie were timber framed additional storeys examined, what about new approaches to strengthening the building columns (we recently saw a presentation about use of carbon fibre collars wrapped around existing columns and providing the equivalent to 150mm of concrete as part of a refurb scheme
- Overall the assessment needs more detail so that we can be certain it is sufficiently comprehensive and robust

Acorn design

We would like to hear what the local communities/stakeholders have to say about the design of both buildings before we comment further. If you have heard anything further from your engagement please let us know.

Views : outputs

While a plan of view locations was shared in advance of this pack, this is the first time we have seen a presentation of the view from the chosen positions. It is evident now that the resolution of the camera positions marked on the previously discussed plan was insufficient to judge the final camera position and the exact view.

I have attached some commentary, assembled using photos taken on site following examination of this pack.

We have focussed on the positions where the impact will be most profound. Views 4, 5, 6 and 7 are all taken from locations where the panorama across KX Square is an important factor and which adds significantly to the appreciation of the setting of the listed buildings and their inter-relationship. None of this is evident from photos 4-7, where the field of vision shown does not relate to the experience of the viewer, nor in many respects the intent of the viewer (the ability to survey and appreciate the setting) when standing in those positions.

- View 4 appears to be taken from a little used corner of the kerb outside the lighthouse building. We suggest a better location – on a key pedestrian desire line, where there is also space to step to the side and take stock of the view.
- View 5 location is acceptable.
- View 6 location is acceptable.
- View 7 is taken from an unusual position. We consider that a much more representative position would be closer to the door of the western concourse. Although there are foreground objects present, the true experience of the location is that eye is drawn up and out – towards the clock tower and the view across the square. See out suggested improved position.
- View 7b – we suggest adding a further view from midway along the Cubitt shed elevation – where one leaves the shed from the railhead. Again this is an important panoramic position.

In all cases – 4, 5, 6 and 7 the field of vision is dramatically cropped and it not representative of the real experience from this position. We consider that a panorama-type approach is required – probably through stitching together two images from each position to at least double the field of view. We would be happy to hear suggestions from Miller Hare on the best solution.

We also consider that the views from positions 4, 5, 6 and 7 are also important at night, and that the illuminated St Pancras Chambers clocktower and the front of KX Station (and light through the southern arches) are important local features at night. We consider that a largely glazed Euston Road elevation to the building will have an impact on the legibility of these characteristics and will affect the views. We therefore wish to see night-time representations of these views so that we can assess the impact when the proposal is illuminated from within. It would also be instructive to see night time views of the rear of the building from within the context of Argyle Square.

The Landscape Institute guidance (06 19) on visual representation of development proposals provides clear and helpful guidance. It says :

‘1.2.9 visualisations should provide the viewer with a fair representation of what would be likely to be seen if the proposed development is implemented and should portray the proposal in scale with its surroundings. In the context of landscape / townscape and visual impact assessment, it is crucial that visualisations are objective and sufficiently accurate for the task in hand. In short, visualisation should be fit for purpose’

And

‘1.2.12 As a general principle, any visualisation should reasonably represent the proposal in such a way that people can understand the likely landscape and visual change. The degree of detail shown will typically be relative to the design and / or planning stage that has been reached. Visualisations should assist interested parties in understanding the nature of a proposed development within its context, and its likely effects.’

We consider that changes we have identified are required in order to ensure that the views meets these principles.

View : impacts

We have reviewed the verified views received and have the following comments.

We have been consistent from the outset that the scale of the proposed building will lead to **harm** to the surrounding designated heritage assets. The submitted views confirm that the proposed new building would be out of scale with its neighbours and would compete with the architectural and historic importance of the listed buildings, most notably the St. Pancras tower, undermining its significance and harming its setting.

Views 4 and 5 are particularly problematic when considering this impact. The significance of the tower goes beyond its architectural composition; its towering presence was designed as one of the greatest monuments to London's power and affluence during the Victorian period and Views 4 and 5 in particular show the harmful visual impact the new building will have in longer views where the tower should be the most dominant feature. The lack of context with the surrounding buildings, including the terraces on Euston Road (particularly evident in Views 5, 6 and 7) and St Pancras and Kings Cross station confirm that the scale and lack of context to the design would not only cause harm to the setting of listed buildings and would not preserve the character and

appearance of the Kings Cross Conservation Area as a whole.

It should also be noted that at present, the St Pancras Tower is visible from points in Argyle Square behind the existing Belgrove House, providing a historic backdrop and landmark point from the Bloomsbury Conservation Area. View 12 shows that the view of the tower would be completely blocked from this vantage point; it can also be concluded therefore that the development would fail to preserve or enhance the character and appearance of the Bloomsbury conservation area.

In conclusion, the submitted views confirm the concerns that the proposal will result in less than substantial harm to the setting of listed buildings and both the Kings Cross and Bloomsbury conservation areas as a whole (as designated heritage assets).

Existing building

As a side note, the existing building meets the majority of criteria on the HE list for assessing the extent of contribution that buildings make to the CA (HE Advice note 1) and we have seen no information/evidence from the design team to the contrary. We consider that it makes a positive contribution to the CA and any proposals for total demolition will need to present a public benefits argument in accordance with para 196 of the NPPF.

I hope this is helpful

--

Regards

Gavin
Principal Planner

Telephone: 020 7974 3231



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Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Katie Hughes <KHughes@geraldeva.com>

Sent: 18 May 2020 13:48

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Subject: RE: Belgrove : various feedback

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Hi Gavin,

Hope you're well and had a good weekend!

Apologies to chase but when do you think you will get back to us on the design refinements pack for Acorn and the further details to be provided in respect of refurb vs redevelopment?

Thanks
Katie

Katie Hughes
Senior Planning Consultant

Tel. [02034863494](tel:02034863494)
Mobile. [+44 \(0\)7917184611](tel:+44%207917184611)
KHughes@geraldeve.com

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From: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Sent: 13 May 2020 08:26

To: Katie Hughes <KHughes@geraldeve.com>

Subject: RE: Belgrove : various feedback

Hi Katie

Its going to take me a few more days to prepare feedback on views/acorn. I'll see if I can do feedback on refurb vs demo sooner than that.

Gavin
Principal Planner

Telephone: 020 7974 3231



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we

can respond quickly.

From: Katie Hughes <KHughes@geraldeve.com>

Sent: 12 May 2020 16:21

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Cc: Alex Neal <ANeal@geraldeve.com>; McDonald, Neil <Neil.McDonald@camden.gov.uk>;
Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Martin, Elizabeth
<Elizabeth.Martin@camden.gov.uk>

Subject: RE: Belgrove : various feedback

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Gavin,

Hope you had a good bank holiday.

Appreciate you have been on leave but did you have any further comments in respect of Acorn refurb vs redevelopment as per your email?

We are also waiting to hear back from you on:

- Views (Belgrove)
- Design refinements pack (Acorn)

Thanks

Katie

Katie Hughes

Senior Planning Consultant

Tel. 02034863494

Mobile. +44 (0)7917184611

KHughes@geraldeve.com

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A banner with a dark background and teal diagonal stripes. The text 'COVID-19: LONDON PLANNING AUTHORITIES PROTOCOL' is in large, bold, teal capital letters. Below it, 'Download our summary table' is in smaller white text.

COVID-19: LONDON PLANNING AUTHORITIES PROTOCOL

Download our summary table

From: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Sent: 04 May 2020 13:55

To: Katie Hughes <KHughes@geraldeve.com>

Cc: Alex Neal <ANeal@geraldeve.com>; McDonald, Neil <Neil.McDonald@camden.gov.uk>; Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Martin, Elizabeth <Elizabeth.Martin@camden.gov.uk>

Subject: RE: Belgrove : various feedback

Hi Katie

Some more feedback on items below:

Wind Microclimate

The report is a helpful snapshot and is a welcome addition to the supporting information at this stage, but it seems a little cursory.

My main concern is that it is not clear on comparisons between existing and proposed – so I can't judge the relative impact – only the result:

- It describes the existing local wind conditions but it doesn't qualify them on a colour plan to compare with the proposed.
- The report says that the Standing conditions will extend along Belgrove but I am not clear by how much, or what the starting point is.
- Figure 7 draws a line along the edge of KX Square – which seems slightly arbitrary. Does that indicate the extent of influence of the building – or simply the boundary of the desktop study?
- The figure in section 4.3 is the lower level terrace. I am unclear if the conclusion relates to that terrace or the one on the roof of level 4.
- The areas around the building where seating is proposed all fall within Standing conditions, but no specific mitigation is proposed.

Public engagement

- Officers and managers are very motivated to find way to engage locals residents and groups in new consulting on development, but we are aware that this is a new approach which has not been widely tested by other authorities.
- It is evident that it will not be possible to reproduce exactly the same format as our established DM Forums - and therefore we will not be using that name 'DM Forum' for our engagement sessions.
- The technology and effort required to make last week's planning committee was significant, even though planning committee has a tightly controlled process for deputations and questions and we had dedicated additional technology and assistance from IT and Member Services. The need to open the event to wider attendance and to allow for more interaction and direct questions greatly increases the technological and

process challenges. There are many issues to consider in the design, relating to size of audience, publicity etc.

- We discussed the possible need for hosting two events: first with live streaming for wider viewing and consideration, and then holding a followup session for people who were unable to fully engage in the 1st session. This may not be necessary, but we need to be mindful that this is a new type of scenario, the process is untested and because this may be the first public engagement for this site we don't know how many people will wish to attend, nor their digital capabilities. We need to be mindful of digital exclusion.
- All of this means it is going to take a little while to design, organise and test. Various officers have been tasked with moving this forward asap.
- Realistically it seems likely that the first event of this kind would take place in early June.

Belgrove Views

Unfortunately I have not been able to meet with the others to review these yet. I hope to do so in the next day or two.

Daylight/sunlight study

The report seems well prepared and is informative.

Impact on neighbouring properties :

- Most of the adjacent uses are not residential or other especially sensitive receptors, and therefore there is some flexibility in the policy when assessing the harm. The number of affected residential properties is low and the number of significantly affected rooms lower. An argument is presented, based on a single appeal decision, that lower levels of VSC are common and acceptable in central urban locations.

Impact on neighbouring spaces:

- It is evident that the shadowing impact on Kings Cross Square is largely limited to the pavement areas along Euston Road and the bus stops.
- It is also evident that Crestfield Street will receive little or no direct sunlight after noon, at any time of year. This will have implications for the nature of the microclimate in the street - and will need to influence planting, placement of any seating etc.

As a scheme which aims to incorporate public realm improvements it will be important that the Sun/Day-light report submitted with any application includes the same BRE shadowing assessment of the adjoining streets of Belgrove and Crestfield Streets and the footpath between the building and Euston Road.

Resource Strategy

This could be part of the sustainability strategy, and would relate to all sustainability matters including (as a sort of hierarchy):

- a. Reuse of structures in situ (Whole Life Cycle emphasis)
- b. Reuse of materials reclaimed from demolition
- c. Use of recycled materials
- d. Use of recyclable materials
- e. Responsible procurement of all critical materials and products (certification, Green Guide ratings etc.)

Perhaps this feeds into a detailed Circular Economy paper which will need to accompany the

submission.

SUDs

Green-blue combination roofs should be prioritised, with the obvious caveat around Building Regs for trafficked roofs ref. engineered blue roofs.

We don't accept that fire risk mitigation cannot be achieved and we would like to see evidence of considering

- 1) blue roof with shielding by suitable finish and
- 2) intensive green roof converted to a green-blue roof by increasing the soil depth and perimeter upstands, and adding roof discharge controls.

In general neither the buried tank nor tank within building are welcomed.

Acorn House

Whole of Life Carbon : We recommend that you use the mayors new pre-consultation [Whole Life-Cycle](#) carbon assessment guidance.

The desktop study should be as detailed as possible and avoid generic estimates and assumptions.

We will need certainty that the model will bear as much relation as possible to the actual design.

Refurbishment vs Rebuild document: We are currently reviewing this. From my initial review it is clear that we will have some fundamental questions about the methodology and the detail.

There are various aspects to the assessment including impact on:

- Carbon and the circular economy: whole of life implications
- Outputs: efficiency of net:gross ratio, quantum of workspace & housing
- Practicalities: design and structural implications, impact on local amenity and air quality etc

In my opinion the carbon component of the report should incorporate a Whole Life-Cycle carbon assessment which assesses, documents and presents evidence on the two approaches in a more comparable manner to allow a more detailed assessment of the carbon impact.

The outputs and practicalities sections need to be clear on options examined, and how they factor into the overall outcomes.

We will get you more detailed feedback on this asap.

Design refinements: Unfortunately I have not been able to meet with the others to review these yet. I hope to do so in the next day or two.

Happy to discuss any questions you have on these items.

Gavin

From: Sexton, Gavin

Sent: 29 April 2020 15:40

To: Katie Hughes <KHughes@geraldeve.com>

Subject: RE: Belgrove : various feedback

Hi Katie

- Notes from the landscape and transport Mtg
 - ~~I have got the notes I need — and will prioritise collating them for you asap — I should be able to send them tomorrow morning~~
- Notes from pre-app meeting last week inclusive of:
 - Design refinements
 - We don't have feedback prepared on the design refinements yet – I need to discuss them more widely internally
 - ~~Greg's comments on biophilia/landscape proposals~~
 - ~~Will send with landscape/transport feedback~~
 - Air Quality report
 - I will chase Katherine for this asap
 - Wind impact assessment
 - See above
 - Daylight/sunlight report
 - See above
 - **FVA**
 - ~~BPS have advised that they have very little to comment at this stage, but welcome the use of Argus and assume that a live appraisal will be prepared as part of the package?~~
 - Vic and Beth's comments on the views
 - I need to collate and review our comments on the views. This will take a couple more days.
- Acorn design development pack
 - Unfortunately I have not been able to meet with the others to review these yet. I hope to do so in the next day or two.
- Deliverables – query on whole life carbon approach for Acorn
 - See above
- ~~DRP dates~~
 - ~~The forthcoming dates are 22nd May, 19th June and 17th July. I think the first seems likely to be too soon so I'll ask Kevin to put you on the list for 19th June.~~
- Further feedback from note sent on DMF
 - See above
- Responses to the sustainability email
 - See above

Gavin
Principal Planner

Telephone: 020 7974 3231



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Katie Hughes <KHughes@geraldeve.com>

Sent: 28 April 2020 17:27

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Alex Neal <ANeal@geraldeve.com>; Martin, Elizabeth <Elizabeth.Martin@camden.gov.uk>

Subject: RE: Belgrove : various feedback

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Gavin,

Hope you're well. Apologies to chase but I thought it would be useful to keep track of outstanding actions from the meeting on Friday.

We have our weekly client reporting session on Thurs pm so it would be useful if you could report back on the following ahead of then:

- Notes from the landscape and transport Mtg
- Notes from pre-app meeting last week inclusive of:
 - Design refinements
 - Greg's comments on biophilia/landscape proposals
 - Air Quality report
 - Wind impact assessment
 - Daylight/sunlight report
 - FVA note – you were going to consult the third party assessors
 - Vic and Beth's comments on the views
- Acorn design development pack
- Deliverables – query on whole life carbon approach for Acorn
- DRP dates
- Further feedback from note sent on DMF
- Responses to the sustainability email

Give me a ring if you have any queries or if you're waiting for anything from us. I am conscious we agreed at the end of the last meeting we said we would issue what we could in respect of public benefits – we are working on this and hope to get back to you following our client review meeting.

Kind regards,
Katie

Katie Hughes

Senior Planning Consultant

Tel. [02034863494](tel:02034863494)

Mobile. [+44 \(0\)7917184611](tel:+44(0)7917184611)

KHughes@geraldeve.com

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COVID-19: LONDON PLANNING AUTHORITIES PROTOCOL

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From: Katie Hughes

Sent: 23 April 2020 13:23

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Alex Neal <ANeal@geraldeve.com>

Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>

Subject: RE: Belgrove : various feedback

Hi Gavin,

Thanks for your email.

Friday Meeting

I have attached the background Air Quality Assessment which at this stage is combined for both Belgrove and Acorn. This will guide the mitigation required however will be subject of discussion at the meeting on Friday.

You should now have all documentation now as requested ahead of the meeting tomorrow:

- Daylight/Sunlight and Overshadowing assessment
- Note on the approach to the FVA
- Microclimate Assessment
- Air Quality Background Assessment
- TVIA views
- Preview pack inclusive of design refinements, BHSLA preview, daylight sunlight and views.

AHMM have been in contact with Jim Cope in respect of both schemes and will be setting up a teams meeting with him over the next two weeks.

Acorn House

In addition, I include a link below to the design development document on Acorn House for your consideration and comment. I also attach the refurbishment vs redevelopment document as requested which sets out the benefits of redevelopment of the site over refurbishment of the

existing building.

<https://bigfilebox.ahmm.co.uk/lwt/85704-wyBLazojenSL4eB6rbavuxbFc>

PPA Fee

We had agreed that we wouldn't be having a meeting on the CMP?

Deliverables

I think what we are looking for is confirmation that everything is on there that you'd expect to see submitted with the application. Where I have marked prior to submission – this relates to documentation that has been submitted to you already prior to the discussion tomorrow.

RE Statement of Community Involvement – as the consultation on both sites is intrinsically linked, the document would read better as a single report submitted with both applications. Are you happy with this approach?

We are proposing to submit a desktop study for the whole life carbon assessment for Acorn House. Are you happy with this?

DRP

We need to diarise the final Design Review Panel prior to submission for both Acorn and Belgrove. Are you able to discuss with Frame and get back to me with some dates around mid-May?

I shall await to hear back from you on the following:

- Comments on the Acorn House design development document
- Landscape and Transport Mtg Notes
- PPA fee
- Deliverables questions
- DRP dates for Belgrove and Acorn

Give me a ring if you have any queries.

Thanks

Katie

Katie Hughes

Senior Planning Consultant

Tel. [02034863494](tel:02034863494)

Mobile. [+44 \(0\)7917184611](tel:+44%207917184611)

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COVID-19: LONDON PLANNING AUTHORITIES PROTOCOL

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From: Sexton, Gavin <gavin.sexton@camden.gov.uk>

Sent: 22 April 2020 21:55

To: Katie Hughes <KHughes@geraldeve.com>; Alex Neal <ANeal@geraldeve.com>

Cc: Roy James <roy.james@atelierten.com>; Hinton, Victoria <Victoria.Hinton@camden.gov.uk>

Subject: Belgrove : various feedback

Hi Katie

Friday meeting

Thanks for sending over the additional details. I'll try to get a chance to look through them in advance but I'm back to back meetings tomorrow, so I'll see how I get on.

I plan to bring our nature conservation officer along this Friday to hear about the remaining aspects of the biophilia.

Public Realm and biophilia

I have started to collate notes on last week's meeting – but it will take me a few more days – so I plan to send them over early next week.

Have you been in contact with Jim Cope from the MET police about crime prevention and ASB related aspects of the development and the local context?

Sustainability

I hadn't taken in that you raised questions in the green text – most of it was a commentary in response so sorry about that.

I have asked Gabriel to respond on the SUDs, because I am not sure of the answer.

The Resource Strategy is about setting out clearly how resources would be minimised, as set out below. I guess it could form part of the Sustainability statement, but should be presented in such a way as to indicate how the ethic of the building – ie reducing whole of life consumption of resources - would be minimised and monitored over the longer term. We recommend this issue is addressed in a specific section or summary part of the report – and not distributed across various sources of information.

EIA screening

Your email of 2nd April re EIA screening provides the clarifications that I needed to confirm that the development proposals do not fall within the definition of Schedule 2

Development as identified in Part 1 para 2 of the EIA Regs :

'development, other than exempt development, of a description mentioned in column 1 of the table in Schedule 2 where—

- (a) any part of that development is to be carried out in a sensitive area; or*
- (b) any applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development;'*

Therefore I concur with the conclusion of your clarification email that the proposed development is **not EIA development** as defined by the EIA Regulations as it does not fall under schedule 1 or 2 of the EIA Regs.

PPA fee

The PPA addendum includes 9 meetings:

- w/c 2 March - Belgrove Sustainability meeting
- w/c 9 March - Acorn House Sustainability
- tbc - CMP Draft to be issued and then followed with a CMP team session
- w/c 13 April - Public Realm / landscaping / biophilia meeting
- w/c 20 (rescheduled from 6th April) - Planning / Design Workshop I
- w/c 18 May - Belgrove & Acorn Sustainability Meeting
- tbc - Planning / Design Workshop II (further design discussion depends on public input)
- tbc - Planning / Design Workshop III
- tbc - Planning / Design Workshop IV

My email of 26th march set out that *"We will cost these meeting at £7,417.62 each – so the full programme of extended pre-app would require a further fee of £66758.58. The DRP fee is separate, but once DM Forums get up and running again the cost would be included in the PPA fee already paid."* This accords with the list of 9 meetings.

Deliverables list

- See above for comment on the Resource Strategy.
- Regeneration Statement : I am happy for the Regeneration Statement to incorporate the Economic Impact Assessment and Employment and Training Strategy – so long as it is clear from the opening paras what it covers.
- I replied on 26th march with some feedback on the deliverables – do you need more from me than the following? : *"as far as I can see it is complete. However I am a little unclear what is meant by 'issued prior to submission'. I think there are a number of issues outstanding on the scheme – such as details of the benefits package, viability and air quality assessment, which we need to understand and interrogate as part of the pre-application. My view is that those three, in particular, need to be shared with us in draft form imminently.*

When we last spoke I suggested that

- 1. There should be to be a social value framework aspect to the submission – which sets out the package of wider public benefits, including aspects such as how the development would seek to widen the benefits of the Knowledge Economy amongst local communities (this is partially identified in the Knowledge Quarter Uses Strategy' – which you proposed to incorporate into the planning statement).*
- 2. The 'landscape scheme' should be more encompassing – and be an 'Open Space*

and Landscaping Strategy' – to address the public realm , Argyle Sq as well as on-site greenery.

The impact of Belgrove massing and height on the local microclimate is a significant design consideration and we need to see draft sunlight/overshadowing and wind impact assessment details as part of the next design pre-app. We would like to see some updated indication of the TVIA views as soon as possible too.

Feedback on Public Benefits package

We plan to liaise with the Economic Development team in the coming days to discuss more detailed feedback and our expectations on the public benefits package. The econ dev team have been very busy with putting emergency economic response measures in place as part of the covid situation, so it hasn't been possible to get time with them recently but we hope that an opportunity can be managed soon. We will let you know as soon as we have something more to feed back on this issue.

I hope this is helpful

--

Gavin
Principal Planner

Telephone: 020 7974 3231



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From: Katie Hughes <KHughes@geraldeve.com>

Sent: 22 April 2020 13:50

To: Alex Neal <ANeal@geraldeve.com>; Sexton, Gavin <gavin.sexton@camden.gov.uk>

Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>; Frost, Katherine <Katherine.Frost@camden.gov.uk>; [REDACTED] <[REDACTED]@camden.gov.uk>; Roy James <roy.james@atelierten.com>

Subject: RE: Belgrove : Sustainability feedback

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Hi Gavin, Gabriel,

Hope you're both well.

Are you able to come back to us in respect of the points below, particularly the resource strategy and our response to your comments on SuDS on both Belgrove and Acorn?

Thanks

Katie

Katie Hughes

Senior Planning Consultant

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From: Alex Neal <ANeal@geraldeve.com>

Sent: 15 April 2020 15:00

To: Sexton, Gavin <gavin.sexton@camden.gov.uk>; Katie Hughes <KHughes@geraldeve.com>

Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>; Frost, Katherine <Katherine.Frost@camden.gov.uk>; [REDACTED] <[\[REDACTED\]@camden.gov.uk](mailto:[REDACTED]@camden.gov.uk)>; Roy James <roy.james@atelierten.com>

Subject: RE: Belgrove : Sustainability feedback

Dear Gavin

Please see our responses below in green.

Please could you provide detailed guidance on what should be included in a Resource Strategy? I cant see any guidance in policy or supporting policy documents outlining what this is and I haven't encountered this before. Apologies if I've overlooked something.

Regards

Alex

From: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Sent: 02 April 2020 09:26
To: Katie Hughes <KHughes@geraldeve.com>
Cc: Hinton, Victoria <Victoria.Hinton@camden.gov.uk>; Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>; Frost, Katherine <Katherine.Frost@camden.gov.uk>; [REDACTED] <[\[REDACTED\]@camden.gov.uk](mailto:[REDACTED]@camden.gov.uk)>; Alex Neal <ANeal@geraldeve.com>
Subject: Belgrove : Sustainability feedback

Dear Katie

Sorry about the delay – but I have collated our feedback on Sustainability matters for Belgrove House and Acorn house.

Belgrove Hse

We welcome the importance being given to sustainability by the Design team. The references to progressive approaches and strategies such as LETI are a positive consideration. As a referable application the energy and sustainability aspects of Belgrove house will need to be prepared with London Plan and Local Plan aims in mind.

We recommend that there should be a further meeting on sustainability in due course, before any design freeze takes place. We have not yet had a fully detailed discussion about Air Quality or SUDs/Drainage, and following the feedback below we would expect to have an opportunity to review improved levels of building performance and detailed proposals for how the development would deliver in the longer term.

We have the following comments:

- The proposals indicate that the development puts sustainability at the core of its design and vision. The current overall result of 39% reduction in energy use is falls short of a game-changing development and it not as significant as we expect to see. In order to support your progressive strategy we expect the actual outcomes of the development to be commensurate with the high aspirations. To this end we would expect to see commitment from the developer to a range of resource mitigation measures and sustainability targets.

An operational carbon reduction of 39% represents a snap-shot of the scheme at a moment in time and we are seeking to improve upon this. However, the building is situated in a dense urban environment, is deep plan requiring mechanical systems and contains a high-energy demand use in the form of a laboratory. The opportunities to push much beyond the policy targets for operational energy are therefore limited. We would request further clarification regarding the term 'resource mitigation measures' – is this referring to green tariffs, or embodied carbon for example? Additional sustainability targets which the team could offer to be conditioned might include LEED and WELL.

- In particular we would expect to see a mechanism for passing commitments onto tenants/occupiers to achieve ambitious targets for reducing unregulated and regulated energy use over time, with a monitoring, data sharing/reporting and iterative improvement strategy put in place. We recommend submitting a **Resource Strategy** as part of the Sustainability documentation for the development, setting out how the construction and operation would seek to minimise resource usage. This could include for

example: operational measures such as minimising air changes, maximising heat recovery from cooling/lab-related plant equipment, smart localised control of lighting and heating to compensate for deep plan floorplates, intelligent fan controls etc. It must include post-occupancy evaluation and a commitment to learning and improvement through allocation of a budget to support and facilitate long term resource reduction.

We have incorporated many of these features already which will be described as part of the sustainability strategy, which also aligns with MSD's own aspirations. Post occupancy evaluation is worth considering, presumably Camden would want a commitment to this as part of the planning submission. BSRIA's 'Soft Landings' approach may be worth considering here.

- We welcome the consideration of embodied energy across the project, and again we would expect to see the development proposals deliver on the ambitions that are being presented. The current result of 810 kgCO₂/m³ is disappointing when viewed against the RIBA 2025 target, which should be the minimum aim, and corresponds only to the LTI target for *this year*. *Given the early stage of design, relatively conservative assumptions have been made. The estimated embodied carbon figure is likely to be reduced as the design develops, and as the supply chain is engaged prior to procurement.*
- We understand that the labs place a constraint on the structural design and construction materials of the building, due to enhanced requirements for stiff floorplates. We question whether the labs could be moved to the south side of the central core, so that the Argyle Square end of the building could be constructed of concrete frame on the 10m grid, with the remainder of the building constructed of timber in a tighter grid. This would seem to be a logical strategic approach to potentially achieving a significantly better overall carbon outcome. *The laboratory is proposed to be situated within the front of the building for a number of reasons; Active frontage, commensurate with a sealed façade due to noise and pollution from Euston Road, plus direct vertical linkage to roof where the fume exhausts need to be located.*
- We acknowledge the reference to life science building precedents, but we caution against such comparisons unless it can be demonstrated that they are truly like for like. If examples are to have merit we will need to understand how the building components compare in more detail. We understand that the Crick, for instance, has a significantly higher ratio of lab space to write up and ancillary space than Belgrove House. It also has a significantly larger basement.
- BREAM Excellent is a conventional target and we strongly encourage you to achieve BREAM Outstanding. *Noted, this is the aspiration* We would like to see a commitment to a green lease or equivalent mechanism (to be monitored via the s106) for the future tenants to submit BREAM Refurb & Fit-Out achieving a correspondingly high performance. We would like to see a copy of the BREAM Bespoke assessment **as part of the** pre-planning submission. *We can provide this* We expect you to gain the full basic and exemplary credits (as available) in the BREAM assessment methodology for assessment of embodied impacts. The section is called 'Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)':

Basic criteria:

- Up to 6 credits: Superstructure. Comparisons with the BREEAM LCA benchmark during Concept Design and Technical Design; Options Appraisals during Concept Design and Technical Design.
- 1 credit: Substructure and hard landscaping options appraisal during Concept Design.

Exemplary level criteria:

- 1 credit: Core building services options appraisal during Concept Design
- 1 credit: LCA (life cycle assessment) and LCC (life cycle cost) alignment
- 1 credit: Third party verification

More details are in the BREEAM UK New Construction 2018 [Technical Manual](#).
Noted, to be reviewed in detail

- For materials, we would strongly encourage you to target high (A) Green Guide ratings and secure 100% FSC/PEFC certification for timber & timber products. With the building also including a strong focus on occupier wellbeing, we would expect to see a commitment to VOC-free paints and widespread use of natural materials in fit outs via the 'green lease' or equivalent means. *Noted, these will be pursued as far as practicable via the supply chain*
- As part of any planning application we would expect to see details of the biophilia in the double skin, embodied carbon commitments including a clear methodology for measuring and monitoring, Air Quality impact details such as fresh air intake from rear (Argyle Sq side), details of how the design/envelope/building orientation has been improved/evolved over time to minimise solar gain and reduce energy use, outline details of energy-related plant equipment (strategy for ASHP, PV locations etc) *To be included as part of the sustainability statement*
-

Air quality

- We need to see an AQA prepared asap so that we can understand the implications for the natural ventilation. Other relevant AQA issues include the impacts from onsite concrete crushing (dust mitigation & monitoring), generators onsite - flue stack. *Noted, this will be presented shortly*

SuDS

- We support the principle of incorporating SUDs into the public realm, and concept such as rain gardens & permeable paving in the curtilage & surrounding streetscape may be possible, however it will be essential to engage Transport and Engineering in

the discussion, and support proposals with evidence from site/stat surveys. We would also require a mechanism for ongoing maintenance of the systems, most likely secured through s106 Highways/Green Space contributions, or taken on by the building management plan 'in perpetuity'. *Noted*

- In general we are moving away from supporting buried attenuation tanks as SuDS in major new-build developments. Existing policies place a greater emphasis on alternative measures and the new London Plan drainage hierarchy doesn't include such measures. *Currently we are investigating rainwater harvesting which can be incorporated with attenuation using an intelligent storm management system, and would require a tank. This is not a buried tank but one within the building envelope, so would this meet Camden's requirements with additional storage likely required elsewhere as well? We will also be considering measures for slowing the water flow (green roofs) and where allowable when considered against new fire spread mitigation guidelines blue roofs to hold the water at source. Current estimated demands and yields suggest that rainwater harvesting would be required alongside greywater harvesting, especially once irrigation demands are factored in, to maximise potable water reduction.*

ACORN HOUSE

- Many of the same comments about aspirations and achieving ambitious targets apply, given the links between the development and Belgrove House as a sustainable leader. The 53% overall reduction in energy use against the baseline is welcomed. We would like to see separate reporting for commercial and residential parts of the building. We would expect to see a BREEAM rating secured for the office and retail units. *Noted*

Water/SUDS

- We would like to see details of how the 105 +5 l/p/d is to be targeted. We understand that Rainwater Harvesting/Greywater have not been selected due to space & energy/CO2 concerns but we would expect to see further assessment of either approach as a strong preference to reliance on a fittings/sanitaryware-based strategy. *Site constraints mean that additional holding tanks for rain and grey water are near impossible to achieve. However, using passive methods such as available fixtures and fittings within the apartments it is possible to meet the target as outlined without energy and maintenance intensive techniques such as grey and or rainwater harvesting. This has been achieved before on other residential projects and similar specifications will be employed here.*
- The design team should examine intensive green roof w deep substrate & flow controls, especially if all proprietary blue roof options would contravene new flammability regulations for accessed areas. *Intensive green roofs are very deep and have a large structural and architectural consideration. To add 500mm+ of soil onto the roof would increase the building height considerably as well as structural loadings. In addition there are added maintenance requirements. This would need to be considered further with the final building massing to determine whether it can be incorporated and subsequently maintained.*

Air Quality

- We need to understand where the air intakes for MVHR and Natural Ventilation will be located. They should be to the rear and not on the adjoining streets. . *This is physically problematic to achieve, as many of the flats are single aspect.* We are open to 'interim' winter gardens as a balance between AQ/energy in order to gain benefits in future while protecting AQ now. We will confirm in due course whether new NO2 data should affect the planning approach. *Another option is to run intakes up the building to roof level, however this takes considerable riser space and will impact on usable floor plate area.*

I hope this is helpful

Regards

Gavin
Principal Planner
Regeneration and Planning
Supporting Communities
London Borough of Camden

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5 Pancras Square
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The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

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From: [Pope, Daniel](#)
To: [Lisa Webb](#)
Cc: [Sexton, Gavin](#); [McDonald, Neil](#); [Cullen, Bethany](#)
Subject: Belgrove House benefits
Date: 27 May 2020 13:01:23

Hi Lisa

Sorry for the delay on this but we've been doing a bit of thinking on Belgrove House benefits

As you know its crucial for schemes such as this to clearly demonstrate how they improve outcomes for local people especially in the areas such as Kings Cross which are some of the most deprived places in Camden. The lower super output areas around Belgrove House are within the 10-20% most deprived areas in England. Kings Cross is the youngest ward in Camden and 35% of children in the ward live in poverty the 3rd highest in Camden.

The Council is committed to creating an inclusive economy, and emerging from this crisis through economic and social renewal that is fair, just, participatory and sustainable.

We are setting up a renewal commission which will be chaired by the Leader and the economist Mariana Mazzucato and this is focusing on four areas:

- Transition to a zero carbon economy
- Good work for all
- Welfare that works for people
- A thriving local economy

As a result we will need to clearly evidence how this development deliver real benefits to local communities and the local economy and addresses rather than exacerbates the inequalities that beset the borough.

We've developed what we've sent you previously in a bit more detail and be good to agree Heads of Terms around this in advance of submitting the planning application.

Community

- Genuine engagement with the local community and local groups to understand what local issues and needs are and how the development of this site addresses these. I am concerned that the engagement has started at this late stage we know from our recent experience with the FCI and Eastman Hospital that engaging local groups early on and understanding and responding to their needs is essential. This must still be done and the outcome of it should inform:
 - A community outreach plan and programme supported by a community fund setting out how the tenant(s) will provide education, services and support to the community and local schools and support voluntary groups and social enterprises.
 - The design and use of the public café, events space and auditorium must be shaped by community engagement. The ground floor still needs some work, we are contemplating a building of significant mass here and in exchange for this it must be more generous at ground floor and perform like an extension of the public realm, and be a welcoming and democratic space where people feel free to enter and linger

via generous entrances. For example the cafe could be run by a social enterprise and provide free wifi and access to devices to enable local people to access online services and resources which we know is a significant barrier for unemployed people and also for young people learning outside school.

- We were impressed by what Stanhope set out at the British Library meeting and we've had positive feedback from the community on their efforts so far. Belgrove has a bit of catching up to do in this respect given the engagement has started much later. It's important for the community to be engaged on and to shape the benefits package.

Good work for all

- Employment and skills plans with targets for the following at the construction and end user phases as set out in our CPG:
 - Apprenticeships
 - Local recruitment through the KXCSC for construction and Good Work Camden for end-use opportunities
 - Work experience
 - Local Procurement Plan
 - Financial support for training opportunities and job brokerage including support for Somerstown Jobs Hub
- Sign up to STEAM pledges
- Mechanisms to ensure supply chain contractors and tenants sign up to the Good Work Camden practices, join the Inclusive Business Network and support the Employment and Skills Network
 - Our Inclusive Business initiative is based on the Mayor of London's Good Work Standard and aims to support businesses to improve employment practices. It is based on four Good Work principles (Recruitment, Pay, Progression and Wellbeing). The Inclusive Business Network is a network of businesses who encourage, promote and share learnings around these good work standards.
 - The Employment and Skills Network convenes all local providers of employment and training support including the Somers Town Jobs Hub and Kings Cross Recruit.

A thriving local economy

- Maximise the opportunities for local businesses to supply goods and services at the construction and end user phases including property management. This includes measures to increase their capacity to win contracts by providing business advice and holding meet the buyer events.
- Embody Good Work Camden and Camden Climate Change Alliance commitments in supply chain contracts.
- A statement which explains how the development addresses draft SSA KQ1 and the Science and Innovation Audit. This would explain how MSD fits into the ecosystem of the KQ, how it supports SMEs, works with KQ institutions etc.
- Affordable workspace

Public realm

- Fully pedestrianise St Chads Street
- Improvements to Belgrove and Crestfield Streets in line with 'Green Street' design methodology.
- Removal of LUL boxes and incorporation of underground entrance providing step free access

to Kings Cross Station south of the Euston Road

- Relocation of post office

This is not intended to be a comprehensive list since obviously the proposal delivers a significant number of affordable homes and the buildings will need to be exemplary in their environmental performance.

As I know you understand, it would be far easier to develop these commitments if we could work with MSD. Many of the projects such as Good Work Camden, the Employment and Skills Network and the Inclusive Business Network are in their formative stages and there is the opportunity for MSD to be an early adopter and help lead by example.

We have mentioned before that we would like to see a Social Value Framework this is an excellent way to organise the package of community benefits at planning, construction and end-user phases with clear measures and related targets where relevant. Many of the initiatives I've highlighted such as Camden Climate Change Alliance, Community Outreach Strategy, Employment Skills Plan, Procurement Plan, Good Work Camden and the STEAM Pledge would include specific measures and activities particularly at the construction and end-user phases. Some of these overlap and setting these out in a framework would allow you to promote and evidence the positive impact your proposal would have at each stage whilst ensuring there is no duplication of effort.

This is something we can work with you on through the planning process.

I hope this is helpful

Thanks

Dan

Daniel Pope
Chief Planning Officer
Supporting Communities
London Borough of Camden

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Web: camden.gov.uk

5 Pancras Square
London N1C 4AG

The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

Please consider the environment before printing this email.

From: [Sexton, Gavin](#)
To: [Alex Neal](#)
Cc: [Martin, Elizabeth](#)
Subject: RE: Belgrove
Date: 22 June 2020 16:46:00

Hi Alex

I've left a message on your phone

I have asked for some clarifications from the FOI requestor so I haven't started to collate any information yet.

Thanks for the link below – the CA Statement was adopted in 2003, long before the redevelopment in this area. We have done our own re-appraisal of the qualities of the existing building and we consider that it has a number of attributes which mean it qualifies as making a positive contribution to the conservation area. The draft SALP wording refers to the need for the impact of the redevelopment to weigh the harm to the heritage asset against its public benefits.

Gavin

From: Alex Neal <ANeal@geraldeva.com>
Sent: 22 June 2020 13:18
To: Sexton, Gavin <gavin.sexton@camden.gov.uk>
Subject: Belgrove

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Gavin

Are you able to give me a call regarding the recent FOI request and the latest Blog by Save Bloomsbury.

<https://savebloomsbury.co.uk/2020/06/21/camden-make-significant-error-in-belgrove-house-assessment/>

Regards
Alex

Briefing note presented on context, pre-app so far and key policy matters

The key policy considerations can probably be summarised as :

The impact of a tall building on the Belgrove house site

How the package of measures within the development would mitigate the potential harm from that impact

I'm going to talk briefly about each of those:

1. height

Understanding the context is key to understanding how officers have approached our feedback on the height.

Belgrove house is in the KX CA but is on the boundary with Bloomsbury to the south. This part of Bloomsbury Conservation Area is characterised by its Georgian grain and domestic character and includes Argyle Street and Argyle Square – heights are largely 3-6 storeys in height. You can get a sense of that from these 2 photos.

Euston Road on the other hand, is characterised by large scale buildings, many of which are tall and have large footprints. They start in the west and continue until they arrive at St Pancras Chambers and the Town Hall extension, two blocks west of the site.

As you pass St Pancras Chambers the townscape is noticeably lower in height – as it opens out in front of Kings Cross Station – this widens the aspect, changing the character of the townscape and how it is appreciated. Kings Cross Station is significantly lower than St Pancras and of an entirely different architectural language. In scale it reads as being in character with the lower setting elements to the south and east.

Officers have advised the applicant that in our view the THX and St Pancras Chambers form a book-end to Euston Road, which marks the mouth of the thoroughfare. We have expressed the view that there is a shift in townscape hierarchy at that point.

So the concerns that we have expressed about this site is that a taller building here has the potential to affect the conservation area to the south – which is largely domestic in scale, Kings Cross square to the north which has an open aspect and allows appreciation of the stations but also of Bloomsbury to the south, and to the setting of the St Pancras and Kings Cross stations and St Pancras Chambers.

Pre-app and package

Now to move on to the development – again I think its helpful to be aware of what officers have expressed views about in the past.

Pre-app started in 2015 with the owner. Early proposals were for hotel and conference facilities in a large building. Officers concerns at the time were about the impact of the design and height on the setting, but also the mono-use didn't bring any wider strategic policy benefits.

After a couple of further iterations and a change in design team, in January 2018 the owner came in with a mixed use office and residential scheme. The proposals included open space and the incorporation of the LUL entrance. While officers still had concerns about the building itself, the overall package clearly targeted a much broader range of policies than before, in particular the mix of use with on-site housing and we were welcoming of that change in approach.

Later in 2018 the owner approached Camden with proposals which introduced a prominent US=pharmaceutical co as a potential tenant of a HQ-style Knowledge Quarter building on the Belgrove house site, with off-site housing at Acorn House added to the mix later in 2018. Those proposals included incorporation of the LUL entrance.

We understand that the multi-national is no longer in the frame for this site – and the design is now focussed on providing a flexible HQ-style commercial offer, which is designed to be attractive to KQ-type occupants.

As it sets out in the briefing note – the principle of uses which support the knowledge quarter may be appropriate on this site – as may the two-site approach – but the key question on officers minds is about the certainty of what is being proposed and how the overall package would outweigh the potential harm of a tall building and a more conventional policy approach to providing a mix of uses on site.

Considering multi-site development at:

- Belgrove House, Euston Road, and
- Acorn House, 314 - 320 Grays Inn Road

Overview

The proposal is for office/workspace-led redevelopment of the Belgrove House site. The new building would provide retail/food and drink uses at ground floor and new step-free access to London Underground by incorporating the LUL entrance building which sits between the site and Euston Road.

Acorn House, 300m to the south east, would provide housing, including a predominance of affordable housing, in order to address planning policy which expects large scale developments to provide to a mix of uses.

Site

Belgrove House is a three storey 1950s building that occupies an entire block bounded by Euston Road to the north, Belgrove Street on the west, Crestfield Street on the east and Argyle Square to the south. The site lies in the King's Cross Conservation Area (KCCA), on the boundary with the Bloomsbury Conservation Area. The site is surrounded by listed buildings. Argyle Square is a London Garden Square protected under the London Squares Preservation Act 1931 and is designated public open space.

The building is predominantly used and operated by Access Storage but the Kings Cross Post Office and a McDonalds occupy commercial units facing Euston Road. TfL operate a cycle hire storage area from within the building on Crestfield Street.

Acorn house is a six storey building located on the south east corner of Swinton Street and Gray's Inn Road. The building has most recently been occupied predominantly as offices by Terrace Higgins Trust (THT), as their UK Headquarters. The site is located within the Bloomsbury Conservation Area.

Development context

Belgrove House site sits within sub-area 3 of King's Cross Conservation Area (KCCA), on the boundary with the Bloomsbury Conservation Area. This part of the KCCA *'comprises the south side of Euston Road and the adjoining streets and buildings that have a visual and/or physical connection to the main road. It is dominated by King's Cross and St Pancras stations and St Pancras Chambers in Sub Area 2...'*. With the exception of the Town Hall Extension the buildings in sub area 3 are predominantly 3-6 storeys in height.

The site is adjacent to but outside of the designated King's Cross Growth Area on the north side of Euston Road. To the north the site faces the listed Kings Cross station. Kings Cross Square (open in 2012) provides the focal point for supporting and appreciating the importance of Kings Cross station as a nationally significant heritage asset.

The area surrounding **Acorn House** consists of a mix of residential and commercial properties. It sits within Sub Area 14 (Calthorpe Street/Frederick Street) of the Bloomsbury Conservation Area, which includes the finely grained Georgian terraces to the east of Gray's Inn Road and larger scale institutional buildings such as Eastman Dental Hospital. Many of the terraces are listed buildings. The buildings on Gray's Inn Road are more varied in height, width and materials.

Pre-application history

Belgrove House has been the subject of sporadic pre-application discussions with the owner since 2015. Early proposals were for a hotel and conference facilities. In 2018 the Council was asked to consider a mixed use office and residential building. More recently it is understood that the owners have been in discussion with a US-based pharmaceutical multinational who expressed

an interest in locating their European HQ on the site, attracted by the proximity to the Knowledge Quarter. This approach prompted the move to pursue a proposal for a commercial led development, which might be suitable for Knowledge Quarter uses.

The proposals have always sought to add considerable height on the site (the existing building is just three storeys), but more recent schemes have shown some reduction in height and massing.

The pre-application feedback has largely focussed on:

- the impact of a taller building on the local townscape context, heritage buildings and conservation areas.
- the most appropriate mix of uses for the site, with a presumption that any development should provide new homes on-site, but with an acceptance that a multi-site approach could deliver an enhanced offer.
- the contribution that a new building could make to improving the local streetscape, open space and public realm on all four sides of the site.

Legal and Policy considerations

Particular care needs to be taken whenever dealing with planning applications for development that might impact on designated heritage assets (listed buildings and/or conservation areas). There are two statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) affords statutory protection from harm to listed buildings and their settings and s72(1) applies to conservation areas. The effect of the Act is that considerable importance and weight should be attached to the preservation of the character and appearance of Conservation Areas and the setting of listed buildings and harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras 126-141).

The key policy considerations for development at **Belgrove House** are:

- The Council supports a multi-site approach that delivers growth through the most efficient use of land and buildings where it can be demonstrated that this contributes towards achieving the strategic objectives and greatest benefit to the key priorities of the Plan. Proposals would need to demonstrate how greater overall benefits would be delivered using the two site approach than from two individual schemes.
- Development at highly accessible locations which complement and grow the Knowledge Quarter are supported in principle.
- Tall buildings are acknowledged as offering the opportunity for intensive use, but the site is subject to a number of heritage and public realm sensitivities, which need to be fully considered. The impact of the siting and design of new tall buildings on the nature of surrounding places and the quality of life for those living and working around them should also be considered.
- The impact of development and any harm on the settings of Kings Cross Square, the conservation area and the nationally important listed Kings Cross and St Pancras stations, and St Pancras Chambers.
- The redevelopment must respond appropriately to both the residential/domestic scale qualities of Argyle Square to the south and to the defining features of the Kings Cross area to the north.
- Improvements to the public realm along Euston Road, including pavement decluttering and widening, improvements to pedestrian crossings and relocation of the stand-alone tube entrance into a new building.
- Development should contribute positively to community safety in the area.

The key policy considerations for development at **Acorn House** are:

- To provide high quality homes and residential amenity
- To improve the appearance of the area through a high quality and sympathetically designed building which takes a sensitive approach to any additional massing or height.

Application ref: 2018/5575/PRE
Contact: Gavin Sexton
Tel: 020 7974 3231
Date: 20th May 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

**Re: Belgrove House, Euston Road, and Acorn House, 314 - 320 Grays Inn Road.
Strategic Panel on Emerging Planning Proposals held on 29th April 2019.**

Members present:

- Cllr Danny Beales, Cabinet Member for Investing in Communities (Chair)
- Cllr Georgia Gould, Leader of the Council
- Cllr Adam Harrison, Cabinet Member for Improving Camden's Environment
- Roger Freeman, Heritage Champion

Apologies

- Cllr Heather Johnson, Chair Planning Committee

Dear Alex Neal

Thank you for presenting at the inaugural Strategic Panel, I hope you found it as useful as we did. This letter contains a summary of the views of the Panel. These are informal views and are not binding on the Council.

This is a critical site for the Council directly opposite Kings Cross Station at the heart of the Knowledge Quarter and we are encouraged that you are making good progress in bringing it forward. The Camden 2025 plan and the Local Plan set out our priorities for the borough and the recently published Knowledge Quarter Science and Innovation Audit provides an excellent insight into its strengths and weaknesses and potential for growth.

The site falls within one of the most deprived wards in the borough. This proposal should deliver tangible benefits which make a real difference to local people's quality of life, in particular access to good jobs and genuinely affordable homes, whilst delivering a sustainable design which responds positively to its context and adds to the rich architectural heritage of the area.

We strongly support the focus on a Knowledge Quarter use for the Belgrove House site. It is most important that the design and specification of the building is tailored to the Knowledge Quarter's specialist uses and responds positively to the recommendations of the Science and Innovation Audit. The Council is due to commission some advice on this

and the Council will work with you to ensure your proposal is an asset for the Knowledge Quarter. It would be good, but not essential, to have the tenant on board at the time of a planning application. If that cannot be achieved we would seek assurances through the planning process that the building is put to Knowledge Quarter uses.

We are concerned to ensure that this proposal helps deliver a place where no one is left behind and everyone has a chance to succeed and therefore we would expect a strong employment, skills and business support package including a significant element of affordable workspace. The Council's employment skills team will work closely with you on this.

We are determined to ensure that everyone in Camden should have a place they call home and we expect to see housing maximised in the development. Our first preference is usually to provide the housing on site, however in this instance we support the two site approach where it responds to Camden's housing targets with a significant housing component. Our priority is that the proposals for 35% affordable housing are provided and that within this a significant proportion of London Affordable Rent is secured, including crucially homes for families. However this falls short of our 50% policy and we will expect the difference to be addressed by a payment-in-lieu. We would want to see evidence of registered provider involvement in the development of the affordable housing offer.

The Euston Road is a formidable barrier which divides the Knowledge Quarter into two. We would appreciate your support in partnership with existing Knowledge Quarter members to work with Transport for London on overcoming this. Therefore we strongly support your suggested improvements to the public realm and improved connectivity across to Kings Cross and St Pancras stations. You highlighted the high numbers of people crossing Euston Road at the junction with Belgrove Street and we would support the re-design of this junction to properly respond to this obvious desire line. We also support the relocation of the two London Underground entrances provided the fire safety issues are addressed, if this is not possible we would need to understand the impact of this. Linked to this any Hostile Vehicle Mitigation (HVM) measures need to be integral to the design of the building and considered from the outset. We would not support any HVM measures within the public realm.

We talked about the design of Crestfield Street and Belgrove Street and whilst your proposals to improve the public realm are a step in the right direction we would encourage you to go further and look at pedestrianisation of these streets to maximise the benefit for pedestrians and cyclists.

Obviously this site is in a very sensitive location in terms of the outstanding heritage assets in the area. The height of Belgrove House and key views are important considerations in understanding the impact on listed buildings and the conservation area. We are particularly interested in the relationship with St Pancras Chambers and Kings Cross Station and views from within Argyle Square. We consider that the package of public benefits which we've highlighted in this letter will need to be secured to outweigh the harm of a building of this height and scale in this location.

The entrance to the site from Euston Road will need to be a welcoming front door. We support your proposal to set back the building to increase the width of the pavement and to create a high quality public realm on all sides. Linked to this we strongly support the retention of the existing post office on-site or failing that at Acorn House.

We were interested in your discussion about the materials and the different treatments either side of the Euston Road, whilst the brick you showed seems to work well we are open to considering brick or concrete or a mix of the two here. We are also concerned to ensure that whilst we absolutely want a Knowledge Quarter use in this area any associated plant must be carefully concealed and not detract from the design of the building or its wider impact.

The relationship to Argyle Square is very important. This is an important space for the community and we encourage you to explore improvements to Argyle Square with the Friends of Argyle Square, local residents, businesses and interest groups to enable new development to help enliven and respond positively to this important space. This includes the location of the basketball court and the potential to create a new entrance on the south side of the square. In addition the Argyle Square trees need to be protected.

The poor air quality in the streets around Acorn House is a concern for new housing. We would welcome measures to filter and improve the air quality for future residents on the site.

Finally local people and businesses are very concerned about community safety and therefore it is vitally important your proposals create a safer environment than currently exists.

I hope you find these comments useful. Thank you once again for your time.

Yours sincerely

Gavin Sexton
Principal Planner
Planning Solutions Team.

Belgrove House & Acorn House – Planning Context for DRP

Site and Surroundings

Belgrove House is a three storey 1950s building that occupies an entire block bounded by Euston Road to the north, Belgrove Street and Crestfield Street on the west and east and Argyle Square to the south.

The site lies within sub area 3 of the King's Cross Conservation Area (KCCA). It sits on the boundary with the Bloomsbury Conservation Area to the south. Sub Area 3 of the KCCA contains a small section of the south side of Euston Road and the KCCA notes that the sub area *'comprises the south side of Euston Road and the adjoining streets and buildings that have a visual and/or physical connection to the main road. It is dominated by King's Cross and St Pancras stations and St Pancras Chambers in Sub Area 2...'*.

The site is surrounded by listed buildings which are identified in the KCCA. Adjoining to the south, Argyle Square is a London Garden Square protected under the London Squares Preservation Act 1931 and is designated public open space.

To the north the site faces Kings Cross Square, which is a designated Open Space, and is flanked by the Grade-I listed buildings of Kings Cross Station, St Pancras Chambers and St Pancras Station.

The site is adjacent to but falls outside of the designated King's Cross Growth Area on the north side of Euston Road. The site is within the Knowledge Quarter, which is a cluster of academic, cultural, research, scientific and media organisations large and small, all within a one mile radius of King's Cross.

Acorn House is a six storey mixed use building located on the south east corner of Swinton Street and Gray's Inn Road, which has offices on upper floors. A café/restaurant use previously existed on ground floor. The building was part of a conversion by the Terence Higgins Trust granted permission in 2006.

The surrounding area consists of a mix of residential and commercial properties. The site is located within the Bloomsbury Conservation Area but is not a Listed Building.

Site History

Belgrove House: There have been occasional pre-application discussions on strategic matters with the owner on various proposals for the redevelopment of Belgrove House since 2015.

Acorn house: None of relevance.

London Borough of Camden Design Review Panel

Report of Formal Review Meeting: Belgrove House

Friday 21 June 2019

5 Pancras Square, London, N1C 4AC

Panel

Eleanor Fawcett (chair)

Mike Martin

Ian Chalk

Jane Dann

Paddy Pugh

Attendees

Gavin Sexton	London Borough of Camden
Victoria Hinton	London Borough of Camden
Edward Jarvis	London Borough of Camden
Deborah Denner	Frame Projects
Adela Paparisto	Frame Projects

Apologies / report copied to

Richard Wilson	London Borough of Camden
Bethany Cullen	London Borough of Camden
Kevin Fisher	London Borough of Camden

Confidentiality



This is a pre-application review, and therefore confidential. As a public organisation Camden Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name and site address

Belgrove House, Euston Road, London WC1H 8AA and Acorn House, 314 - 320
Grays Inn Road, London WC1X 8DP

2. Presenting team

Philip Turner	AHMM Architects
	AHMM Architects
	AHMM Architects
Andrew Harland	LDA Design
Faaiza Lalji	Precis Management Services Ltd
Jonathan Stevenson	Access Self Storage
Alex Neal	Gerald Eve LLP
Katy Hughes	Gerald Eve LLP

3. Planning authority's views

Belgrove House is a three storey 1950s building that occupies an entire block bounded by Euston Road to the north, Belgrove Street and Crestfield Street on the west and east, and Argyle Square to the south. The site is in the King's Cross Conservation Area, and on the boundary with the Bloomsbury Conservation Area. To the north it faces King's Cross Square, which is flanked by the Grade 1 listed buildings of King's Cross Station, St Pancras Chambers and St Pancras Station. The site is within the Knowledge Quarter, which is a cluster of academic, cultural, research, scientific and media organisations large and small, all within a one-mile radius of King's Cross.

Acorn House is an existing office building a short walk from Belgrove House, where residential development is proposed to meet planning policy requirements associated with the Belgrove House development. The existing building is a six storey mixed use building located on the south east corner of Swinton Street and Grays Inn Road, which has offices on upper floors. A café / restaurant use previously existed on ground floor. The surrounding area consists of a mix of residential and commercial properties. The site is located within the Bloomsbury Conservation Area but is not a Listed Building.

Camden planning officers highlighted that this is a very prominent site, occupying an entire city block, with different contexts on each boundary. Whilst the concept of a development contributing to the growing Knowledge Quarter is welcomed, the brief remains nebulous, because of the lack of clarity about the end user. The scale of the development proposed is also challenging, because the existing buildings to the south of Euston Road facing King's Cross Square are relatively low. Overall, planning officers would like to see the design create an inspirational building, that speaks of the innovation contained within a Knowledge Quarter building. In terms of the proposal to provide housing on the Acorn House site, whilst planning policies would allow this, questions remain about whether the highly trafficked environment of Grey's Inn Road is the right location for new homes.

4. Design Review Panel's views

Summary

The panel welcomes this opportunity to comment on the proposals for Belgrove House at an early stage in the design process. The site has exceptional prominence opposite King's Cross Square. In this context it will be essential that world class architecture is delivered, and the panel thinks it will be difficult to achieve this without a more specific brief. The lack of clarity about the eventual occupier means that the current scheme struggles to go beyond a speculative office development. More thorough analysis and thought is also needed about how the building can contribute to the life of the city, by improving the public realm. The efforts being made on the primary frontage facing Euston Road and King's Cross Square are acknowledged. Relocating the freestanding exits from the underground station to within the building curtilage could substantially reduce congestion on the pavement. However, the panel thinks much more thought is needed about how the scheme can contribute to rejuvenating Argyle Square, by generating activity to make it feel safer. There is also an opportunity to draw people from the busy Euston Road to this London Garden Square, through improvements to Belgrove Street and Crestfield Street. Design work on the residential element of the proposals, at Acorn House was not presented to the panel. However, it notes that the hostile environment of Grey's Inn Road is not the ideal location for new homes. It would encourage the design team to explore creating residential development facing Argyle Square instead. These comments are expanded below.

Knowledge Quarter or public use

- The intention to provide a significant new Knowledge Quarter building in this part of Camden is supported by the Council – but the lack of clarity about the eventual occupier is hampering design work.
- The prominence of this site, opposite King's Cross Square, in the context of the Grade 1 listed King's Cross and St Pancras Stations demands that world class architecture should be delivered.
- The current scheme struggles to go beyond a speculative office development – a clearer brief based on the requirements of a confirmed occupier, could help inform more distinctive high-quality architecture.
- A building of this scale, facing onto one of London's most significant public squares, would ideally have a public use – or alternatively one that makes a significant contribution to the cultural and economic life of the city.
- The panel thinks every effort should be made to allow public access to the building.

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- Welcoming people into the building, for example with exhibition and / or café spaces could both acknowledge its location fronting a major public space, and bring welcome activity to its surroundings. The Guardian Building on York Way was noted as a precedent.

Euston Road and King's Cross Square

- The panel strongly supports the intention to improve pedestrian crossings from King's Cross Square across Euston Road towards the site. It does not underestimate the difficulty of achieving this, and offers its support to the design team's negotiations with Transport for London.
- The panel also welcomes the proposal to relocate the freestanding exits from the underground station to within the building curtilage. This could substantially reduce congestion on the pavement.

Argyle Square

- There is a potential for redevelopment of Belgrove House to contribute to rejuvenating Argyle Square, by generating activity to make it feel safer.
- The use of the building facing the square could play an important role in achieving this – for example if residential accommodation was located here, with front doors opening towards the square.
- The panel thinks this could be an excellent place to build new homes, in an exceptionally central location, on a quiet street, overlooking a green square.
- This could also contribute to making Argyle Square a safer place, through the sense of ownership that residents would bring, and 24 hour occupation.
- Alternatively, a fully public restaurant or cafe, could animate the square, in a way that a staff canteen would not.
- There is also potential for Argyle Square to have a complementary relationship with King's Cross Square – as a green and tranquil public space in contrast with the bustle of the station square.
- This would require improvements to the pedestrian route between the two spaces - which could be a significant public benefit associated with Belgrove House.

Belgrove Street and Crestfield Street

- The existing Belgrove House has dead frontages facing both Belgrove and Crestfield Streets. Redevelopment of the site provides an opportunity to improve on this.



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- However, the indeterminate nature of the accommodation currently shown at ground floor level, does not demonstrate that it will animate these streets.
- As noted above, the panel feel that improvements to Belgrove and Crestfield Streets could help draw people from Euston Road towards Argyle Square – allowing them to enjoy its tranquillity, and in turn make it a safer place.
- The panel welcomes the approach to greening these streets, as a way of reinforcing the route to Argyle Square.
- The current proposals envisage widening pavements around the perimeter of the building, but the panel think that on Crestfield Street it may be more valuable to widen the pavement outside The Methodist Church.

Architecture

- At this initial review, the panel's comments focused on the fundamental principles of the scheme – and only preliminary comments were made on the emerging architecture.
- The exceptional prominence of the site, opposite King's Cross Square, demands a high level of architectural ambition. The panel thinks this development should become one of the great new contemporary buildings in London.
- As discussed under 'Knowledge Quarter' above, the panel thinks the quality of architecture commensurate with the prominence of the site is most likely to emerge from an occupier specific brief.
- In terms of scale and massing, the scheme should remain deferential to the towers of the Grade 1 listed King's Cross and St Pancras Stations.

Acorn House

- Design work on the proposed residential development at Acorn House was not presented to the panel at this review.
- However, the panel notes that the hostile environment of Grey's Inn Road is not the ideal location for new homes.
- It would encourage the design team to explore creating residential development facing Argyle Square instead.

Next Steps

- The panel looks forward to commenting on the proposals for Belgrove House and Acorn House again, at the next stage of design development.



**PLANNING PERFORMANCE AGREEMENT (PPA)
Belgrove House (Euston Road) &
Acorn House (314 - 320 Grays Inn Road)**

1. Introduction

- 1.1. This Planning Performance Agreement (PPA) covers the pre-application process through to the determination of a full planning application (the 'Planning Application') at Belgrove House, Euston Road and the linked site of Acorn House (314-320 Grays Inn Road). The date of completion of this agreement may change, with the agreement of The Parties.
- 1.2. The PPA provides a project management framework and timetable for a two phased approach to the pre-application. Once Phase 1 has progressed to a point of resolution the Developer will decide whether to continue the pre-application through Phase 2:

Phase 1 (Camden reference 2018/5575/PRE)

- Resolution of :
 - The principle of commercial-led redevelopment of Belgrove House as part-10/part-5 storey office building plus two basement levels, with retail uses and incorporation of LUL Street Entrance to Kings Cross Underground station.
 - Location and extent of housing across the two sites with a particular focus on the response of the Belgrove House site to mixed use policy H2 and
 - Agreement on the general approach to public open space and other matters referred to in 'Local Authority Objectives' below.

Phase 2

- Resolution of all other planning matters which should precede the submission of a valid detailed planning application(s);
 - Completion of a Section 106 Agreement (S106); and
 - Issuing of planning permission(s).
- 1.3. This PPA will also ensure that the resources are in place to enable all necessary consultations and contacts throughout the planning process, to inform negotiations and to achieve a clear path towards enabling a fully informed decision to be made in the most efficient way possible.
- 1.1 The PPA does not guarantee a grant of planning permission and officers' recommendation for approval would be dependent upon the resolution of the issues identified in the sections below. However, the PPA identifies a collaborative approach to achieving a positive outcome and aims to improve the quality of the decision making process, as opposed to the speed of decision.
- 1.4. A PPA is considered appropriate in this instance due to the major and complex nature of the development.
- 1.5. All parties share the desire for a clear path toward an effective decision making process and one which identifies any key issues of conflict and the resources required to resolve them at the early stage along the way. This document sets out the way forward to achieve this.
- 1.6. This agreement will apply from the date the PPA is signed and shall remain in force for the duration of the pre-application timetable attached to this document and until the decision notice is issued by the London Borough of Camden (LBC), or such extension of this term as agreed. Upon the expiry of such period this PPA shall cease.

2. The Parties

- 2.1. The 'Parties' signing up to the PPA comprise Access Self Storage, known as the 'Developer' and LBC Planning Officers as the Local Planning Authority (the 'LPA').

- 2.2. The Developer has entered into formal pre-application discussions with LBC regarding the redevelopment of Belgrove House (the 'application site' or the 'main site') and the linked site at Acorn House (the housing site). The Developer's vision and objectives are summarised below.
- 2.3. A schedule of key contacts for the project teams of the Parties can be found at Appendix C.

3. Vision and Objectives

The developer's vision and objectives

- 3.1. Developer's vision for the redevelopment is for an office-led mixed use building at Belgrove House and affordable housing provided at Acorn House.
- 3.2. The Developer's vision is supported by a series of principles which will be refined and finalised in due course. However the broad principle is for a commercial led scheme.

4. Local Authority Objectives

- 4.1. The local authority's objectives are based on the relevant development plan policies contained within the London Borough of Camden Local Plan 2017 and the London Plan.
- 4.2. National planning policy guidance should also be considered, which comes in the form of the National Planning Policy Framework 2018 (NPPF). The relevant policies together with any other priorities to be considered as material are detailed in the Council's pre-application advice letter (to be issued in due course).
- 4.3. Particular care needs to be taken whenever dealing with planning applications for development that might impact on designated heritage assets (listed buildings and/or conservation areas). There are two statutory provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) affords statutory protection from harm to listed buildings and their settings and s72(1) applies to conservation areas.
- 4.4. The effects of the Act is that considerable importance and weight should be attached to the preservation of the character and appearance of Conservation Areas and the setting of listed buildings and in circumstances where there is perceived to be harm that this harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras126-141).
- 4.5. In summary the main objectives of the local authority in relation to the development across the two sites are to ensure that the proposals:
 - Optimise the opportunity of these highly accessible Central London locations with developments of an appropriate density and mix of uses.
 - The growth policy G1 sets out that the Council will support a multi-site approach that delivers growth through the most efficient use of land and buildings where it can be demonstrated that this contributes towards achieving the strategic objectives and delivers the greatest benefit to the key priorities of the Plan. The proposals will need to demonstrate how greater benefits would be delivered using the two site approach than in two individual schemes.
 - Respond appropriate to their context including the KX conservation area, nearby listed buildings and the open spaces and their settings in the form of Kings Cross Square to the north and Argyle Square to the south.

- Any scheme would also need to successfully mediate between the height of the Town Hall Extension which represents the eastern end of the larger scale buildings on the south side of Euston Road and the more domestic scale properties further east which form part of the historic environment of Kings Cross. It should also respect the different and specific character and qualities of the areas to the north (commercial) and south (residential).
 - Testing of static and dynamic views will play a key role in assessment of the proposals.
 - Significantly improving the relationship between the main site and Argyle Square. Every effort should be made to significantly improve the interface between all frontages of the site and the surrounding streets.
 - The development proposals should provide high quality spaces for people to live and work and should respond positively to the surrounding area creating an immediate environment which has a human scale.
 - If the incorporation of the LUL tube entrance structure can be demonstrated to be deliverable and guaranteed, this will factor into the assessment of how the development contributes to public open space. However, the impact and contribution of the overall development to public open space will need to be considered more widely.
 - Playing a positive role in seeking to address community safety concerns around the site.
 - Assisting in removing barriers to pedestrian movement and activity in the area and contributing to humanising this part of Euston Road.
 - Support resident's access to employment opportunities, by
 - providing a range of flexible and affordable office and workspace that is suitable for SMEs ranging from start-ups to growing and established businesses;
 - providing access to post-occupancy placements, apprenticeships and job opportunities;
 - supporting and respond to the local economy and the thriving knowledge economy in science and creative industries as part of the Knowledge Quarter around Euston and King's Cross
 - Provide a high quality and sympathetically designed building at Acorn House which takes a sensitive approach to massing and façade design, integrates any additional height by respecting nearby heritage assets/neighbour amenity/local townscape and views, provides active and attractive ground floors on all elevations, supports high quality residential amenity for occupants and improves upon the appearance of the area.
 - Support any other priorities, where appropriate to the development, that may be identified through pre-application discussions with the Developer and consultation with the community.
- 4.6. The pursuit of these visions and the development must be seen as a fluid process subject to refinement or modification informed by the pre-application process and community engagement. Adding further value and clarity to these objectives will be a critical task of the PPA.
- 4.7. Planning policy objectives: Greater detail to support the local authorities objectives are set out in the Development Plan policies: comprising LBC's Local Plan and the London Plan. Other sources of planning policy guidance include the National Planning Policy Framework (NPPF) and any subsequent successors to these plans within the lifetime of the PPA.
- 5. Community objectives**
- 5.1. To be determined through consultation. The Developer will maintain the programme and will share it with the local authority at points of revision.
- 6. Tasks Plan**

- 6.1. Leading on from the above visions and objectives a number of key issues and tasks need detailed discussion and examination with the aim of achieving, where possible, their effective resolution prior to the submission of the Planning Application.
- 6.2. In particular the PPA diary is predicated on the successful resolution of the principle issue relating to the height, bulk and massing on the main site and the overall quantum or development, including the location and tenure of housing provision and the contribution of the development to public open space. If agreement is not reached on this at an early stage, it is likely the chronology and the number of meetings will change.
- 6.3. The 'Tasks Plan' relates to the following:

Phase 1

Height, bulk and massing

- 6.4. Officers have previously expressed concerns about the impact of height, bulk and massing at the main site on the surrounding heritage context and the public open spaces north and south. Resolution of these matters, in the context of considering how the development as a whole contributes to the wider strategic aims of the Council, remains crucial to securing robust officer support.
- 6.5. The Council will expect the developer to provide an electronic 3D-model of the development proposals at both sites to assist the Council with assessing the impacts and opportunities of both sites as part of this stage of the assessment. The Council will expect the model to be updated and shared at each stage of the design evolution as a normal part of facilitating design discussion, in both phases 1 and 2 of the pre-application.

Land use principles

- 6.6. Consideration of housing and affordable housing must play a role in all key decisions on the two-site approach to the development and be included in all key design decisions. Most significantly, the response of the development to mixed-use policy H2 is crucial to securing officer support for the principles of the scheme and plays a determining role in the Developer's decision about whether to proceed with the development. Therefore discussions on location, quantum and tenure of housing will precede detailed discussions on all other aspects. It will be necessary to demonstrate how greater benefit would be achieved to the overall objectives of the plan through considering proposals across the two sites, rather than as individual schemes.
- 6.7. Phase 1 investigations would conclude with written feedback from the local authority, which will incorporate feedback from senior officers and Members, on the basis of a clear overall development proposal (including details of tenure and mix of housing) for **both sites**, reasonable endeavours to ensure that the LUL underground access will be incorporated into the main site; and the nature of the wider contribution to open space and the public realm.

Phase 2

- 6.8. In the event that the outcomes of Phase 1 progresses to a position of officer support, with input from Members, Phase 2 would commence.
- 6.9. **Housing and affordable housing:** Detailed discussion on tenure, the engagement of registered providers, quality of amenity, mix and layout would be addressed through discussions involving the design team, local authority planning officers from housing and planning and representative(s) of the Applicant and a Registered Provider from Camden's approved list.
- 6.10. **Multi-site masterplanning:** This will form the basis of the proposals for the two sites. All parties should aim for general agreement on the location, quantum & tenure of commercial uses & typologies, routes & spaces, key principles relating to character & vision, all of which will underpin detailed design. These will be addressed through a series of design workshops involving the Developer's design team and local authority planning officers. This will be complemented by at least two sessions with LBC's Design Review Panel. It is evident that discussions will need to be held with the GLA and Historic England and the Council will need to be party to those discussions. It is likely that this stage will need to be underpinned by detailed

discussions on site capacities, disposition and compatibility of uses and assessment of options and their relative public benefits.

- 6.11. **Knowledge Quarter uses:** The design and specification of the building should be tailored to the Knowledge Quarter's specialist uses and the development should respond positively to the recommendations of the Science and Innovation Audit so that the proposal is an asset for the Knowledge Quarter. Pre-app discussions will need to agree how to secure seek assurances through the planning process that the building is put to Knowledge Quarter uses.
- 6.12. **Viability:** If the housing element of the proposal involves a viability based justification this will need to be discussed and agreed at the earliest stage, with the Council and its consultants. Where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. This should be informed by the particular circumstances of the site and proposed development in question. (NPG para 16). Such costs may include, for example, affordable components (such as workspace) or social infrastructure. An agreed approach to the specifics of any viability justification will be required at the earliest practical stage of the pre-application process e.g. basis of benchmark land value. The Council will appoint a viability consultant at the earliest stage to input during the pre-application process.
- 6.13. **Retail and commercial uses:** To be addressed through discussions on nature and mix of commercial uses, and the specific requirements of the location of Belgrove House. Camden has a preference to retain a Post Office function on the Belgrove site.
- 6.14. **Building design:** To be addressed through a series of design workshops involving the scheme architects, local authority planning, design and conservation officers and representative(s) of the Applicant. This will be complemented by at least two sessions with LBC's Design Review Panel. It will be relevant to involve Historic England in discussions on the evolution of the scheme and its impact on/response to the sensitive local heritage context.
- 6.15. **Basement design:** Belgrove House is located close to extensive underground infrastructure constraints, including Crossrail 2 safeguarding interests. Extensive basement excavation is proposed as part of the development. A comprehensive Basement Impact Assessment (BIA), which is likely to require intrusive on-site ground investigation as part of the body of its evidence, will be required as part of any planning application. You are strongly advised to start the preparation of the BIA at an early stage in the pre-application discussions. We further recommend that you engage with the Council's independent BIA auditors during the pre-app in order to ensure that the scope and details of the BIA meet the extensive policy requirements. The cost of any engineering engagement fee with Campbell Reith is outside of the scope of the PPA fee hereby agreed.
- 6.16. **Sustainability and climate change:** Policy CC1 focuses on climate change and carbon reduction. Part (e) requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. This demonstration would need to form part of the consideration of the future for both buildings.
- 6.17. **Transport and Highways:** Euston Road has long been perceived as a barrier to pedestrian movement and activity. Kings Cross Square has helped to humanise this part of Euston Road and the Council is committed to expanding the scope of these improvements in the area, by mitigating the dominance of traffic and improving permeability across the street. The design team will need to work with TfL and LUL to explore how public realm improvements could be practically realised and to involve Camden in those discussions. These and other transport/movement issues such as parking and cycling, Hostile Vehicle Mitigation, potential pedestrianisation of adjoining streets, service and construction management plans will need detailed consideration as part of the design process. It will be necessary to involve TfL due to the proximity of both buildings to the Euston Road and Grays Inn Road red routes.

- 6.18. **Inclusive Growth:** The proposal should help to deliver a place where no one is left behind and everyone has a chance to succeed. Therefore an additional focus of the pre-application discussions will be on developing a strong employment, skills and business support package including a significant element of affordable workspace. This will involve close liaison with Council's employment skills team.
- 6.19. **Planning Obligations:** Draft Heads of Terms to be discussed between the Parties. One of the key risk factors attached to a planning application will be the degree of certainty/strength of the assurances attached to the key package elements such as the deliverability of the LUL entrance and the KQ strategy. These assurances should be considered through-out the pre-app process and consideration given to how those assurances would be secured through a planning permission.
- 6.20. **Other issues:** Break-out meetings may be required to concentrate on a number of related topics, for example: retention of a Post Office function, Air Quality, townscape views, phasing of delivery, Environmental Impact Assessment, underground entrance (with LUL), sustainability/energy strategy (with GLA), highways (with TfL).

7. PPA Diary

- 7.1. The Developer will own and maintain the programme and PPA Diary and will share it with the local authority at points of revision. Key milestones in the Diary are scheduled and identified in Appendix B. It is the responsibility of both parties to make reasonable efforts to adhere to the programme and PPA Diary which will be reviewed from time to time by the parties to take account of the application process, any comments and outcomes of the meetings and/or relevant unforeseen matters that might arise.

8. Procedural Arrangements

- 8.1. The Developer will meet with the LPA throughout the pre-application phase in order to address the issues identified in the Tasks Plan along with other issues that might arise. Third parties may be involved in these meetings as also identified in the Tasks Plan.
- 8.2. The meetings will be structured as pre-application meetings, breakout and workshop meetings as appropriate.
- 8.3. LBC will provide appropriate Officers to attend these meetings.
- 8.4. The parties will seek to have agreed Heads of Terms and a full draft of the S106 detailed wording in advance of the Planning Committee to enable the signing and sealing of the S106 in a timely manner and allow the issue of a decision notice.
- 8.5. **Third Parties:** Meetings will from time to time be held with various third parties or organisations (e.g. GLA, TfL) outside of those identified in the Tasks Plan. As part of the PPA the Developer will provide the LPA with full details of such meetings being held with third parties and will invite the LPA to attend as an observer, except where other parties participating do not permit this. Attendance at these meetings by LBC representatives will not be subject to any additional fees payable to Camden Council.
- 8.6. **Submission:** The submission of the Planning Application will be made in accordance with the pre-application process and advice and discussions between Officers and the developer arising there from. The date of the Planning Application shall have been agreed with Officers to be accommodated within the nearest practically achievable Committee cycle.
- 8.7. **Implementation:** The Parties will consider the implications of details which would likely be required by condition in advance of the works commencing. The need for details by condition will be linked to the level of detail provided in the planning submission.

- 8.8. **The application:** The form and quantum of the proposals is to be confirmed through the pre-application process. The Developer may wish to consider submitting an Environmental Impact Assessment Screening Opinion to LBC in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (as amended). In the event LBC will advise on the information to be provided in the Environmental Statement. LBC commits to responding to issuing its Scoping Opinion in 5 weeks or sooner, unless otherwise agreed with the Developer.
- 8.9. As the development proposals emerge more clearly LBC will agree the various documents that will need to accompany the planning application. The following is a list of potential constituents:
- **Existing and Proposed Drawings** including
 - ♣ Site Location Plan
 - ♣ Existing Site Plan
 - ♣ Floorplans
 - ♣ Elevations
 - ♣ Sections
 - ♣ Roof Plans
 - **Design and Access Statement** including
 - ♣ Crime Impact Assessment
 - ♣ Lifetime Homes and Wheelchair Housing Statement
 - ♣ Lighting Assessment
 - ♣ Public Open Space Plan
 - ♣ Photographs
 - Application Form
 - CIL Form
 - Planning Statement including
 - ♣ Health Impact Assessment
 - Knowledge Quarter uses strategy
 - Environmental Impact Assessment (tbc)
 - Health Impact Assessment
 - Structural Report including
 - ♣ Basement Impact Assessment – see camden.gov.uk/basements
 - Landscaping Scheme
 - Electronic 3D-model of the developments at both sites
 - Sustainability Statement
 - Transport Assessment including
 - ♣ Travel Plan
 - ♣ Construction Management Plan
 - ♣ Parking Arrangement Plans
 - ♣ Servicing Management Plan
 - ♣ Waste Storage and Collection Plan
 - Noise and Vibration Impact Assessment including
 - ♣ Acoustic Report
 - Air Quality Assessment
 - Biodiversity Survey and Report
 - Tree Survey/Arboricultural Statement
 - Archaeological Assessment
 - Heritage Statement
 - London View Management Framework Assessment (scope of the views to be agreed with LBC)
 - Daylight and Sunlight Assessment
 - Pre-Application Consultation Statement
 - Regeneration Statement/Economic Impact Assessment including employment, skills and business support proposals
 - Contaminated Land Assessment

- Affordable Housing Statement
- Telecommunications Statement
- Draft Planning Obligations (Section 106)

8.10. The planning application shall be submitted in electronic format, but the LPA have a preference for three printed A3 copies of the **bold** above. The number of CD versions required to accompany the submission for consultation purposes shall be confirmed within two weeks prior to the submission of the planning application. In the event that the application is referable to the Mayor the Developer will undertake to provide a set of printed copies to the GLA (on the LPA's behalf) once the LPA has registered the application.

9. Community engagement/Member involvement

- 9.1. The Developer will provide the LPA with copies of any correspondence sent to community groups or Members and publicity mail-outs to residents.
- 9.2. The development will need to be presented at least one instance of the Development Management (DM) Forum. A DM Forum is a prerequisite for a Developer's Briefing where Officers will facilitate a presentation(s) by the Developer to Members in accordance with LBC's Planning Protocol for Planning Committee Members. Any charge for this will be incurred in this PPA.

10. Resources

- 10.1. The Developer will be responsible for resourcing surveys and/or other research that will be identified as necessary in the course of this PPA.

11. Breach and Termination

- 11.1. The Parties shall use reasonable endeavours to comply with their respective commitments under this PPA.
- 11.2. This PPA will be effective for the period up to a planning decision being issued by LBC.

12. Financial Contribution

- 12.1. The developer will contribute to LBC's costs in respect of this service by payment of a split fee to cover the period of the PPA.
- 12.2. The financial contribution will be in addition to the normal planning application fee and will be **exclusive** of LBC's legal costs involved in association with drafting and advising upon the S106 and any independent verification required (viability, basement impact assessment, etc). The cost of the DM Forum and the Developers Briefings will also be included.
- 12.3. The PPA excludes sums payable for hearings by the Camden Design Review Panel, which is subject to a separate invoicing regime. Such fees will be payable to the provider of the DRP service, not to the LPA. The LPA's costs are encompassed within this PPA.
- 12.4. On the basis of the diary of events and the level of proposed meetings set out, the developer will make a financial contribution of £19,780.32 to cover Phase 1. In the event that the decision is made to proceed with Phase 2 of the PPA, the developer will make a further contribution of £89,011.44 to cover LBC's costs through to submission of the application as part of Phase 2. The fee has been calculated on the basis of LBC's current published pre-application charging rates. This amount covers the full scale of pre-application work identified in this PPA, including any additional meetings or discussions involving officers which arise as a necessity of meeting the objectives of this PPA, with the exception of direct costs arising from consultancy/legal work

identified in section 4 above. No additional fees to cover work by officers will be sought by the LPA, unless there are exceptional circumstances and this is agreed in advance with the Developer.

- 12.5. Any further meetings outside of this agreement will be charged in accordance with LBC's current published rate.
- 12.6. LBC will send invoices for each phase the contact details provided on a purchase order from the developer, each of which shall be settled within 30 days of the date of invoice. The invoices for phase 2 will be issued in two equal parts, with the first being issued on the agreed date of the first design workshop in June, and the second on the date of first agreed meeting in September 2019.

13. Performance Standards

- 13.1. **The Developer agrees** to use its reasonable endeavours to achieve the following performance standards at all times:

- To provide to the LBC at least five working days prior to any meeting all substantive and relevant documents to that meeting and which relate to action points or an agenda item identified. Unless otherwise agreed in writing.
- To make all reasonable endeavours to work jointly with the LPA and to respond to requests for further information, points of clarification, or presentational material to assist with the understanding of the proposals and their communication to Members and/or the public at meetings or briefings as might be appropriate.
- To work with the LPA to ensure adherence to the PPA Diary and procedural arrangements.

- 13.2. **The LPA agrees** to use its reasonable endeavours to achieve the following performance standards at all times:

- Respond substantively to all emails, letters and telephone calls within five working days of receipt. Where circumstances beyond control of LBC prevents compliance, the developer shall be notified of such circumstances.
- To provide developer feedback following formal meetings within five working days from the date of that meeting.
- To provide a senior officer meeting at the end of Phase 1 to agree the principles of the application.
- To provide the Developer with an advance copy of draft conditions to review and comment upon prior to finalising the report to committee and issuing the decision notice.
- To work with the Developer to ensure adherence to the PPA Diary and Procedural Arrangements.
- To work with the Developer to enter into negotiations and draft as far as reasonably possible a draft S106 during the determination period and prior to consideration of the Planning Application at Development Control Committee
- Target taking the planning application to Planning Committee in 2020 and ensuring that an alternative Committee hearing can be scheduled promptly should it not be possible to achieve the first preference, for reasons that cannot be overcome notwithstanding all best endeavours, to present the application on that date.

Signed by the parties as of the date of this agreement.

Agreed on behalf of the London Borough of Camden

Bethany Cullen, Head of Development Management

Date



Agreed on behalf of Jonathan Stevenson – Access Self Storage

Date 18/6/2019

Appendix A: The Indicative Planning Programme

The Indicative Planning Programme sets out an approach to the two phase PPA.

Meeting Type	Fee
Planning Performance Agreement	£12,362.70
Large major development meeting	£14,835.24 per meeting
Specialist follow up meeting (i.e. sustainability, transport, daylight/sunlight analysis)	£7,417.62 per meeting
Development Management Forum	TBC
Developer's Briefing	TBC

The total fee is based on the above rates and has been calculated in accordance with the tables below:


Phase 1 – Development approach to mixed use policy and open space			
Description	Quantity	Date	Total Amount
PPA fee	1	Duration of project	£12,362.70
Strategic Panel pre-meet	1	w/c 8 th April	£7,417.62
Strategic Member Panel	1		Included as part of PPA fee
Phase 1 total			£19,780.32

Phase 2 – Detailed Design			
Description	Quantity	Date	Total Amount
Planning issues (2 site approach, housing with RP, viability, amenity etc)	3+	Various	£7,417.62 per meeting
Design workshops (pre-submission)	4+	Various	£7,417.62 per meeting
Sustainability/biodiversity meetings	2+	Various	£7,417.62 per meeting
DM Forum	1+		Covered in PPA fee
Design review panel	2+	Various	Not covered in PPA fee
Transport meetings	3+	Various	£7,417.62 per meeting
Post-submission review meetings	TBC	TBC	£7,417.62 per meeting
Phase 2 Total			£89,011.44

Appendix B
Tasks Plan/PPA Diary

Month	Key activities
April 2019	First pre-Panel meeting to scope planning package and discuss design matters
May 2019	Follow up pre-Panel meeting to discuss detailed planning package
	BREAK IN PPA TO CONSIDER MULTI-SITE APPROACH AND PHASING
w/c 17 th June 2019	Design workshop 1 of 4 – principles, discussion of virtual and physical models, strategy for views and heritage,
w/c 24 th June	Development kick-off meeting – introductory session with Camden internal stakeholders (transport, air quality, sustainability, open space etc)
w/c 1 st July 2019	Transport meeting 1 of 3 – principles: CMP preparation, servicing, TA vs TS, environmental improvements, TfL/LUL liaison strategy etc
w/c 8 th July	Planning meeting 1 of 3 - to discuss outcomes from kick-off meeting, principles for AH/viability, KQ strategy, developer community/KQ/Member engagement
w/c 15 th July 2019	Design workshop 2 of 4 – this might need to be earlier in July – depending on lead-in time to DRP
21 st June or 5 th July 2019	Design Review Panel 1 of 2 This should go to DRP as soon as possible – to discuss principles of height, site layout and approach to massing
w/c 22 nd July	Design/Planning meeting – post DRP review of next steps – extended session
w/c 19 th August 2019	Transport meeting 2 of 3
w/c 26 th August 2019	Design workshop 3 of 4
September 2019	DM Forum
Week after Forum	Planning meeting 2 of 3 – outcomes from Forum
w/c 9 th September 2019	Sustainability / Biodiversity meeting 1 of 2
October 2019	Design Review Panel 2 of 2 - a Forum and DRP in the same month will be a challenge- we suggest moving the DRP out to Oct
w/c 23 rd September 2019	Design/Planning meeting – progress on AH, KQ strategy – outcomes from DRP and next design steps
w/c 7 th October 2019	Design workshop 4 of 4

w/c 21st October 2019	Transport meeting 3 of 3
w/c 4th November 2019	Sustainability / Biodiversity meeting 2 of 2
w/c 25th November 2019	Planning meeting 3 of 3
w/c 3rd February 2020	Submission of Planning Applications
May 2020	Targeted Planning Committee Date

 LBC organised

APPENDIX C – RELEVANT CONTACTS

LBC Project Team		
Name	Position and Role	Contact Details
Gavin Sexton (Case Officer)	Principal Planner (lead officer for the development)	Gavin.sexton@camden.gov.uk 020 7974 3231
Alex Bushell	Planning Solutions Team Manager (Gavin's line manager)	Alex.bushell@camden.gov.uk 020 7974 2661
Neil McDonald	Planning Solutions Team Manager (South area portfolio)	neil.mcdonald@camden.gov.uk 020 7974 2061
Victoria Hinton	Senior Urban Designer	victoria.hinton@camden.gov.uk 020 7974 5068
?	Building Control Service Manager	?
?	Access Officer (Accessible homes, inclusive design)	?
██████████	Affordable Housing Dev. co-ordinating Officer	██████████ camden.gov.uk 020 7974 ██████████
██████████	Business Growth and Partnerships Manager	██████████ camden.gov.uk 020 7974 ██████████
	Environmental Health Officer (Noise and CMP)	@camden.gov.uk 020 7974 xxxx
Gabriel Berry-Khan	Sustainability Officer (Air quality, energy)	gabriel.berry-khan@camden.gov.uk 020 7974 6764
Aidan Brookes	Principal Lawyer	Aidan.brookes@camden.gov.uk 020 7974 1947
Developer Project Team		
Company	Role	Contact Telephone
Access Self Storage	Developer	Jonathan Stevenson
Gerald Eve	Planning Consultants	Alex Neal Aneal@geraldev.com 020 73336301 07947897221
AHMM	Architect	Philip Turner pturner@ahmm.co.uk

		020 72515261

Appendix B
Tasks Plan/PPA Diary

Month	Key activities
w/c 2 March - done	Belgrove Sustainability Meeting
w/c 9 March – done	Acorn House Sustainability Meeting
w/c 6 th April – needs an agenda	Planning / Design Workshop I
	CMP – Draft to be issued and then followed with a CMP team session
w/c 20 April – tbc	Public Realm / landscaping / biophilia meeting To involve Highways Transport Meeting – highways discussions will be time consuming
	Development Management Forum
w/c 27 April – further design discussion depends on public input	Planning / Design Workshop II
w/c 11 May	Public Exhibition – leave this in for now
w/c 18 May	Belgrove & Acorn Sustainability Meeting
w/c 18 May	Design Review Panel – Full panel for each of Belgrove and Acorn
w/c 25 May – ditto	Planning / Design Workshop III
w/c 25 May	Developers Briefing
w/c 22 June – ditto	Planning / Design Workshop IV
w/c 20 July	Submission of Planning Applications
November 2020	Targeted Planning Committee Date

Design freeze is intended for start of June – after the DRP

4 x planning meetings



LBC organised



View 4





Better position for View 4 (or ideally with traffic light behind)



View 5



Truer experience at location
5)



View 6





View 7



Better
position
for
View 7



New position

Planning Context for Design Review Panel to be convened Friday 26th June

Belgrove House

Belgrove house was previously presented to DRP on 21st June and 25th October in 2019.

In the interim the site has been included in the draft Site Allocations Local Plan (SALP) document, which recently completed its first round of consultation. We have received feedback from several parties relating to our proposed wording for the site. The Draft SALP can be attributed some weight in decision making but the weight will vary and is dependent on issues raised during the consultation. The Council's draft policy text for the site is appended to this note.

The design team shared the refined building design with officers in late 2019 and it was advised that public engagement on the proposals was an essential next step to inform officers' views on the acceptability of the scheme, prior to providing feedback on the design. However the covid crisis coincided with the start of stakeholder engagement which meant that only virtual contact was possible. Following initial approaches to stakeholders in mid-April, the design team started wider local engagement through a public website in early June. The planning service will host an online Development Management Forum on Thursday 25th June where the developer will present the scheme to the public and the floor will be open to questions and comments from the public.

Officers will brief panel members with a summary of feedback from the Forum at the start of the DRP.

Site and Surroundings

Belgrove House is a three storey ~~inter-war~~ 1950s building that occupies an entire block bounded by Euston Road to the north, Belgrove Street and Crestfield Street on the west and east and Argyle Square to the south.

The site lies within sub area 3 of the King's Cross Conservation Area (KCCA). It sits on the boundary with the Bloomsbury Conservation Area to the south. Sub Area 3 of the KCCA contains a small section of the south side of Euston Road and the KCCA notes that the sub area '*comprises the south side of Euston Road and the adjoining streets and buildings that have a visual and/or physical connection to the main road. It is dominated by King's Cross and St Pancras stations and St Pancras Chambers in Sub Area 2...*'.

The site is surrounded by listed buildings which are identified in the KCCA. Adjoining to the south, Argyle Square is a London Garden Square protected under the London Squares Preservation Act 1931 and is designated public open space.

To the north the site faces Kings Cross Square, which is a designated Open Space, and is flanked by the Grade-I listed buildings of Kings Cross Station, St Pancras Chambers and St Pancras Station.

The site is adjacent to but falls outside of the designated King's Cross Growth Area on the north side of Euston Road. The site is within the Knowledge Quarter, which is a cluster of

academic, cultural, research, scientific and media organisations large and small, all within a one mile radius of King's Cross.

Focus of design review panel

The developer proposes to submit a planning application in the early summer so this is the final programmed DRP before submission.

Officers are therefore keen to hear the panel's view on whether the architecture and design of the proposals have risen to the challenges of this sensitive site and justify the height and scale of the proposed building in this location.

12th June 2020

Gavin Sexton

Spoken Brief for Belgrove DRP

DRP considered the scheme in June 2019.

Eleanor Fawcett (chair) - Mike Martin, Ian Chalk, Jane Dann, Paddy Pugh

At that stage the design was concept - The feedback was broadly:

- It will be difficult to deliver world class architecture without a more specific brief to move it beyond a speculative office development.
- More analysis and thought is needed about how the building can contribute to the life of the city, by improving the public realm – especially on the Argyle Square end
- At that initial review, the panel made it clear that their comments focused on the fundamental principles of the scheme and only preliminary comments were made on the emerging architecture.

The architecture concept evolved and gained a new direction. The massing and height parameters remained broadly the same.

In good faith - Camden officers and the design team embarked on rising to the challenge by starting a series of workshops in quick succession – through the summer and autumn of 2019

The scheme went back to DRP in October 2019

Jane Dann (Chair), Ian Chalk, Mike Martin, Paddy Pugh. New: Scott Grady

- The panel reported that although significant progress had been made, the scheme needed to evolve further to take it beyond a high quality speculative office development.
- They advised that the building should not compete with the important buildings in its context. Its height and massing should be refined and tested in views
- They reiterated the importance attached to ensuring the development engages positively with Argyle Square
- The proposed smart façade and biophilic design was commended and the advice was to explore it further so that its benefits can be

appreciated by those occupying the building and also the wider community

- The panel felt that further work was needed at ground level to strengthen the building's relationship with the public realm and generate activity on all sides

After this drp officers became concerned about the direction of design travel – I think that we felt the main concern that at its heart it wasn't contextual

Between 2nd DRP and early January officers had a further session with the design team where we expressed concerns about the building design. We encouraged the design team to revisit their architectural approach. A subsequent session in November presented further refinements to the design.

As we approached the end of 2019 it was evident that the design needed to be shared with a wider audience and we expressed the view that consultation was needed before we could provide more feedback on the design

There were a couple more catchup sessions but we have not given design feedback.

Last night we hosted a Development Management forum – we had something like 92 virtual attendees –

There was some positive feedback on the demolition of the building but the response on design matters was less positive

With a particular focus on the dominance from the scale/height (relative to Argyle Square, Kings Cross Square, the listed stations and the buildings either side) and architecture being inappropriate and out of character for this location

the design has been refined – the public realm has been improved – there has been progress on the commitment by a potential occupier to supporting the brief and the design as meeting *their needs* – and progress to has been made on confirming the principle of incorporating the LUL boxes –

as far as I am aware the developer proposes to submit a planning application in the early summer

so this is the final programmed DRP before submission.

Our challenge to the panel then is to help us understand whether this journey – which arguably started with the Strategic panel - has been completed - and whether the architecture and design of the proposals has risen to the demands of this sensitive site – and does it justify the height and scale of the proposed building in this location.

Formal speech

We are experiencing challenging times and we have had to change and adapt a lot over the past 3 months –

this also has been a challenging case – but it is fair to say that the challenges on this site started long before covid was even a concept

it started with a presentation to Camden's first strategic panel of Members in the spring of 2019 – the challenge set out by Members was that their broad support for the principles presented was contingent on the overall benefits of the development needing to outweigh the harm of a building of this height and scale in this very sensitive location

the scheme went to DRP in June 2019 and the view was given that it would be difficult to deliver the necessary quality of world class architecture without a more specific brief to move it beyond a speculative office development.

a new design concept followed and the design team and Camden officers embarked on rising to the challenge by starting a series of workshops in quick succession – through the summer and autumn of 2019

after the 2nd DRP in October it became apparent that officers were not comfortable with the direction of travel – and we encouraged the design team to re-appraise the direction of travel

they did so – and re-affirmed their commitment to their approach

it was then clear that the design needed to be shared with an audience beyond this room – and we discussed this with the team in Nov/Dec

in the interim we have had updates on the refinement to the design – but in the absence of feedback from local communities or stakeholders we didn't feel it was appropriate to share detailed feedback on the design

Last night we hosted a Development Management forum – we had something like 92 virtual attendees –

There was some positive feedback on the demolition of the building but the response on design matters was largely negative:

With a particular focus on the dominance from the scale/height (relative to Argyle Square, Kings Cross Square, the listed stations and the buildings either side) and architecture being inappropriate and out of character for this location

In the interim since the last DRP in Oct there have been changes –

the design has been refined –

the public realm has been improved –

a potential occupier has given commitment to the brief and the programme has been agreed to be compatible with *their needs* –

and progress to has been made on confirming the principle of incorporating the LUL boxes –

as far as I am aware the developer proposes to submit a planning application in the early summer - so this is the final programmed DRP before submission.

so to come back to today and our aspiration for this DRP

this is a sensitive site – that sensitivity arises chiefly from three main components of its location –

1. in the KX Conservation area – between lower buildings in the immediate vicinity, with taller ones at others points along Euston road
2. its relationship with Grade I listed buildings of national importance across the road –
3. the prominence of its position when seen from within the two open spaces – from the intimate setting of Argyle Square to the south, and in the open southerly aspect of Kings Cross square – which is framed to the west and north by the listed stations

Our challenge to the panel then is to help us understand whether this journey – which arguably started with the Strategic panel - has been completed - have the architecture and design of the proposals risen to the demands of this sensitive site – does it justify the height and scale of the proposed building in this location.

The Strategic Panel is not a formally constituted Council meeting or a decision making body. It has no power to bind the Council in any regard in relation to a planning application. Nor can it override the Council's statutory functions whether - but it serves a number of purposes including:

- assisting Panel members in gaining an initial understanding of the most complex proposals and their strategic and planning implications;
- helping demonstrate Camden's commitment to growth by providing a forum for Members to consider developers' perspectives and for developers to understand some of the issues that may be important to the Council;
- to give Panel members a high-level strategic involvement in emerging development proposals without compromising any subsequent role they may play as decision-makers by allowing them to provide their provisional input/steer in particular by:
 - o highlighting how they see proposals fit with the Council's wider policy aspirations;
 - o identifying aspects where in their view proposals may not be policy compliant;
- giving their preliminary opinion on how competing or contentious issues could be balanced.

London Borough of Camden Design Review Panel

Report of Formal Review Meeting: Belgrove House

Friday 26 June 2020

Video conference

Panel

Catherine Burd (chair)

Eleanor Fawcett

Mike Martin

Paddy Pugh

Annalie Riches

Attendees

Bethany Cullen	London Borough of Camden
Edward Jarvis	London Borough of Camden
Neil McDonald	London Borough of Camden
Gavin Sexton	London Borough of Camden
Victoria Hinton	London Borough of Camden
Deborah Denner	Frame Projects
Angela McIntyre	Frame Projects
Kiki Ageridou	Frame Projects

Apologies / report copied to

Daniel Pope	London Borough of Camden
Richard Wilson	London Borough of Camden
Kevin Fisher	London Borough of Camden

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Camden Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name and site address

Belgrove House, Euston Road, London, WC1H 8AA

2. Presenting team

Simon Allford	AHMM
	AHMM
	AHMM
	AHMM
	AHMM
	AHMM
Faaiza Lalji	Precis Management Services Limited
Joe Ashton	Access Self Storage
Peter Stewart	Peter Stewart Consultancy
Lisa Webb	Gerald Eve LLP
Alex Neal	Gerald Eve LLP
Katie Hughes	Gerald Eve LLP
Sam Neal	Gerald Eve LLP
Brita von Schoenaich	BHSLA
Vladimir Guculak	BHSLA
Elke Beller	BHSLA
Peter Sturgeon	TTP

3. Planning authority briefing

The scheme proposes an office-led mixed-use building at Belgrove House. The ground floor provides occupant and public access via the main entrance on Euston Road into a reception and exhibition space. From Argyle Square a publicly accessible entrance into a café and event, meeting and education space is proposed.

Belgrove House is a three storey inter-war building that occupies an entire block bounded by Euston Road to the north, Belgrove Street and Crestfield Street on the west and east and Argyle Square to the south.

The site lies within sub area three of the King's Cross Conservation Area. It sits on the boundary with the Bloomsbury Conservation Area to the south.

Adjoining the site to the south, Argyle Square is a London Garden Square and a designated public open space. To the north the site faces King's Cross Square, which is a designated open space, and is flanked by the Grade I listed buildings of King's Cross Station, St Pancras Chambers and St Pancras Station.

The site is within the Knowledge Quarter, which is a cluster of academic, cultural, research, scientific and media organisations large and small, all within a one mile radius of King's Cross.

Since last seen by the Design Review Panel the site has been included in the draft Site Allocations Local Plan document.

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The developer proposes to submit a planning application in the early summer so this is the final programmed Design Review Panel meeting before submission.

Officers are therefore interested in the panel's view on whether the architecture and design of the proposals have risen to the challenges of this sensitive site and justify the height and scale of the proposed building in this location.

4. Design Review Panel's views

Summary

The Design Review Panel welcomes the opportunity to comment on proposals for this site of exceptional prominence opposite King's Cross Square, prior to the submission of a planning application. While the panel finds much to admire in the proposed building it has significant concerns around its appropriateness within this sensitive and unique location. As a result, it would like to see a number of amendments to ensure the proposal is more responsive to its context before it could support a planning application. The panel reiterates its view that the prominence of this scheme, adjacent to King Cross Square, requires a distinctive building which defers to its context of the Grade I listed King's Cross and St Pancras Stations. The panel would like to further understand how townscape analysis has informed the design response to this context. The panel welcomes the recent involvement of a future occupier, and would like to see them influence the proposed design to ensure it goes beyond a speculative office building. As part of this process, the panel recommends exploration of whether the occupier's needs can be met in a scaled back proposal. In the panel's view the height, mass and architecture of the proposals form a backdrop which is not deferential to this unique setting and will have a negative impact on King's Cross Square. Whilst there is much to admire in the proposed architecture, the panel feels its 'heroic' nature accentuates the proposals bulk and height and does not defer to its context. While the panel is excited by the principle of the biophilic façade it encourages cautious consideration of its feasibility on such prominent facades. The panel welcomes improvements to the building's ground floor which create greater public access and more successful links with the edge of Argyle Square. It also welcomes improvements to the wider context at Euston Road, Argyle Square and Belmont and Crestfield Street, some of which require more thought in collaboration with the local community and stakeholders. These points are expanded below.

General approach

- The panel emphasises that the prominence of this site, adjacent to King's Cross Square and opposite the Grade I listed King's Cross and St Pancras Stations, demands a world class piece of architecture.



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- The panel would like to see more information on how architectural proposals respond to and engage with this special and specific townscape setting. It would like to understand how the approach to the design is specific to King's Cross and the nature of the streets and squares which surround the site.
- The panel encourages the design team to work with the community, local stakeholders and the Council to ensure this application supports the Euston Road crossing and improvements to Argyle Square, which are outside of the applicant's control.

Knowledge Quarter

- The intention to provide a significant new Knowledge Quarter building in this part of Camden is applauded and the panel welcomes clarity on MSD as the eventual occupier. However, it would like to see MSD's input materialise in more specific refinements to the proposed design, as some elements still appear speculative.
- The panel questions if the Knowledge Quarter use is driving the scale of the building or if the proposed occupier requires a minimum floor space which is determining the scale? The panel recommends exploration of whether the occupier's needs can be met in a scaled back proposal.

King's Cross Square and the wider historic setting

- The panel reiterates its view that the prominence of this scheme, adjacent to King Cross Square requires a distinctive building which defers to its context of the Grade I listed King's Cross and St Pancras Stations.
- The panel highlights the unique nature of King's Cross Square. In its view the lower scale and more 'Bloomsbury' type grain of buildings which enclose King's Cross Square to the south create a distinctive 'breathing space' along Euston Road.
- King's Cross Square is framed to the north of Euston Road by King's Cross Station, The Great Northern Hotel and the train shed of St Pancras Station which all create a datum that only the towers of King's Cross Station and St Pancras Station go above. Framing the square to the south of Euston Road there is a consistency in building heights which turn the corner onto Gray's Inn Road.
- In the panel's view the height, mass and expression of the proposals form a backdrop which is not deferential to this unique setting and will have a negative impact on King's Cross Square.
- The panel notes that the King's Cross Conservation area was designated by the GLC due to its London wide significance. As the current proposal does not defer to its context, in the panel's view it is harmful to the conservation area.



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- In particular the panel notes verified views 4, 5 and 6, which in its view show a proposal which challenges the prominence of St Pancras Tower.
- Verified view 7 shows the proposal's assertive presence opposite King's Cross Square.
- The panel also highlights that verified view 16 shows the proposed building in the centre of the silhouette of the double barrelled King's Cross shed.
- Previously the panel requested accurate visualisations from Argyle Square which show the proposals in relation to tower of St Pancras Station. It still feels this view is critical and welcomes the opportunity to view proposals in relation to this important setting.
- Due to the national importance of this site the panel suggests that Camden officers should request that Historic England refer proposals to the London Advisory Committee.

Architecture

- The panel enjoys the expression of use, structure and services in the proposals. The building has distinctive brutalist architectural qualities - qualities shared with other prominent C20 brutalist buildings in Camden, such as the Institute of Education, the Brunswick Centre and Camden Town Hall.
- Whilst the panel finds much to admire in the 'heroic' nature of the building's expression, it feels the proposed architectural expression appears 'monumental', which accentuates the building's scale in this sensitive setting.
- In its view this is not the appropriate setting for a building of this nature. This site requires a distinctive building which defers to its context.
- The panel encourages further consideration of the brick pillars, which in its view emphasise the proposal's bulk and height.
- The panel welcomes the ambition of tall floor to ceiling heights across the building, but this has the effect of increasing the overall height of the building and contributes to the dominant scale of the proposal in its setting.
- The panel encourages the design team to look carefully at the building edges on all sides. In particular, on Euston Road, where the proposed building appears to align with the adjacent shopfronts to the east of the site. The panel suggests the proposed building should align with the Georgian façades which sit further back. This would help minimise how the bulk of proposal is read from King's Cross Square, and create a more generous pavement.



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- The panel would like to see the architectural language of the proposal responding to the distinctive context at the south of the site, which is more modest and domestic. Although the brick pillars here are reduced in height, they are unchanged in terms of scale and expression.
- This is highlighted in verified views 11 and 12, which show the impact of the proposal on Argyle Square and the Georgian properties on either side.

Biophilic facade

- The biophilic façade is commended in principle and it enriches the building section. However, the panel acknowledges that there remains some uncertainty about whether this concept is deliverable. The panel understands that this will form the basis of a research project led by the landscape architect for the scheme.
- If planting is to form such a large part of these important elevations, it is essential that all involved are certain it can be delivered and maintained as intended.
- The panel encourages the design team to ensure that proposals are realistic in terms of the space and air circulation that will be required for adequate planting that meets the design ambition. As proposed the space appears narrow and houses 'creepers in troughs'.

Ground level engagement

- The panel commends the inclusive approach to the proposals which now allow much of the ground floor to be accessed by the public.
- Architecturally, the ground floor of the building still appears quite defensive. The panel would like to see more views into the building showing the activity this level, especially from Euston Road.
- The panel welcomes the level access to the café which allows it to open up to the edge of Argyle Square.

Argyle Square

- The panel continues to think there is a potential for redevelopment of Belgrove House to contribute to rejuvenating Argyle Square, by generating activity to make it feel safer.
- The panel encourages the design team to work with the local community to understand their aspirations for Argyle Square's relationship with the proposals, this will help strengthen the potential wider benefits of the scheme.



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- The panel also repeats its comment that there is potential for Argyle Square to have a complementary relationship with King's Cross Square – as a green and tranquil public space in contrast with the bustle of the station square.

Euston Road

- The panel reiterates its support for a pedestrian crossing from King's Cross Square across Euston Road towards the site. It does not underestimate the difficulty of achieving this but emphasises the importance of improved links to strengthen the scheme.
- The panel welcomes the relocation of the freestanding exit from the underground station on Euston Road to within the building curtilage. It supports the design team's aspiration relocate the other free standing exit further down Euston Road to substantially reduce congestion on the pavement.

Belgrove Street and Crestfield Street

- The panel welcomes the way the landscape and public realm proposals for Belgrove Street and Crestfield Street have developed since the previous reviews.
- While much of the proposals here are outside the applicants red line boundary it supports the aspiration for rain gardens and the introduction of tree cover.
- The panel welcomes the ambition to make Crestfield Street a green link creating a calm experience between Euston Road to Argyle Square. It finds the location of the loading bay along this street unfortunate, and suggests the design team should explore if this, as well as other functions, can be relocated to Belgrove Street, allowing Crestfield Street to remain green and calm.
- The panel emphasises the importance of this area as a key route for cyclists, linking both stations to south London. The panel is concerned that proposals bring the building line along Belmont Street in line with the existing bollards, narrowing the public realm and reducing space for cyclists.
- The panel encourages careful consideration of the movement of both cyclists and pedestrians around the site and would like to see this reflected in generous landscape and public realm proposals, with careful consideration of any microclimatic factors such as wind.
- The panel would like to see a concerted ambition in collaboration with Camden Council to make this a successful place for cyclists.



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Sustainability and community

- The design team is unquestionably striving to be sustainable in the proposals for building fabric and energy use, and the panel applauds this aspiration. The panel would encourage an extension of this positive attitude to social sustainability and creating strong links with the local community.
- The panel welcomes the beginning of engagement with the community, and emphasises the importance of grounding this scheme in its physical and social community.

Next Steps

The Design Review Panel has confidence that the design team can respond to its comments, in consultation with planning officers and the wider community, prior to the submission of an application.

