

Revised proposals were presented to LB Camden Officers on 13th December 2022. At this meeting, more technical analysis as well as developed design intent was presented on a number of topics including:

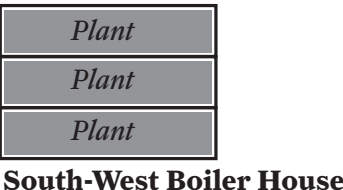
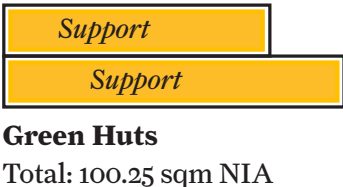
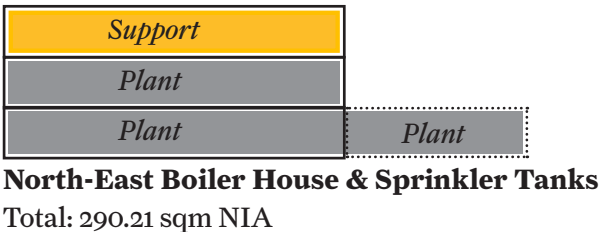
Needs Case for Maintenance Support Accommodation & Relationship to Existing Accommodation Displaced.

At the initial preapplication Officer’s asked for further information regarding the needs case and resulting project brief for proposed maintenance support accommodation as a long term solution.

In response at Preapplication Meeting 2, the project team illustrated the needs case and analysis the Museum had completed in order to form the brief for maintenance support accommodation. This involved detailed space allocation studies and consultation with relevant Museum departments to arrive at a proposed brief requirement to meet current and future long term needs. This is summarised in more detail in Chapter 2 of this document.

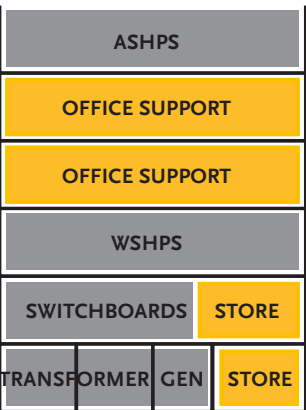
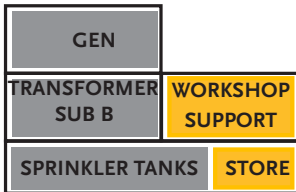
Importantly, the project team also highlighted that the proposed accommodation was not new, but a rationalised replacement of existing accommodation that would be displaced or demolished as part of the proposed works. Due to the amalgamation of inefficient and dispersed existing accommodation into a modern centralised and autonomous building, the proposals (as measured at that time) reduced the area quantum required for the same functions by 27%, enabling future masterplan development projects to occur in the cleared areas of the site.

Right:  
Infographic illustrating the comparative existing displaced and proposed support accommodation, which showed a rationalisation of 27% compared with existing areas as shared with LB Camden in December of 2022



TOTAL DISPLACED SUPPORT  
ACCOMMODATION = C. 1,195.54sqm

SUPPORT ACCOMMODATION  
RATIONALISATION  
= C. 326sqm = 27% Reduction



TOTAL PROPOSED SUPPORT  
ACCOMMODATION = C. 868.7sqm

## The proposed extent of demolition and proposed works for the ERB and Energy Centre Programme planning applications

As part of demonstrating the needs case for accommodation, the extent of proposed demolitions was illustrated in greater detail, and the existing quality and limitations of the buildings to be demolished was also discussed. It was also noted that the support accommodation comprised only 1/3 of the overall area delivered within the proposals.

## Initial professional consultant advice received with regards to neighbourly and site matters

In response to Officer comment regarding consideration to be given to neighbouring listed properties, further specialist analysis by Daylight/Sunlight consultant Gordon Ingram Associates was undertaken and presented to Officers at Preapplication Meeting 2. Further information with regards to neighbouring amenity is provided in Chapter 1 of this report and within GIA's report submitted as part of the application documents. In summary, the analysis did not suggest making any massing alterations with respect to daylight and sunlight to adjacent properties, which are of Hotel and Commercial use.

An initial arboricultural appraisal by Writtle Forest Consultancy was also discussed and an analysis of neighbouring trees illustrated. This included reporting on trial pit surveys undertaken which found little or no evidence of tree roots underneath the West Road directly adjacent the SWEC site due to the depth of existing garden party wall foundations. Further detail on these surveys is provided in Chapter 1 of this document.

### Top to Bottom:

Plan illustrating the proposed buildings to be demolished or decanted as part of the wider programme and the poor quality of these existing buildings as shared with LB Camden in December of 2022

Existing and proposed preliminary daylight and sunlight analysis for the SWEC site completed by GIA as shared with LB Camden in December of 2022

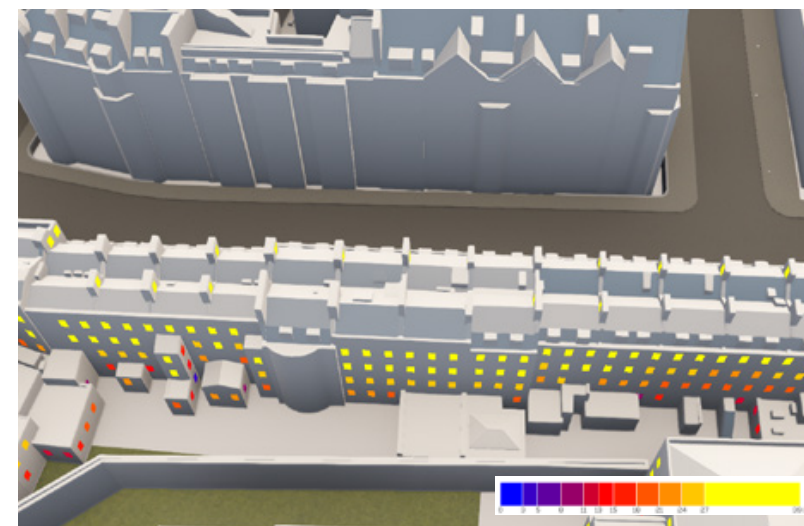
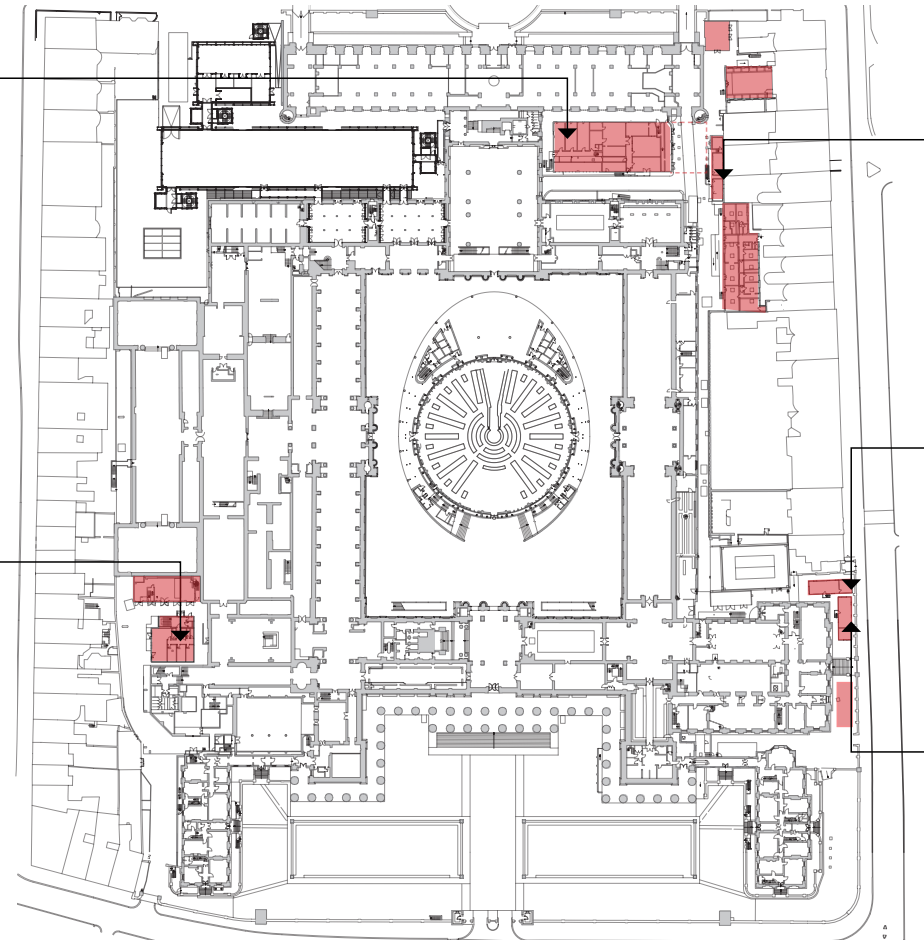


Fig. 10: SWEC Site - Existing VSC levels

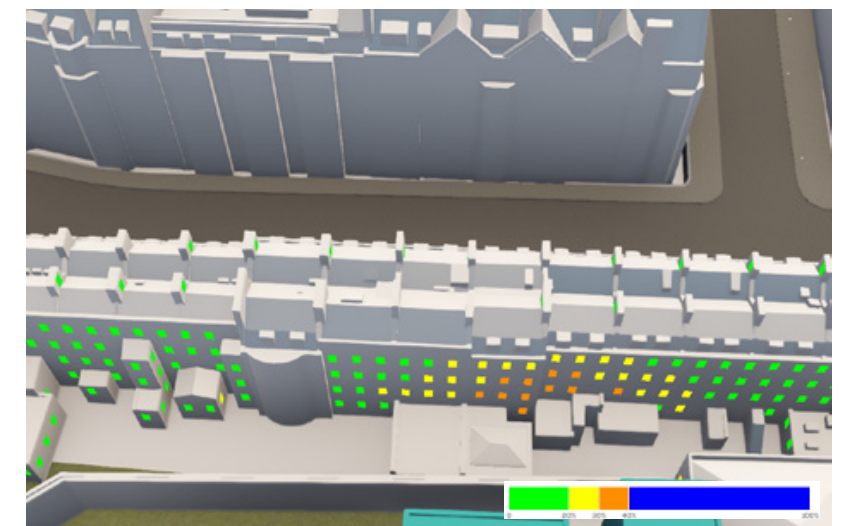


Fig. 12: SWEC Site - VSC percentage loss levels



**Technical proposals with regards to sustainability and plant infrastructure including its connection to wider site distribution**

Further detail was also provided regarding the technical detail of proposed infrastructure systems and the sustainability benefits of the proposals as measured at that time.

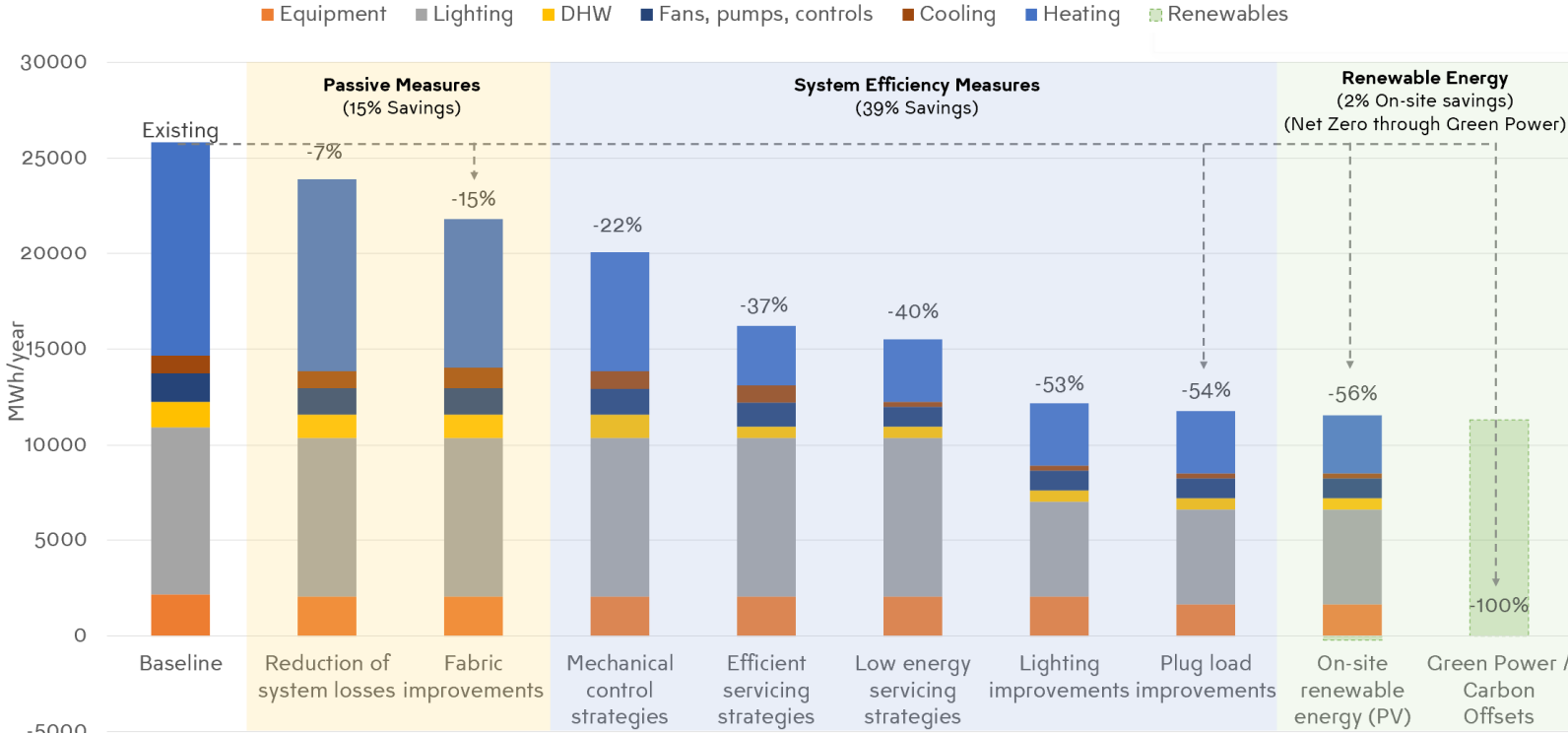
This included:

- An updated schematic illustration of the scope of the proposals, limited to replacement of primary systems, the 3 new buildings required to house them, and the distribution and connection of power and water to secondary plant around the estate.
- Technical analysis showing the system efficiency measures targeted by the Energy Centre Programme and the calculated carbon reduction emissions against baseline of 45% achieved by the new system.
- A site wide description of the distribution required from new primary plant to secondary plant around the estate. This included an area by area illustration of where existing fabric removal was required within existing basement levels to accommodate the new larger and insulated low temperature hot water pipework and electrical cabling.
- An analysis of the issues surrounding connection to the Bloomsbury District Heating Network and why the Museum does not deem this appropriate at this stage, though provision for a future connection will be allowed for within the proposals.

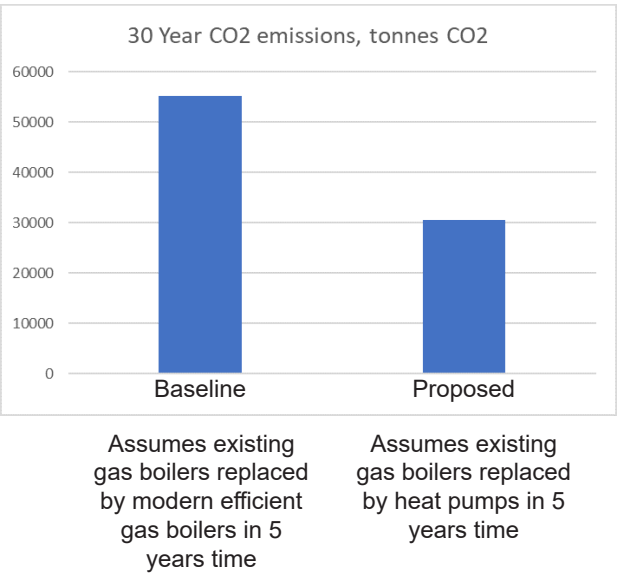
**Top to Bottom:**

Plan illustrating the proposed buildings to be demolished or decanted as part of the wider programme and the poor quality of these existing buildings as shared with LB Camden in December of 2022

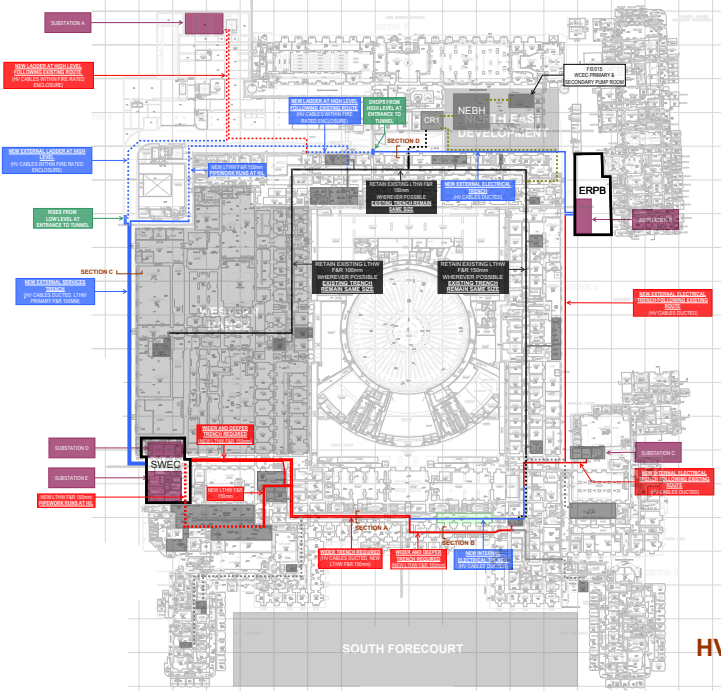
Existing and proposed preliminary daylight and sunlight analysis for the SWEC site completed by GIA as shared with LB Camden in December of 2022



The Sustainable Infrastructure Transition focuses on the key energy systems servicing the Museum Estate



Reduction in emissions vs. baseline over a 30 year period: 45%





Further Information

A verbal presentation of the preliminary Heritage Assessment was also provided by Heritage Consultants Montagu Evans, noting that there is no significance attached to the proposed buildings for demolition and the phasing of the proposals minimises heritage impacts whilst ensuring the operation of the Museum.

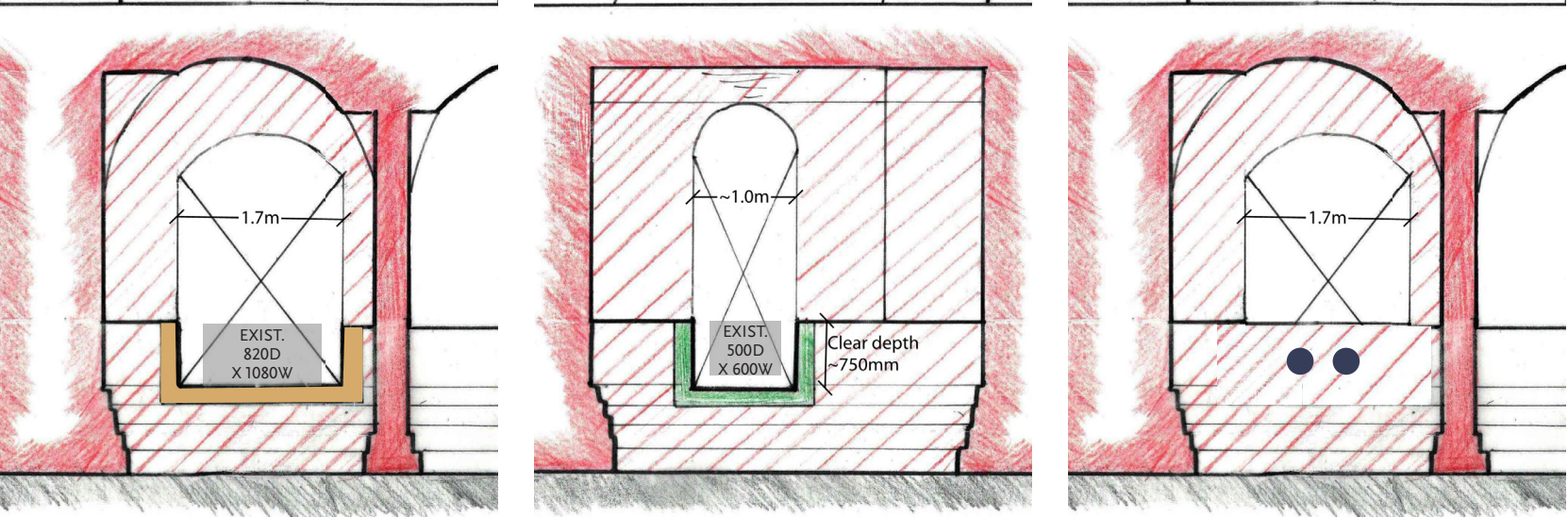
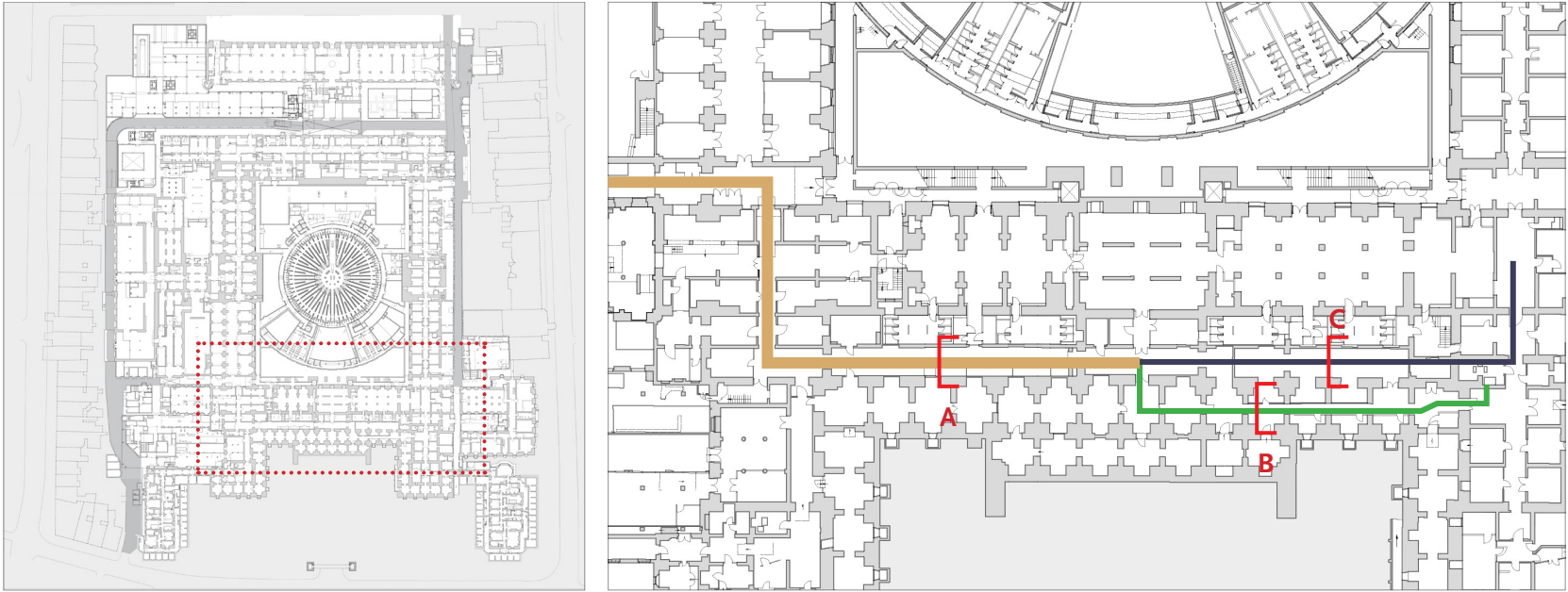
Following the preapplication meeting, a supplementary and more detailed technical preapplication package of information was circulated to LB Camden and HE Officers for review and comment.

Response and Feedback Received

Officer’s feedback was provided verbally in the meeting and minuted by planning consultants Montague Evans.

Officers raised a query with regards to the flood risk of the proposed sites and the Project Team noted that SUDs would be put in place as part of the proposals to reduce flow rates into the combined sewer systems servicing the site. Please refer to the relevant documents submitted as part of the planning application for further information.

Officers also asked for further detail regarding the heating systems technical detail. The two stage system based on the use of air and water source heat pumps was described verbally by the project team, and further detail was provided in the technical pack noted above that was issued following the meeting. Please refer to chapter 4 of this document and the Energy Statement for further information.



- Key:
- Wider services trench required
  - Wider and deeper services trench required
  - New trench required

Top row left to right:

Key plan and enlarged plan showing the requirements for increased or new basement services trenches in the South basement corridor as presented with LB Camden in December of 2022

Middle row:

Sections illustrating the new proposed trenches within the South Basement and their relationship with historic masonry brick corbelled foundations as presented with LB Camden in December of 2022

Middle row:

Photographs indicating the utilitarian quality typical of basement back of house corridors and trenches within the Museum as presented with LB Camden in December of 2022



Officers also queried the extent/scope of works proposed noting other opportunities such as improvement of historic fabric would also achieve lower carbon emissions. In response, the project team referenced the first preapplication presentation document, noting the requirement for a phased approach to the regeneration of the estate in order for it to remain open to the public and operational throughout delivery. The project team reiterated that developing vast proportions of the estate as a single project was simply not feasible if the Museum is to stay open to the public and operational as their mandate requires. It was also reiterated the first phase of work was focused on the delivery of new low carbon primary infrastructure to serve the entire estate in order to enable future renovation and thermal improvement of historic fabric to benefit from the low carbon systems delivered. With that being said, recent thermographic surveys undertaken on historic fabric at the Museum were discussed along with the progress being made with regards to existing fabric condition surveys. Though these fall outside the scope of this application they will provide valuable information for future phases of masterplan development.

Officers noted that the need for the cooling network as part of the project delivery (where proposed heat pumps can also be used in reverse mode to provide cooling) would need to be demonstrated as necessary. They also noted that other measures to mitigate heat loss, minimise heat demand, manage distribution losses should be considered and details of the cooling hierarchy should be followed.

The project team noted that the cooling systems provided would be replacing existing systems serving the Great Court which are at the end of their service life, as well as provide future capacity for other areas of the Museum which currently experience overheating when new secondary systems are delivered as part of future masterplan phases. The project team noted the solution proposed would deliver a long term viable proposal for cooling across the estate, which will only be provided in future on a case by case basis as part of any future masterplan project's delivery.

With regards to the cooling hierarchy, the project team noted the new buildings proposed will follow the cooling hierarchy and minimise heat demand through passive measures. Distribution losses will also be minimised through the use of efficient systems and high performance insulation around proposed pipework. For further information please refer to the Energy and Sustainability Statements submitted as part of the application documents.

Officers also requested if a site visit/walk was possible to provide further understanding of the proposed sites and the quality of existing buildings proposed for demolition. It was agreed this would take place as soon as possible.



3.3.4

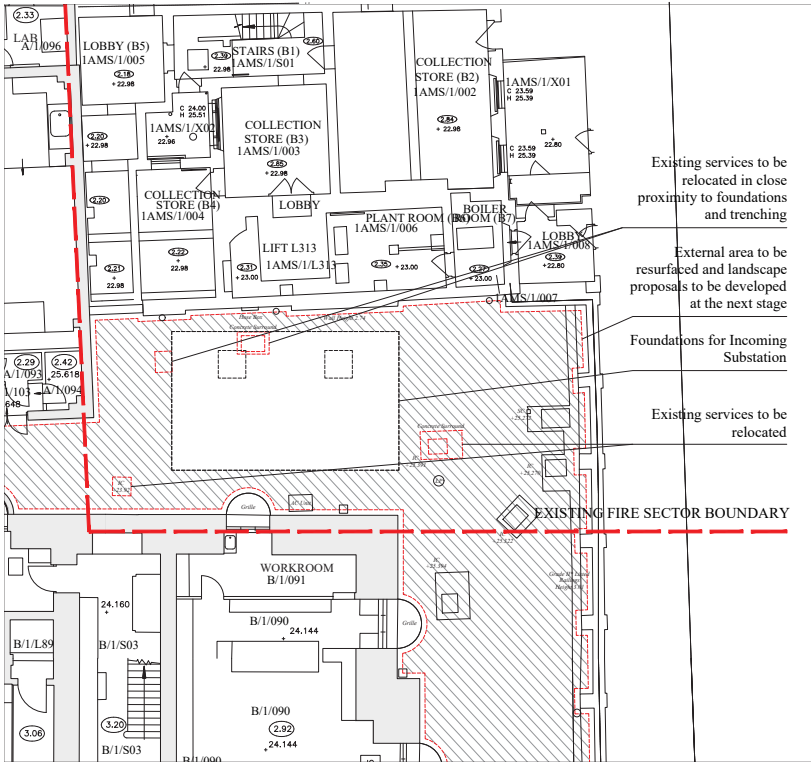
Pre-application Meeting 3: March 2023

A third pre-application meeting was held with both LB Camden and HE Officers on the 2nd March 2023. This meeting did not heavily feature the SWEC or ISS proposals as it was focused on closing out matters related to the advanced submission of the ERB part of the transition programme, which was submitted shortly after in April of 2023.

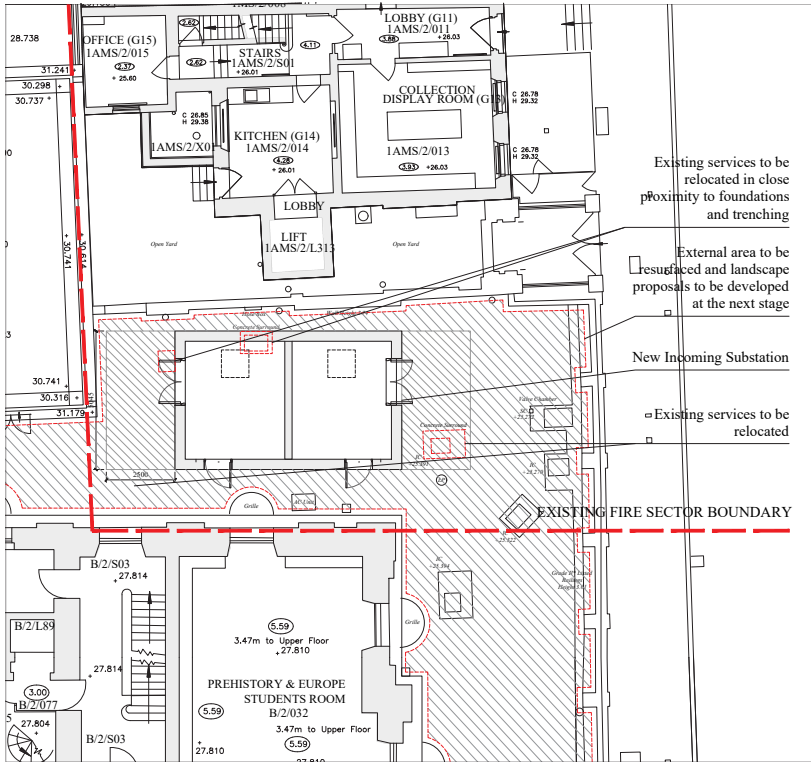
With that said the project team briefly summarised the content of the preapplication technical pack that was issued following Preapplication Meeting 2 and asked if Officer’s had any further queries at this time. No further queries were raised as to the materials illustrated within the technical pack at that time. It was also noted that there was an ambition for the SWEC and ERB to have a consistency of materiality and detail to provide a common language for the new buildings within back-of-house areas of the Estate.

Officer’s also requested information with regards to demolition and proposed sections and daylight and sunlight analysis for the SWEC building. The project team referenced information to date had been provided within the technical pack submitted following preapplication 2 covering both daylight and sunlight as well as existing, demolition, and proposed plans, sections and elevations for all sites. Please refer relevant sections of this document as well as the Sunlight Daylight Assessment and Application Drawings submitted within the application documents for up to date information with regards to these aspects of the proposals.

The images on this and the following page summarise the ISS and SWEC building proposals as illustrated within the technical pack submitted prior to and discussed at preapplication meeting 3.



Level 01 Floor Plan



Level 02 Floor Plan



West Elevation - Montagu Street



Section AA - South to North



From top left clockwise:

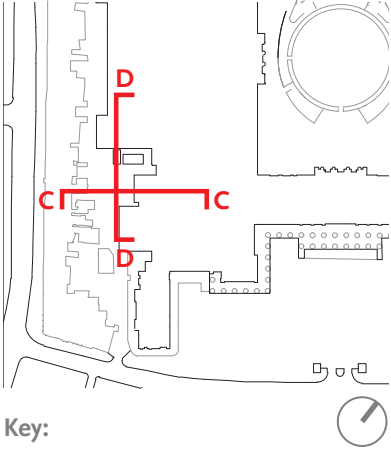
The ISS design as summarised in the planning preapplication technical pack submitted to LB Camden and HE following preapplication meeting 2 and discussed as preapplication meeting 3;

Level 02 floor plan

Sections AA & BB

West Elevation





- Key:
- Plant
  - Risers
  - Engineering FC Centre
  - Office
  - Circulation
  - Mess Areas
  - Welfare - Lockers, Showers & WCs
  - Storage

From top left clockwise:

The SWEC design as summarised in the planning preapplication technical pack submitted to LB Camden and HE following preapplication meeting 2 and discussed as preapplication meeting 3;

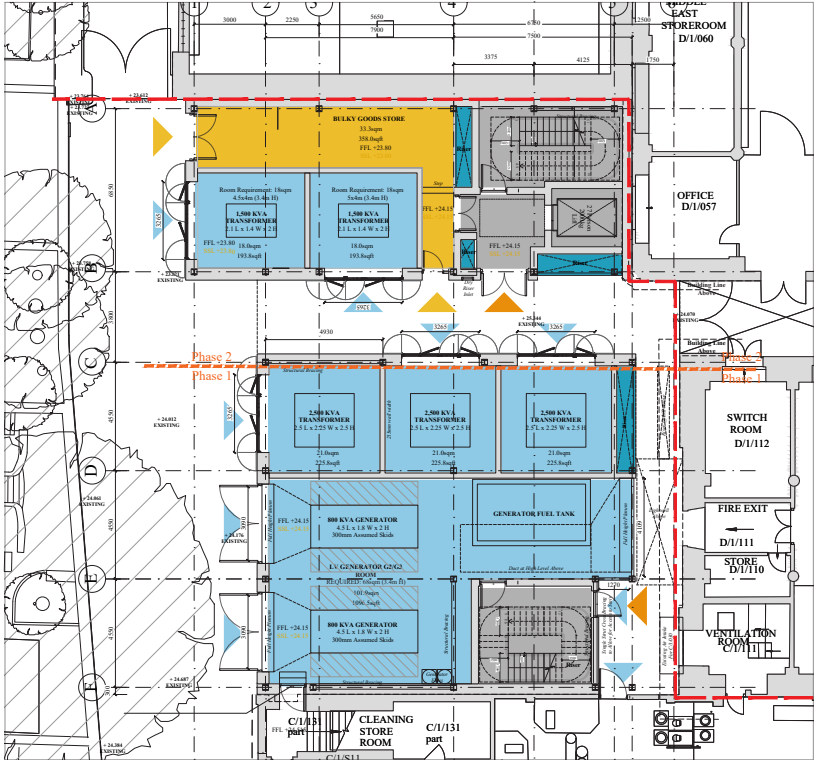
Level 01 floor plan

Section DD

Summary Gross Internal Area (GIA) schedule

Axo view

Section CC



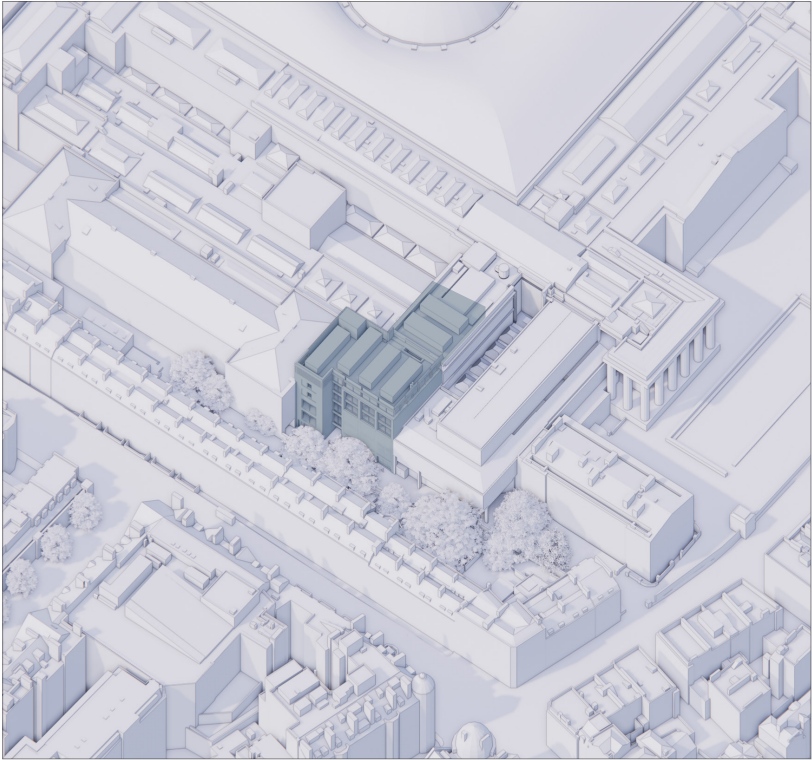
Level 01 Floor Plan



Section DD - North to South



Section CC - East to West



Axo View

	GIA (sqm)	
	GIA Plant	GIA Support
Roof	16.5	
Level 05		402
Level 04		402
Level 03	402	
Level 02	270.3	130.5
Level 01	234.4	83.5
Totals	923.2	1018
	1941.2	

Summary GIA Schedule