

# **Royal Veterinary College: Hobday Building Design and Access Statement**

Application for Full Planning Permission to the London Borough of Camden

February 2024

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**Issue Date** Status Initials 02 February 2024 **Planning Submission** LA

1. This document is designed to be printed and read at A3 size.

The Royal Veterinary College (RVC) **Royal College Street** London NW1 oTU

The Site:

The Client and Applicant:

The Royal Veterinary College Royal College Street London NW1 oTU

This statement has been prepared on behalf of the RVC by:

**Rivington Street Studio** Architects



### 1. Introduction

This statement accompanies a planning application for the replacement of the external windows of the RVC's Hobday Building on Royal College Street.

The aim of this project is to improve thermal performance of the building by carefully replacing the original windows that date from the 1930's with new high quality double glazed windows which will achieve significant environmental benefits.



Royal College Street elevation

### 2. The brief

The Hobday building is the largest building on the RVC's Camden campus. The building was designed in the 1930's and has undergone periodic upgrades. The existing windows are original, in poor condition and perform poorly in terms of heat loss. The brief is to provide a better performing solution while maintaining the character of the existing building.

Scope of works:

- Replacement of the existing Critall-style windows to the front(west) elevation and the 'front' parts of the north and south elevations.
- Repair and refurbishment of the existing hardwood sub-frames to house the replace steel windows.





Typical existing steel windows set within a hardwood frame.

1st floor plan overlaid onto site plan showing approach to windows in context

Replace windows & Restore timber hardwood sub frame

Replace - new double-glazed aluminium

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### 3.1 SITE LOCATION

The RVC's Camden Campus is within the St Pancras & Somers Town ward and is within the north west corner of the Kings Cross St Pancras Conservation Area.

Site address: The Royal Veterinary College Royal College Street London NW1 oTU The Hobday Building is part of the RVC's Camden Campus. The site is bounded to the west by Royal College Street, which provides primary access; to the east a recent development of student accommodation faces onto St Pancras Way; to the North there is a collection of student accommodation, private dwellings, business and light industrial units and to the south a mix of early 20thC and modern residential flats.



RVC Camden campus

St.Pancras Station RVC Hobday Building Design & Access Statement February 2024

#### 3.2 CAMPUS

The campus is in a central urban location and sits within a mix of 20<sup>th</sup>C and early 21<sup>st</sup>C residential and commercial building typologies at the northern end of the Kings Cross Conservation Area, sub-area 1: St Pancras Gardens.

#### ARRANGEMENT

The campus topology falls gently downwards from north to south along both Royal College Street and St Pancras Way. The campus is a dense collection of 3-5 storey buildings with surrounding access routes, yards and courtyards.

Hobday is the central main building fronting onto and accessed from Royal College Street. Together with the adjacent BSAH and LBIC buildings, it forms a string of imposing but relatively good quality façades onto Royal College Street.

Student residential blocks sit to the north with the Beaumont Sainsbury Animal Hospital (BSAH) and Amoroso buildings nearby. The rear of the site houses the more functional forge and Biological Services Unit.

#### HISTORY AND RECENT WORKS

The College has been located at the Camden campus since its inception in 1791, although all of current the buildings date from the 1920's onwards.

Most recent work has focussed on internal remodelling to meet changes in teaching and learning as well as growth in research and clinical work. The Hobday building has a number of roof extensions as well as the transformative conversion of its southern courtyard to form a generous social learning space - known as the Lightwell.

#### MOVEMENT

Hobday, LBIC and the BSAH all have direct street main entrances.

Numerous other entrances lead from the surrounding yards and predominantly vehicular routes between buildings. Vehicle routes are generally functional but there is some limited essential parking in a courtyard between LBIC and Hobday. (**A**, right)



**BOUNDARIES & BUILDINGS** 

- 1. Hobday Building
- 2. Beaumont Sainsbury Animal Hospital (BSAH)
- 3. LBIC
- 4. Amoroso
- 5. The Forge
- 6. Student residences
- 7. BSU



### 3.3 EXISTING WINDOW TYPES

The original windows comprise single glazed 'Crittals' style steel sections, some of which are set within in a hardwood frame. Orientation is typically portrait and they sit almost flush against the surrounding brickwork. All windows have opening lights that are a mixture of top, side and pivot hinged.

#### 3.4 HOBDAY BUILDING: CONDITION

Whilst some areas of the Hobday Building have been upgraded relatively recently, the original windows have largely been left untouched and are in a poor state of repair. Many do not close properly which has necessitated the installation of secondary glazing behind to improve thermal and acoustic insulation.



Existing west elevation onto Royal College Street



Existing south elevation

3.5 HOBDAY BUILDING: EXISTING PHOTOGRAPHS



Main façade onto Royal College Street



Main façade onto Royal College Street



First and second floor windows overlooking Royal College Street





### 4. Design Proposals

#### 4.1 SCOPE OF WORKS

All of the original windows are in poor condition and perform poorly in terms of heat loss. It is proposed, therefore to upgrade all original windows with new double glazed units.

#### **Replace - New Steel Windows and Refurbish Hardwood Frame**

The windows to the front (west) elevation and to 'front' parts of the north and south elevations are proposed to be replaced with a new double glazed steel frame window that will match as closely as possible the original steel profiles. Fenestration, including opening lights will match the original windows. The original hardwood frames will be retained and repaired as necessary.

#### **Replace - New Aluminium Windows**

Windows to the remainder of the side and rear elevations do not have timber frames and are not visible from the street. These windows are to be replaced with new slim (50mm) section double-glazed aluminium frames. The primary mullions and transoms will be located to match existing and everything will be PPC coated black. These works were previously approved under application ref:2017/4643/P

#### KEY









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### 4. Design Proposals

4.1 SCOPE OF WORKS



Lower Ground Floor



Ground Floor



First Floor



Second Floor





Fourth Floor

Replace & Refurbish Replace - new double-glazed aluminium Existing retained - no works needed RVC Hobday Building Design & Access Statement February 2024

### 4. Design Proposals

### 4.2 VENTILATION

The proposed replacement windows will replace the existing opening lights on a like-for-like basis. There will be no loss of ventilation. The new windows will provide a seal that will assist with thermal and acoustic performance and pollution control. The proposals will remove (where possible) existing mechanical extract grilles that currently terminate through glazing panes.

#### 4.3 NEW STEEL WINDOWS

The proposed replacement steel windows will be Crittall's HomelightPlus. This is a high quality window system which has been engineered to meet higher energy-saving accreditations, advanced performance and enhanced security with optional multi-point locking systems. The HomelightPlus system is hot-dip galvanised for increased durability and powder-coated with Duralife to be virtually maintenance-free, these custom window solutions offer the slimmest profiles with minimal sightlines and elegance. The proposed finish is to be black (RAL 9005) to match the existing.



Example of new 'crittal' style steel windows

## 5. Accessibility

### 5.1 INCLUSIVE DESIGN

The replacement windows proposals do not impact on the accessibility of Hobday building.

The new windows will have a positive impact on the comfort of the building occupants through elimination of draughts, easier to operate opening lights along with improve acoustic and seal from external pollutants.

### 6. Environmental Impact

#### ENVIRONMENTAL STRATEGY 6.1

The College is committed to operating a sustainable business with as low a carbon footprint as possible. Significant work is ongoing to improve energy efficiency and to move to low carbon sources. Replacing the existing poorly performing windows, will make a significant impact on the energy consumption at the Camden campus.

Key aspects include:

- Replacement windows incorporating double-glazing and improved weatherproofing seals. •
- Maintaining natural ventilation.

Typical window elevation of new 'crittal' style steel windows

### 7. Planning context

#### 7.1 CONSERVATION AREA

The Hobday building, sits at the northern end of the Kings Cross Conservation Area, sub-area 1: St Pancras Gardens. This notes that LBIC, Hobday and the BSAH form *'a consistent street elevation on the eastern side Royal College Street'*.

The Hobday building is described thus:

The central block of the Royal Veterinary College consists of four storeys plus an attic level and surrounds two central courtyards. The building, designed by H.P.G. Maule, was constructed in 1936-37 and is formed of brown brick with red brickwork at ground floor level. The prominent central entrance to the building is surrounded by decorated stonework, which also surrounds the central window at first floor level. The entrance is again surmounted by a coloured crest. Like the adjacent red brick properties, the building is symmetrical in form.

#### 7.3 **PREVIOUS APPLICATIONS**

The replacement of the steel windows to the rear and side elevations of Hobday was previously approved as part of the application 2017/4643/P.

#### 7.2 PRE-APPLICATION ADVICE

As part of the previous application (2017/4643/P) the below advice was received - reference 2017/2448/PRE

#### Windows

The window upgrade proposals have by far the greatest implications for the quality of the building's contribution to the conservation area. The main building's publicly visible elevations feature consistent and highly distinctive windows featuring panes held with black metal glazing bars similar to Critall-style windows, but set within heavy unpainted timber frames. A mixture of casement, top- and bottom-hung styles of opening are evident. These windows are presumed to be original. Existing secondary glazing is not sensitive to their appearance from the exterior, which is further compromised in places by suspended ceilings.

The windows make a significant contribution to the appearance of the host building. They should be retained and repaired, and replacement, higher quality secondary glazing investigated as a means of improving sound and thermal insulation. Towards the top of the building and particularly on the northern flank, behind the front wing, the format and quality of the windows becomes more generic, and it may be that replacement of some windows here would be acceptable provided they closely match the original (in a sympathetic fine 'Critall' style); and if it can be demonstrated that this is necessary because of the condition or failings of the existing windows. Replacements of high quality would be expected, noting the quality and the closeness of the match achieved by the windows procured for the recent extension to the building's northern wing.

No objections raised to the access revolving door.

## 8. Application Drawings

The following drawings are submitted with this application:

### **EXISTING DRAWINGS:**

PL01 1001	Site Plan	1:1250 @ A3
PL01 1005 PL01 1006 PL01 1007 PL01 1008 PL01 1009 PL01 1010 PL01 1011	Lower Ground Floor Plan Ground Floor Plan First Floor Plan Second Floor Plan Third Floor Plan Fourth Floor Plan Roof Plan	1:250 @ A3 1:250 @ A3
PL01 1021 PL01 1022 PL01 1023 PL01 1024	West Elevation South Elevation East Elevation North Elevation	1:250 @ A3 1:250 @ A3 1:250 @ A3 1:250 @ A3 1:250 @ A3

#### **PROPOSED DRAWINGS:**

PL01 1201	Proposed Plans	1:250 @ A3
PL01 1401	West Elevation	1:250 @ A3
PL01 1402	South Elevation	1:250 @ A3
PL01 1403	East Elevation	1:250 @ A3
PL01 1404	North Elevation	1:250 @ A3
PL01 3100	Typical Details	1:5 @ A3
PL01 4101	Window Types	1:20@ A3
PL01 4102	Window Types	1:20@ A3
PL01 4103	Window Types	1:20@ A3
PL01 4104	Window Types	1:20@ A3
PL01 4105	Window Types	1:20@ A3
PL01 4106	Window Types	1:20@ A3
PL01 4107	Window Types	1:20@ A3
PL01 4108	Window Types	1:20@ A3
PL01 4109	Window Types	1:20@ A3