

7.6 Key areas of impact and mitigation

3. Dropping sills and opening walls between the courtyard and corridor

To maximise the social space area and open it up to provide more flexibility, functionality & improve utilisation.

Significance

This is not in an area considered of high significance historically. The corridor has some features which remain, which have been altered significantly over time with lowered ceilings and unsightly services running. The courtyard has undergone numerous changes over time, though some features remain such as the brickwork and windows.

Impact

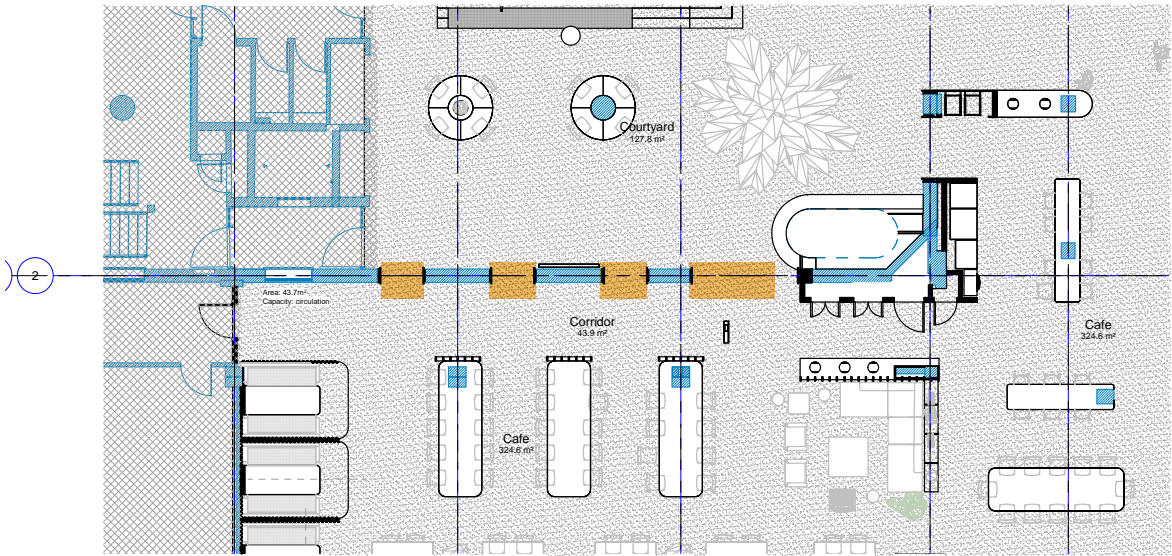
The proposal would require alterations to the windows (removal of panes and frames, lowering of sills, works to the reveals and maybe lintels) in order to create sufficient openings to access the underutilised corridor and rooms behind. It is noted that some of these have already been altered previously so a similar approach will be used to create a more open space . In the corridor, finishes will be changed and there will be alterations to some door openings, joinery and partitions.

Justification

This will create additional space for meeting and socialising and create continuity with spaces around. It will also improve this area and allow it to undergo improvements for circulation to the social hub and generate important view points for better visual of the space. It will enhance the area and allow people to gather and socialise more easily.

Conclusion

This would be a positive and beneficial change to the space with little heritage impact.



Openings made within existing courtyard walls



View down steps to courtyard



Existing courtyard windows



Existing courtyard door

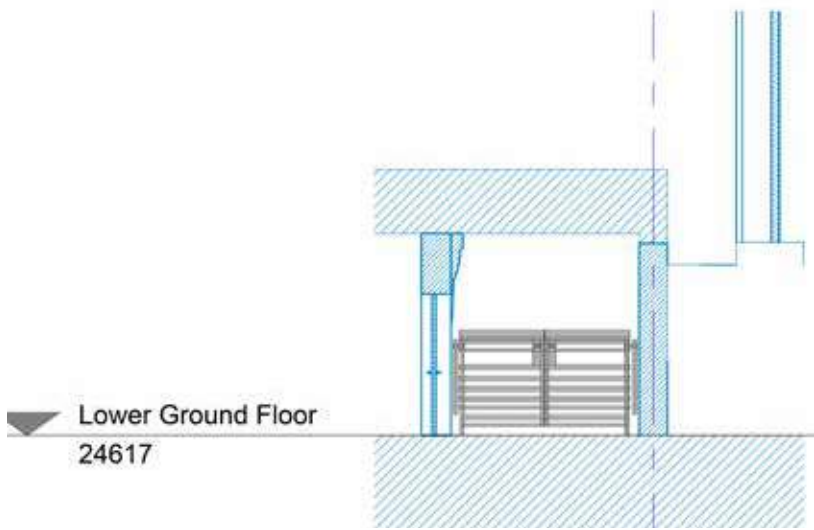
7.7 Key areas of impact and mitigation

4. Security Gate

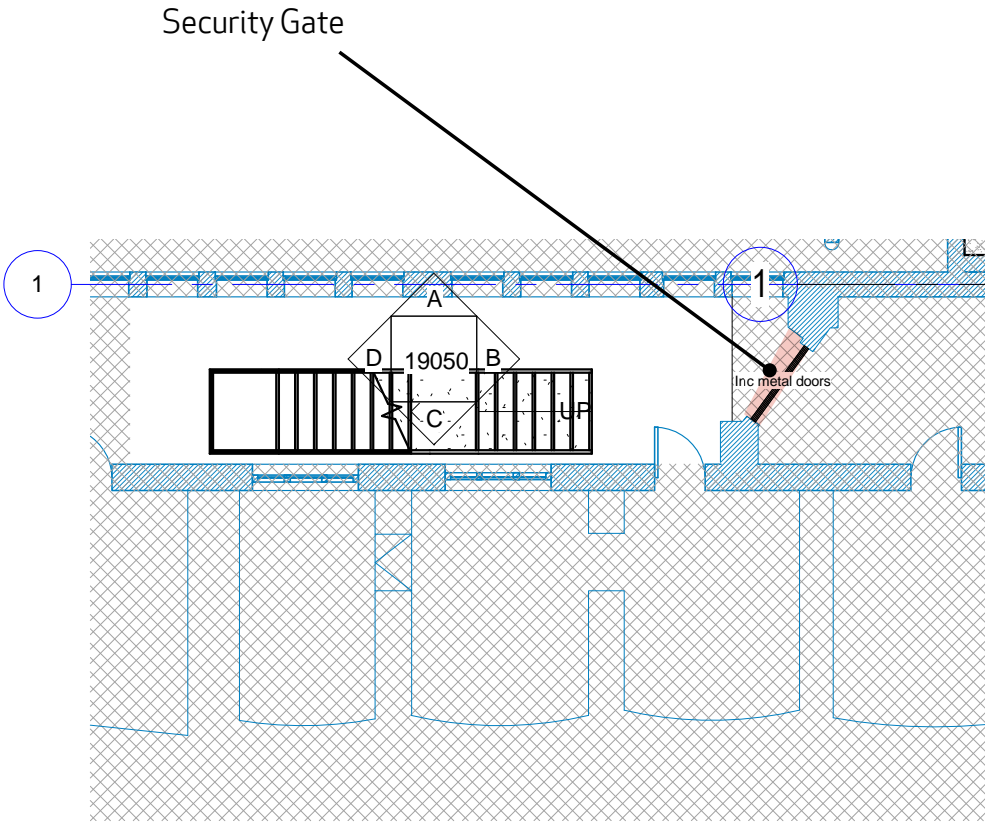
We are proposing a security gate to prevent unauthoritised access.

It is proposed that the new exit gates are normally secured closed to prevent unauthorised access to the moats, and are only used in the event of a fire or other emergency requiring evacuation of the building.

The gates will therefore require an automatic release opening mechanism, which will enable the gates to open in the event of a fire or other emergency. It is proposed that the access control will be located on the rear of the gates and the associated push release button and signage will be located at the base of the stairs.



Elevation Showing the new security gate



View from Gower Street towards the existing building. Existing railings will need to be modified to allow escape onto street. A sliding security gate at street level will open during an evacuation but stops the public accessing the moat.



Security Gate Location Diagram

7.8 Sensitivity to Existing Fabric

5. Materiality

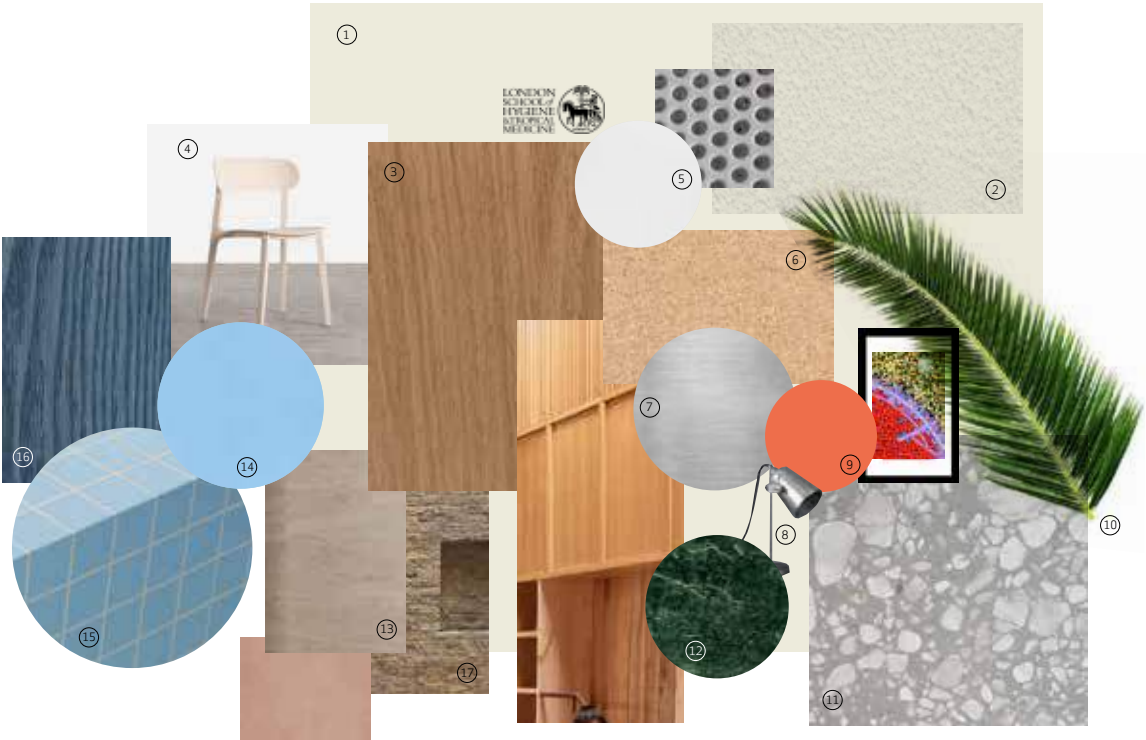
Existing

Existing materiality includes stonework, cork flooring, brickwork etc.



Proposed

Proposed materiality to respond to heritage aspects and existing qualities as well as the building's history and use.



8.0 Summary: Further Appendix

8.1 MEP Report - TB+A, Appendix D

Please refer to Appendix D for full MEP Report

From a heritage perspective, the general approach for this project is one of reusing existing central plant located outside of the project area (including plant upgrades or replacement within the existing footprint) and to provide all new services within the project spaces.

Existing services infrastructure distribution routes from the central plant to the project area shall be reused without increasing their physical size (i.e. no change which would impact upon the building fabric).

New high level services installations will generally be exposed suspended from the soffit in the refectory and flexible working spaces, and concealed within new ceiling voids in the kitchen area. Wall mounted services outlets shall be concealed within new partitions or where new finishes are proposed to existing walls. Where existing finishes are being retained on walls of significant interest, surface mounted outlets shall be used, however mounting of new outlets on walls of significant interest shall be avoided as far as possible.



8.2 Noise Impact - Ion Acoustics, Appendix E

Please refer to Appendix E for full Noise Impact Report

Ion Acoustics is appointed by the London School of Hygiene and Tropical Medicine (LSHTM) to advise on acoustics relating to refurbishment and remodelling of the social spaces on the lower ground floor of their Keppel Street building. This is phase 3D of a current schedule of remodelling and refurbishment works. As part of the work, new building services plant are to be provided including a kitchen extract fan on the roof and two new condensers for the cold room and freezer. The noise of these is likely to need to be assessed as part of planning requirements. This report is provided to accompany the planning submission and sets noise limits to be achieved by the new plant and assesses the noise of the proposed plant.

The report sets out a plant noise assessment for new plant proposed for the Phase 3D works at the London School of Hygiene and Tropical Medicine for the lower ground floor social spaces. In particular, there is a small amount of new plant being provided as part of the scheme, and it is likely that the local authority, London Borough of Camden, may require a noise assessment for that plant. An assessment has been made in line with previous planning requirements for the same building. Background noise levels have been taken from a baseline noise survey carried out by Ion Acoustics in 2020 representing the closest sensitive receptors, a hotel on Gower Street. These have been used to determine plant noise limits.



LSHTM PHASE 3D SOCIAL SPACES
PLANT NOISE EMISSIONS ASSESSMENT

Acoustics Report A1965 R02
26 May 2023

Report for: London School of Hygiene and Tropical Medicine
FAO: Ann Beirne / Sally Karrar
Report to: Rock Townsend
FAO: Tim Robinson / Cezi Misca

Prepared by: David O'Neill BEng MSc CEng MIOA Director
Checked by: Gavin Irvine BSc MIOA Director

Issue/Revision number: A1965 R02
Date: 26/05/2023

8.3 SKA Sustainability Assesment - BDP, Appendix F

Please refer to Appendix F for full SKA Sustainability Statement

BDP have been appointed to carry out the Ska assessment for the development. Ska is an environmental assessment method, benchmark and standard for non-domestic refurbishment and fit-out projects. Overseen by the Royal Institute of Chartered Surveyors (RICS), it helps landlords and tenants assess fit out projects against a set of sustainability good practice criteria. Unlike BREEAM, Ska labels fit out and refurbishment projects irrespective of the base building and provides flexible scoping, assessing only measures that are within the specific project's scope. The Ska assessment process is broken down into three stages, with a certificate issued at project completion:

1. Design / Planning: At this stage the measures and issues to be assessed are identified. The client and design team then have the opportunity to prioritise which measures they wish to achieve and make decisions in relation to design, cost, programme and benefit.
2. Handover: The handover stage involves gathering evidence from the O&M manuals and other sources to prove that what was specified has been delivered, and that the performance and waste benchmarks have been achieved. The handover stage will be formally certified.
3. Occupancy: Finally, there is the option to review how well the fit out has performed in use against its original brief, from a year after completion. This stage of assessment is voluntary.

LSHTM Social Spaces (Phase 3D)

Ska Assessment Report (Planning input)

Rev: P01
Date: May 2023

9.0

Summary & Conclusion

9.1 Summary & Conclusion

To conclude, this proposal is looking to bring life and vibrancy back into a forgotten and underutilised part of the Keppel street site. Post Covid LSHTM is keen to promote interaction and collaboration between staff & students, and this sensitive refurbishment will be key to achieving those aims. The project aims to achieve the following:

Reduce embodied and whole life Carbon
The project will utilise the embodied carbon through retain and reuse, as well as reducing operational carbon through new efficient technologies and equipment, and energy source; SKA or BREEAM will help to ensure that this is delivered.

Community
The project is a fantastic opportunity to provide the necessary social ‘glue’ within a campus dedicated largely to traditional styles of individual learning and isolated academic researching, with a proportionately low amount of social space.

Connection to the outside / Biophilia
Creating the unexpected will draw people down and encourage them to stay; a basement full of natural daylight, height and biophilia and planting with a connection to the outside where sunlight reaches into the space and provides a connection to the passing seasons and the passing of the day. An uplifting and joyful space to replace the dark, low and restricted space, which currently has an over-reliance on ‘feature’ lighting to compensate for the lack of natural light.

Future Proofing
Essential to the success of the project is the ability of the place to try to anticipate future changes in social learning and to provide the ability to host a multitude of activities and events.

Flexibility
Designing in tolerance for the place to be able to be adapted to a variety of uses during different parts of the day, the week, a term and a year is essential.

Works Well & Feels Good
The project will be designed to deliver technically functional sound solutions, but harder to measure is a place which feels good and contributes to mental health and wellbeing; a light filled place filled with planting and biophilia, connectivity to outside, maximised height and volume providing an inspirational environment where staff and students want to go and stay, to socialise, meet, work etc.

10.0

Appendix

- A - Architecture - Rock Townsend:
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00101 - Location Plan
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00102 - Block Plan
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00401 - Existing Lower Ground Floor GA
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00402 - Existing Ground Floor GA
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00403 - Demolition Lower Ground Floor GA
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00404 - Demolition Ground Floor Plan
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00405 - Proposed Lower Ground Floor GA
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00406 - Proposed Ground Floor Plan
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00408 - Proposed Lower Ground Floor GRAPHICS
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00410 - Proposed Lower Ground Floor - Bicycles storage
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00501 - Existing Lower Ground Floor RCP
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00502 - Existing Ground Floor RCP
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00503 - Demolition Lower Ground Floor RCP
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00504 - Proposed Lower Ground Floor RCP
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00507 - Proposed Lower Ground FloorRCP - Ductwork
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00801 - Existing Section
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 00802 - Proposed Section
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 19005 - Study - Big Steps
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 19005 - Study - Big Steps Detail Drawings
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 19008 - Study - Big Steps Detail Drawings
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 19044 - Study - Rooflight A
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 19045 - Study - Rooflight B
- RT22042-RTA-XX-M3-A-50000_LSHTM_SocialSpace - 35001 - Floor Finishes

- B - RGA: Conservation Management Plan
- C - BDP: Heritage Statemen
- D - MEP Report
- E - Noise Impact Assesment
- F - SKA Sustainability Statement