

Mount Pleasant
Planning and Regeneration Statement

Royal Mail Group Ltd

April 2013

MOUNT PLEASANT – ERRATA NOTE

This note has been prepared by DP9 on behalf of the Royal Mail Group Ltd. The note should be read in conjunction with all documents and plans submitted in support of the following planning applications:

- The Calthorpe Street planning and associated conservation area consent applications to the London Borough of Islington; and
- The Phoenix Place planning application to the London Borough of Camden.

The above applications were submitted simultaneously to the relevant Local Planning Authority on 1 May 2013. Following the submission of the applications the London Borough of Camden requested that the redline application boundary for the Phoenix Place application was re-drawn to mirror the administrative boundary down the centre of Phoenix Place.

As a consequence, the redline boundary for both applications has been withdrawn and amended plans submitted to the relevant Local Planning Authority, alongside this Errata Note. The redline boundary change affects the site areas as follows:

- Calthorpe Street Site – From 2.22 ha to 2.36 ha
- Phoenix Place Site – From 1.31 ha to 1.17 ha

For the avoidance of doubt, the application proposals for the Mount Pleasant Site as a whole are unaffected and the documents submitted in support of each application remain valid and robust.

The table below lists the application documents submitted for each planning application and whether, other than plans showing the respective redline boundary and resultant site areas, this change affects the documents or conclusions.

APPLICATION DOCUMENT	EFFECT OF THE REDLINE BOUNDARY CHANGE
<i>Documents submitted in support of the Calthorpe Street Site application only</i>	
Planning Application Form, Land Ownership Certificate A and Agricultural Holdings Certificates;	Unaffected
The Covering Letter	Unaffected

Design and Access Statement: Volume 2: Calthorpe Street Development	Density calculations on page 45 amended to 1,036 habitable rooms within a site area of 2.36ha to provide a density calculation of 438 habitable rooms/hectare.
Calthorpe Street Waste Management Plan	Unaffected
Calthorpe Street Framework Travel Plan	Unaffected
Calthorpe Street Operational Waste Plan	Unaffected
Calthorpe Street Sustainability Statement including Code for Sustainable Homes Pre-Assessment and BREEAM Pre-Assessment	Unaffected
Calthorpe Street Energy Strategy including Overheating Report	Unaffected
<i>Documents submitted in support of the Phoenix Place Site application only</i>	
Planning Application Form, Land Ownership Certificate B and Agricultural Holdings Certificates	Unaffected
The Covering Letter	Unaffected
Design and Access Statement: Volume 3: Phoenix Place Development	Density calculations on page 31 amended to 1,077 habitable rooms within a site area of 1.17 to provide a density calculation of 921 habitable rooms/hectare.
Phoenix Place Waste Management Plan	Unaffected
Phoenix Place Framework Travel Plan	Unaffected
Phoenix Place Operational Waste Plan	Unaffected
Phoenix Place Sustainability Statement including Code for Sustainable Homes Pre-Assessment and BREEAM Pre-Assessment	Unaffected

Phoenix Place Energy Strategy including Overheating Report	Unaffected
<i>The application documents which assess the Development across the Site are set out below</i>	
Planning Statement which includes the Economic and Regeneration Statement and draft Section 106 Heads of Terms	Density calculations for Calthorpe Street (page 37) amended to 1,036 habitable rooms within a site area of 2.36ha to provide a density calculation of 438 habitable rooms/hectare. Density calculations for Phoenix Place (page 38) amended to 1,077 habitable rooms within a site area of 1.17 to provide a density calculation of 921 habitable rooms/hectare.
Design and Access Statement: Volume 1: Mount Pleasant	Unaffected
Environmental Statement: Volume 1: Main Text	Unaffected
Environmental Statement: Volume 2: Figures	Unaffected
Environmental Statement: Volume 3: Townscape, Visual and Built Heritage Assessment	Unaffected
Environmental Statement Volumes 4A to 4F (Appendices)	Unaffected
Environmental Statement Non-Technical Summary	Unaffected
Public Realm and Playspace Strategy	Unaffected
Housing Statement	Unaffected
Internal Daylight and Sunlight Assessment	Unaffected
Residential Travel Plan	Unaffected
Delivery and Servicing Plan	Unaffected

Framework Construction Logistics Plan	Unaffected
Parking Management Plan	Unaffected
Health Impact Assessment	Unaffected
Community Involvement Report	Unaffected

DP9

4 June 2013

Mount Pleasant Planning and Regeneration Statement

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1. INTRODUCTION

- 1.1 This Planning Statement (the “Statement”) has been prepared and submitted by DP9, on behalf of Royal Mail Group Ltd (the “Applicant”), to support the detailed planning applications and associated conservation area consent application for the redevelopment of the Royal Mail Sorting Office and car park at Mount Pleasant (the “Site”).
- 1.2 The Site straddles the borough boundary of the London Borough of Islington (“LBI”) and the London Borough of Camden (“LBC”). The Site is bound by Farringdon Road to the east, Mount Pleasant and the existing Mount Pleasant Sorting Office to the south, Gough Street to the west and Calthorpe Street to the north. Phoenix Place, which runs north-west through the Site, is the borough boundary.
- 1.3 The Site is split into two smaller sites by the borough boundary. The western portion of the Site sits within the administrative area of LB Islington and is referred to in this Statement and throughout the supporting documents as the Calthorpe Street Site. The eastern portion of the Site sits within the administrative area of LB Camden and is referred to in this Statement and throughout the supporting documents as the Phoenix Place Site.

The Applications

- 1.4 By virtue of the cross-borough relationship, separate planning applications are being submitted for the Calthorpe Street Site and the Phoenix Place Site. Whilst separate planning applications are submitted, the proposals as a whole take a holistic approach to the wider Mount Pleasant Site, as such an Illustrative Masterplan is submitted with the application. This is described in more detail in Sections 3 and 6.

Calthorpe Street – LB Islington

- 1.5 Full planning permission and conservation area consent is sought for the following:

“Comprehensive redevelopment of the site following the demolition of existing buildings and structures to construct six new buildings ranging from 3 to 12 storeys in height to provide 38,015 sqm (GIA) of residential floorspace (Class C3), 4,260 sqm (GIA) of office floorspace (Class B1), 1,428 sqm (GIA) of flexible retail and community floorspace, (Classes A1, A2, A3, D1 and D2), with associated energy centre, waste and storage areas, vehicle and cycle parking, hard and soft landscaping to provide public and private areas of open space, alterations to the public highway

and construction of a new dedicated vehicle ramp to basement level to service Royal Mail operations, construction of an acoustic roof deck over the existing servicing yard and all other necessary excavation and enabling works.”

Phoenix Place Site – LB Camden

- 1.6 Full planning permission is sought for the following:

“Comprehensive redevelopment of the site following the demolition of existing buildings to construct four new buildings ranging from 4 to 15 storeys in height to provide 38,723 sqm (GIA) of residential floorspace (Class C3), 822 sqm (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 and D2), with associated energy centre, waste and storage areas, vehicle and cycle parking (including the re-provision of Royal Mail staff parking), hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works.”

- 1.7 The development proposals are referred to in this Statement as “the Development”. The development proposals specific to the Calthorpe Street Site are referred to as the “Calthorpe Street Development” the development proposals specific to the Phoenix Place Site are referred to as “the Phoenix Place Development”. A full description of the Development is contained within Section 3 of this Statement.

- 1.8 This Statement assesses the planning considerations associated with the Development and considers the Development in the context of national, regional and local planning policy and guidance. Section 5 of this Statement provides an overview of the key policy guidance relevant to the determination of the Development, whilst the text throughout the Statement refers to the relevant policy and guidance where necessary.

Application Documents

- 1.9 Given the nature of the Development, the large majority of the application documents consider the Development as a whole, with separate assessments of the Calthorpe Street Development and Phoenix Place Development included within the application documents where necessary.
- 1.10 A smaller number of documents specific to either the Calthorpe Street Site or Phoenix Place Site are submitted separately, these are listed below:

Documents submitted in support of the Calthorpe Street Site application only

- Planning Application Form, Land Ownership Certificate A and Agricultural Holdings Certificates;
- The Covering Letter;
- Design and Access Statement: Volume 2: Calthorpe Street Development;
- Calthorpe Street Waste Management Plan;
- Calthorpe Street Framework Travel Plan;
- Calthorpe Street Operational Waste Plan;
- Calthorpe Street Sustainability Statement including Code for Sustainable Homes Pre-Assessment and BREEAM Pre-Assessment.
- Calthorpe Street Energy Strategy including Overheating Report

Documents submitted in support of the Phoenix Place Site application only

- Planning Application Form, Land Ownership Certificate B and Agricultural Holdings Certificates;
- The Covering Letter;
- Design and Access Statement: Volume 3: Phoenix Place Development;
- Phoenix Place Waste Management Plan;
- Phoenix Place Framework Travel Plan;
- Phoenix Place Operational Waste Plan;
- Phoenix Place Sustainability Statement including Code for Sustainable Homes Pre-Assessment and BREEAM Pre-Assessment.
- Phoenix Place Energy Strategy including Overheating Report

1.11 The application documents which assess the Development across the Site are set out below. These should be read when assessing either or both the LB Camden and LB Islington applications:

- This Planning Statement which includes the Economic and Regeneration Statement and draft Section 106 Heads of Terms for both sites;

- Design and Access Statement: Volume 1: Mount Pleasant;
- Environmental Statement: Volume 1: Main Text;
- Environmental Statement: Volume 2: Figures;
- Environmental Statement: Volume 3: Townscape, Visual and Built Heritage Assessment;
- Environmental Statement Volume 4A comprises the following appendices:
 - Appendix 2.1: EIA Scoping Report;
 - Appendix 2.2: EIA Scoping Opinions, Subsequent Clarifications and Consultation Responses;
 - Appendix 2.3: Ecological Appraisal;
 - Appendix 3.1: Tree Survey;
 - Appendix 11.1: Air Quality Monitoring Study; and
 - Appendix 11.2: Air Quality Modelling Study.
- Volume 4B comprises the following appendices:
 - Appendix 9.1: Transport Assessment.
- Volume 4C comprises the following appendices:
 - Appendix 12.1: Buried Heritage (Archaeology) Desk - Based Assessment;
 - Appendix 13.1: Preliminary Environmental Risk Assessment;
 - Appendix 13.2: Desk-Based Explosive Threat Assessment;
 - Appendix 14.1: Flood Risk Assessment;
 - Appendix 15.1: Wind Tunnel Testing: Wind Microclimate Study; and
 - Appendix 17.1: Cumulative Schemes.
- Volume 4D comprises the following appendices:
 - Appendix 13.1 Preliminary Environmental Risk Assessment; and
 - Appendix 13.2 Desk-Based Explosive Threat Assessment.

- Volume 4E comprises the following appendices:
- Appendix 16.1: Principles of Daylight and Sunlight and Institute of Lighting Engineers Guidelines; and
- Appendix 16.2: Drawings of Assumed Future Baseline, Development Scenarios and Cumulative Scenario.
- Volume 4F comprises the following appendices:
- Appendix 16.3: Detailed Analysis Results of the Daylight and Sunlight Amenity within the surrounding residential properties for each of the Development Scenarios.
- Volume 4G comprise the following appendices:
- Appendix 16.4: Detailed Analysis Results of the Hours in Sun Overshadowing Assessment; and
- Appendix 16.5: Detailed Analysis Results of the Transient Overshadowing Assessments.
- Environmental Statement Non-Technical Summary;
- Public Realm and Playspace Strategy;
- Housing Statement;
- Internal Daylight and Sunlight Assessment;
- Residential Travel Plan;
- Delivery and Servicing Plan;
- Framework Construction Logistics Plan;
- Parking Management Plan;
- Health Impact Assessment;
- Community Involvement Report;

1.12 In addition to the above, a full Financial Viability Assessment for the Development has been prepared by Gerald Eve. The Financial Viability Assessment has been subject to an independent review by the District Valuation Service (DVS) of the Valuation Office, appointed jointly by LB Camden and LB Islington.

- 1.13 Due to commercial sensitivities, the Financial Viability Assessment is submitted on a private and confidential basis.

Form of the Statement

- 1.14 This Statement takes the following form:

- Section 2 describes the Site, its surroundings and planning history.
- Section 3 describes the Development.
- Section 4 summarises the consultation process.
- Section 5 highlights the main national, regional and local planning policy guidance relevant to the determination of the applications.
- Section 6 assesses the principle of development within the context of the adopted Mount Pleasant Supplementary Planning Document (February 2012).
- Sections 7 to 10 assess the Development against relevant policy guidance and key tests.
- Section 11 sets out the draft Section 106 Heads of Terms
- Section 12 sets out the conclusions.

- 1.15 Appendices to this Statement comprise:

- Appendix 1 – Site Location Plan
- Appendix 2 – List of Relevant Planning Policies

2. SITE AND SURROUNDINGS

- 2.1 The Site straddles the borough boundary of LBI and LBC and is split by Phoenix Place. The eastern portion of the Site (the Calthorpe Street Site) is located in Clerkenwell Ward (LBI) whilst the western portion of the Site (the Phoenix Place Site) is located within the Holborn and Covent Garden Ward (LBC).
- 2.2 The Calthorpe Street Site is located in the Rosebery Avenue Conservation Area and is adjacent to four other Conservation Areas (CA): Bloomsbury CA; Hatton Garden CA; Clerkenwell Green CA; and New River CA. A number of listed buildings are located within the vicinity of the Site.
- 2.3 The Site is bound by Farringdon Road to the east, Mount Pleasant and the existing Mount Pleasant Sorting Office to the south, Gough Street to the west and Calthorpe Street to the north. Phoenix Place, which runs north-west through the Site, is the borough boundary.
- 2.4 The Site totals approximately 3.5 hectares and is located in the Central Activities Zone. The Site is located between the more residential areas to the north, and the more commercial areas to the south and west. There is a large level change across the site dropping from north east to south west. The Site sits within the London Panorama from Kenwood and Parliament Hill (LVMF 2011) strategic view.
- 2.5 The Site is surrounded by a mix of uses including two large office buildings rising to 10 storeys in height located to the west of Gough Street; and the main Royal Mail Mount Pleasant Sorting Office to the south east. Predominately residential uses are located to the south, with some commercial uses at ground floor level including the Apple Tree Pub on Mount Pleasant and the Christopher Hatton Primary School to the south off Laystall Street. Residential and commercial uses are located to the north including the Pakenham Arms Public House and residential terraces along Calthorpe Street and the Holiday Inn Hotel at the corner of Calthorpe Street and Farringdon Road.

The Calthorpe Street Site

- 2.6 The Calthorpe Street Site is currently a surface car park and servicing yard for RMG operations extending to approximately 2.2 hectares. It is bound by Phoenix Place to the west and Farringdon Road to the east. The Royal Mail Sorting Office is located to the southern end of the site and sits outside the application boundary.

- 2.7 The Calthorpe Street Site is located within the Rosebery Avenue Conservation Area and there are several other Conservation Areas and Listed Buildings within the vicinity of the Calthorpe Street Site including the Grade II listed buildings at the junction of Rosebery Avenue and Farringdon Road, and also along Calthorpe Street.

The Phoenix Place Site

- 2.8 The Phoenix Place Site is currently used as a car park for Royal Mail staff employed at the Mount Pleasant Sorting Office extending to approximately 1.31 hectares. It is bound by Phoenix Place to the east and Gough Street to the west. To the west of Gough Street there are a number of large floorplate commercial buildings, rising to ground plus nine storeys in height. Calthorpe House is located to the north of the Phoenix Place Site. The building is currently in B1 use and occupied by RMG. Planning permission exists for the change of use to D1 to facilitate the British Postal Museum and Archive (BPMA), along with minor alterations and extensions (reference: 2012/1897/P).

Public Transport Accessibility

- 2.9 A full analysis of the Site's accessibility is included in Transport Assessment, a summary of this analysis is provided below.
- 2.10 The Site is located in Zone 1 and is well served by public transport. The PTAL Rating for the Site varies between 6b at its most accessible and 5 at the part of the Site near Calthorpe Street.
- 2.11 It lies between King's Cross St Pancras and Farringdon Stations, both of which are within a 10 minute walk. King's Cross St Pancras is served by six London Underground Lines (Victoria, Northern, Metropolitan, Circle, Hammersmith & City and Piccadilly) as well as regional, national and international train services. Farringdon Station will also be served by Crossrail trains in due course.
- 2.12 The Site is also within easy walking distance of Angel, Chancery Lane, Holborn and Russell Square London Underground Stations.
- 2.13 There are a number of bus stops along Mount Pleasant and within the vicinity of the Site, with Bus Routes 46, 17, 45, 63, 19, 341, 38, 243, and 55 all serving the Site providing links to the immediate area and wider London. Dedicated Cycle Lanes are located on Calthorpe Street and through Exmouth Market and to the west along Grays Inn Road. Four Barclays Cycle Docking

Stations are located in easy reach of the Site; to the west on Grays Inn Road, to the north on the corner of Farringdon Road and Calthorpe Street, to the south on Farringdon Road and to the east in Exmouth Market.

Planning History

- 2.14 The planning history for the two Sites within the two red line application boundaries can be described as minor development associated with the on-going Royal Mail operations. There are no recent applications relating to the areas of land included within the red line application boundaries which would be relevant to the consideration of the development proposals and have not therefore been included for the purposes of this Statement.
- 2.15 The most relevant planning history relates to the adjacent land and buildings that are located outside the application red line boundaries, namely for the Mount Pleasant mail Centre to the south of the Calthorpe Street Site in LB Islington and Calthorpe House to the north of the Phoenix Place Site in LB Camden.
- 2.16 We have listed the most relevant applications below:

Table 2.1 – Mount Pleasant Planning History

Application Reference	Site Address	Description of Development	Decision	Date
P110624	Mount Pleasant Mail Centre, EC1	Installation of shopfront on the western elevation of the LOB, to relocate the 'callers office'. Installation of canopy over east dock at lower ground floor level and installation of window within existing door opening as part of improved layout to reception area.	Approved	17.05.11
P120287 P120287 (MA01)	Mount Pleasant Mail Centre, EC1	Installation of replacement windows and louvres Windows non-material amendment for minor changes during the course of construction.	Approved Approved	17.04.12 21.02.13
P121232	Mount Pleasant Mail Centre, EC1	Erection of single storey reception building fronting Farringdon Road and erection of fourth floor level extension to POB to house a lift over run.	Approved	16.08.12
P120691	Mount Pleasant	Advertisement Consent application for Royal Mail logos	Approved	22.05.12

	Mail Centre, EC1	and 'Mount Pleasant' lettering on the POB.		
P121435	Mount Pleasant Mail Centre, EC1	Advertisement Consent application for lettering on the south east facade of the LOB.	Approved	28.08.12
P121894	Mount Pleasant Mail Centre, EC1	External alterations to the existing ground floor elevation of the public office building (POB) to create a new shopfront for the Post Office.	Approved	18.10.12
P122295	Mount Pleasant Mail Centre, EC1	External refurbishment of the Phoenix Place façade of the LOB	Approved	12.12.12
P122427	Mount Pleasant Mail Centre, EC1	Relocation of the Royal Mail Rathbone Place War Memorial within the south façade	Approved	19.12.12
P2013/1135 /FUL	Mount Pleasant Mail Centre, EC1	POB & LOB roof plant upgrade	Pending Decision	Submitted 10.04.13
2012/1897/ P	Calthorpe House 15 - 20 Phoenix Place, WC1X ODA	Change of use of the existing building from offices (Class B1) to a new British Postal Museum and Archive (Class D1) with ancillary bar/café facilities, erection of a two storey rear extension, three storey infill side extension, single storey side extension, installation of new windows, relocation of rooftop plant area, associated alterations to the façades and landscaping following demolition of existing rear extensions and outbuildings.	Approved	25.06.12

3. DESCRIPTION OF DEVELOPMENT

- 3.1 By virtue of the cross-borough relationship, the Development comprises two separate detailed planning applications. One for the Calthorpe Street Site and one for the Phoenix Place Site. The Calthorpe Street Site also seeks conservation area consent for the demolition of all buildings and structures within the Calthorpe Street Site.
- 3.2 A full description of the development pursuant to each planning application is set out in the Design and Access Statement.
- 3.3 Notwithstanding the two planning applications, the design proposals have taken a holistic approach and considered the Site as a whole. This masterplanning approach is considered fundamental to the success of the Development and is a key guiding principle of the Mount Pleasant Supplementary Planning Document. The development of the design from the MP SPD masterplan through to a more detailed masterplan for the comprehensive redevelopment of the Site articulated through a series of design principles, these informed the detailed design for which planning permission is now sought. A summary is included in Volume I of the Design and Access Statement and Section 6 of this Statement.

Background to the Applications and Royal Mail Involvement

- 3.4 The existing buildings at the Mount Pleasant Sorting Office currently provide sorting facilities for mail, including the Central London Mail Centre, international distribution operations and the City Delivery Office. The Mount Pleasant Sorting Office also currently accommodates the British Postal Museum and Archive (BPMA) which is being relocated to Calthorpe House. To support these activities, the Calthorpe Street site is currently used as delivery and servicing yard where loading and unloading operations take place which is commonly referred to as the 'Bath Tub'. The majority of the Phoenix Place site is undeveloped and is currently used as a car park for Mount Pleasant Sorting Office staff.
- 3.5 Royal Mail is currently rationalising mail processing operations across London, with the Sorting Offices at Rathbone Place and Nine Elms being consolidated into the Mount Pleasant Sorting Office. As part of the modernisation and refurbishment of the Mount Pleasant Sorting Office, which is being undertaken under a number of planning permissions and permitted development rights, the international distribution operations will be relocated elsewhere offsite. It is anticipated

that the Applicant will complete the modernisation works and intensification of the operations at the Mount Pleasant Sorting Office by the end of 2013.

- 3.6 These works will facilitate the opportunity to redevelop and regenerate the Mount Pleasant site. In order to create this opportunity, there is a significant amount of internal and external ‘Enabling Works’ that are required to take place. The proposed ‘Enabling Works’ within the red line boundaries for the applications are described below.

Enabling Development

Calthorpe Street

- 3.7 As part of the Enabling Works on the Calthorpe Street site, which would be undertaken as the first phase of the Calthorpe Street Development, a new lightweight acoustic roof would be constructed between the first floor level (north-western elevation) of the Sorting Office to Buildings E, F and G over the existing loading bays. The construction of the new lightweight acoustic roof would enclose the service yard above the existing basement (Loading Dock), with finished floor levels at 19.30m AOD and 20.20m AOD. This ground level service yard would contain the loading and unloading of Heavy Good Vehicles, parking spaces, re-fuelling and maintenance facilities. The new lightweight acoustic roof would be over the existing operational area of Mount Pleasant Sorting office and thus there would be no change in the use or area of operational activity.
- 3.8 A new ramp structure and ground level slab would be built over part of the Bathtub creating a platform to construct Buildings G, E and F. This structure and slab will then form a basement area that extends beneath The Gardens, beneath Buildings E and F, and part of Building G, as shown on Calthorpe Street planning application drawings 857-1000 and 857-3100. The full extent of the existing basement extends beneath the service yard and also then extends beneath the adjacent Mount Pleasant Sorting Office, which is outside of the Site and thus does not form part of the Enabling Works. The finished floor level of this basement would vary between 14.00m AOD and 14.75m AOD.
- 3.9 A separate but adjoining single storey basement would extend beneath Buildings H, J and K, from Farringdon Road to Phoenix Place, as shown on Calthorpe Street planning application drawings 794-06-300 and 7954-06-99, which would provide 5,024m² Gross Internal Area (GIA) of floorspace. This basement is formed from the northern part of the existing bath tub and an extension to this towards Calthorpe Street. Owing to the underground infrastructure beneath the

Calthorpe Street site (Mail Rail tunnels) the basement beneath Buildings H, J and K would have a finished floor level of 14.55m AOD, which reflects the existing surface level of the Bathtub. The extended part of this basement would be used for plant and lower ground residential and the existing part will be used for Plant, cycle storage and residential car parking; further details of which are provided later in this Chapter.

Phoenix Place

- 3.10 As shown on the Phoenix Place planning application drawings 11159-P1-00-098 and 11159-P1-00-099, a two-storey basement would extend beneath Building A; the lowest level basement, which would accommodate the Royal Mail staff parking, also extends under the Square P. The finished floor levels of the lower basement level would be at 8.10m AOD and the upper basement at 12.45m AOD. A separate basement would be created beneath Buildings B and C and the communal garden, as shown on the Phoenix Place planning application drawings 1660-100-P2, 1660-300-P2 and 1660-302-PP2. The basement within this part of the Phoenix Place Development would have a finished floor level of 15.80m AOD and 17.50m AOD. In total, the Phoenix Place Development would provide a total of 10,189m² GIA of basement floorspace.

Calthorpe Street – LB Islington

- 3.11 Full planning permission and conservation area consent is sought for the following:
- “Comprehensive redevelopment of the site following the demolition of existing buildings and structures to construct six new buildings ranging from 3 to 12 storeys in height to provide 38,015 sqm (GIA) of residential floorspace (Class C3), 4,260 sqm (GIA) of office floorspace (Class B1), 1,428 sqm (GIA) of flexible retail and community floorspace, (Classes A1, A2, A3, D1 and D2), with associated energy centre, waste and storage areas, vehicle and cycle parking, hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and construction of a new dedicated vehicle ramp to basement level to service Royal Mail operations, construction of an acoustic roof deck over the existing servicing yard and all other necessary excavation and enabling works.”*
- 3.12 The Calthorpe Street Development is for a residential led development with commercial and flexible uses and a range of public, communal and privately accessible amenity space.
- 3.13 The Calthorpe Street Site is formed of two separate plots separated by the garden, an area of publically accessible open space.

- 3.14 Plot C1 designed by Allies and Morrison Architects is located north and west of The Garden. This plot will provide three buildings including a perimeter block on the Farringdon Road and Calthorpe Street corner (Block H) made up of seven cores H1 to H7, a smaller lower building on the Calthorpe Street Phoenix Place corner (Block J), and a smaller pavilion building in The Garden (Block K).
- 3.15 Plot C2, designed by Wilkinson Eyre Architects is located to the south of The Garden adjacent to the Mount Pleasant Sorting Office. This plot will be made up of three buildings including one on Phoenix Place (Block E), a linear building along The Garden (Block F), and a building along Farringdon Road against the existing Sorting Office building (Block G).
- 3.16 Table 3.2 below sets out the existing and proposed floorspace by use class.

Table 3.2 – Calthorpe Street Site Existing and Proposed Floorspace

Use	GEA (sqm)		GIA (sqm)		NIA (sqm)*	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Residential (Class C3)	0	42,672	0	38,015	0	29,264
Office (B1)	0	4,701	0	4,260	0	2,935
Retail and Community (A1, A2, A3, D1 and D2)	0	1,572	0	1,428	0	1,393
SUB TOTAL	0	48,945	0	43,703	0	33,592
RMG Parking (Sui Generis)	22,169*	14,150	22,169*	14,150	-	-
Ancillary	0	5,189	0	5,024	0	5,024
TOTAL	22,169*	68,284	22,169*	62,877	0	38,616
Parking Provision						
	Existing		Proposed			
Car Parking Spaces	0		65 (Incl 17 disabled spaces)			
Cycle Parking Spaces	0		455 (Incl 44 commercial spaces & 13			

		visitor spaces)
RMG Operational Parking	300**	254**

*Approximate maximum. **Please refer supporting Transport Statement for further information.

Phoenix Place Site – LB Camden

3.17 Full planning permission is sought for the following:

“Comprehensive redevelopment of the site following the demolition of existing buildings to construct four new buildings ranging from 4 to 15 storeys in height to provide 38,723 sqm (GIA) of residential floorspace (Class C3), 822 sqm (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 and D2), with associated energy centre, waste and storage areas, vehicle and cycle parking (including the re-provision of Royal Mail staff parking), hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation and enabling works.”

3.18 The Phoenix Place Development comprises 345 residential units and 822 sqm of flexible commercial space with 54 underground residential car parking space and 196 underground parking spaces for Royal Mail Operation Staff.

3.19 The Phoenix Place Site is split into two plots, P1 and P2, located to the south and north respectively, of the proposed pedestrian extension to Coley Street.

3.20 P1 (Block A) consists of a horseshoe shaped courtyard block comprised of seven residential cores or blocks (referred to as A1 through to A7). P2 consists of two warehouse buildings and a terrace block. These are referred to as Block B, C and D respectively.

3.21 Table 3.1 below sets out the existing and proposed floorspace by use class.

Table 3.1 – Phoenix Place Site – Existing and Proposed Floorspace

Use	GEA (sqm)		GIA (sqm)		NIA (sqm)*	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Residential (Class C3)	0	42,139	0	38,723	0	28,747
Office (B1)	-	0	434	0	-	0
Retail and Community	0	887	0	822	0	822

(A1, A2, A3, D1 and D2)						
SUB TOTAL	0	43,026	0	39,545	0	33,592
RMG Parking (Sui Generis)	8,304*	4,061	8,304*	4,061	-	-
Ancillary	0	12,048	0	10,189	0	10,189
TOTAL	8,304*	59,135	8,304*	53,795	0	43,781
Parking Provision						
	Existing		Proposed			
Residential Parking Spaces	0		54 (Incl 17 disabled spaces)			
Cycle Parking Spaces	0		440 (Incl 7 commercial spaces & 14 visitor spaces)			
RMG Parking Spaces	220 **		196			
RMG Cycle Parking	50		50 (100 in total)			

*Approximate maximum **Conservative estimate

Residential Provision

3.22 The Development comprises a significant level of new housing. The precise mix, tenure split and level of affordable housing provision is subject to on-going viability testing and may change through the course of the applications being discussed with and processed by LBC and LBI. This is explained in more detail in Section 7 of this Statement. Notwithstanding this, the Development, as currently designed could deliver:

Table 3.3 – Mount Pleasant Indicative Residential Mix

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	TOTAL
Social Rented	0	1	24	35	17	77
Intermediate	0	32	18	5	0	55
Market	5	143	322	71	8	549
TOTAL	5	176	364	111	25	681

3.23 Tables 3.4 and 3.5 show this split between the Calthorpe Street Development and the Phoenix Place Development.

Table 3.4 – Calthorpe Street Development – Indicative Residential Mix

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	TOTAL
Social Rented	0	0	18	4	16	38
Intermediate	0	17	11	0	0	28
Market	0	68	160	37	5	270
TOTAL	0	85	189	41	21	336

Table 3.5 – Phoenix Place Development – Indicative Residential Mix

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	TOTAL
Social Rented	0	1	6	31	1	39
Intermediate	0	15	7	5	0	27
Market	5	75	162	34	3	279
TOTAL	5	91	175	70	4	345

Retail, Commercial and Community Provision

3.24 The retail, community and commercial floorspace is located throughout the Site although principally on Farringdon Road and through the central public square. The retail and community floorspace is flexibly designed to cater for a range of occupiers and functions, and could be sub-divided into a different number of units to suit tenant requirements.

3.25 The Site is not a traditional retail destination, as such the proposed retail uses are likely to target the new residents of the Development and surrounding residential properties and be of a local nature.

4. CONSULTATION PROCESS

- 4.1 This Section summarises the pre-application process and the public consultation process. It should be read in conjunction with Volume I of the Design and Access Statement and the Community Involvement Report prepared by Indigo Public Affairs.

EIA Screening Request

- 4.2 A full Environmental Impacts Assessment, which has been formally scoped and undertaken in accordance with the 2011 Regulations has been carried out resulting in an Environmental Statement which is submitted in support of the planning applications. The Environmental Statement (ES) has been prepared in accordance with the Scoping Opinions received from LBI and LBC.

- 4.3 Due to the nature of the Development, the ES assesses the following scenarios:

- Development Scenario 1: the Entire Development (i.e. Calthorpe Street Development (including Enabling Works) and Phoenix Place Development);
- Development Scenario 2: Calthorpe Street Development (including Enabling Works); and
- Development Scenario 3: Phoenix Place Development.

Mayoral Referral

- 4.4 The applications are referable to the Greater London Authority (GLA) as the Development exceeds the relevant thresholds set out in the Town and Country Planning (Mayor of London) Order 2008. Accordingly the GLA has been involved in formal pre-application discussions with the Applicant and the LBI and LBC.

Pre-Application Discussions

- 4.5 The proposals for the Site have undergone an extensive and thorough consultation exercise over a two and a half year timeframe which has made a significant and positive contribution to the Development.
- 4.6 A significant amount of consultation has been undertaken with statutory bodies and other consultees in a process that has fully engaged with the local stakeholders and local residents throughout the design evolution of the scheme. The pre-application consultation approach was

designed to involve as many consultees with the residential-led development from the outset to enhance the quality of the final proposals and ensure that the planning and design issues were resolved as much as possible prior to the formal submission of the planning applications.

Pre Application Consultation

4.7 A series of frequent meetings with the officers at LBI and LBC covering planning, design, housing, transport, open space, inclusive access and trees have taken place since August 2012. In addition, a range of other consultees and organisations have also been consulted as set out below:

- Greater London Authority – Planning/Design & Energy/Sustainability
- Joint Borough Development Management Forum
- LBC Development Management Forum
- Lead Members for both Boroughs
- LBI Members Forum
- LBI Streetbook Design Panel
- Design Council CABE
- English Heritage
- Transport for London
- Metropolitan Police (Designing Out Crime officers)
- Environment Agency
- Natural England

4.8 Table 4.1 below sets out a summary of the pre-application meetings:

Table 4.1 – Summary of pre-application meetings and discussions

Consultee	Meeting Date
LBC Planning and Design Officer Meetings	Site visit took place on 14 th August 2012 followed by 6 meetings on a regular basis from August 2012 – February 2013.

LBI Planning and Design Officer Meetings	Site visit took place on 14th August 2012 followed by 6 meetings on a regular basis from August 2012 – February 2013.
LBI and LBC Strategic meetings with Heads of Planning	Series of meetings including 21 st August 2012, 18 th September 2012, 16 th October 2012, 7 th December 2012, 4 th February 2013.
LBC Access Officer	27 th November 2012
LBC Waste Officer	7 th November 2012
LBC Development Management Forum	Public forum on 14 th November 2012 and presentation to Councillors 16 th December 2012
Transport Officers from LBI, LBC and TfL	17 th October 2012 and 16 th January 2013 (formal pre application meeting with TfL).
Tree and Public Realm Officers from LBC and LBI	3 rd December 2012
LBI Streetbook Design Panel	14 th November 2012
LBI Members Forum	8 th October 2012
LBI Playspace Meeting	13 th December 2012 and 28 th February 2013
LBI Access Officer Meeting	11 th December 2012
LBC and LBI Lead Member Briefing	10 th October 2012
GLA – Planning/Design	12 th September 2012 and 6 th December 2012
GLA - Energy/Sustainability	6 th December 2012
Design Council CABE	DRP 5 th December 2012 and 20 th March 2013
English Heritage	14 th January 2013 and 20 th March 2013
Metropolitan Police (Designing Out Crime officers)	31 st October 2012

Public Consultation

- 4.9 In addition to those stakeholders noted above, the Applicant has consulted with the public and local residents by holding two Public Exhibitions which took place in October 2012 and March 2013. Both Exhibitions were three day events that were held at the Holy Redeemer Church, Exmouth Market close to the site. The Community Involvement Report submitted in support of the applications provides a summary of the responses that were received and describes how the proposals have been amended to take account of these comments.
- 4.10 It should be noted that there was also a Public Exhibition hosted by the LB Islington and LB Camden in November 2011 seeking the views of the public on the Joint Mount Pleasant Planning Brief which included an initial Masterplan for the site. The draft document was publicly consulted upon for a 6 week period and was subsequently jointly adopted by the Boroughs in February 2012 as a Supplementary Planning Document (SPD) which is a significant material consideration in the determination of future planning applications on the Mount Pleasant Site.

Pre-Application Discussions with Individuals and Groups

- 4.11 As a precursor to the main public exhibitions, local groups and stakeholders located close to the application site were contacted to inform them of the proposed redevelopment and to offer them the opportunity to discuss the proposals in more detail. These included but were not limited to:
- Natural England
 - Acton and Swinton Streets Residents Association
 - Amwell Street Community Association
 - Amwell Society
 - Brownlow Mews Group
 - Bunhill and Clerkenwell Teams, Safer Neighbourhoods Office
 - Calthorpe Project
 - Calthorpe Street WC1 Residents Group
 - Camden Civic Society
 - Charles Rowan House TRA

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- Christopher Hatton Primary School
 - Church of Our most Holy Redeemer
 - City and Islington College (CANDI)
 - Clerkenwell Green Preservation Society
 - Clerkenwell Parochial Church of England Primary School
 - Clerkenwell Regeneration Trust
 - Finsbury and Clerkenwell Volunteers
 - Finsbury Estate TRA
 - Finsbury Ward Partnership
 - Holborn Community Association
 - Hugh Myddelton Primary School Nursery
 - ICAG - Islington Cycle Action Group
 - Islington Society
 - Mallory Buildings TRA
 - Margery Street Community Centre
 - Margery Street TRA
 - Mount Pleasant Forum
 - New Calthorpe Estate TRA
 - Peel Centre (Community Hub)
 - Sadler's Wells Theatre
 - The Calthorpe Project
 - Weston Rise TMO
 - Wilmington Square Society

4.12 In addition to the two well-attended public exhibitions, the development team has attended a number of meetings with the community to discuss the proposals, including:

- A meeting with the Amwell Society and Mount Pleasant Forum on 24 October 2012
- A Joint Development Management Forum on 14 November 2012
- A further meeting with the Mount Pleasant Forum on 14 January 2013
- A meeting with Christopher Hatton Primary School in March 2013.

Conclusions from the Public Consultation Exercise

4.13 The public consultation exercise revealed a significant level of support from both the local community and stakeholders with a general consensus that there was a significant need to improve and redevelop the Site.

4.14 The Community Involvement Report sets out the detailed responses to the public consultation exercise.

5. PLANNING POLICY

- 5.1 The purpose of this Section is to identify the key national, regional and local planning policy and guidance relevant to the determination of the application for the Development, and against which the proposals have had regard to during design development. An analysis of the key policies and tests is included in the relevant sections.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.3 The adopted Development Plan for the Calthorpe Street application comprises the London Plan (2011), the Islington Core Strategy (2011) and saved Policies from the UDP (2002).
- 5.4 The adopted Development Plan for the Phoenix Place application comprises the London Plan (2011), the Camden Core Strategy and Development Policies Document (DPD), both adopted in 2010.
- 5.5 This Statement assesses the Calthorpe Street Development and Phoenix Place Development separately and as a whole. For the avoidance of doubt, we have split the relevant policy for each site into separate sections where necessary.

National Planning Policy and Guidance

- 5.6 At the national level, planning policy is contained within the National Planning Policy Framework (NPPF) that was published in March 2012 which replaced and superseded the previous individual topic related Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs).
- 5.7 The NPPF sets out Government planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. This guidance is referred to within the accompanying supporting application documentation where relevant and appropriate.
- 5.8 The NPPF is relevant to both the Calthorpe Street Development and the Phoenix Place Development.

Regional Planning Policy and Guidance

5.9 The London Plan (July 2011) is the guiding land use and planning document for Greater London. As such, it sets out the spatial strategy and policy context for how and where growth is to be accommodated. These objectives include optimising the development of previously developed land, promoting development in areas accessible by public transport and the potential of mixed use development to strengthen communities and local economies.

5.10 The Greater London Authority (GLA) has produced a number of guidance documents which amplify London Plan policy and are relevant to the Development. The key overarching strategy documents include:

- North London Sub-Regional Development Framework (May 2006)
- The Mayor's Transport Strategy (May 2010)
- The Mayor's Economic Development Strategy (May 2010)
- The Mayor's Climate Change, Mitigation and Energy Statement (October 2011)
- The London Strategic Housing Land Availability Assessment and Housing Capacity Study (October 2009)

5.11 The key Supplementary Planning Guidance includes

- Accessible London: Achieving an Inclusive Environment SPG (2004)
- Sustainable Design and Construction SPG (May 2006)
- Planning for Equality and Diversity in London SPG (October 2007)
- Green Infrastructure and Open Environments: The All London Green Grid SPG (March 2012)
- London View Management Framework SPG (March 2012)
- Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation Draft SPG (September 2012)
- Housing SPG (November 2012)
- Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy SPG (November 2012)

- Draft London Planning Statement (December 2012)

5.12 The above regional policy and guidance is relevant to both the Calthorpe Street Development and the Phoenix Place Development.

London Plan - Site Designations

5.13 The Site is within the North London Sub-Region, Central Activities Zone, the Farringdon and Smithfield Area of Intensification (36) and promotes:

- Optimising the use of previously development land and vacant or underused buildings;
- Intensifying development and mixed uses, with a special focus on Opportunity Areas and Areas of Intensification that are well served by public transport;
- North London Sub-Region's contribution to London's world city role, especially in relation to the Central Activities Zone;
- Optimising the development of Intensification Areas by exploiting their public transport accessibility and potential for increases in residential, employment and other uses, through higher densities and more mixed and intensive use.

5.14 The site sits within the London View Management Framework (LVMF) London Panorama from Kenwood and Parliament Hill. Full details of the historic context and views are provided within the Townscape, Visual and Built Heritage Assessment (ES Volume 3) and Section 8 of this Statement.

Local Planning Policy

London Borough of Islington (LBI)

5.15 The Calthorpe Street Site is subject to the following Planning Policy Designations:

- Central London Area (CAZ Frontage)
- Farringdon and Smithfield Area of Intensification
- The Rosebery Avenue Conservation Area
- Archaeological Priority Area

5.16 In addition to the adopted Core Strategy and the saved policies within the UDP, LBI has also adopted the following Supplementary Planning Guidance that is relevant to the proposed development, as follows:

- Mount Pleasant SPD (see Section 6)
- Accessible Housing SPD
- Inclusive Landscape Design SPD
- Environmental Design SPD
- Islington Urban Design Guide SPD
- Streetbook SPD
- Planning Obligations SPD

5.17 In addition to the above, the following policy guidance is in varying stages of production, and whilst limited weight can be attached to these documents in advance of adoption, regard has been had to them throughout the design process:

- Development Management Policies DPD
- Site Allocations DPD
- Finsbury Local Plan (previously the draft Bunhill and Clerkenwell Area Action Plan)

5.18 These documents were subject to an Examination in Public in December 2012 and proposed modifications are currently being promoted by LBI for agreement with the Inspector prior to these policy documents becoming formally adopted and replacing the saved policies of the 2002 UDP.

London Borough of Camden (LBC)

5.19 The Phoenix Place Site is subject to the following Planning Policy Designations:

- Central London Area (CAZ Frontage)
- Farringdon and Smithfield Area of Intensification

- Archaeological Priority Area

5.20 LBC has also adopted the following Supplementary Planning Guidance that is relevant to the proposed development:

- Mount Pleasant SPD (See Section 6)
- CPG 1 Housing
- CPG 2 Design
- CPG 3 Sustainability
- CPG 4 Basements and Lightwells
- CPG 5 Town Centres, Retail and Employment
- CPG 6 Amenity
- CPG 7 Transport
- CPG 8 Planning Obligations

5.21 LBC has prepared a Site Allocations DPD that was subject to an Examination in Public in January 2013 and proposed modifications are currently being promoted by LB Camden for agreement with the Inspector prior to this document becoming formally adopted.

5.22 The Phoenix Place Site is allocated for redevelopment within this Site Allocations DPD (Site 28). This is addressed in more detail in Section 7 of this Statement.

The Mount Pleasant Supplementary Planning Document (MP SPD)

5.23 The Mount Pleasant SPD (the “MP SPD”) was jointly adopted by LBI and LBC in February 2012 and defines a set of development parameters to guide the future redevelopment of the Mount Pleasant Site. It is a key document and significant material consideration when determining planning applications for the Site.

5.24 The MP SPD includes the following development objectives:

- Create a new neighbourhood which integrates fully into the local area and supports a new mixed and balanced community;

- Provide new housing, particularly affordable housing, much of which would be homes suitable for families;
- Help promote a strong local economy that provides a range of opportunities for different types and sizes of businesses;
- Open up the site with both new and improved streets that make better connections between Mount Pleasant and the surrounding neighbourhoods;
- Create new public spaces for local people both on the site and at its four corners; and
- Promote high quality design for buildings and public spaces which sustain and enhance the historic significance of the site and its surrounding area.

5.25 As part of the MP SPD proves and following its adoption, the following design objectives have been agreed between LBI and LBC and are in general conformity with the respective Development Plans:

- Create a new neighbourhood. The new neighbourhood will have a clear network of streets, open spaces and buildings. The new neighbourhood will be broken up into a series of smaller areas each with its own distinct character.
- Integrate the new neighbourhood into the local area. The new neighbourhood will be integrated into the local area. Integration will be physical – for example by responding positively to the character of the buildings and spaces in the surrounding area, and will also be achieved through providing land uses which are compatible with existing land uses.
- Open up the site with improved connections east-west. Connections east-west through the site do not exist. Links through the centre of the site from Farringdon Road, crossing Phoenix Place, Gough Street and linking through Coley Street to Gray's Inn Road will deliver improved connections to the surrounding areas and public spaces.
- Create a new mixed use neighbourhood. The size of the site and its strategic and local connections create the potential to develop a new neighbourhood. A new neighbourhood will be mixed use, providing new homes with amenity space, as well as employment, cultural, retail and recreation uses.
- Provide a vibrant streetscape. New streets and streets on all sides of the block will be significantly improved with high quality and well designed new buildings on the currently undeveloped parts of the site. New development will improve the relationship with the surrounding streets, provide increased levels of activity and integrate the new neighbourhood with the surrounding areas.

- Create new public open spaces for local people. The area generally lacks public open space. Any redevelopment of the site must provide sufficient public open spaces for a variety of uses, including recreation and play.
- Integrate the new neighbourhood with the retained sorting office. The retained sorting office and vehicle movements will operate within an enclosed environment. Appropriate mitigation must be used to protect adjacent land uses, including any new homes that are provided on the site.
- Enhance the four corners of the site. The four corners of the site currently provide poor quality public spaces and have significant capacity to be improved. These junctions are dominated by vehicle movements and would benefit from improvements to the public realm.

6. THE COMPREHENSIVE DESIGN

- 6.1 As set out in Sections 1 and 3 above, the Development comprises two separate planning applications covering the Calthorpe Street Site and Phoenix Place Site. The application boundary along Phoenix Place is largely defined by the administrative boundaries of LBI and LBC.
- 6.2 Pre-application discussions with LBI and LBC have been extensive and notwithstanding the nature of the two separate planning applications, the intention from the outset has been to take a holistic view and design the Calthorpe Street Site and Phoenix Place Site as a whole in order to maximise the potential benefits that its redevelopment would bring. This principle is enshrined in the adopted MP SPD.
- 6.3 The pre-application process resulted in the preparation and adoption of the Mount Pleasant Supplementary Planning Document (“MP SPD”), which sets out the overarching objectives and the initial masterplan for the Site. These are set out in Section 5 of this Statement and have been used as a key guide in designing the Development.
- 6.4 In addition to these overarching objectives, and in order to realise the redevelopment of the Site, the Applicant developed a number of further design objectives:
- To produce a holistic, achievable masterplan that:
 - Seamlessly incorporates Royal Mail operations with other uses within the site and in the surrounding neighbourhoods.
 - Efficiently addresses the technical constraints of the Site and the existing Royal Mail operations.
 - Can be delivered in phases and is sufficiently flexible to meet future demands.
 - To create a sustainable community that:
 - Reduces the barrier created by the existing Royal Mail facility.
 - Introduces a new residential-led district providing public amenities such as shops, public spaces, and community spaces.
 - Provides a cohesive solution incorporating both the main Calthorpe Street and Phoenix Place sites.
 - Instils a sense of ownership not only for occupiers but also for the wider community.
 - Meets or betters the Royal Mail Group sustainability policies and statutory requirements.

- To establish a robust architectural framework that:
- Respects and enhances the scale and character of the surrounding neighborhoods in a forward thinking manner.
- Creates an identity for the Development that is unique, but appropriate for the area and its uses.
- Offers a wide choice to potential users through a broad mix of unit types.
- Establishes a clear, holistic architectural design strategy including site usage, plot layout and building design.
- Establishes a clear system of private and public spaces, linkages and movement.

6.5 It is within this context that the masterplan design and principles and the Development have come forward. The analysis of the Site and masterplan design principles are included in Volume I of the Design and Access Statement (Section 3 – Masterplan Design Principles).

7. SITE SUITABILITY AND LAND USE

- 7.1 This Section assesses the principle of a residential-led mixed use development at the Mount Pleasant Site and assesses the suitability of the proposed residential use (including affordable housing) and the proposed retail, office and community uses.

Overarching Priorities for Sustainable Development

- 7.2 The National Planning Policy Framework (NPPF) has at its heart the “presumption in favour of sustainable development” (NPPF, paragraph 14), which is seen as the golden thread running through both plan-making and decision taking.
- 7.3 The NPPF seeks to proactively drive and support sustainable economic development to deliver the homes and business units that the country needs by encouraging the effective use of previously developed land and by promoting mixed use development (NPPF, paragraph 17).

Regional Objectives for Growth

- 7.4 The London Plan Spatial Development Strategy for Greater London (July 2011) sets out a number of objectives for development throughout its policies, these are set out below and seek:
- To increase housing choice and supply (Policy 3.3) and optimise housing output (Policy 3.4).
 - To realise brownfield housing capacity (Policy 3.3).
 - To encourage large residential development in areas of high public transport accessibility (Policy 3.7).
 - To promote mixed and balanced communities (Policy 3.10).
 - To support high density development relative to accessibility and public transport capacity (Policy 6.1).
- 7.5 The Site forms part of the Farringdon/Smithfield Area of Intensification and is identified in the London Plan as being a significant opportunity for intensification which could provide a mix of uses in order to maximise the opportunities and potential capacity of the Area (London Plan Table A1.2). Areas of Intensification are established in the London Plan as areas which could make a significant contribution to strategic growth objectives.

Local Objectives for the Development

7.6 The overarching principles for the redevelopment of the Site for alternative uses are set out in the MP SPD which was jointly adopted by LBI and LBC in February 2012 and is in general conformity with the respective Development Plans. The overarching land use objectives for the Site are set out below:

- The development should deliver a significant number of new homes, particularly affordable housing, much of which would be homes suitable for families.
- The Councils will encourage new employment floorspace, and require new business floorspace to be flexible to meet future business needs,
- And new development should complement the existing successful local retail economy and support a good range of goods and services for the people who live, work and study in the area. The size and nature of new retail and business facilities should not conflict with existing local retail and business uses so that the wider local economy can also benefit from new development.
- Any new development should provide suitable community facilities within the development to meet the needs of residents or contribute towards the improvement and extension of existing community facilities in the vicinity of the site.
- Any new development should provide open space and seek to improve and enhance connectivity to existing and adjacent green/open spaces, and will be required to provide new inclusive play space and explore opportunities for developing housing amenity spaces into play facilities.

7.7 In addition, LBC has prepared a Site Allocations DPD that was subject to an Examination in Public in January 2013 and proposed modifications are currently being promoted by LB Camden for agreement with the Inspector prior to this document becoming formally adopted.

7.8 The Phoenix Place Site is allocated for redevelopment (Site Reference 28), the Site Allocation DPD provides the following allocation:

“A mixed use development, primarily residential, which could include other uses such as business, community and retail uses, which makes efficient use of this highly accessible Central London location and also helps to meet the operational needs of Royal Mail. Development will be expected to:

- Be approached in a comprehensive manner alongside proposals on the Islington section of the site.

- Maximise the potential of the site to provide new housing (including affordable housing) while minimising potential conflicts between residential and other uses.
- Help fulfil the operational requirements of the Royal Mail and access to employment opportunities for local residents.
- Accommodate other appropriate uses such as employment, cultural and/or community uses to meet the needs of residents and businesses and to support any deficiencies in existing community facilities which may be exacerbated.
- Provide a range of new open spaces on and across the comprehensive development of the Royal Mail site.
- Improve and provide pedestrian and cycle linkages to create a more permeable and legible site and area.
- Respect the setting of Bloomsbury and Hatton Garden conservation areas and neighbouring listed buildings.
- Be considered in the context of proposals for the refurbishment and improvement of Mount Pleasant sorting office and planning documents adopted by the London Borough of Islington.
- Successfully manage associated servicing and traffic movements so that the impact on local residents can be minimised.
- Provide infrastructure for supporting local energy generation on site and/or connections to existing or future networks where feasible.
- Meet the more detailed key objectives set out in the adopted supplementary planning document.”

Evaluation of the Development

- 7.9 The principle of the Development accords with planning policy and guidance. National policy, the London Plan, the Development Plans for LBI and LBC and the MP SPD all seek to ensure that development on the Site achieves the highest intensity of use compatible with the local context in order to deliver a scale of development which makes the most effective and efficient use of land, subject to the local and wider context.
- 7.10 The London Plan, the Development Plans for LBI and LBC and the MP SPD all identify Mount Pleasant as a site suitable for residential led mixed use development. The Development will result in a substantial level of new housing located in a highly accessible location. The

Development will contribute towards meeting the housing targets for LBI and LBC by adding 336 and 345 new homes respectively.

- 7.11 A key priority and central theme for both the LBI and LBC Core Strategies is one of regeneration. The Development achieves the comprehensive redevelopment of the Site. The Development is residential-led with related supporting uses and will make a substantial contribution to housing delivery and the vitality and viability of the area.
- 7.12 The principle of the Development is wholly in accordance with the objectives of national, regional and local policy and guidance and the site specific objectives set out in the MP SPD.

Provision of Housing

- 7.13 As set out above, the principle of residential led development is in accordance with planning policy and the overarching strategic objectives for development and housing delivery. The following paragraphs assess the nature of housing provision and should be read in conjunction with the Housing Statement which is submitted as a separate document.

Density

- 7.14 The Site is located in an 'Urban' area of high public transport accessibility (PTAL ratings of 4 to 6). Table 3.2 of the London Plan (2011) sets out appropriate density ranges for development in such locations advising that 650-1,100 habitable rooms/hectare is an acceptable range and that this range should be seen as a guide to development where the intensity of the use should be maximised whilst having regard to the local context.

Calthorpe Street Development

- 7.15 The Calthorpe Street Development comprises of 336 providing 1,036 habitable rooms. Taking into account the mix of uses against the site area of 2.22 hectares, this equates to a ratio of 151 units/hectare or 467 habitable rooms/hectare. This is below the recommended density ratio set out in the London Plan. The density is reduced by virtue of the extensive area of public realm within the centre of the Calthorpe Street Site, the scale of the existing Royal Mail servicing yard, within the application boundary, and the nature of the surrounding context. It is therefore considered a suitable density when taking into account site specific characteristics.

Phoenix Place Development

- 7.16 The Phoenix Place Development comprises of 345 units providing 1,077 habitable rooms. Taking into account the mix of uses against the site area of 1.31 ha, this equates to a ratio of 263 units/hectare or 822 habitable rooms/hectare. This is a mid-range density level for such an urban site and fully accords with planning policy guidance.

Residential Mix

- 7.17 The Development will provide a variety of residential typologies, with a varied mix of unit sizes across the Calthorpe Street Site and Phoenix Place Site. The breakdown of unit mix and tenure split based on an indicative 20% affordable housing provision is set out below. However, the proposed accommodation schedules are subject to on-going viability testing, (which is described in more detail at paragraph 7.25) and therefore may change.

Calthorpe Street Development

- 7.18 The Calthorpe Street Development provides a mix of unit sizes broadly consistent with the LBC Dwelling Size Priorities Table. The provision of large family sized units is weighted towards the Social-Rented tenure, whilst the smaller 1-bed and 2-bed units are weighted towards the Intermediate and Market tenure.
- 7.19 In accordance with Development Management DPD Policy DM5, of the Social-Rented units, over 50% are large family units; and a large proportion (approximately 55%) of the Market units are 2-bed which are in the greatest demand.

Table 7.1 – Calthorpe Street Indicative Residential Mix

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	TOTAL
Social Rented	0	0	18	4	16	38
Intermediate	0	17	11	0	0	28
Market	0	68	160	37	5	270
TOTAL	0	85	189	41	21	336

Phoenix Place Development

- 7.20 The Phoenix Place Development provides a mix of unit sizes broadly consistent with the draft Development Management Policies Policy DM9 requirements, as set out in Table 3.1.
- 7.21 The draft planning guidance seeks a higher provision of family units in the Social-Rented sector, approximately 80% of all Social-Rented units are family sized; a greater percentage of smaller 1-bed units in the Intermediate sector, approximately 55% of all Intermediate units are 1-bed; and a high percentage of 2-bed units in the Market sector, approximately 60% of all Market units are 2-bed.
- 7.22 The proposed units mix is considered broadly consistent with the draft planning guidance and in accordance with Development Management Policies Policy DM9 and LBC Core Strategy Policy CS 12.

Table 7.2 – Phoenix Place Indicative Residential Mix

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	TOTAL
Social Rented	0	1	6	31	1	39
Intermediate	0	15	7	5	0	27
Market	5	75	162	34	3	279
TOTAL	5	91	175	70	4	345

Wheelchair Accessible Units and Lifetime Homes Standards

- 7.23 The Development as a whole and the Calthorpe Street Development and Phoenix Place Development individually are in accordance with regional and local planning policy and guidance whereby 10% of the residential units provided have been designed to be adaptable for wheelchair housing, in line with the London Housing Design Guide SPG.
- 7.24 All units will achieve Lifetime Homes and Secure by Design Standards and seek to achieve Code for Sustainable Homes Code Level 4. This is described in more detail in the Environmental Considerations Section.

Provision of Affordable Housing

- 7.25 London Plan Policies 3.11 and 3.12 seek to maximise affordable housing provision in London and in negotiating affordable housing on individual private residential and mixed use schemes, Local Planning Authorities should have regard to the need to encourage rather than restrain residential development (London Plan Policy 3.3), the need to promote mixed and balanced communities (London Plan Policy 3.9), the size and type of affordable housing needed in particular locations and the specific circumstances of individual sites.
- 7.26 London Plan Policy 3.12 (Part B) states that negotiations on sites should take into account the individual circumstances including development viability and the availability of public subsidy.

Calthorpe Street Development – Relevant Local Policy

- 7.27 Local planning policy guidance for the Calthorpe Street Development is provided by Core Strategy CS12 which requires all sites capable of delivering 10 or more units to provide affordable housing. The Council expects that many sites will deliver at least 50% subject to a financial viability assessment and that the affordable housing tenure split should be 70% Social-Rented and 30% Intermediate.
- 7.28 LBI is consulting on the Development Management Policies DPD. Early iterations included detailed policy guidance on affordable housing provision through Policy DM8. This has subsequently been amended and states:

“The council’s adopted policy on affordable housing is set out in the Core Strategy. A new affordable housing policy for the borough is being developed to address the introduction of Affordable Rented housing as a form of affordable tenure.”

- 7.29 Local policy guidance therefore reverts to Core Strategy Policy CS12.

Phoenix Place Development – Relevant Local Policy

- 7.30 LBC Core Strategy Policy CS6 seeks to make full use of Camden’s capacity for housing by aiming to secure high quality affordable housing by seeking to negotiate a contribution from specific proposals on the basis of the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development. Policy CS6 sets an affordable housing target of 50% of the total addition to housing floorspace and guidelines of 60% social rented housing and 40% intermediate housing.

7.31 LBC Development Policies DPD Policy DP3 provides further guidance. The policy states that where two-or-more development sites are adjacent and related, the appropriate affordable housing contribution is comprehensively assessed for all the sites together. Where development sites are split or phased, the Council will seek to use legal agreements to ensure that all parts or phases make an appropriate affordable housing contribution.

7.32 Further it states that the Council will negotiate the development of individual sites and related sites to seek the maximum reasonable amount of affordable housing on the basis of an affordable housing target of 50% of the total addition to housing floorspace, but will apply the target with regard to a sliding scale from 10% for developments with capacity for 10 dwellings to 50% for developments with capacity for 50 dwellings. In considering whether an affordable housing contribution should be sought, whether it can practically be made on site, and the scale and nature of the contribution that would be appropriate, the Council will also take into account:

- a) access to public transport, workplaces, shops, services and community facilities;
- b) the character of the development, the site and the area;
- c) site size, and constraints on including a mix of market and affordable tenures;
- d) the economics and financial viability of the development including any particular costs associated with it;
- e) the impact on creation of mixed and inclusive communities; and
- f) any other planning objectives considered to be a priority for the site.

Evaluation of the Development

7.33 The Development as a whole and individually across the Calthorpe Street Site and Phoenix Place Site seeks to deliver the maximum amount of on-site affordable housing subject to the financial viability of the development and within the context of the substantial enabling costs associated with the reconfiguration and rationalisation of the Mount Pleasant Sorting Office which releases the Site for redevelopment. These works are described in detail in Section 6 of this Statement.

7.34 The broad approach to viability has been discussed and agreed with both LBI and LBC as part of the MP SPD process having regard to the prevailing policy context. The most salient principles are that the viability approach is holistic across both sites and that it will take into account the

substantial and costly enabling works that must be undertaken to bring the Site forward for redevelopment but not those relating to the Applicant's wider operations.

- 7.35 In late 2012, the District Valuation Service (DVS) of the Valuation Office was jointly appointed by LBI and LBC to review and agree the viability case which has been prepared by Gerald Eve on behalf of the Applicant. The viability case is subject to on-going discussion between the Applicant, the DVS and LBC and LBI.
- 7.36 The Calthorpe Street Development and Phoenix Place Development have been prepared on the basis of an indicative affordable housing provision of approximately 20%. Whilst the plans and associated documents assess this level of affordable housing, the precise amount and tenure split is subject to the on-going viability discussions and is subject to change throughout the determination of the planning applications.

8. DESIGN MATTERS

8.1 This Section should be read in conjunction with a number of supporting application documents including:

- Application Plans
- Design and Access Statement – Volumes I, II and III;
- Environmental Statement: Volume 3: Townscape, Visual and Built Heritage Assessment; and
- Mount Pleasant Play Strategy.

Design Principles

8.2 Achieving high quality design is an overarching planning policy objective. The importance of achieving a vibrant mixed-use development that will set a benchmark in quality of design and sustainability has been a key element of the design principles for the Development. The Development has been subject of extensive pre-application discussions with LBI, LBC and the GLA and has been positively reviewed on two separate occasions by the Design Council CABE.

8.3 There are a number of fundamental design principles that underpin the Development. These are set out in detail in Sections 6 and 7 of this Statement and throughout the Design and Access Statement.

Public Realm, Open Space and Amenity Space

8.4 The landscape and public realm proposals are set out in Volumes II and III of the Design and Access Statement and address the Calthorpe Street Development and Phoenix Place Development respectively.

8.5 The Site is in an area of public open space deficiency and the proposed public realm and open space provision is seen as a key benefit of the Development. The approach to the design seeks to:

- Open up the site to public access.
- Create spaces which are successfully coordinated with the architecture.
- Make practical and efficient spaces.
- Ensure a legible and satisfying balance between public, communal and private spaces.

- Be manageable and maintainable within the resources that would be available.
- Be universally accessible and appealing to a wide range of people.
- Introduce planting wherever possible.
- Be pedestrian dominated and to make a safe, family friendly neighbourhood.

8.6 For both the Calthorpe Street Development and the Phoenix Place Development, the minimum requirements for child playspace have been calculated using the GLA recommendations of 10sqm per child as set out in the Shaping Neighbourhoods: Play and Informal Recreation, SPG September 2012. The child yield figures have been derived from the GLA toolkit that supports the SPG. This approach has been agreed with both LBI and LBC.

8.7 Table 8.1 below sets out the respective policy requirements and actual provision.

Table 8.1 – Development playspace provision and policy requirements

	Calthorpe Street Development			Phoenix Place Development			Development Total		
	Child Yield	Minimum play area required (m2)	Play area provided (m2)	Child Yield	Minimum play area required (m2)	Play area provided (m2)	Child Yield	Minimum play area required (m2)	Play area provided (m2)
0-4 Years	44	440	1,100	41	410	1,120	85	850	1,660
5-11 Years	37	370	1350	39	390		76	760	1,910
12+ Years	24	240	300	32	320	250	55	550	550
TOTAL	105	1,050	2,750	112	1,120	1,370	217	2,160	4,120

8.8 This analysis demonstrates that a significant benefit of the Development is the quantum and standard of playspace provision proposed as part of the Play Strategy, which is submitted as a separate document.

- 8.9 The purpose of the Playspace Strategy has been to guide and inform the open space and landscape design of the Development. A public realm strategy was initially developed by Publica to inform the preparation of the MP SPD. The strategy has continued to evolve in consultation with LBI and LBC since the adoption of the MP SPD and the principles set out in the Playspace Strategy have been used to shape the public realm and playspace proposals described in the Design and Access Statement and illustrated on the landscaping plans for approval. The intention is for the principles set out in the Playspace Strategy to be taken forward as the detailed design of the open space and landscaped areas develop. It is envisaged that further hard and soft landscaping details will be submitted for approval under planning conditions at a later date.
- 8.10 For the above reasons, the Development when considered separately and as a whole is considered to be fully in accordance with the GLA Shaping Neighbourhoods: Play and Informal Recreation, SPG and consequently the respective Development Plans.

Townscape and Heritage

- 8.11 Volume III of the Environmental Statement includes the Townscape and Visual Impact Assessment (TVIA), prepared by the Professor Robert Tavernor Consultancy Ltd, with views prepared by Cityscape. The TVIA provides a summary of the relevant planning policy and methods used in the assessment of the three development scenarios on the surrounding townscape character, above ground built heritage and strategic and local views during the demolition, construction and operation of the Development. Mitigation measures are identified where appropriate to avoid, reduce and offset any adverse effects.
- 8.12 The suitability of the Development design in its spatial location has been assessed using 33 different viewing positions, some of which are shown in winter and summer views and during night-time hours. In addition the TVIA assesses the likely impacts of the Development on the settings of listed structures and identified heritage assets in the local area.
- 8.13 The TVIA acknowledges that the Development has been through a process of pre-application consultation to respond positively in scale and mass to the existing townscape, including local conservation areas, registered landscapes, listed buildings and undesignated heritage assets close to the Site and that likely adverse effects have been considered throughout the design process, such that all have been mitigated by design through and iterative design evolution process.

- 8.14 The TVIA concludes that the Development would enhance and promote sustainable development and has been conceived to be an integral part of the townscape of the locality with a distinctive character and sense of place, drawn from the analysis of the specific location of the Site. In addition, the legibility of the Development, the high quality of the architectural and urban design and the creation of well defined, active street frontages and high quality new public spaces would significantly enhance the local townscape.
- 8.15 The Development will not harm the strategic or local views or the settings of townscape or heritage assets in the local area.
- 8.16 For the above reasons the Development fully accords with the NPPF, London Plan Policies 7.7, 7.8, 7.9, 7.10, 7.11 and 7.12, LBI Core Strategy Policy CS 10, CS15 and CS16 and LBC Core Strategy Policies CS14 and CS15.

9. TRANSPORT AND MOVEMENT

- 9.1 This Section assesses the key transport aspects of the proposal and should be read in conjunction with the Transport Assessment prepared by SKM Colin Buchanan which is submitted in support of the application. The Transport Assessment (TA) is supplemented by a Travel Plan Framework and the Residential Travel Plan and Operational Travel Plans for Calthorpe Street and Phoenix Place.
- 9.2 These documents provide a comprehensive review of the Development and a robust assessment of the transportation impacts. The documents also identify any mitigation measures to ensure safe access to and from the Calthorpe Street Site and Phoenix Place Site.
- 9.3 At all levels within the planning policy framework there is a strong presumption in favour of reducing the need to travel, particularly by private car, and encouraging more sustainable modes of transport, this has been the approach adopted by the Development. Section 2 of the TA provides a detailed assessment of relevant planning policy for transport and highways.
- 9.4 The submitted Travel Plans provide a framework for delivering the vision for sustainable travel in and around the Site as a whole and the Calthorpe Street Site and Phoenix Place Site individually and identifies the potential measures that may be introduced to promote alternative means of travel other than by private car such as walking, cycling and public transport.
- 9.5 The transport related proposals are set out in Section 5 of the TA and summarised below:
- Consolidating all operational parking into the basement of the Sorting Office building (planning permission not required)
 - Royal Mail access relocated along Farringdon Road, providing access to a ramp (serving the basement), ground floor loading bays, and parking areas.
 - New lightweight roof over the existing Royal Mail's operations on the ground floor to attenuate noise and prevent light pollution;
 - Vehicular access provided from Gough Street, with the southern section of Gough Street widened to accommodate two-way traffic.
 - Provision of three new access points to serve the residential development: a new priority junction off Calthorpe Street; a new service vehicle exit only point on Farringdon Road; a new access off Gough

Street; and a new access off Phoenix Place. All new accesses have been subject to a Safety 1 Road Safety Audit.

- Provision of residential car parking at basement level (at approximately 0.17 spaces per dwelling for family (3-bed plus) units only).
- Provision of cycle parking in accordance with TfL standards and a 50 cycle hire Docking Station.
- New pedestrian access routes throughout the Calthorpe Street Site and a new pedestrian link through the Phoenix Place Site to provide a link between Phoenix Place and Gough Street. A pedestrian refuge is also proposed on Farringdon Road.

Car Parking Provision

Royal Mail Staff Car Parking

- 9.6 Existing Royal Mail car parking is provided at street level on the Phoenix Place Site and is principally required to serve operational staff required on site during times when public transport is not readily accessible.
- 9.7 The intention is to increase staff numbers at the Mount Pleasant Sorting Office from approximately 1,890 to 2,970, representing a 57% overall increase in staff, with an approximate 83% increase in staff on the early shift where public transport is not readily accessible. It is therefore an absolute requirement of the Mount Pleasant Sorting Office operation that staff parking is re-provided on site. The intention is to provide approximately 196 staff car parking spaces within the second basement level of the southern part of the Phoenix Place Site through double-stacking and valet parking to minimise required area. This represents a significant reduction in available parking, in line with planning policy. In addition to the proposed staff car parking, 100 cycle parking spaces will be provided which represents a doubling of current provision.
- 9.8 The number of existing and proposed staff and the respective shift patterns is explained in detail in Section 10 of the TA.

Residential Car Parking Provision – Calthorpe Street Site

- 9.9 The Calthorpe Street Development comprises 65 car parking spaces, of which 17 are accessible and 48 are standard car parking spaces. The total number of units is 336, of which 65 are 3-bed plus.

Residential Car Parking Provision – Phoenix Place Site

- 9.10 The Phoenix Place Development comprises 54 car parking spaces, of which 17 are accessible and 37 are standard car parking spaces. The total number of units is 345, of which 74 are 3-bed plus.

Evaluation of Residential Car Parking Provision

- 9.11 The Development as a whole provides car parking at a ratio of 0.17 parking spaces per unit (this is broadly consistent across the two sites), inclusive of the accessible parking spaces required by policy. The intention is that these parking spaces will serve the larger family sized units of 3-bed plus in size.
- 9.12 Section 10 of the TA assesses existing car parking provision in LBI and LBC (noted as being between 0.41 to 0.48 car parking spaces per household); within the local wards (noted as being between 0.30 to 0.37 car parking space per household); and at a Super Output level (noted as being between 0.21 to 0.38 car parking spaces per household).
- 9.13 At any level of analysis of the local context, the proposed car parking ratio of 0.17 is extremely low.
- 9.14 The saleability (both in value and marketing period) of the proposed large family units will be affected should insufficient car parking be provided on Site. It is therefore considered that the proposed level of car parking is justified on viability grounds and is consistent with other similarly located large scale residential schemes in London. The material consideration overriding planning policy (in both LBI and LBC) is the viability and deliverability of the Calthorpe Street Development and Phoenix Place Development as a whole and individually, where the Applicant can demonstrate through a viability assessment that car parking is required for large family units in order to achieve the anticipated sales absorption rates required for the Development to be viable.

Cycle Parking Provision

- 9.15 A comparison between the relevant cycle parking standards of LBI, LBC and TfL has been undertaken to establish the highest level of cycle parking provision for the Site as required by policy. The results of this analysis are set out in Section 10.5 of the TA.

- 9.16 An analysis of the minimum cycle parking requirements based on TfL standards (the most onerous) against the proposed cycle parking provision across the Site is set out below (this has been extrapolated from tables 10.8 and 10.9 of the TA):

Table 12.1 – Proposed Cycle Parking Provision against TfL Minimum Cycle Parking Standards

Site	Plot	Minimum TfL Cycle Parking Standards			Proposed Cycle Parking Provision		
		Residential	Residential Visitors	Commercial Uses	Residential	Residential Visitors	Commercial Uses
Calthorpe Street Site	C1	204	7	6	268	40	43
	C2	194	6	25	173		
Phoenix Place Site	P1	271	9	5	275	7	7
	P2	148	5	2	156		
Total		817	27	38	872	50	50

- 9.17 Table 12.1 demonstrates that the Development as a whole and individually exceeds the minimum cycle parking standards required by policy. This is a key benefit of the Calthorpe Street Development and Phoenix Place Development and forms part of the wiser sustainable transport strategy to encourage sustainable means of transport.

Summary

- 9.18 The Development fully accords with London Plan Policy 6.3 which requires development proposals to be fully assessed to ensure there is sufficient road network capacity and London Plan Policy 6.2 which requires development to provide cycle parking and facilities.
- 9.19 The Calthorpe Street Development accords with the LBI Core Strategy Objectives 1 and 17 which seek to encourage walking and cycling over public transport use and all other modes above car use and ensure that transport connections are improved and that public transport capacity is sufficient to meet the needs of those who work and study in the borough.
- 9.20 The Phoenix Place Development accords with LBC Development Management DPD Policies DM16, DM17 and DM18 which seek to ensure development proposals are fully integrated into the existing transport network; that developers make provision for pedestrians, cyclists and public transport users; and that developments provide the minimum necessary car parking provision.

10. ENVIRONMENTAL CONSIDERATIONS

- 10.1 This Section reviews the main chapters of the Environmental Statement (ES) and the Energy Strategies and Sustainability Statements for the Calthorpe Street Site and Phoenix Place Site. A full assessment of the likely significant effects of the Development is included in the ES, which also recommends any mitigation measures that may be required as a result of the Development. Unless stated, the ES assesses the Site as a whole and the assessments are valid to both the Calthorpe Street Development and Phoenix Place Development.

Energy and Sustainability

Calthorpe Street Site

- 10.2 An Energy Strategy and Sustainability Statement for the Calthorpe Street Site have been prepared by Hoare Lea and are submitted in support of the Calthorpe Street Development. These should be read in conjunction with this summary.
- 10.3 Sustainability has been a guiding principle for the design of Development and subsequently the proposals at the Calthorpe Street Site. The main features of the approach are listed below:
- All new dwelling within the scheme will seek to achieve Code for Sustainable Homes Level 4 rating (November 2010 version).
 - Due to the shell and core nature of the retail and commercial units, they will be designed to target a minimum BREEAM rating of 'Very Good'.
 - All dwellings will be designed to Lifetime Homes and Secure by Design standards.
 - The Calthorpe Street Development is targeting a minimum overall improvement of approximately 42% on Part L 2010 (regulated CO₂ emissions); with an approximate 9% site-wide improvement of 2010 Building Regulations ('Be Lean'); 25-35% CO₂ savings through an on-site Energy Centre ('Be Clean') and a 1-7% saving on regulated CO₂ emission from low or zero carbon source ('Be Green').
 - All new dwellings are designed to meet a target mains water consumption of 90l/p/day.
- 10.4 The Calthorpe Street Development is considered to accord with London Plan Policies 5.2, 5.5, 5.6 and 5.7; Core Strategy Policies CS10, CS11 and CS15; and draft Development Management Policies DM40, DM42, DM 43 and DM44.

Phoenix Place Site

- 10.5 An Energy Strategy and Sustainability Statement for the Phoenix Place Site have been prepared by Hoare Lee and are submitted in support of the Calthorpe Street Development. These should be read in conjunction with this summary.
- 10.6 Sustainability has been a guiding principle for the design of Development and subsequently the proposals at the Phoenix Place Site. The main features of the approach are listed below:
- All new dwelling within the scheme will seek to achieve Code for Sustainable Homes Level 4 rating (November 2010 version).
 - Due to the shell and core nature of the retail units, they will be designed to target a minimum BREEAM rating of 'Very Good'.
 - All dwellings will be designed to Lifetime Homes and Secure by Design standards.
 - The Phoenix Place Development is targeting a minimum overall improvement of approximately 40% on Part L 2010 (regulated CO₂ emissions); with an approximate 7% site-wide improvement of 2010 Building Regulations ('Be Lean'); 25-35% CO₂ savings through an on-site Energy Centre ('Be Clean') and a 1-7% saving on regulated CO₂ emission from low or zero carbon source ('Be Green').
 - All new dwellings are designed to meet a target mains water consumption of 105l/p/day.
- 10.7 The Phoenix Place Development is considered to accord with London Plan Policies 5.2, 5.5, 5.6 and 5.7; Core Strategy Policies CS11, CS13, CS18 and the Camden Planning Guidance 3 – Sustainability SPD.

Noise and Vibration

- 10.8 Noise monitoring undertaken at the Site confirmed that the existing noise climate was dominated by road traffic and noise generated within the service depot areas of the adjacent Mount Pleasant Sorting Office.
- 10.9 The ES identifies potential temporary nuisance caused by noise and vibration during construction activities of a short-term nature and of minor significance. Once completed and operational, the Development would cause a minor redistribution in traffic including heavy goods vehicles on the local road network, with a slight reduction in traffic noise to surrounding receptors as a result, although there will be a slight increase in traffic along Gough Street which is considered to be of minor significance.

- 10.10 For the above reasons, the Development is considered to be in accordance with London Plan Policy 7.15 and LBI UDP Saved Policies ENV 16 and ENV 17 and LBC Development Policies Policy DP26 and DP28.

Air Quality

- 10.11 The entire Site is within an Air Quality Management Area (AQMA) owing to the relatively high levels of pollutants in the air. Demolition and subsequent earthworks are expected to generate dust, thereby causing nuisance to nearby residents, as such best practice environmental controls will be implemented to minimise dust from this source. Emissions from demolition and construction traffic would likely be small in comparison to existing conditions, although emissions could have a small negative effect on local air quality at peak construction times. The ES concludes that the likely significant environmental effects of the Development are of a local and temporary nature of moderate adverse significance (dust) and minor adverse significance (emissions).
- 10.12 For the above reasons, the Development is considered to be in accordance with London Plan Policy 7.14 and LBI UDP Saved Policies ENV 16, ENV 17 and ENV 18 and LBC Development Policies Policy DPD DP26 and DP32.

Archaeology

- 10.13 A desk-based assessment of the potential for archaeological remains to exist beneath the Site has been undertaken. The assessment concludes that there is potential for archaeological remains to exist, which relate to the Prehistoric, Roman, Anglo-Saxon and Medieval and Post Medieval periods and that they are considered to be of minor local importance.
- 10.14 The ES recommends that prior to any ground works commencing, a programme of archaeological monitoring and recording would be undertaken and any findings, as well as the appropriate archiving of records and artefacts, would be published. This could be secured by planning condition.
- 10.15 The Development is considered to be in accordance with London Plan Policy 7.8 and LBI UDP Saved Policies D43, D44, D45, D46 and D47 and LBC Development Policies Policy DP25.

Ground Conditions and Contamination

- 10.16 A desk-based assessment of the potential for ground contamination at the Site has been undertaken. The assessment concludes that there is potential for contamination to be present and recommends that prior to the start of construction works for all scenarios, a detailed intrusive investigation should be undertaken to establish the full extent of contamination on the Site.
- 10.17 A Construction Environmental Management Plans will set out the mitigation measures to minimise the risk of any contamination spreading.
- 10.18 In line with mandatory legislative requirements and best practice guidance, the redevelopment of the Site will take place in a manner that will not cause any unacceptable contamination risk to human health and the wider environment. The Development is in accordance with the NPPF, London Plan Policy 5.21 and LBI UDP Saved Policies LBC Development Policies Policy DP22.

Water Resources and Flood Risk

- 10.19 The Site is located in an area where there is little or no risk of flooding. Nevertheless, each scenario includes measures to minimise surface water flooding. These include Sustainable Urban Drainage Systems (SUDS), comprising of temporary runoff storage units, rainwater harvesting systems, and green (vegetation-covered) and brown (gravel-covered) roofs. The entire Development will incorporate water-efficient fittings and appliances that would reduce, reuse and recycle water.
- 10.20 The Development is fully in accordance with London Plan Policy 5.12 and LBI UDP Saved Policies ENV 16, ENV 17 and ENV19 and LBC Development Policies Policy DP23.

Wind

- 10.21 Wind-tunnel testing was undertaken to assess the potential effects of each of the scenarios on the wind microclimate of the Site and immediate surrounding area. As construction progresses, wind conditions experienced at the Site would tend towards those that would exist with the completed development scenario, as such, negligible effects are predicted.
- 10.22 When the Development is completed, the wind conditions within the proposed thoroughfares, building entrances, amenity area at ground and at roof level, are predicted to be suitable or better than the desired pedestrian uses, such as standing or walking. As such, the Development is considered to have a beneficial effect on the surrounding microclimate.

- 10.23 The Development is fully in accordance with London Plan Policy 3.5 and LBI UDP Saved Policies ENV 16 and ENV 17 and LBC Development Policies Policy DP26.

Daylight, Sunlight and Overshadowing

- 10.24 Changes in the layout and height of buildings can result in changes in daylight and sunlight availability at the existing buildings adjacent to the Site, and can also cause overshadowing of surrounding open spaces. Similarly, the design of new buildings can influence the amount of daylight and sunlight that future occupiers enjoy. Therefore, an assessment was undertaken to establish the potential effects of the Development on daylight, sunlight and overshadowing.
- 10.25 On completion of the Development, the residential properties adjacent to the Site would receive adequate levels of daylight and sunlight; although some of the rooms tested would see a reduction in daylight and sunlight availability but would be within BRE Guidelines. However, given the urban context of the Site, the dense nature of the urban environs and the recognised need for redeveloping the Site, these results are considered acceptable and in accordance with the overarching objectives for sustainable development.
- 10.26 For the reasons set out above, the Development is considered to be in accordance with the criteria set out in the 2011 BRE Handbook and therefore in accordance with London Plan Policy 3.5 and LBI UDP Saved Policies ENV 16 and ENV 17 and LBC Development Policies Policy DP26.

Health

- 10.27 A Health Impact Assessment (HIA) for the Development has been prepared by Volterra Partners and is submitted as a standalone document in support of the planning applications in accordance with LBI Core Strategy Policy CS19 and LBC Core Strategy Policy CS16. The purpose of the HIA is to establish the direct and indirect effect of the Development on the population. By virtue of the scale of development, it is likely that this will have an effect of the demographic profile, health and well-being of the local population.
- 10.28 The HIA assesses the potential health impacts which arise during the construction and operation phases of the Development, structuring the analyses under the following headings: biological factors; lifestyle factors; social environment; physical environment; and public services access.

11. PLANNING OBLIGATIONS

- 11.1 The Calthorpe Street Development and the Phoenix Place Development will each have their own Section 106 Agreement. Potential planning obligations has been discussed with LBI and LBC during the pre-application process, although these discussions have not extended to the specific nature of the planning obligations or the value of any financial contributions.
- 11.2 The draft Section 106 Heads of Terms have been prepared having regard to the requirements of the LBI Planning Obligations SPD (2009) and the LBC Planning Guidance 8: Planning Obligations. The draft Section 106 Heads of Terms assume Mayoral CIL liability. They are drafted on the assumption that the applications will be determined in advance of any local CIL being adopted by LBI or LBC.
- 11.3 The intention is for the draft Section 106 Heads of Terms to be discussed in detail during the course of the applications being discussed with and processed by LBI and LBC.

Calthorpe Street Development – Draft Section 106 Heads of Terms

- 11.4 The Calthorpe Street Development Section 106 may include the following:
- Provision of an appropriate level of affordable housing.
 - Sustainable Transport and Public Realm Contribution to provide transport and public realm initiatives within Sustainable Transport Strategy.
 - Highway and Footway Reinstatement and other site specific streetscape works (to be provided in-kind).
 - Public Transport contributions (to be confirmed by Transport for London).
 - The removal of the eligibility to apply for parking permits on surrounding residential streets and CPZ.
 - Public Open Space contribution (to be provided in-kind).
 - Sport and Leisure Contribution to provide adequate sports and leisure provision to meet the needs of the Calthorpe Street Development.
 - Children and young people's play and informal recreation (in-kind provision)
 - Employment and training contribution during construction and operation. This could take the form of a payment or a workplace initiative scheme.

- Code of Local Procurement and compliance with the Code.
- Community facilities to ensure the needs of the Calthorpe Street Development are met (in-kind provision).
- Code of Construction Practice and compliance with the Code.
- Contribution towards primary and secondary education.
- Travel Plan measures to residential and commercial uses.

Phoenix Place – Draft Section 106 Heads of Terms

11.5 The Phoenix Place Development Section 106 may include the following:

- Provision of an appropriate level of affordable housing.
- Contribution towards primary and secondary education.
- Contribution towards community facilities (in-kind provision).
- Contribution toward Health Facilities.
- Landscaping and works to streets, highways and public realm (in-kind provision).
- Contribution towards employment and training during construction and operation (this could take the form of a financial contribution or through the preparation of a workplace initiative scheme).
- Public Transport contributions (to be confirmed by Transport for London).
- The removal of the eligibility to apply for parking permits on surrounding residential streets and CPZ.
- Public Open Space contribution (to be provided in-kind).
- Travel Plan measures to residential and commercial uses.

12. CONCLUSIONS

- 12.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 12.2 This Statement assesses the Calthorpe Street Development and Phoenix Place Development against the respective Development Plans and other relevant planning policy and guidance, including the adopted Mount Pleasant Supplementary Planning Document.
- 12.3 The Development as a whole and individually is considered to accord with planning policy which endorses the principle of the Site being developed for a residential-led mixed use development.
- 12.4 The Development will result in the redevelopment of an underutilised brownfield site which will contribute significantly to achieving the regional and local housing targets for LBI and LBC.
- 12.5 This Statement assesses the Development and identifies the key benefits associated with it. These are summarised below:
- The residential-led mixed use Development fully accords with the hierarchy of policy and guidance associated with the Site and will help deliver the development objectives for the Mount Pleasant SPD area and the wider vision for the Farringdon/Smithfield Area for Intensification.
 - The Calthorpe Street Development and Phoenix Place Development when considered individually and as a whole will provide a significant level of new housing and supporting uses which will improve the vitality and viability of the area.
 - The Development brings about the re-use of an underutilised brownfield site and allows the Royal Mail to rationalise their operations within a smaller area of land, releasing the Site for development.
 - The provision of generous, exemplary residential accommodation with private and community amenity space and high quality common parts.
 - The provision of a range of architectural styles and approaches which are of a high quality which adds architectural interest and diversity within the local context, setting a precedent for future development sites in the area.
 - The introduction of new pedestrian and cyclists routes through the Site to the wider area.
 - The increase of biodiversity and ecological value on the Site by providing extensive public realm and landscaping which will soften the existing Site and provide attractive places to visit and dwell.

- 12.6 The likely significant environmental effects of the Development have been fully assessed both individually and cumulatively by the Environmental Impact Assessment and the Environmental Statement and other application documents and identify appropriate mitigation measures. The Development is considered entirely appropriate for its location.
- 12.7 The Development has been the subject of extensive consultation with a number of bodies including LBI and LBC, the Greater London Authority, English Heritage, the Environment Agency, Natural England, the Design Council CABE and the public. This has resulted in the evolution of the Development design to take into account the comments received. This process of consultation and engagement is on-going.
- 12.8 The design of the Development responds fully to its setting and achieves a high quality urban design.
- 12.9 The Development as a whole and the Calthorpe Street Development and Phoenix Place Development individually accords with planning policy and guidance and will result in a significant and beneficial change to this important part of central London.

DP9

26 April 2013

APPENDIX 1 – LIST OF RELEVANT PLANNING POLICIES

A.1 This Appendix lists the most relevant Development Plan policies for the purposes of determining the Development.

The London Plan – Spatial Development Strategy for Greater London – July 2011

Policy 1.1 Delivering the strategic vision and objectives for London
 Policy 2.15 Town centres
 Policy 2.18 Green infrastructure: the network of open and green spaces
 Policy 3.1 Ensuring equal life chances for all
 Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.6 Children and young people's play and informal recreation facilities
 Policy 3.7 Large residential developments
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 3.15 Coordination of housing development and investment
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 3.17 Health and social care facilities
 Policy 4.1 Developing London's economy
 Policy 4.2 Offices
 Policy 4.3 Mixed use development and offices
 Policy 4.7 Retail and town centre development
 Policy 4.8 Supporting a successful and diverse retail sector
 Policy 4.9 Small shops
 Policy 4.12 Improving opportunities for all
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.7 Renewable energy
 Policy 5.8 Innovative energy technologies
 Policy 5.10 Urban greening
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.14 Water quality and wastewater infrastructure
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.4 Enhancing London's transport connectivity
 Policy 6.7 Better streets and surface transport
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.11 Smoothing traffic flow and tackling congestion
 Policy 6.12 Road network capacity
 Policy 6.13 Parking
 Policy 7.2 An inclusive environment
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.7 Location and design of tall and large buildings
 Policy 7.8 Heritage assets and archaeology
 Policy 7.11 London View Management Framework
 Policy 7.19 Biodiversity and access to nature
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

Islington's Core Strategy – February 2011

Policy CS8 Enhancing Islington's character
Policy CS9 Protecting and enhancing Islington's built and historic environment
Policy CS10 Sustainable design
Policy CS11 Waste
Policy CS12 Meeting the housing challenge
Policy CS13 Employment spaces
Policy CS14 Retail and Services
Policy CS15 Open space and green infrastructure
Policy CS16 Playspace
Policy CS17 Sport and recreation provision
Policy CS19 Health Impacts Assessments

Saved Policies of the Islington Unitary Development Plan

Env5 Trees
Env8 Vacant Sites and Buildings
Env9 Street Furniture, Paving and the Street Scene
Env17 Protecting Amenity
Env18 National Air Quality Strategy
Env37 Waste and Recycling
Env39 Water Resources
H3 New Housing and Changes of Use to Residential
H10 New Development
T12 Road Improvements
T15 Traffic Reduction on the Borough Network
T18 Parking and Traffic Restraint
T34 Cycle Parking
T35 Public Transport Generally
T42 People with Physical Disabilities
T45 Land Use Planning
T46 Design Issues
T47 Streetscape
T48 Implementation
T49 Meeting the Needs of People with Mobility Problems
T51 Increased Cycle Use
T52 Facilities for Cyclists
T55 New Development
T56 Traffic Generation and Public Transport Capacity
R5 Local Open Space, Green Links and Walkways
R11 Design of Open Space
S8 Servicing
S27 New Retail Developments Serving Local Needs
Ed14 Community Use
C6 New Community Facilities
C7 Local Employment
D4 Designing in Context
D5 Townscape
D6 Landscaping and Public Facilities
D17 Local Views
D18 Local Landmarks
D20 Land Use
D21 Control Over Demolition
D22 New Development
D43 Archaeological Heritage
D44 Important Archaeological Remains
D45 Archaeological Assessment and Evaluation
Imp5 Mixed Use
Imp11 Areas of Opportunity
Imp12 Vacant Buildings

Camden Core Strategy

Policy CS1 Distribution of growth
 Policy CS2 Growth areas
 Policy CS3 Other highly accessible areas
 CS5 Managing the impact of growth and development
 CS6 Providing quality homes
 CS7 Promoting Camden's centres and shops
 CS8 Promoting a successful and inclusive Camden economy
 CS9 Achieving a successful Central London
 CS10 Supporting community facilities and services
 CS11 Promoting sustainable and efficient travel
 CS13 Tackling climate change through promoting higher environmental standards
 CS14 Promoting high quality places and conserving our heritage
 CS15 Protecting and improving our parks and open spaces & encouraging biodiversity
 CS16 Improving Camden's health and well-being
 CS17 Making Camden a safer place
 CS18 Dealing with our waste and encouraging recycling
 CS19 Delivering and monitoring the Core Strategy

Camden Development Management Policies

DP1. Mixed use development
 DP2. Making full use of Camden's capacity for housing
 DP3. Contributions to the supply of affordable housing
 DP4. Minimising the loss of affordable homes
 DP5. Homes of different sizes
 DP6. Lifetime homes and wheelchair housing
 DP10. Helping and promoting small and independent shops
 DP12. Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
 DP13. Employment premises and sites
 DP15. Community and leisure uses
 DP16. The transport implications of development
 DP17. Walking, cycling and public transport
 DP18. Parking standards and limiting the availability of car parking
 DP19. Managing the impact of parking
 DP20. Movement of goods and materials
 DP21. Development connecting to the highway network
 DP22. Promoting sustainable design and construction
 DP23. Water
 DP24. Securing high quality design
 DP25. Conserving Camden's heritage
 DP26. Managing the impact of development on occupiers and neighbours
 DP27. Basements and lightwells
 DP28. Noise and vibration
 DP29. Improving access
 DP30. Shopfronts
 DP31. Provision of, and improvements to, open space, and outdoor sport and recreation facilities
 DP32. Air quality and Camden's Clear Zone