

Oriel





Written Scheme of Investigation for Historic Building
Recording

Moorfields Eye Hospital, UCL Institute of Ophthalmology





Project number: 60588325

December 2021

Quality information

Prepared by	Checked by	Verified by	Approved by
			
Dr Gillian Scott Principal Heritage Consultant	Amy Jones Technical Director, Heritage	Helen Maclean Technical Director, Archaeology	Annette Roe Regional Director Heritage Practice Lead

Revision History

Revision	Revision date	Details	Authorized	Name	Position
2	24/12/2021	Edits to text in response to Montague Evans comments		Annette Roe	Regional Director
2.1	11/01/2022	Edits to location figure		Annette Roe	Regional Director
2.2	18/08/2022	Updates to text in response to Montague Evans comments		Annette Roe	Regional Director
2.3	24/02/2023	Updates to reference Condition 10		Annette Roe	Regional Director

Distribution List

# Hard Copies	PDF Required	Association / Company Name

Prepared for:

Moorfields Eye Hospital, UCL Institute of Ophthalmology (IoU) and Moorfields Eye Charity

Prepared by:

This document has been prepared by AECOM Limited ("AECOM") for sole use of our client (the "Client") in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1.	Introduction.....	5
2.	Site location.....	6
3.	Consultation.....	6
4.	Aims and objectives.....	6
5.	Background and Statement of Significance.....	7
6.	Scope and Methodology.....	9
	Level 3 Building Recording.....	9
	Level 1 Building Recording.....	10
7.	Work specification.....	11
8.	Monitoring.....	12
9.	Reporting.....	12
10.	Archive.....	13
11.	Health and Safety.....	14
12.	Resources.....	14
13.	References.....	16
	Appendix A - GLAAS Correspondence.....	17
	Appendix B – Figures.....	18
	Appendix C – Condition 10 and 11.....	19

Figures

Figure 1 – Site Location Plan

Plates

Plate 1 – Isometric view of the former St Pancras Hospital with the buildings within the Oriel Site labelled.

Tables

Table 1 – Overview of the buildings within the Site, providing a description and assessment of their contribution to townscape and the character of the conservation area and their relative heritage significance.

1. Introduction

- 1.1 This Written Scheme of Investigation (WSI), prepared by AECOM (the Consultant) on behalf of Moorfields Eye Hospital NHS Foundation Trust (the Client), describes a programme of historic building recording that is to be undertaken prior to demolition of the existing buildings on the Project Oriel St Pancras Hospital (hereafter referred to as the 'Site'). The building recording is required to discharge planning condition 11 (Appendix C) for the redevelopment of Project Oriel (planning ref: 2020/4825/P) at St Pancras Hospital, 4 St Pancras Way, London, NW1 0PE, London Borough of Camden. Condition 11 states that:

"No demolition (other than site preparation or investigation works) shall take place until a written scheme of historic building investigation (HBI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI."*

- 1.2 A separate Stage 2 WSI for archaeological mitigation will also be submitted to discharge Condition 10 (Appendix C), which states:

"If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing.

For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.*
- B. Where appropriate, details of a programme for delivering related positive public benefits.*
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material."*

- 1.3 This WSI has been agreed with the Greater London Archaeology Advisory Service (GLAAS) prior to commencement of site work.
- 1.4 The development will involve the demolition of existing structures within the Site and the construction of a single building that will allow the existing Moorfields Eye Hospital at City Road (Moorfields at City Road EH) and University College London (UCL) Institute of Ophthalmology (IoO) on Bath Street services to relocate.
- 1.5 This WSI sets out the methodology for a historic building recording that will be undertaken by an appointed Archaeological Contractor. The WSI has been produced in accordance with the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA 2020), and the Code of Conduct (ClfA 2019), both published by the Chartered Institute for Archaeologists, and the Historic England guidance on Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).

2. Site location

- 2.1 The Site is currently occupied by St Pancras Hospital, London Borough of Camden at National Grid Reference (NGR) TQ 29649 83650. The Site is bounded by Granary Street to the north and east and St Pancras Way to the west, whilst the maintained and cultivated St Pancras Gardens lies directly to the south (**Figure 1**). The Site is situated within the northern extent of the gated surroundings of St Pancras Hospital and encompasses an area of approximately 0.76 hectares. Within the Site boundary there are six extant buildings, these include Ash House, Bloomsbury Building, Kitchen Building, Camley Centre and The Jules Thorn Building, together with ancillary structures including former mortuary and post room.
- 2.2 The Proposed Development is to demolish the existing buildings within the Site and to construct a single building that will be between seven and ten storeys high and will include a sub-basement of approximately 3m in depth.

3. Consultation

- 3.1 In preparation for this WSI consultation was undertaken with representatives from GLAAS to determine the appropriate extent and level of building recording. It was advised that the building recording condition applies to all buildings within the St Pancras Hospital Site, however, since the age and significance of buildings varies, a tailored approach should be taken to the recording. It was advised that detailed building recording, to level 3 standard, should be focused on the 19th century buildings, whilst the 20th century buildings should be subject to light touch photographic survey, to provide contextual detail.
- 3.2 This WSI presents the building recording work to be undertaken within the Oriol Site, and does not cover the whole St Pancras Hospital Site. St Pancras Hospital is currently owned by C&I NHS Trust and comprises 17 buildings, of which six are within the Oriol Site and will be demolished. The remainder of the St Pancras Hospital has been identified for future development. King's Cross Central Limited Partnership (KCCLP) is the development partner of the C&I Trust and they intend to submit a planning application for the redevelopment of the remaining part of the St Pancras Hospital Site in 2023. However, until this time the hospital buildings in the wider St Pancras Hospital will remain in their current use whilst construction of the Project Oriol is being undertaken.
- 3.3 Drawing on the significance of the buildings within the Oriol Site, as presented in Section 5 of this WSI, it is proposed that Buildings 3, 5 and 6 should be subject to a Level 3 building recording, as defined in *Understanding Historic Buildings; a guide to good recording practice* (HE 2016), and that Buildings 1, 2 and 4 should be subject to a Level 1 Building Recording, as defined in *Understanding Historic Buildings; a guide to good recording practice* (HE 2016). A level 3 record provides 'an analytical record' of the buildings, whilst level 1 provides 'a basic visual survey'. Building numbers are presented in Section 5 of this WSI.

4. Aims and objectives

- 4.1 The aims of the building recording will be:
- To provide an analytical record of Buildings 3, 5 and 6, consistent with a Level 3 record as defined in Historic England's *Understanding Historic Buildings; a Guide to Good Recording Practice* (HE, 2016);
 - To provide a basic visual record of Buildings 1, 2 and 4 consistent with a Level 1 record as defined in Historic England's *Understanding Historic Buildings; a Guide to Good Recording Practice* (HE, 2016); and
 - To prepare a photographic, written and drawn record of the buildings, tailored to the survey level, to be submitted to the Archaeology Data Service online archive repository.

5. Background and Statement of Significance

- 5.1 The planning application for the proposed development was accompanied by a Townscape Heritage and Visual Impact Assessment (KM Heritage 2020) that considered the heritage and townscape significance of the buildings within the Site. The following account is based on this document and the reader is referred to this document for a fuller understanding of the Site's historic development and wider context.
- 5.2 There are six standing buildings within the Site, labelled as buildings 1-6 on Plate 1 and Figure 1. Plate 1 and Figure 1 show the full extent of the former St Pancras hospital site, of which the Project Oriel Site occupies the north-west corner. All buildings within the Site are non-designated.
- 5.3 The Townscape Heritage and Visual Impact Assessment (KM Heritage 2020) was based on assessments provided in the 2005 Kings Cross Conservation Area Appraisal and the London Borough of Camden's 2017 St Pancras Hospital: Issues and Options Report. Building 1 is identified as a detracting structure, Buildings 2, 4 and 5 are identified as neutral contributors and buildings 3 and 6 are considered to make a positive contribution. Whilst townscape character is aligned in a large part with heritage significance, as demonstrated in Table 1, Building 5 is the former mortuary and post room dating from 1890 and it is therefore more than neutral in terms of its heritage significance. It makes a contribution to understanding of the late-Victorian phase of the workhouse, and it has group value with the remaining 19th century buildings across the St Pancras Hospital.

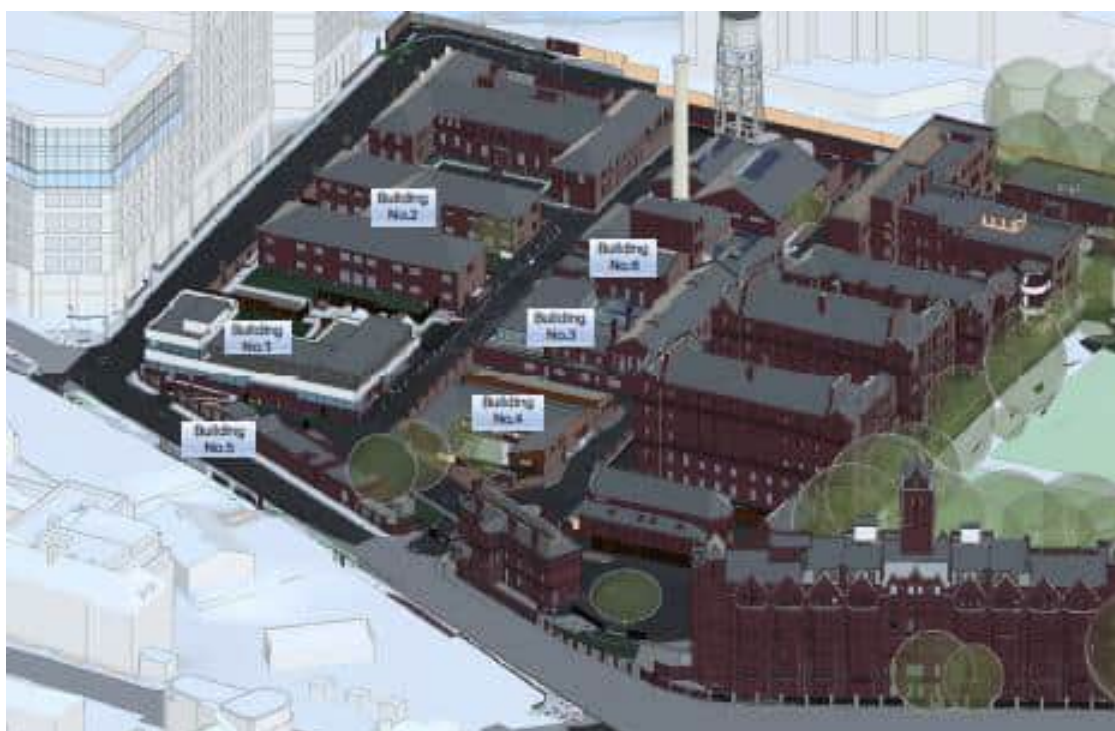


Plate 1 Isometric view of the former St Pancras Hospital with the buildings within the Oriel Site labelled.

Table 1 Overview of the buildings within the Site, providing a description and assessment of their contribution to townscape and the character of the conservation area and their relative heritage significance.

Building Ref..	Name	Description	Significance/Contribution
1	Bloomsbury Day Hospital (1972)	A two storey prefab-type building, which respects the prevailing scale and layout, but its design and materials visually detract from the character and appearance of the whole site. The building is judged to make a negative contribution to the conservation area.	Negative contribution (no significance)
2	North Ward (Ash House) (c.1990)	An 'H' shaped building comprising interconnecting blocks. Yellow brick with shallow pitched tiled roofs and metal windows. These respect the scale, form and building line of the neighbour to the east but are poorly detailed.	Neutral Contribution (no significance)
3	Estates and Facilities buildings (The Camley Centre) (c.1890, A&C Harston)	The Victorian former laundry survives largely intact. It is not considered to be of the same architectural quality of the other buildings to the south. The northern single storey part is a modern extension of no heritage merit.	Positive contribution (high significance)
4	Jules Thorn Day Centre (c.1975)	A 2 storey brown brick building with timber cladding at first floor and tiled roofs pitched towards a central courtyard. This sits at a lower level on the site and causes a visual gap and a marked change in scale between it and the tall buildings to the south.	Neutral Contribution (no significance)
5	Mortuary (former) and post room (c.1890)	The mortuary is a small, one storey brick building and flat roofed structure against the west boundary wall. Adjacent are a range of small, one storey modern buildings with single pitch or flat roofs.	Neutral Contribution (medium significance)
6	Kitchen Building (c.1885, Poss. H. Bridgman)	Was altered when two storeys of its tower were removed and replaced with a pitched roof in the 1950s. It contributes to the conservation area by virtue of demonstrating the development of the site, but this is to a lesser degree than other buildings from the same period.	Positive contribution (high significance)

5.4 The buildings with the highest significance are located on the southern side of the former St Pancras Hospital and on St Pancras Road (Infirmery) outside the Oriel Site. The value of these buildings derives from both their architecture and their value as a cohesive group of late Victorian hospital/workhouse buildings, which provide an atmospheric and attractive backdrop to the setting and views from St Pancras Gardens.

5.5 The central section of the former St Pancras Hospital hosts three smaller blocks which are contemporaneous to the main workhouse buildings but presenting a mixed typology that contrasts in scale and form, this includes Buildings 3 and 6 within the Site. This group comprises of 1, 2 and 3 storey buildings in yellow stock brick with red dressings. Slight variations in roof forms (slate roofs either hipped or with gables), window details (round or square headed) and the presence of simple decoration such as projecting brick courses at eaves level makes the group attractive and varied yet retaining a strong

consistency of form and materials. The chimney and water tower, visible in views from Granary Street, act as a local landmark. All are judged to make a positive contribution. Building 4, the westernmost building of the central section, is a 2-storey brown brick building built in 1975 judged as neutral.

- 5.6 The northern section of the former St Pancras Hospital is entirely modern, comprising of three blocks which replaced 1890s workhouse buildings. Of this group, Buildings 1 and 2 are within the Oriel Site. Building 2, the North Ward/Ash House, is considered to make a neutral contribution the conservation area, whilst Building 1, the Bloomsbury Day Hospital at the junction of St Pancras Way and Granary Street, is the only building identified as making a negative contribution.
- 5.7 Within the group of buildings seen as making a positive contribution, there is a hierarchy of historical and visual interest. Building 6, the Kitchen Building, can perhaps be ascribed to Bridgman and the mid-1880s but it is described in the London Borough of Camden's 2017 St Pancras Hospital: Issues and Options Report as 'a much more utilitarian appearance and was altered when two stories of the tower were removed and replaced with a pitched roof in the 1950s'. It is identified as making a medium positive contribution. Building 3, the former laundry building is also considered as making a medium positive contribution, though again the London Borough of Camden's 2017 St Pancras Hospital: Issues and Options Report states that 'although listed as making a positive contribution the northern single storey part is a modern extension of no heritage merit and offers the potential for redevelopment. The Victorian part of the building survives largely intact and whilst it demonstrates the evolution of the site it is not considered to be of the same architectural quality of the other buildings to the south'.

6. Scope and Methodology

Level 3 Building Recording

- 6.1 The Level 3 building recording will be carried out at Buildings 3, 5 and 6 as labelled on Figure 1.
- 6.2 The building recording will be carried out in accordance with Historic England's guidance Understanding Historic Buildings; a guide to good recording practice (HE 2016). The survey level will be Level 3 as defined in that document. This provides 'an analytical record' providing 'a systematic account of the building's origins, development and use', 'through an examination of the building itself', presenting 'the evidence on which the analysis has been based. The exterior and all interior spaces of the building will be seen, described and photographed (HE 2016, 26).
- 6.3 The building recording will aim to provide a record of the form, function and phasing of the building. This work will identify all features, fixtures and fittings relevant to the original and subsequent uses of the structure. The building recording will take the form of a photographic record and descriptive written record, supplemented with floor plans, elevations and cross-section, and archive photographs and views of the structure, where these are available.
- 6.4 The photographic record will consist of digital SLR colour photography at 10 megapixel minimum in RAW and .jpeg format. All photographs will contain a graduated photographic scale, where practicable. The camera will be placed on a levelled tripod and appropriate lenses used to obtain the required views of the structure.
- 6.5 The photographic record will include photographs of all external elevations, to be made at vantage points as nearly parallel to the elevation as possible within the constraints of the site. A series of oblique views and wider views of the building and its surrounding will also be taken in order to place the building in its modern and historic context. The photographic record of the interior of the buildings will aim to provide a record of all internal elevations and access areas, as well as detailed photographs of any significant fixtures and fittings, or evidence of phasing, as appropriate to provide the evidence base for the analytical description, and to serve as an 'as found' record of the structures.
- 6.6 A photographic register detailing (as a minimum) the location and direction of each photograph will be compiled.

- 6.7 The drawn record will comprise a site location plan on an Ordnance Survey base map appropriate to locate the buildings and measured survey plans of all floors and elevations as existing, plus one cross-section through each building at the most informative location as defined by the appointed Archaeological Contractor. The Client will provide as existing floor plans of the buildings in AutoCAD and pdf format. These will be checked for accuracy on site and any necessary amendments or annotations will be made by the appointed Archaeological Contractor. The elevations and cross sections will be produced by the appointed Archaeological Contractor.
- 6.8 The measured survey drawings will be reproduced in the written report at a scale appropriate to the buildings (typically 1:100 or 1:50). Plans will show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.
- 6.9 Phased plans of all floors will be produced to assist in interpreting the buildings, together with any sketch plans or annotated photographs as necessary to illustrate the report findings.
- 6.10 Where the survey identifies issues relating to the development history, sequence, function, or other aspect of the structure's character that may be resolved by hidden structural evidence, this will be noted and could form a specific element for subsequent building recording or watching brief during demolition.
- 6.11 Background research to compliment and expand upon that already undertaken to inform the Townscape, Heritage and Visual Impact Assessment (KM Heritage 2020) submitted as part of the planning application will be carried out. This will focus on research into the buildings' original purposes and subsequent development, together with their context and significance in relation to comparative buildings of the same period and function. Research will be undertaken at the Metropolitan Archives and the Local Camden Archives.

Level 1 Building Recording

- 6.12 The Level 1 building recording will be carried out at Buildings 1, 2 and 4 as labelled on Figure 1.
- 6.13 The building recording will be carried out in accordance with Historic England's guidance Understanding Historic Buildings; a guide to good recording practice (HE 2016). The survey level will be Level 1 as defined in that document. This provides 'a basic visual record' where the record 'will generally be of exteriors only...only if circumstances and objectives allow will any drawings be produced' (HE 2016, 25).
- 6.14 The building recording will aim to provide a visual record of the form and function of the buildings as contextual information to augment the more detailed recording undertaken at the remaining buildings on site. The building recording will take the form of a photographic record and descriptive written record, supplemented with a plan showing the location of the buildings and their broad phasing relative to the remaining buildings on the site.
- 6.15 The photographic record will consist of digital SLR colour photography at 10 megapixel minimum in RAW and .jpeg format. All photographs will contain a graduated photographic scale, where practicable. The camera will be placed on a levelled tripod and appropriate lenses used to obtain the required views of the structure.
- 6.16 The photographic record will include photographs of all elevations, to be made at vantage points as nearly parallel to the elevation as possible within the constraints of the site. A series of oblique views and wider views of the buildings and their surroundings will also be taken in order to place the buildings in their modern and historic context. Example photographs of evidence of phasing, as appropriate to illustrate the descriptive report and serve as an 'as found' record of the structures will also be taken.
- 6.17 A photographic register detailing (as a minimum) the location and direction of each photograph will be compiled.
- 6.18 The drawn record will comprise a site location plan on an Ordnance Survey base map at an appropriate scale to locate the buildings. Floor plans of all buildings will be provided by the Client in AutoCAD and pdf format. These will form part of the record, but there is no requirement to check them for accuracy on site, or to annotate or amend.

- 6.19 Where the survey identifies issues relating to the development history, sequence, function, or other aspect of the structure's character that suggests its level of significance is higher than previously recognise. For example, in terms of its relationship to the 19th century buildings on site, or to earlier phase of the workhouse, the appointed Archaeological Contractor will liaise with the Client and GLAAS regarding the survey level. This could form a specific element for subsequent building recording or watching brief.
- 6.20 The level one building recording report will form part of the overall report for the Level 3 building recording, but the description of the buildings and their form, function and phasing does not require the same level of detail. A building recording report will be produced to accompany the photographic archive. This will include. A summary statement describing the structure's type and purpose, materials, construction method and date will be provided.

7. Work specification

- 7.1 The Archaeological Contractor shall prepare and submit a Risk Assessment and Method Statement (RAMS) for the works prior to the start of the fieldwork for approval by the Client and AECOM. If appropriate, the Method Statement shall be prepared, taking account of the Client's Environmental Management Procedures and Health and Safety Plan(s).
- 7.2 The Method Statement shall include, as appropriate:
- the safe method of working whilst undertaking the building recording;
 - the methods for survey for on-site recording in compliance with this WSI;
 - the method for preparation of the required report, archive and all associated deliverables;
 - publication proposals (if appropriate);
 - the method for preparation of the digital dataset, digital drawings, digital report and digital archive;
 - a resource plan, programme and CVs;
 - the Health and Safety Plan and Site-Specific Risk Assessment;
 - the Quality Assurance Plan; and
 - the procedures for on- and off-site security and emergency response plan (including environmental incidents).
- 7.3 Access to the Site, including access to the interiors of the relevant buildings will be provided by the Client. Welfare areas and any constraints will be identified by Client.
- 7.4 The Client holds Asbestos Inspection reports for all but Building 6. The appointed Archaeological Contractor will obtain/review these reports prior to gaining access and suitable mitigations will be put in place and detailed in the submitted RAMS.
- 7.5 The on-site recording will be in-line with current industry good practice and should be understood by all personnel involved in undertaking the building recording.
- 7.6 The Archaeological Contractor will ensure that the building recording is undertaken in an organised and professional manner and minimises risk to the project programme.
- 7.7 All parties shall have full regard for the safety of all personnel on site, including measures to ensure the safety of all.
- 7.8 Any alteration to the agreed scope of work and programme found to be necessary will be discussed and agreed with the Client and AECOM, in advance of work.
- 7.9 Upon completion of site works, the Archaeological Contractor shall prepare and submit a Completion Statement to AECOM within one day of the end of the investigation.

- 7.10 Following the onsite recording, the building recording report and compilation of the archive will be completed within a six-week period.
- 7.11 An OASIS entry shall be completed within two weeks of the end of the fieldwork (available online at: <https://oasis.ac.uk>). The OASIS entry may be updated and re-submitted no later than two-weeks after the completion of the report. Archaeological Contractors are advised to contact OASIS (oasis@ads.ahds.ac.uk) for technical advice.

8. Monitoring

- 8.1 The Archaeological Contractor will notify the GLAAS Archaeological Advisor/Conservation Officer at least two weeks in advance of when the fieldwork is due to start. Access to the Site will be accorded to the GLAAS Archaeological Advisor/Conservation Officer to enable them to evaluate the work being undertaken on site against the methodology detailed in this WSI.
- 8.2 Verbal progress reports will be provided to AECOM upon request, and weekly written progress reports will be provided via email by the Archaeological Contractor.
- 8.3 The Archaeological Contractor will only accept instruction from the AECOM, or the Client as appropriate.

9. Reporting

- 9.1 A building recording report will be produced to accompany the photographic archive. This will include
- An executive summary including the dates of fieldwork, name of commissioning body, and a brief summary of the results including details of any significant findings;
 - An introduction outlining the site location including grid reference, any relevant designations, the reasons for the survey, the date the survey was made and the methodology;
 - A historic and architectural background including the names of architects, builders, patrons etc drawn for archival research;
 - An architectural and functional description of the buildings and their context, presented in a logical manner. This will take the form of a description each elevation of each building, followed by a floor- by-floor room-by-room description of the interiors following a logical course through the building;
 - An interpretative discussion of the form, function and phasing of the buildings with supporting evidence;
 - A statement of the significance of each building including its intrinsic significance, its significance in relation to the other buildings comprising the former hospital extent, and its place in the context of wider workhouse and hospital sites of similar date; and
 - Full bibliographic and other references, or a list of sources used.
- 9.2 The written record will be fully cross-referenced with the drawn and photographic record, sufficient to illustrate the major features of the site and points raised in the description and contextual discussion.
- 9.3 The written account of Buildings 1, 2 and 4 does not require the same level of detail as Buildings 3, 5 and 6. It will take the form of a summary statement describing the structure's type and purpose, materials, construction method and date.
- 9.4 On completion of site work a draft report will be issued to AECOM for review. When the report has been agreed, it will be shared with GLAAS for approval and the final copy will be lodged with GLAAS in hard copy format and as an ISO19005 compliant PDF(A). This will be completed within six-weeks of completion

of site work. Copies of the report will also be issued to the Historic Environment Record (HER), and the online ADS archive.

- 9.5 All report illustrations will be appropriately labelled and captioned. The report illustrations will include:
- a location map, at a scale sufficient to allow clear identification of the site in relation to other buildings in the immediate area;
 - a site plan showing the detailed location of all of the buildings forming part of the survey and their relationship to one another;
 - copies of historic map extracts, where appropriate, with the extent of the site clearly illustrated;
 - Detailed plans and elevations of all elevations and all floor levels, plus one cross-section of Buildings 3, 5, and 6; Detailed plans of all floor levels of Buildings 1, 2 and 4;
 - Phased floor buildings of all floors in Buildings 3, 5, and 6;
 - reproductions of any additional, relevant record and sketch drawings, views and plans of relevance;
 - a complete set of good-quality laser copies of all record photographs.
- 9.6 A copy of this WSI will be bound into the back of the report.
- 9.7 At the start of work (immediately before fieldwork commences) an OASIS online record will be initiated and key fields will be completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the HER. This will include an uploaded .pdf version of the report.
- 9.8 Should the work be deemed to be of special significance and worthy of publication, further discussions will be held with the Client and the GLAAS Archaeological Advisor/Conservation Officer with the goal being to publish in a recognised journal.

10. Archive

- 10.1 The project will be archived digitally with ADS online archive service at:
<http://archaeologydataservice.ac.uk/deposit.xhtml>.
- 10.2 The photographic archive will comprise RAW and .jpeg images and the accompanying metadata photographic register. The digital photographs will be appropriately named and cross-referenced with the photographic register to ensure that each image is identifiable with the project and its subject.
- 10.3 The drawn archive will comprise AutoCAD and pdf files (or other drawing format as appropriate).
- 10.4 The written archive will comprise the report as an ISO19005 compliant PDF(A) document including all photographs and illustrations.
- 10.5 An archive ISO19005 compliant PDF(A) copy of the report will also be provided to the HER, which will include an appendix containing embedded copies of all photographs and the photographic register.
- 10.6 The deposition of the site archive forms the final stage of the project. The Archaeological Contractor shall provide copies of communication with the ADS online archive service and written confirmation of the deposition of the archive. The Archaeological Contractor shall deal with the transfer of ownership and copyright issues.

11. Health and Safety

- 11.1 The Archaeological Contractor will have their own Health & Safety Policy as required under the Health and Safety at Work etc. Act, 1974. A copy of the Archaeological Contractor's Health & Safety Policy will be submitted to the Client and AECOM.
- 11.2 The Archaeological Contractor will provide the Client and AECOM with confirmation of their insurances prior to the start of works.
- 11.3 The Archaeological Contractor shall prepare a Risk Assessment and Method Statement (RAMS), and a project-specific Health & Safety Plan and submit these to AECOM for approval prior to starting on site. If appropriate, the Method Statement shall be prepared in association with the Principal Contractor, taking account of their Environmental Management Procedures and Health & Safety Plan(s).
- 11.4 The Archaeological Contractor will not be permitted to start on site until the Client has confirmed that the RAMS and Health & Safety Plan are acceptable for the proposed works. If amendments are required to these reports during the works, the Client and any other interested party must be provided with the revised document at the earliest opportunity.
- 11.5 The Archaeological Contractor shall follow the instructions of the Client and comply with their site rules.
- 11.6 All site personnel will familiarize themselves with the following:
- site emergency and evacuation procedures;
 - the site's health and safety coordinator;
 - the first aider; and
 - the location of the nearest hospital and doctor's surgery.
- 11.7 All equipment that is used in the course of the fieldwork must be 'fit for purpose' and be maintained in a sound working condition that complies with all relevant Health and Safety regulations and recommendations.
- 11.8 The RAMS shall include, as appropriate:
- the safe method of working whilst undertaking the building recording;
 - a resource plan, programme and CVs;
 - the Health & Safety Plan and Site-Specific Risk Assessment;
 - the Quality Assurance Plan; and
 - the procedures for on- and off-site security and Emergency Response Plan (including environmental incidents).
- 11.9 All parties shall have full regard for the safety of all personnel on site, including measures to ensure the safety of all.

12. Resources

- 12.1 All archaeological personnel involved in the project should be suitably qualified and experienced professionals. The Archaeological Contractor shall provide AECOM with staff CVs of the Project Manager and Site Supervisor. CVs of all site staff will not be required, but all site staff should have an appropriate understanding of building recording procedures.
- 12.2 All staff will be fully briefed and aware of the work required under this WSI and will understand the aims and objectives of the investigation and the methodologies to be employed.

- 12.3 The Archaeological Contractor will liaise directly with AECOM with regard to the programme of work and times when monitoring may be required. The Archaeological Contractor will notify the GLAAS Archaeological Advisor of the start date.

13. References

Chartered Institute for Archaeologists (2019). Code of Conduct. Chartered Institute for Archaeologists, Reading, October 2019.

Chartered Institute for Archaeologists (2020) Standard and guidance for the archaeological investigation and recording of standing buildings or structures. Chartered Institute for Archaeologists, Reading, October 2020. https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_3.pdf

Historic England (2016). Understanding Historic Buildings: A Guide to Good Recording Practice. Historic England, Swindon https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_3.pdf

KM Heritage (2020). Project Oriel Townscape, Heritage and Visual Impact Assessment.

London Borough of Camden (2017) St Pancreas Hospital: Issues and Options.

London Borough of Camden (2005) Conservation Area Statement 22: Kings Cross. <https://www.camden.gov.uk/documents/20142/7870389/KING%27S+CROSS+CONSERVATION+AREA+STATEMENT+JUNE+2004.pdf/779e839b-9b0f-08ee-f2cd-03ece4857bc8>

Appendix A - GLAAS Correspondence

Heale, Dan

From: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Sent: 07 January 2022 14:12
To: Heale, Dan
Subject: [EXTERNAL] RE: Archaeological Evaluation at Moorfields Hospital
Attachments: 05 St Pancras Hospital - GLAAS advice - CLO32481.pdf

Dan

Thanks for these WSIs. The Built Heritage one looks good, although would it be possible to add a clearer map showing the numbered buildings? Also there is a reference to Plate 2 in the text, which I don't think exists. Otherwise I'd happy to approve this WSI and acknowledge that the remainder of the historic buildings that make up the wider hospital site will be recorded as part of subsequent schemes.

The evaluation WSI also looks great. Has planning now been consented for the scheme? The wording you have included for condition 8 is different slightly to that recommended by my colleague Laura when she was consulted on the application. I've attached her advice letter which includes point C stating *"The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI"* within the 2-stage condition wording.

Happy to discuss alterations to trench locations if necessary.

Thanks

Louise

Louise Davies (she/her)
Archaeology Adviser (GLAAS)
London and South East Region
Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
020 7973 3740 07990 339949

From: Heale, Dan <dan.heale@aecom.com>
Sent: 23 December 2021 12:38
To: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Subject: RE: Archaeological Evaluation at Moorfields Hospital

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Hi Louise, sorry I think I may have attached the wrong version of the evaluation WSI. Not much difference, except it has been updated with the condition wording.

Kind regards

Dan

From: Heale, Dan
Sent: 23 December 2021 09:24
To: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Cc: Scott, Gillian <Gillian.Scott@aecom.com>
Subject: RE: Archaeological Evaluation at Moorfields Hospital

Hi Louise,

Please find attached the WSI's for the Archaeological Evaluation and the Building Recording.

I have been speaking to the PM and they believe it will be a phased demolition on the Site, in which case the trench locations may need to be relocated in some instances as they may be too close to some of the standing buildings. I am trying to get some clarity on the works programme, but will keep you informed of this and perhaps we will need to discuss the movement of some of the trenches later in the New Year.

In regards to the WSI for historic building recording, it contains the approach and methodology for recording the six buildings located within the Oriel Site only, and does not include recording of all 17 buildings comprising the former St Pancras Hospital. The remainder of the St Pancras Hospital, outside the Oriel Site, has been identified for future development. King's Cross Central Limited Partnership (KCCLP) will be the development partner of the C&I Trust and they intend to submit a planning application for the redevelopment of the remaining part of the St Pancras Hospital Site in 2023. Until this time the hospital buildings in the wider St Pancras Hospital will remain in their current use. It is envisaged that any necessary mitigation relating to the future KCCLP scheme will be secured as part of the planning permission for that scheme. We would be grateful if GLAAS could provide confirmation of their acceptance of this approach.

Please let me know if you have any amendments or wish to discuss the project further in the New Year.

Kind regards

Dan

Dr Dan Heale, BA (Hons), MA, PhD
Archaeological Consultant
M +44 (0)7553371761
Dan.heale@aecom.com

From: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Sent: 08 December 2021 09:45
To: Heale, Dan <dan.heale@aecom.com>
Subject: [EXTERNAL] RE: Archaeological Evaluation at Moorfields Hospital

Hi Dan,

Yes that's fine, thanks

Louise

Louise Davies (she/her)
Archaeology Adviser (GLAAS)
London and South East Region
Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
020 7973 3740 07990 339949

From: Heale, Dan <dan.heale@aecom.com>
Sent: 08 December 2021 09:44
To: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Subject: RE: Archaeological Evaluation at Moorfields Hospital

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Hi Louise,

I have sent a Teams invite for 10AM on Friday 10th Dec. Please let me know if that time is OK for you, if you want to amend to a later or earlier time then please do, I will be free all day.

Kind regards

Dan

From: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Sent: 07 December 2021 13:19
To: Heale, Dan <dan.heale@aecom.com>
Subject: [EXTERNAL] RE: Archaeological Evaluation at Moorfields Hospital

Hi Dan,

That sounds great. Are you free on Friday morning?

Thanks

Louise

Louise Davies (she/her)
Archaeology Adviser (GLAAS)
London and South East Region
Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
020 7973 3740 07990 339949

From: Heale, Dan <dan.heale@aecom.com>
Sent: 06 December 2021 15:51
To: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Subject: RE: Archaeological Evaluation at Moorfields Hospital

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Hi Louise,

I'm currently having the workhouse plans drafted and overlain with the modern mapping to determine the best locations for the trial trenching. Would you be available later this week for a meeting about the project?

Please let me know your availability and I will arrange a meeting.

Kind regards

Dan

Dr Dan Heale, BA (Hons), MA, PhD

Archaeological Consultant
M +44 (0)7553371761
Dan.heale@aecom.com

From: Heale, Dan
Sent: 26 November 2021 13:17
To: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Cc: Boscher, Loic <Loic.Boscher@aecom.com>
Subject: RE: Archaeological Evaluation at Moorfields Hospital

Hi Louise,

Thanks for the call last Wednesday, please find attached the enabling works and demolition strategy for the project as requested.

As discussed I am on leave next week, but it would be good to have a meeting the week after to discuss the project. I am free towards the end of the week, Thursday or Friday, alternatively, I can do the week after (W/C 13th Dec).

Please let me know when is most convenient for you.

Kind regards

Dan

Dr Dan Heale, BA (Hons), MA, PhD
Archaeological Consultant
M +44 (0)7553371761
Dan.heale@aecom.com

From: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Sent: 23 November 2021 19:22
To: Heale, Dan <dan.heale@aecom.com>
Subject: [EXTERNAL] RE: Archaeological Evaluation at Moorfields Hospital

Hi Dan

Thanks for getting in touch. It would be good to have a meeting about this potentially very interesting project; I'm free most of this Friday, and also next Monday afternoon or Tuesday morning.

I can't find the map regression section of the DBA, or any plan showing the impacts of the proposed development. It would be good to have this before the meeting if you could send it to me. Have you managed to get to the archives now to check the records for evidence of burials?

Do you also have a copy of the condition wording? I have Laura's advice letter to LB Camden where she recommended two archaeological conditions, but I'd like to check whether the wording in the final decision notice is the same.

This site has the potential to be very similar to another hospital and workhouse site that has been excavated in Camden over the last few years – the Cleveland Street and Strand Union workhouse. I have attached clips of the 1st edition OS maps for both sites, which show how similar they were. The archaeologists found over 1000 burials at that site, with lots of evidence for dissection, which is interesting. I've attached a rather fuzzy copy of an article

about that site. There is also this article <https://www.independent.co.uk/independentpremium/long-reads/workhouse-cemetery-archaeology-burials-dickens-strand-b1724446.html>

It would be worth you thinking in advance about how you will approach part B of the archaeology condition, which is for delivering a programme of public benefit and outreach. There is an awful lot of interest in the social history of sites like this, as well as the archaeological remains, and lots of potential for creative engagement and incorporation of lasting public benefits and place making. We'd expect this to be planned in from an early stage in the fieldwork.

Thanks

Louise

Louise Davies (she/her)
Archaeology Adviser (GLAAS)
London and South East Region
Historic England, 4th Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
020 7973 3740 07990 339949



Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) Sign up to our [newsletter](#)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. We respect your privacy and the use of your information. Please read our full [privacy policy](#) for more information.

From: Heale, Dan <dan.heale@aecom.com>
Sent: 23 November 2021 14:00
To: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>
Subject: Archaeological Evaluation at Moorfields Hospital

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Hi Louise,

I previously consulted with Laura O’Gorman regarding Project Oriel at Moorfields Eye Hospital back in late 2020. The DBA that was submitted as part of the planning proposal highlighted a high potential to encounter the remains of the St Pancras Workhouse within the Site, with a potential to encounter burials within the grounds of the Workhouse. Due to the Covid lockdowns and subsequent backlog, we were unfortunately unable to access the archives to determine if there was mention any burials within the grounds of the St Pancras Workhouse at the time of writing the DBA.

We have recently been asked to produce a WSI to discharge the archaeological planning condition (2020/4825/P) for the project and as part of that we will be undertaking an archive visit to see if there is mention of any burials at the workhouse.

During previous discussions with Laura, she highlighted a requirement for an evaluation with a full sequence to try and determine if/how many burials there may be at the site. Due to the limited space to place trenches prior to demolition, we are proposing a limited number trenches to target the remains of the workhouse and determine if there may be burials at the site and a further watching brief on the removal of the slab after demolition of the current standing structures.

It may be helpful to discuss this strategy further, would you be available for a meeting regarding this project in the next few weeks?

Kind regards

Dan

Dr Dan Heale, BA (Hons), MA, PhD
Archaeological Consultant
M +44 (0)7553371761
Dan.heale@aecom.com

Appendix B – Figures

LEGEND

- Red Line Boundary
- 1 Building Numbers referred to in the text



Copyright
 © Crown copyright and database rights 2019
 Ordnance Survey 0100031673

Purpose of Issue
FOR INFORMATION

Client
**MOORFIELDS EYE HOSPITAL
 NHS FOUNDATION TRUST**

Project Title
ORIEL

Drawing Title
SITE LOCATION WITH RLB

Drawn NK	Checked VC	Approved MW	Date 10/01/2022
AECOM Internal Project No. 60588325		Scale @ A3 1:800	

THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.

AECOM
 Sunley House
 4 Bedford Park
 Croydon, CR0 2AP
 T: +44 (0)20 8639 3500
 www.aecom.com



Drawing Number FIGURE 01	Rev 01
------------------------------------	------------------

File Name: \\na.aecomnet.com\is\EMEA\Croydon-UK\CRD1\Legacy\UKCRD1\FP001\VI\Projects\General\GIS\Projects\Project_Oriel\02_Maps\AEC_ENV_ECO_Oriel\Images_SiteLocationRLB_figure01.mxd

Appendix C – Condition 10 and 11

Application ref: 2020/4825/P
Contact: John Diver
Tel: 020 7974 6368
Email: John.Diver@camden.gov.uk
Date: 5 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Montagu Evans LLP
70 St Mary Axe,
London,
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

St Pancras Hospital
4 St Pancras Way
London
NW1 0PE

Proposal:

Partial redevelopment of the site, involving the demolition of seven existing buildings (Ash House, Bloomsbury Day Hospital, the Camley Centre, Jules Thorn Day Hospital, Kitchen and the Post Room & Former Mortuary) and construction of a part seven, part ten storey (plus roof plant) purpose-built eyecare, medical research and educational centre for Moorfields Eye Hospital, the UCL Institute of Ophthalmology and Moorfields Eye Charity.

New building to comprise a mixture of clinical, research and education purposes, including eye care accident and emergency department, outpatients, operating theatres, research areas, education space, cafe and retail areas, admin space and plant space.

Associated site relandscaping works including formation of patient drop off area to St Pancras way, new public realm and routes through the site, cycle parking and servicing ramp and cross over to Granary street.

Drawing Nos: Existing plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20100 rev P5, 20101 rev P4, 20102 rev P4, 20103 rev P4, 20104 rev P4, 20105 rev P4, 20106 rev P3, 20107 rev P3, 20108 rev P3, 20109 rev P3, 20110 rev P4; ORL-ACM-XX-XX-DR-A-020101 P1;

Demolition plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20120 rev P4, 20121 rev P4,

20122 rev P4, 20123 rev P3, 20124 rev P3, 20125 rev P3, 20126 rev P5, 20127 rev P4, 20128 rev P4, 20129 rev P3;

Proposed plans: Prefix: (ORL-PPA-XX-): XX-DR-A-20240 rev P6, LG-DR-A-20241 rev P7, GF-DR-A-20242 rev P6, 01-DR-A-20243 rev P6, 02-DR-A-20244 rev P4, 03-DR-A-20245 rev P4, 04-DR-A-20246 rev P4, 05-DR-A-20247 rev P4, 06-DR-A-20248 rev P4, 07-DR-A-20249 rev P4, 08-DR-A-20250 rev P4, 09-DR-A-20251 rev P4, 10-DR-A-20252 rev P4, RF-DR-A-20253 rev P3;

Use Plans: Prefix: (ORL-PPA-XX-LG-DR-A-): 20260 rev P4, 20261 rev P3, 20262 rev P3, 20263 rev P2, 20264 rev P2, 20265 rev P2, 20266 rev P2, 20267 rev P2, 20268 rev P2, 20269 rev P2;

Proposed sections: Prefix: (ORL-PPA-XX-XX-DR-A-): 20300 rev P5, 20301 rev P5, 20302 rev P5, 20303 rev P5, 20304 rev P5, 20305 rev P5;

Proposed elevations, treatment and materials: Prefix: (ORL-PPA-XX-XX-DR-A-): 20400 rev P5, 20401 rev P6, 20402 rev P5, 20403 rev P5, 20404 rev P6, 20405 rev P5, 20700 rev P5, 20701 rev P4, 20702 rev P4, 20703 rev P1; ORL-WHA-ZZ-GF-DR-L-110010

Drawing Nos: Existing plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20100 rev P5, 20101 rev P4, 20102 rev P4, 20103 rev P4, 20104 rev P4, 20105 rev P4, 20106 rev P3, 20107 rev P3, 20108 rev P3, 20109 rev P3, 20110 rev P4;

Demolition plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20120 rev P4, 20121 rev P4, 20122 rev P4, 20123 rev P3, 20124 rev P3, 20125 rev P3, 20126 rev P5, 20127 rev P4, 20128 rev P4, 20129 rev P3;

Proposed plans: Prefix: (ORL-PPA-XX-): XX-DR-A-20240 rev P6, LG-DR-A-20241 rev P7, GF-DR-A-20242 rev P6, 01-DR-A-20243 rev P6, 02-DR-A-20244 rev P4, 03-DR-A-20245 rev P4, 04-DR-A-20246 rev P4, 05-DR-A-20247 rev P4, 06-DR-A-20248 rev P4, 07-DR-A-20249 rev P4, 08-DR-A-20250 rev P4, 09-DR-A-20251 rev P4, 10-DR-A-20252 rev P4, RF-DR-A-20253 rev P3;

Use Plans: Prefix: (ORL-PPA-XX-LG-DR-A-): 20260 rev P4, 20261 rev P3, 20262 rev P3, 20263 rev P2, 20264 rev P2, 20265 rev P2, 20266 rev P2, 20267 rev P2, 20268 rev P2, 20269 rev P2;

Proposed sections: Prefix: (ORL-PPA-XX-XX-DR-A-): 20300 rev P5, 20301 rev P5, 20302 rev P5, 20303 rev P5, 20304 rev P5, 20305 rev P5;

Proposed elevations, treatment and materials: Prefix: (ORL-PPA-XX-XX-DR-A-): 20400 rev P5, 20401 rev P6, 20402 rev P5, 20403 rev P5, 20404 rev P6, 20405 rev P5, 20700 rev P5, 20701 rev P4, 20702 rev P4, 20703 rev P1; ORL-WHA-ZZ-GF-DR-L-110010

Supporting documents: Air Quality Assessment ORL-INF-XX-XX-RP- PL- 120 dated October 2020; Arboricultural Impact Assessment ORL-INF-XX-XX-RP- PL-130 dated October 2020; Archaeological Desk Based Assessment ORL-INF-XX-XX-RP- PL-140 dated October 2020; Bat Survey ORL-INF-XX-XX-RP- PL-150-2019 dated October 2020; Basement Impact Assessment ORL-INF-XX-XX-RP-PL-330 Revision 5.0 dated May 2021; Desktop Ground Movement Assessment rev.2.0 dated May 2021;

Basement Impact Assessment Proforma ORL-INF-XX-XX-RP- PL-335 dated October 2020; Biodiversity Net Gain Assessment ORL-INF-XX-XX-RP- PL-160- Metric 2.0 dated October 2020; Circular Economy Statement ORL-INF-XX-XX-RP- PL- 180 dated October 2020; Covering Letter ORL-INF-XX-XX-RP- PL-010 dated 16th October 2020; Daylight, Sunlight and Overshadowing Report ORL-INF-XX-XX-RP-PL-190 Revision 1.0 dated February 2021; Delivery and Servicing Plan ORL-INF-XX-XX-RP- PL-200 dated October 2020; Design and Access Statement ORL-INF-XX-XX-RP- PL-100 Rev P04 dated 15.10.20; Designing Out Crime Statement ORL-INF-XX-XX-RP- PL- 105 dated November 2020; Energy Strategy ORL-INF-XX-XX-RP- PL- 220 dated October 2020; External Lighting Assessment ORL-INF-XX-XX-RP- PL-280 dated October 2020; Fire Safety Statement ORL-ACM-XX-RP-Y-000001_S3_Fire Safety Statement dated January 2022; Flood Risk Assessment and Drainage Strategy ORL-INF-XX-XX-RP- PL- 240 dated May 2021 rev 1.0; Illustrative Parameters Plan for remaining site (1906_P_0001, 1906_P_0002, 1906_P_0003 Rev A); Landscape Design Report ORL-INF-XX-XX-RP- PL- 270 dated October 2020; Noise and Vibration Assessment ORL-INF-XX-XX-RP- PL-290 dated October 2020; Operational Recycling and Waste Management Plan ORL-INF-XX-XX-RP- PL- 370 dated October 2020; Outline Construction Management Plan ORL-INF-XX-XX-RP- PL-170 dated May 2021 rev 1.0; Phase 1 Geotechnical and Geoenvironmental Desk Study Report ORL-INF-XX-XX-RP- PL- 260 dated October 2020; Planning Statement ORL-INF-XX-XX-RP- PL-110 dated October 2020; Preliminary Ecological Appraisal Report ORL-INF-XX-XX-RP- PL-320 dated October 2020; Social, Economic and Health Impact Report ORL-INF-XX-XX-RP- PL-210 dated October 2020; Statement of Community Involvement ORL-INF-XX-XX-RP- PL-310 dated October 2020; St Pancras Hospital Operational Strategy (Camden & Islington NHS Foundation Trust supporting letter); Sustainability Statement ORL-INF-XX-XX-RP- PL- 340 dated October 2020; Townscape, Heritage and Visual Impact Assessment ORL-INF-XX-XX-RP- PL- 250 dated November 2020; Transport Assessment ORL-INF-XX-XX-RP- PL- 350 dated October 2020; Travel Plan ORL-INF-XX-XX-RP- PL- 360 dated October 2020; Tree Survey Report ORL-INF-XX-XX-RP- PL-135 dated October 2020; Wind Microclimate Assessment ORL-INF-XX-XX-RP- PL dated October 2020; Whole life carbon assessment Report dated March 2021; Updated areas schedule 210312 Rev J.

Post submission technical queries and notes: Air Quality Responses via Email at 13:04 on 09/02/2021; Archaeology Responses via Email at 16:06 on 09/02/2021; Biodiversity technical note dated February 2021; City Road Floorspace via Email at 16:09 on 07/12/2020; Energy and sustainability technical note dated March 2021; Flood Risk Assessment and Drainage Strategy technical note #1 dated February 2021; Last Half Mile Proposed Green Line 1/2 Figure: 60588325-GL-001_Highway Boundary dated 15/02/2022; Last Half Mile Proposed Green Line 2/2 Figure: 60588325-GL-001_Highway_Boundary dated 15/02/2022; 2); Colonnade Area - plan number 60588325-SU-006 Rev A; Proposed Highway to be Stopped Up (Ref: 60588325-SU-001 Rev B); 29.04.21 Response Note to TfL; Design and Access Statement Addendum ORL-INF-XX-XX-RP-PL-100-AD Rev P01 dated 30.04.21; CMS Summary of the Collaboration Agreement between C&I, KC (SPH) Limited Partnership and Moorfields Eye Hospital NHS Foundation Trust - 'Letter to Guy Bransby - 20.04.2021; Decant Programme Summary 220111 V2 ; Landscape Design (Arboriculture) technical note dated March 2021; Thames Water Comments - TW reference 2020/4825/P via Email at 17:14 on 23/02/2021; Thames Water Comments via Email at 15:08 on 09/02/2021; Thames Water letter DS6081542_Pre Dev Capacity letter_red dated 26 February 2021; Townscape, Heritage and Visual Impact Assessment Addendum dated February 2021; Transport Last Half Mile - Green Line Proposals 0046801-3608 Revision P01 dated 1 March 2021; Transport note TN001: Responses to LB Camden Comments

dated 5 February 2021; Transport note TN002: Response to LB Camden Comments - Mode Share dated 18 Feb 2021; Transport note TN003: Patient Travel Behaviour dated February 2021; Transport note TN004: Travel Behaviour Survey Results dated 22 March 2021; Transport Note TN005: Alternative Transport Provision dated 22 April 2021; Transport Note TN006: Last Half Mile Bus Stops V1.0 dated 15 December 2021; Transport Technical Queries on Cycle Provision dated March 2021; Transport: Outline Construction Management Plan ORL-INF-XX-XX-RP-PL-170 Revision 1.0 dated March 2021; SPH Patient Safety Group Terms of Reference V6 dated January 22 and Inpatient Services update dated January 2022;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 This development must be begun not later than five years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended) and to ensure adequate time for necessary mitigation to be carried out in the form of the relocation of services within the development site and from adjacent inpatient accommodation blocks can be carried out in a carefully planned manner in accordance with policies G1, C1, and A1 of the London Borough of Camden Local Plan 2017

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20100 rev P5, 20101 rev P4, 20102 rev P4, 20103 rev P4, 20104 rev P4, 20105 rev P4, 20106 rev P3, 20107 rev P3, 20108 rev P3, 20109 rev P3, 20110 rev P4; ORL-ACM-XX-XX-DR-A-020101 P1;

Demolition plans: Prefix (ORL-PPA-XX-XX-DR-A-): 20120 rev P4, 20121 rev P4, 20122 rev P4, 20123 rev P3, 20124 rev P3, 20125 rev P3, 20126 rev P5, 20127 rev P4, 20128 rev P4, 20129 rev P3;

Proposed plans: Prefix: (ORL-PPA-XX-): XX-DR-A-20240 rev P6, LG-DR-A-20241 rev P7, GF-DR-A-20242 rev P6, 01-DR-A-20243 rev P6, 02-DR-A-20244 rev P4, 03-DR-A-20245 rev P4, 04-DR-A-20246 rev P4, 05-DR-A-20247 rev P4, 06-DR-A-20248 rev P4, 07-DR-A-20249 rev P4, 08-DR-A-20250 rev P4, 09-DR-A-20251 rev P4, 10-DR-A-20252 rev P4, RF-DR-A-20253 rev P3;

Use Plans: Prefix: (ORL-PPA-XX-LG-DR-A-): 20260 rev P4, 20261 rev P3, 20262 rev P3, 20263 rev P2, 20264 rev P2, 20265 rev P2, 20266 rev P2, 20267 rev P2, 20268 rev P2, 20269 rev P2;

Proposed sections: Prefix: (ORL-PPA-XX-XX-DR-A-): 20300 rev P5, 20301 rev P5, 20302 rev P5, 20303 rev P5, 20304 rev P5, 20305 rev P5;

Proposed elevations, treatment and materials: Prefix: (ORL-PPA-XX-XX-DR-A-): 20400 rev P5, 20401 rev P6, 20402 rev P5, 20403 rev P5, 20404 rev P6,

- Reason: For the avoidance of doubt and in the interest of proper planning.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Supporting documents: Air Quality Assessment ORL-INF-XX-XX-RP- PL- 120 dated October 2020; Arboricultural Impact Assessment ORL-INF-XX-XX-RP- PL-130 dated October 2020; Archaeological Desk Based Assessment ORL-INF-XX-XX-RP- PL-140 dated October 2020; Bat Survey ORL-INF-XX-XX-RP- PL-150-2019 dated October 2020; Basement Impact Assessment ORL-INF-XX-XX-RP-PL-330 Revision 5.0 dated May 2021; Desktop Ground Movement Assessment rev.2.0 dated May 2021; Basement Impact Assessment Proforma ORL-INF-XX-XX-RP- PL-335 dated October 2020; Biodiversity Net Gain Assessment ORL-INF-XX-XX-RP- PL-160- Metric 2.0 dated October 2020; Circular Economy Statement ORL-INF-XX-XX-RP- PL- 180 dated October 2020; Covering Letter ORL-INF-XX-XX-RP- PL-010 dated 16th October 2020; Daylight, Sunlight and Overshadowing Report ORL-INF-XX-XX-RP-PL-190 Revision 1.0 dated February 2021; Delivery and Servicing Plan ORL-INF-XX-XX-RP- PL-200 dated October 2020; Design and Access Statement ORL-INF-XX-XX-RP- PL-100 Rev P04 dated 15.10.20; Designing Out Crime Statement ORL-INF-XX-XX-RP- PL- 105 dated November 2020; Energy Strategy ORL-INF-XX-XX-RP- PL- 220 dated October 2020; External Lighting Assessment ORL-INF-XX-XX-RP- PL-280 dated October 2020; Fire Safety Statement ORL-ACM-XX-RP-Y-000001_S3_Fire Safety Statement dated January 2022; Flood Risk Assessment and Drainage Strategy ORL-INF-XX-XX-RP- PL- 240 dated May 2021 rev 1.0; Illustrative Parameters Plan for remaining site (1906_P_0001, 1906_P_0002, 1906_P_0003 Rev A); Landscape Design Report ORL-INF-XX-XX-RP- PL- 270 dated October 2020; Noise and Vibration Assessment ORL-INF-XX-XX-RP- PL-290 dated October 2020; Operational Recycling and Waste Management Plan ORL-INF-XX-XX-RP- PL- 370 dated October 2020; Outline Construction Management Plan ORL-INF-XX-XX-RP- PL-170 dated May 2021 rev 1.0; Phase 1 Geotechnical and Geoenvironmental Desk Study Report ORL-INF-XX-XX-RP- PL- 260 dated October 2020; Planning Statement ORL-INF-XX-XX-RP- PL-110 dated October 2020; Preliminary Ecological Appraisal Report ORL-INF-XX-XX-RP- PL-320 dated October 2020; Social, Economic and Health Impact Report ORL-INF-XX-XX-RP- PL-210 dated October 2020; Statement of Community Involvement ORL-INF-XX-XX-RP- PL-310 dated October 2020; St Pancras Hospital Operational Strategy (Camden & Islington NHS Foundation Trust supporting letter); Sustainability Statement ORL-INF-XX-XX-RP- PL- 340 dated October 2020; Townscape, Heritage and Visual Impact Assessment ORL-INF-XX-XX-RP- PL- 250 dated November 2020; Transport Assessment ORL-INF-XX-XX-RP- PL- 350 dated October 2020; Travel Plan ORL-INF-XX-XX-RP- PL- 360 dated October 2020; Tree Survey Report ORL-INF-XX-XX-RP- PL-135 dated October 2020; Wind Microclimate Assessment ORL-INF-XX-XX-RP- PL dated October 2020; Whole life carbon assessment Report dated March 2021; Updated areas schedule 210312 Rev J.

- Reason: For the avoidance of doubt and in the interest of proper planning.
- 4 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Post submission technical queries and notes: Air Quality Responses via Email at 13:04 on 09/02/2021; Archaeology Responses via Email at 16:06 on 09/02/2021; Biodiversity technical note dated February 2021; City Road Floorspace via Email at 16:09 on 07/12/2020; Energy and sustainability technical note dated March 2021; Flood Risk Assessment and Drainage Strategy technical note #1 dated February 2021; Last Half Mile Proposed Green Line 1/2 Figure: 60588325-GL-001_Highway Boundary dated 15/02/2022; Last Half Mile Proposed Green Line 2/2 Figure: 60588325-GL-001_Highway_Boundary dated 15/02/2022; Proposed Highway to be Stopped Up (Ref: 60588325-SU-001 Rev B); 29.04.21 Response Note to TfL; Design and Access Statement Addendum ORL-INF-XX-XX-RP-PL-100-AD Rev P01 dated 30.04.21; CMS Summary of the Collaboration Agreement between C&I, KC (SPH) Limited Partnership and Moorfields Eye Hospital NHS Foundation Trust - 'Letter to Guy Bransby - 20.04.2021; Decant Programme Summary 220111 V2 ; Landscape Design (Arboriculture) technical note dated March 2021; Thames Water Comments - TW reference 2020/4825/P via Email at 17:14 on 23/02/2021; Thames Water Comments via Email at 15:08 on 09/02/2021; Thames Water letter DS6081542_Pre Dev Capacity letter_red dated 26 February 2021; Townscape, Heritage and Visual Impact Assessment Addendum dated February 2021; Transport Last Half Mile - Green Line Proposals 0046801-3608 Revision P01 dated 1 March 2021; Transport note TN001: Responses to LB Camden Comments dated 5 February 2021; Transport note TN002: Response to LB Camden Comments - Mode Share dated 18 Feb 2021; Transport note TN003: Patient Travel Behaviour dated February 2021; Transport note TN004: Travel Behaviour Survey Results dated 22 March 2021; Transport Note TN005: Alternative Transport Provision dated 22 April 2021; Transport Note TN006: Last Half Mile Bus Stops V1.0 dated 15 December 2021; Transport Technical Queries on Cycle Provision dated March 2021; Transport: Outline Construction Management Plan ORL-INF-XX-XX-RP-PL-170 Revision 1.0 dated March 2021; SPH Patient Safety Group Terms of Reference V6 dated January 22 and Inpatient Services update dated January 2022;2) Colonnade Area - plan number 60588325-SU-006 Rev A;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 5 The proportion and quantum of health care, research and education areas within the composite use shall, as a minimum, remain in accordance with the areas schedule hereby approved (ref. areas schedule 210312 Rev J.).

Reason: To ensure that the strategic public benefits of the scheme are delivered and that the building does not adversely affect the adjoining premises/occupiers/immediate area by reason of an intensification via the use of a higher proportion of internal areas for activities (such as commercial) that generate higher trips numbers and employment density and therefore cause excessive pressure on the local open spaces, transport network and cycle parking provision in accordance with policies G1, C1, CC1, D1, A1, A2, TC1, T1, T3 and DM1 of the London Borough of Camden Local Plan 2017

- 6 Prior to commencement of the relevant part of works, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be

submitted to and approved in writing by the local planning authority:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- a) Typical details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors types and soffit/undercroft detailing;
- b) Typical details including sections at 1:10 of cornice line details, to include reveals;
- c) Plan, elevation and section drawings, of all ground floor facades at a scale of 1:10, to include details of areas reserved for external wayfinding and building signage;
- d) Typical plan, elevation and section drawings of balustrading to terraces and balconies;
- e) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1mx1m of those materials (to be provided on site).
- f) A typical sample elevation panel (minimum 2m x 2m in size) including section of glazed opening, terracotta panel and fins, showing reveal and header detail and showing the colour and texture of facing materials (to be provided on site)
- g) Typical details of external louvres
- h) Details of all bollards and ram barriers (including moveable ones and their means of control /management), gates, fences or other means of enclosure which form part of the public realm.
- i) Details of the roller shutter to the deliveries and servicing bay entrance
- j) Details of vision glass where proposed to the exterior façade at ground and lower ground floor levels
- k) Typical plan, elevation and section drawings of terracotta panels;

The sample panels require above should be erected on-site and approved by the Council before the relevant parts of the work are commenced. The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the character and appearance of the proposed building and wider area in accordance with the requirements of Policies D1, D2 and D3 of the Camden Local Plan 2017.

- 7 The development hereby approved shall achieve high standards of accessible and inclusive design in accordance with the details outlined within the hereby approved Design and Access Statement, taking into account the requirements of Part M of the Building Regulations. The principles for designing the scheme for people living with visual impairment / eye diseases and inclusive design principles shall be carried through to the detailed design stage for the building and the public realm, and retained in perpetuity.

Reason: To promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first use of the new facility, a lighting strategy for all areas of external

artificial lighting shall be submitted to and approved in writing by the local planning authority. Lighting contours shall be submitted to demonstrate that the vertical illumination of neighbouring premises is in accordance with the recommendations of the Institution of Lighting Professionals in the 'Guidance Notes for the Reduction of Obtrusive Light'. Details should also be submitted for approval of measures to minimise use of lighting and prevent glare and sky glow by correctly using, locating, aiming and shielding luminaires. Such strategy shall be developed with input from a specialist lighting engineer accredited by the Institute of Lighting Engineers and shall incorporate (inter alia) consideration of the impact of the lighting design on the needs of wildlife (including bats), contributing to reducing crime, residential properties, maintainability, whole life cost and energy use and impact on the adjacent Sites of Important Nature Conservation

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: To maintain a high quality of amenity and a safe environment and to minimise disruption to adjoining occupiers and for nature conservation, in accordance with Policies D1, D2, A1 and A3 of the Camden Local Plan 2017

- 9 Prior to first use of the facility, the refuse and recycling storage areas and facilities shown on plans hereby approved shall be completed and made available. The development shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first use of the building and shall be retained thereafter.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policies A1, T1 and CC5 of the Camden Local Plan.

- 10 Prior to the commencement of development (other than site preparation or investigation works) a stage 1 written scheme of investigation (WSI) shall be submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:
- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. Where appropriate, details of a programme for delivering related positive public benefits.
 - C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in

accordance with the programme set out in the stage 2 WSI.

Reason: to safeguard the archaeological and historical interest on this site in accordance with policy D2 of the Camden Local Plan

- 11 No demolition (other than site preparation or investigation works) shall take place until a written scheme of historic building investigation (HBI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: to safeguard the archaeological and historical interest on this site in accordance with policy D2 of the Camden Local Plan 2017.

- 12 Prior to the commencement of the relevant phase or plot (other than demolition, site clearance and ground works), a Fire Statement for the relevant phase or plot, in the form of an independent fire strategy produced by a third party suitably qualified assessor shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:

1. The building's construction: methods, products and materials used, including manufacturers' details;
2. The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated evacuation strategy approach;
3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
5. How provision will be made within the site to enable fire appliances to gain access to buildings; and
6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures. The development shall be implemented in accordance with the approved Fire Statement and retained as such for the lifetime of the development.

Reason: In order to achieve the highest standards of fire safety and ensure the safety of all building users accordance with policy D12 of the London Plan 2021.

- 13 None of the basement excavation works hereby approved shall commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings, local water environment and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017

- 14 Full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority before the relevant part of the development commences.

The submission to include details of:

- a) full details of all public realm, terraces and routes
- b) locations of external CCTV and security monitors/fixtures
- c) public realm planters including sections, materials and finishes and planting schedules
- d) final location details of all trees, with accompanying evidence that all locations have been investigated to ensure planting is viable and takes sufficient account of the proximity of local highway and underground infrastructure;
- e) permanent works, including samples of ground surface materials, to all areas of public open space including details of materials and finishes
- f) details of the planting species and soil type
- g) a maintenance plan
- h) irrigation
- i) rain water harvesting to serve the roof garden
- j) sectional drawings of all planting areas

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, the safety of patients and visitors as well as securing bio-diversity net gains in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017

- 15 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the first use of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development

other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and contributes to the visual amenity and character of the area, the safety of patients and visitors as well as securing bio-diversity net gains in accordance with the requirements of policies A2, A3, A5, D1 and D2 of the London Borough of Camden Local Plan 2017

- 16 Before the relevant part of the development commences full details of the tree planting shall be submitted to and approved in writing by the local planning authority.

Such details shall include:

- a schedule detailing species, sizes and locations of trees (and tree pits where applicable), taking into account the standards set out in BS8545:2014
- details of any proposed earthworks including grading, mounding and other changes in ground levels.
- a tree management plan including a scheme of maintenance and details of irrigation methods and measures

Any trees which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of Policies D1, A1, A2 and A3 of the Camden Local Plan 2017.

- 17 Full details in respect of the green/brown roofs in the area indicated on the approved roof plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green/brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. Areas of green/brown roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with

policies A3, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 18 A) Prior to commencement of demolition works (other than site preparation and investigation), an ecological enhancement plan shall be submitted to and approved in writing by the local planning authority. Details shall include a methods statement for the demolition of buildings and removal of vegetation that have are potentially suitable as bird or bat habitat;

B) Prior to commencement of above ground construction, further details shall be submitted to include specification and locations of the biodiversity enhancements on the proposed buildings (including bird and bat boxes) appropriate to the development's location, scale and design.

The works shall be implemented in accordance with the approved plans and measures shall be installed prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies D1 and A3 of the Camden Local Plan 2017.

- 19 Other than the rooftop terrace provided to the roof of the lower wing in the south west of the development (as shown on drawing no.ORL-PPA-XX-06-DR-A-20248 Rev P4 hereby approved), all areas of flat roofs within the development shall not be used as terraces without the prior express approval in writing of the Local Planning Authority.

Reason: To safeguard the amenities of adjoining and future neighbours in accordance with the requirements of policy A1 and D1 of the Camden Local Plan 2017.

- 20 Prior to the commencement of the works (other than site preparation and investigation), a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the local planning authority:

a. The results of the site investigations and, based on these, if remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

b. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action.

Any investigation must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11 / now LCRM). If additional significant contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the LPA. For the avoidance of doubt, this condition can be discharged on a section by section basis.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 21 Prior to first use of the basement areas an appropriate radon gas and vapour investigation (incorporating the results of environmental and historical searches and detailed assessment of the risks to all receptors that may be affected) is undertaken and a ground gas and vapour assessment report (GVAR) [where necessary incorporating a Remediation Strategy (RS)], is submitted to, and approved in writing by, the local planning authority.

The condition will not be discharged until the approved RS is implemented and a Verification Report (VR) is submitted to, and approved in writing by, the local planning authority. Where remedial measures are implemented to protect end-users of the development they shall be retained in perpetuity.

Reason: To ensure the risks to the future users of the site can be carried out safely without unacceptable risks in accordance with policies G1, D1, A1, CC4 and DM1 of the London Borough of Camden Local Plan 2017.

- 22 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 23 Before the use commences, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the the Camden Local Plan 2017.

- 24 Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10dB one metre outside any premises. The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power. Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from mechanical installations/ equipment, in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

- 25 Prior to any above ground construction, full details of the sustainable urban drainage system and permeable paving shall be submitted to and approved in writing by the local planning authority. Such system shall be based on the details set out within the Flood Risk and Drainage assessment hereby approved. Details shall include a maintenance plan. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 26 The development shall not be occupied until confirmation (including from Thames Water) has been provided that either: Capacity exists off site to serve the development; or all wastewater network upgrades required to accommodate the additional flows from the development have been completed; or, a housing and infrastructure phasing plan has been agreed with Thames Water to allow the use of the building to commence. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed infrastructure phasing plan.

Reason: The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017

- 27 The development shall not be occupied until confirmation has been provided that either: all surface water network upgrades required to accommodate the additional flows from the development have been completed; or, a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to network capacity issues and reinforcement works may be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents, in accordance with the requirements of policies A5 and CC3 of the Camden Local Plan 2017.

- 28 Prior to commencement of any impact piling, a piling method statement shall be submitted to and approved in writing by the local planning authority. The Method Statement shall be prepared in consultation with Thames Water or the relevant statutory undertaker, and shall detail the depth and type of piling to be undertaken and the methodology by which such piling will be carried out

including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the Camden Local Plan 2017.

- 29 Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the generator exhaust stack, catering exhausts or any other emission sources and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy SI 1.

- 30 Prior to commencement of above ground works consideration of alternative technology options for back up generation should be considered and details of any proposed Emergency Diesel/oil Generator Plant and associated abatement technologies including make, model and emission details shall have been submitted to and approved by the Local Planning Authority in writing. The maintenance and cleaning of the systems shall be undertaken regularly in accordance with manufacturer specifications and details of emission certificates by an accredited MCERTS organisation shall be provided following installation and thereafter on an annual basis to verify compliance with regulations made by the Secretary of State.

Reason: To safeguard the amenity of occupants, adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the Camden Local Plan 2017.

- 31 No development, other than site preparation, clearance and investigation works shall take place until air quality monitoring has been implemented on-site, and until the submission of the following:
- a. air quality monitors have been installed;
 - b. prior to installing monitors, full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance;
 - c. evidence has been submitted demonstrating that the monitors have been in place for at least 3 months prior to the proposed implementation date.

The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenity of adjoining premises and the area

generally in accordance with the requirements of policies A1 and CC4 of the the Camden Local Plan 2017.

- 32 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan 2017.

- 33 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017

- 34 Prior to first use of the development commences, details of secure and covered cycle storage, changing, shower and locker area for cycles shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first use of the building, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 35 No loading or unloading of goods, (other than delivery of oil/diesel) including fuel, by vehicles arriving at or departing from the premises shall be carried out otherwise than within the curtilage of the building.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

- 36 The development shall not be occupied until the blue badge car parking provision shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking

pressures in surrounding streets which would be contrary to policy T2 of the London Borough of Camden Local Plan 2017.

- 37 Prior to the occupation of any phase / building, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in line with London Plan Policy SI 7.

- 38 Prior to the occupation of any phase / building, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in line with London Plan Policy SI 7 and the Circular Economy Statements draft London Plan Guidance 2021.

Informative(s):

- 1 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 2 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice

PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

3 GLAAS 1

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015

4 GLAAS 2

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Guidance for historic building recording best practice on our website.
<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>

5 Thames Water - Waste water assets:

"The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

6

Thames Water - water assets:

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

7 Thames Water - Trade effluent consent

A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic

Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc may be required before the Company can give its consent.

Applications should be made at

<https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent>

or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

8 Thames Water - Grease separates

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information: www.thameswater.co.uk/help

- 9 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

- 10 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 11 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.
- 12 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 13 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre. This will assist in a key principle of PPS9 (Biodiversity and Geological Conservation) by building up the data base of up-to-date ecological information and this will help in future decision making.
- 14 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer

