

London School of Hygiene & Tropical Medicine Tavistock Place (TP1) Teaching & Learning

Design and Access Statement



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The Site:

15-17 Tavistock Pl, London WC1H 9SH.

The Client and Applicant:

London School of Hygiene and Tropical Medicine

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

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BDP - SKA consultants

Charles & Associates - Transport consultants

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D01	06.10.23	S2	Issued for planning	msj
D02	21.05.24	S2	Issued for Planning	

This document has been prepared to be printed and read at A3.

1.0 Executive Summary

The London School of Hygiene & Tropical Medicine (LSHTM) is a specialist postgraduate institution. Its' mission is to improve health and health equity in the UK and worldwide, working in partnership to achieve excellence in public and global health research, education and translation of knowledge into policy and practice.

This report and supporting documentation represents the Design and Access Statement in support of the application to develop a high-quality general teaching and learning facility at the School's Tavistock Place (TP1) building.

The School's vision and brief is outlined in more detail in Section 2.0.

Existing context and building

The building dates from 1904 with later additions. It is not listed but forms part of the Bloomsbury Conservation Area and contributes to the overall setting of adjacent buildings and townscape. Section 3.0 has analysis of the existing context, setting, internal arrangements and its relationship with the School's adjacent TP2 building. A separate heritage statement forms part of the application.

Proposals

The majority of the proposed works will be internal remodelling to convert, predominantly, ancillary office accommodation into the following:

- Flexible teaching spaces.
- Extensive social learning areas.
- Smaller group rooms.
- Rooms for pre-recording or remote presentations.
- Staff 'touch-down' space.
- Welfare and wellbeing facilities.

Externally the strategy has been to minimise visual changes, where possible, with the following proposed:

- Rooftop plant (with screening) to serve the functions above.
- Extended staircase to provide safe access to the roof.
- Replace failing cladding and windows to the rear courtyard.
- Enhancements to the main entrance and identity of the building.
- Minor repairs and upgrades along the street elevation.
- New roofs with improved insulation and localised green roof.

Selected drawings and visualisations with commentary are shown in Section 4.0; full drawings are submitted as part of the application.

Sustainability

In addition to the fabric improvements mentioned above de-carbonisation of the scheme has been central to the services strategy in line with the School's wider aims across the campus. This is outlined in more detail in section 5.0 but includes:

- Removal of gas boilers and installation of Air Source Heat Pumps (ASHPs).
- Efficient air handling units (AHUs) with heat recovery.
- Smart metering and controls.
- Energy efficient LED lights throughout.
- New photovoltaic panels.

In addition the scheme as a whole is undergoing a Royal Institute of Chartered Surveyor's (RICS) SKA assessment to ensure an holistic sustainable approach to design, construction and operational factors.

Access

A number of improvements to the existing access arrangements have been planned and are explained in detail in Section 6.0. In summary:

- Additional accessible and ambulant wcs.
- Wider reception area and helps desks.
- Hold open cross corridor doors.
- Planning of social spaces and circulation for better people flow.
- Accessible cycle parking.

Transport

There are no plans to alter the current vehicular or servicing arrangements as part of this application. Cycle parking is however increased as part of the proposal providing a total of 51 spaces for the scheme in line with SKA requirements. Location, type, distribution plus associated locker/shower facilities are outlined in Section 7.0. A separate Transport Statement accompanies this application.

2.0 Brief

2.1 Background, project vision and brief

The London School of Hygiene & Tropical Medicine (LSHTM) is a specialist postgraduate institution. Its mission is to improve health and health equity in the UK and worldwide, working in partnership to achieve excellence in public and global health research, education and translation of knowledge into policy and practice. Teaching is intimately connected to research expertise, and staff are committed to sharing knowledge they have gained through research with Masters/doctoral students, policy/decision-makers across the globe, and the wider public. LSHTM's focus for teaching and research is health and its determinants – genetic, biological, environmental, socioeconomic, behavioural and cultural.

The Estates Masterplan was originally developed and signed off by the LSHTM Council in February 2017. Its first review was in 2018 and is now reviewed annually as work progresses. Main stakeholders are internal LSHTM staff, London Borough of Camden conservation officer, other local universities and partners of LSHTM. Planning permission is sought from Camden Council before each stage.

The project will create a new teaching and learning centre at Tavistock Place 1 (TP1) to replace the inferior, in estate terms, current facilities offered for student provision and teaching and learning.

The project's benefits include; the positive impact that the changes will have on students, staff, and others; and in particular how LSHTM will widen its participation and increase the number of students entering employment. Specifically, it confirms the intention to introduce new hybrid ways of learning, the newest technologies and how the world-class courses will be accessible and support employers, apprentices, and the self-employed.

LSHTM have brought forward this project from 2028 to 2025, propelling the new Education Strategy in terms of realising measurable and sustainable learner, community, and economic benefits.

TP1 would increase the capacity for face-to-face teaching provision, still the preferred option, by 25% (circa 200 students) and double the overall number of students attending short courses and hybrid teaching delivery over 5 years (from 800 students to 1600). New knowledge and skills are vitally needed by employers to fill skills gaps and stop the UK falling behind the rest of the world.

Estates Management works hard to counter the shortage and constraints of our current buildings. The existing teaching and learning spaces are situated on the Lower Ground Floor at Keppel Street. The rooms lack natural light, are not a standard size and some are not conducive to collaborative teaching and learning. A number of rooms are environmentally uncomfortable and are difficult to access for students as they are on the lower ground floor. IT/AV is not standard in each room rendering it difficult to use and problematic for lecturing staff and students, particularly visiting sector expert lecturers, limiting participation.

Counselling, Student Services, prayer room and social facilities are currently separated by floors from teaching spaces which causes issues, particularly for new students and staff.

TP1 presents a vision, ambition, and plans for a high-quality teaching and learning facility for postgraduate students and other learners. The proposed project will consolidate LSHTM's main general teaching spaces into a single building with collocated breakout and social learning spaces. Support spaces will include a single-point helpdesk for students wishing to access assistance from the Teaching Support Team and Registry, an IT Helpdesk, welfare and wellbeing spaces. The developed plans at TP1 would provide a one-stop-shop for students, create flexible teaching rooms, social learning/study spaces/break-out study spaces, recording room wrap-around services, student support, prayer room and counselling spaces. TP1 will be the first building fully accessible to disabled students and staff.

3.0 Existing

3.1 Overview

LSHTM's Tavistock Place campus comprises TP1 - the subject of this application - and TP2 which is newly completed.

The campus is located in Bloomsbury, a short distance from Euston Station and approximately 10 minutes walk from the School's Keppel Street building.

Address: 15-17 Tavistock Pl, London WC1H 9SH.

TP1 comprises a 19th century main building with a 1960s 'wing'. The building was transformed in 2010 with the addition of a new extension containing circulation space running parallel to the rear elevation of the main building. The main building was opened up to provide research and support office space alongside some teaching space and a café.

The building is not listed but it sits within the London Borough of Camden's Bloomsbury Conservation Area. A separate Heritage Statement forms part of the application.

TP2 is a newly completed part two-storey, part three-storey dry research laboratory with basement accommodation and associated plant on the roof. It is clad in a distinctive metal standing seam system.

KEY

TP1 - LSHTM Tavistock Place building 1

TP2 - LSHTM Tavistock Place building 2

1. Ground floor cafe


2. Courtyard

3. Passageway. Former main entrance to TP1 and vehicle/cycle entry to courtyard

4. Current main entrance to TP1

5. Passageway - main entrance to TP2

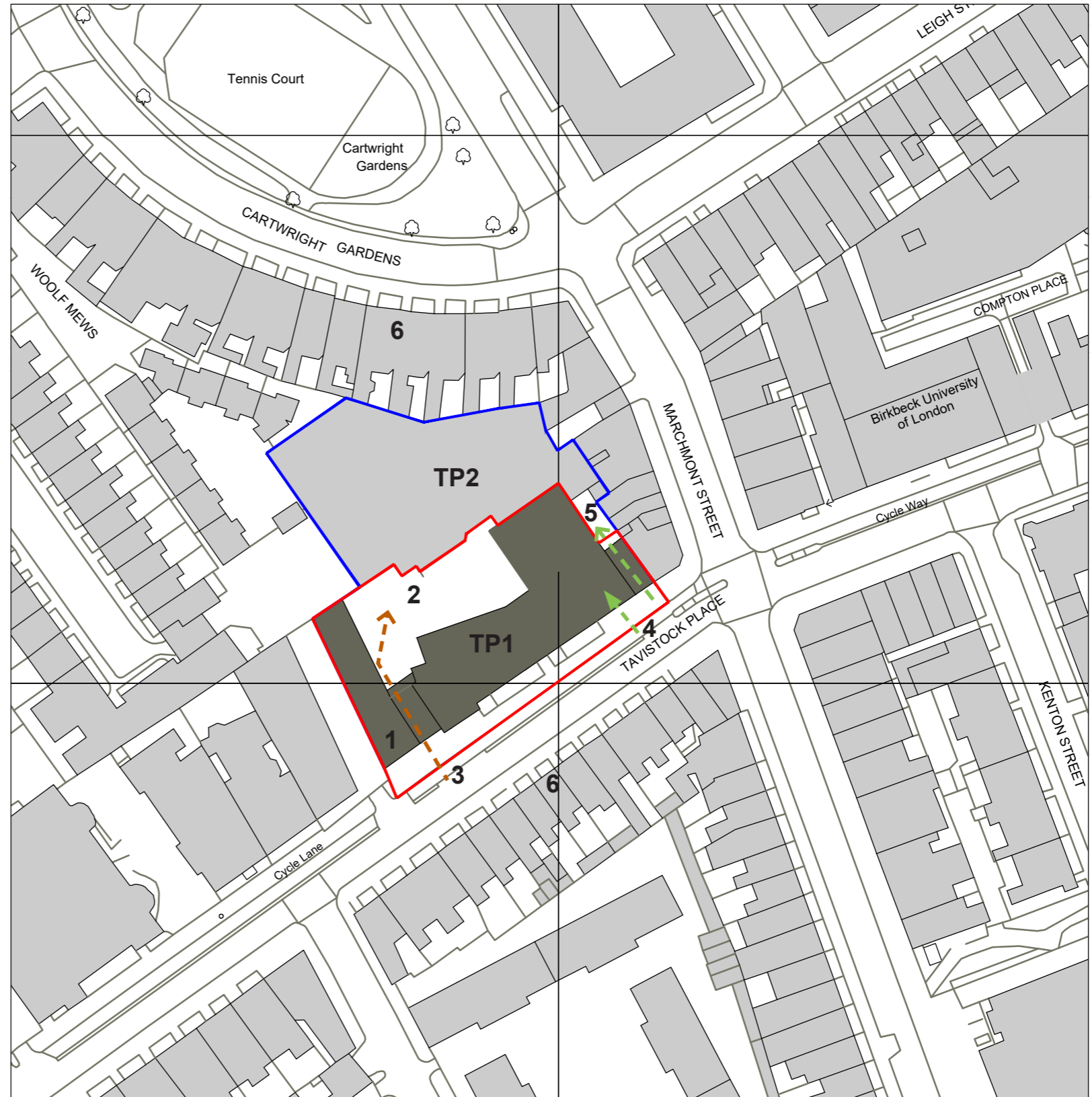
6. Hotels

 Pedestrian access

 Vehicle/cycle access

 Application boundary

 LSHTM Boundary



3.0 Existing

3.2 Context photographs



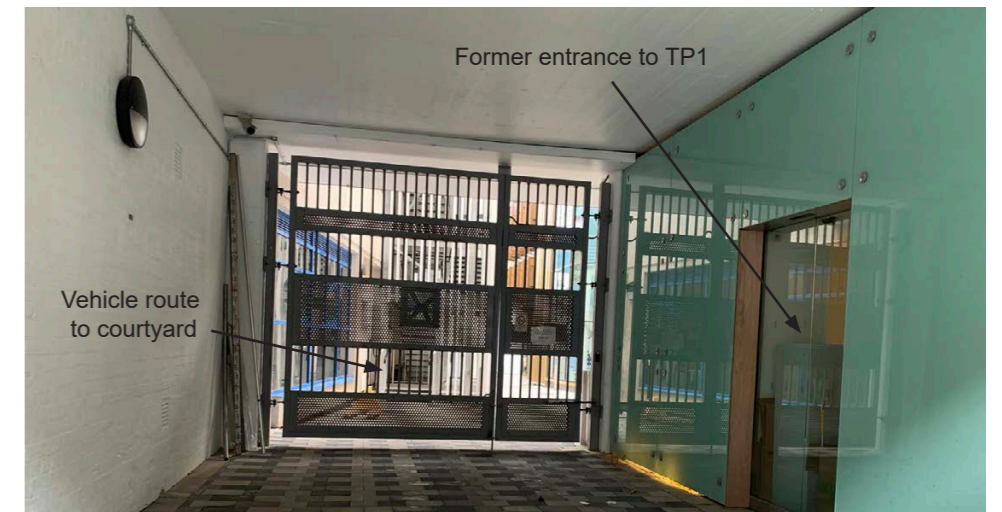
1. TP1 looking east along Tavistock Place from corner of Herbrand St

Cafe

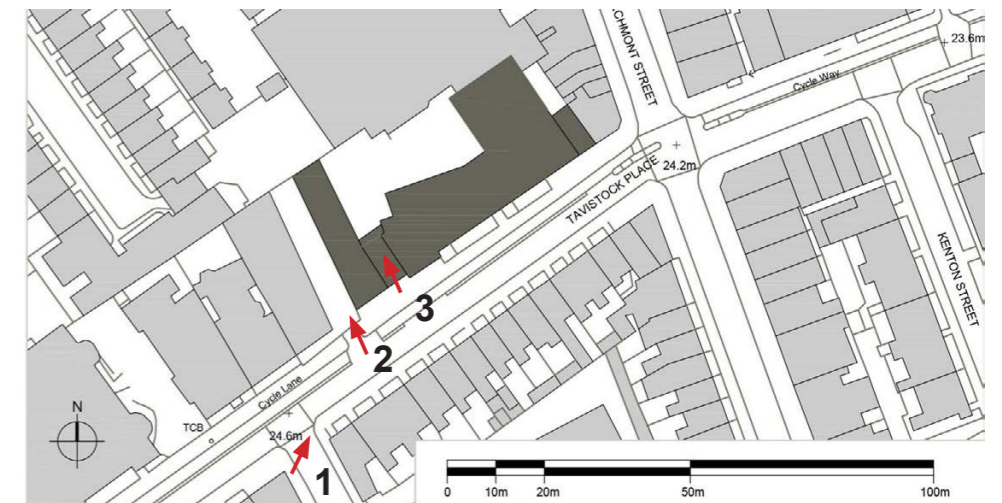
Vehicle/cycle entry to courtyard see photo 2



2. Western end of TP1 and adjacent property



3. Passageway to courtyard - former main entrance



Key plan

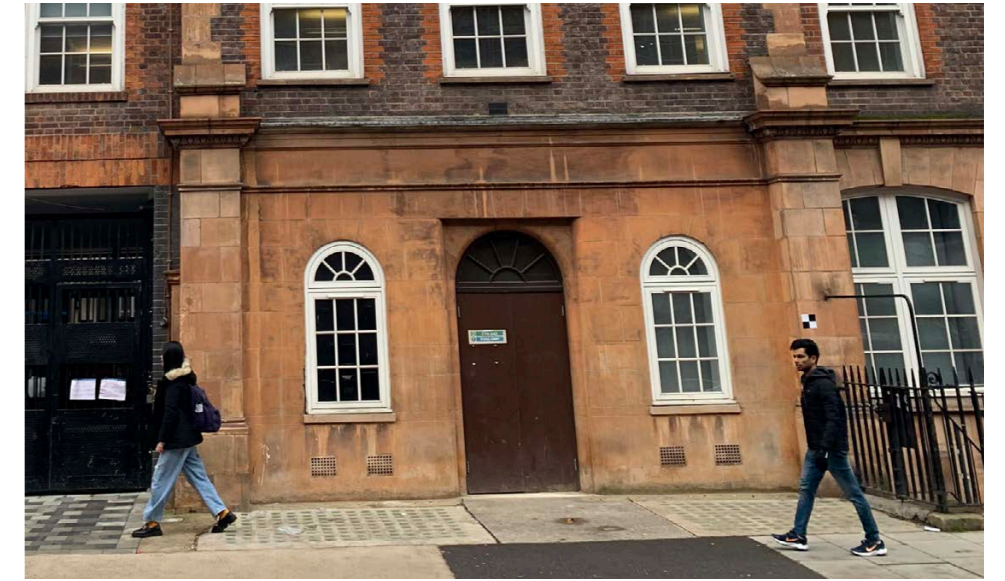
3.0 Existing

3.2 Context Photographs



4. TP1 main facade (south elevation) along Tavistock Place

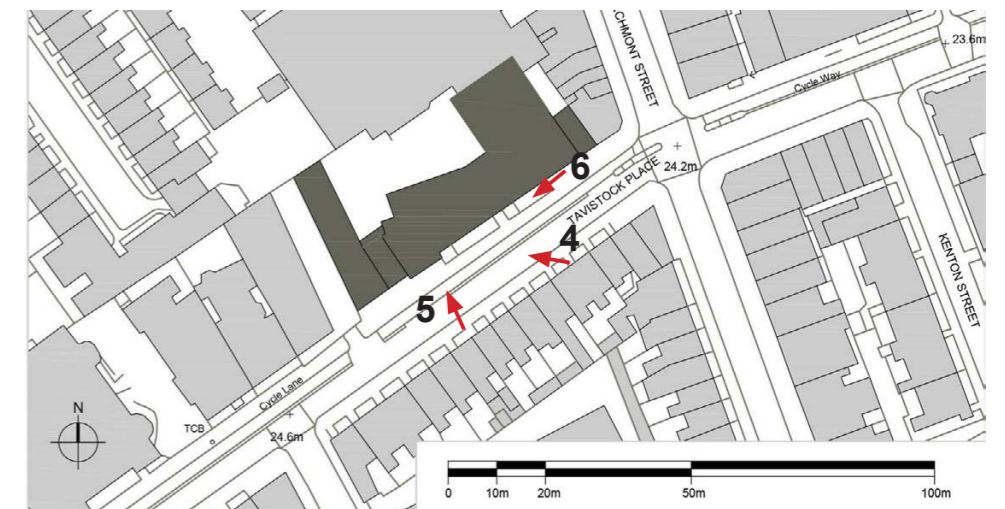
Refuse storage



5. TP1 western end



6. Lightwells to lower ground floor



Key plan

3.0 Existing

3.2 Context Photographs



7. TP1 looking west

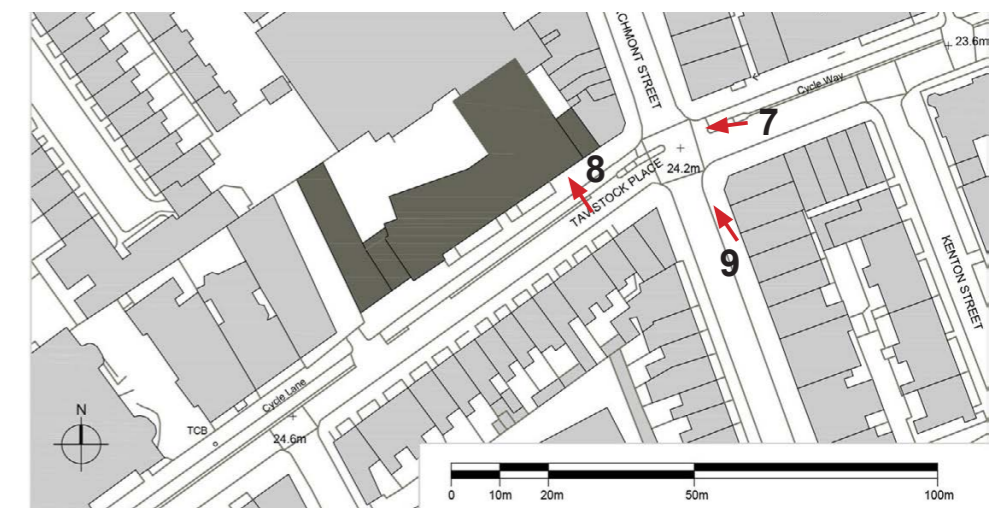
Entrance to TP2



8. TP1 eastern end current (temporary) main entrance



9. Looking north from corner of Marchmont St.



Key plan

3.0 Existing

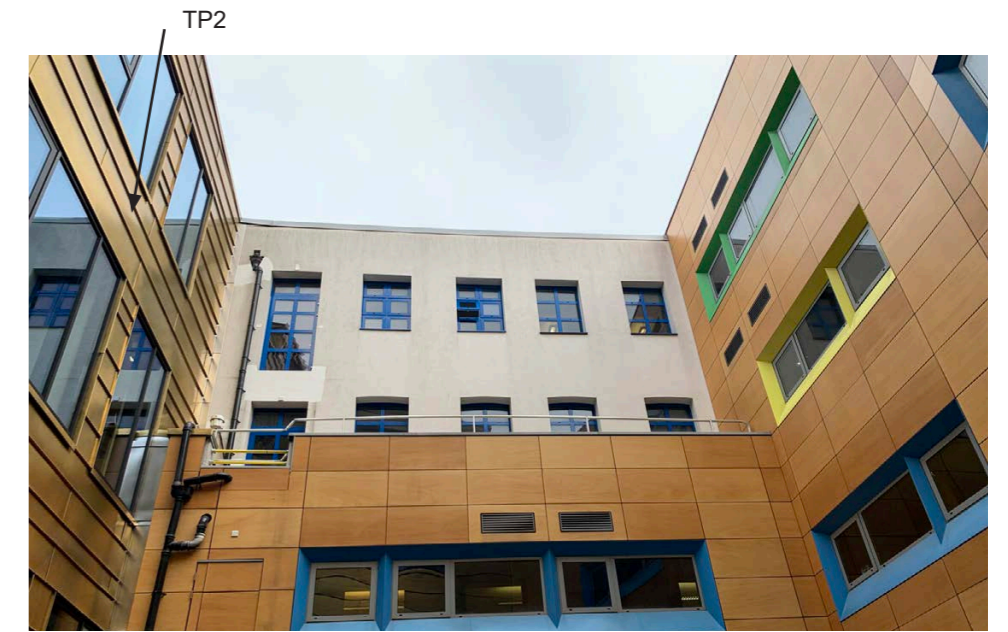
3.2 Context Photographs



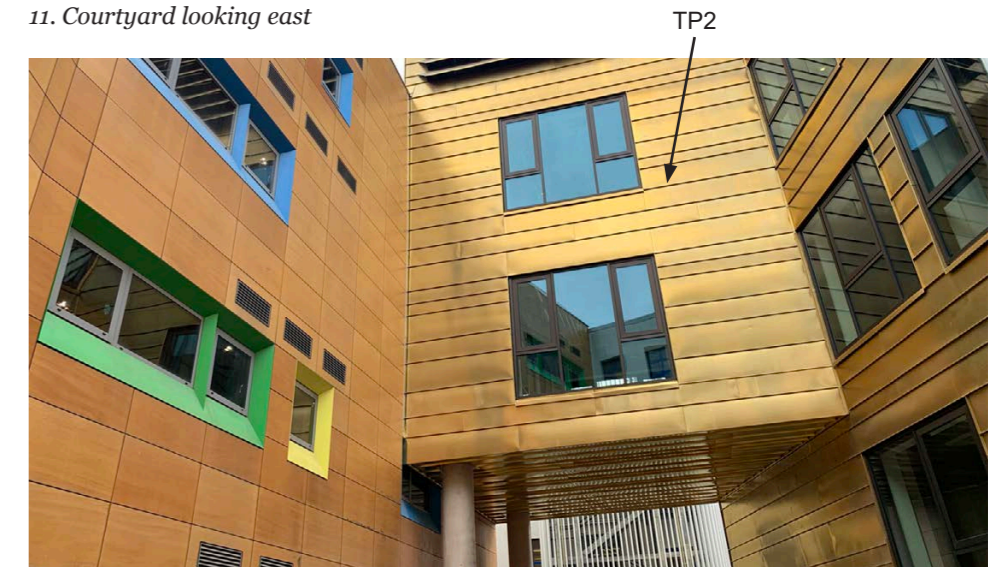
10. Courtyard looking south

Cycle parking

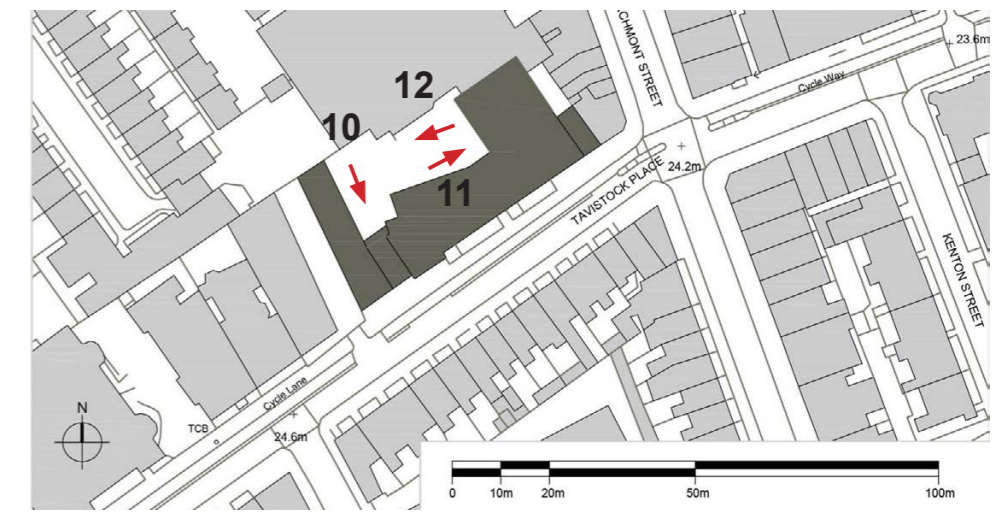
Vehicle access from Tavistock Place



11. Courtyard looking east



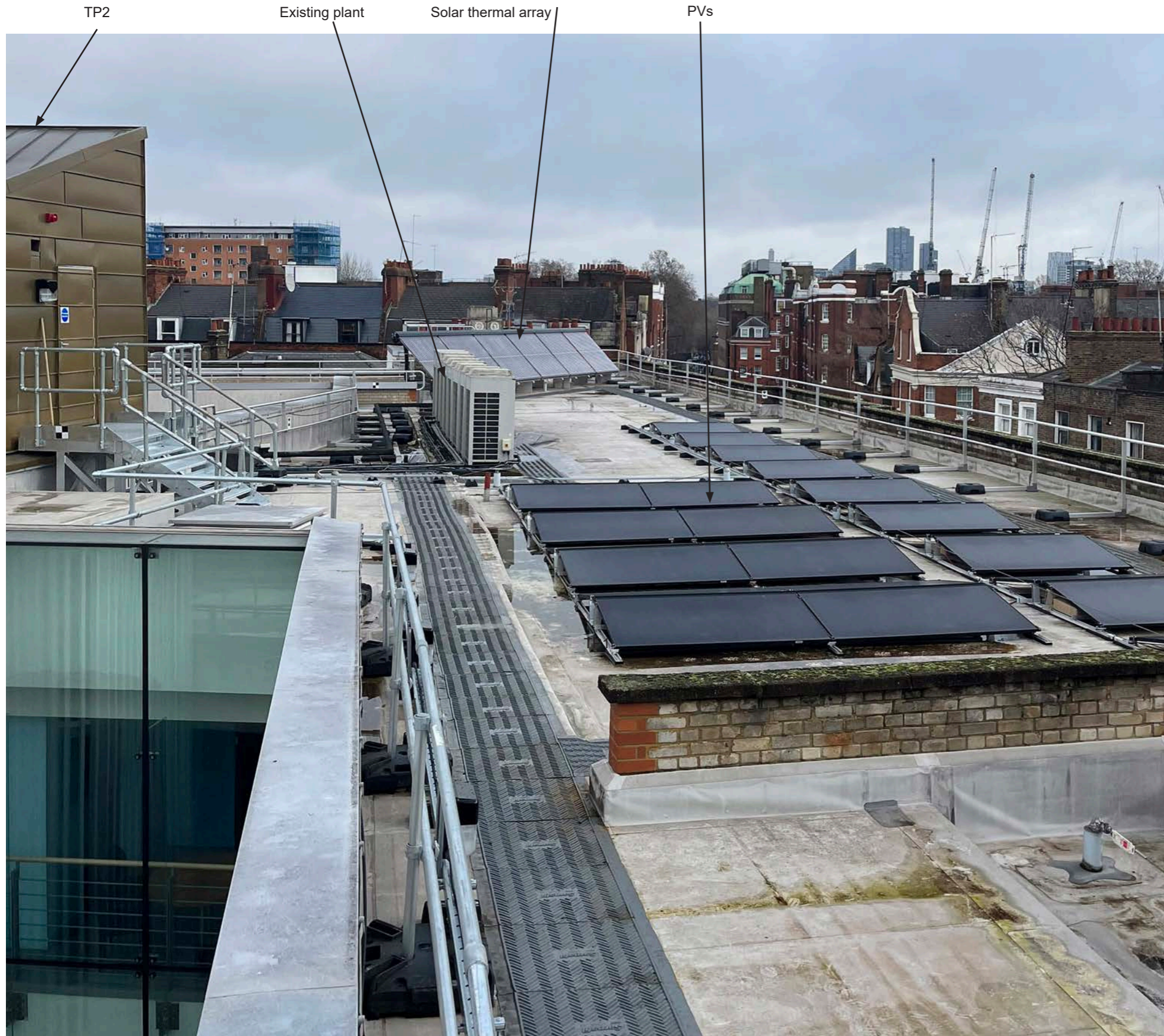
12. Courtyard looking west - showing juxtaposition of new/existing cladding



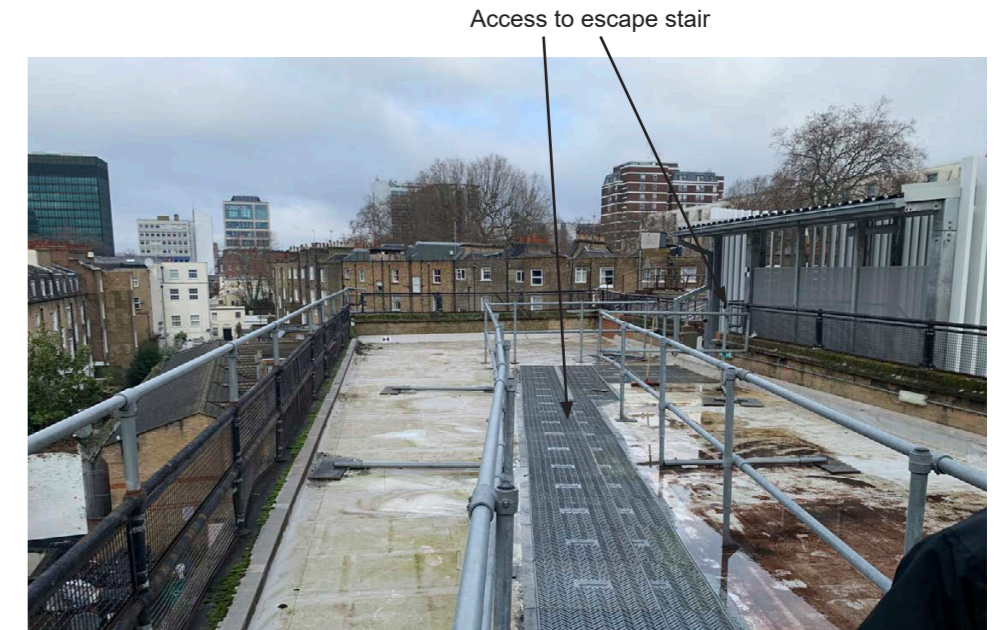
Key plan

3.0 Existing

3.2 Context Photographs



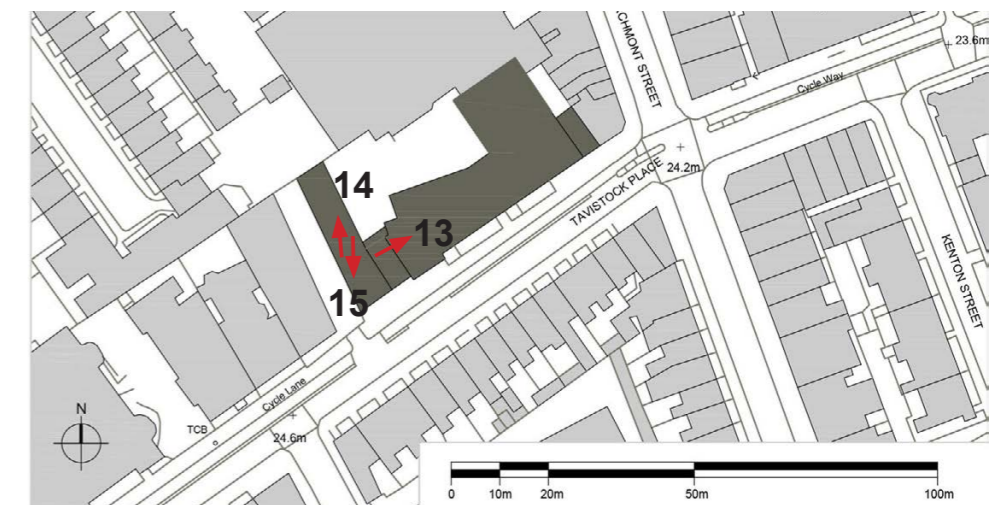
13. Roof looking east



14. West wing roof looking north



15. Lower roof looking south



Key plan

3.0 Existing

3.3 Roofscape/wider context

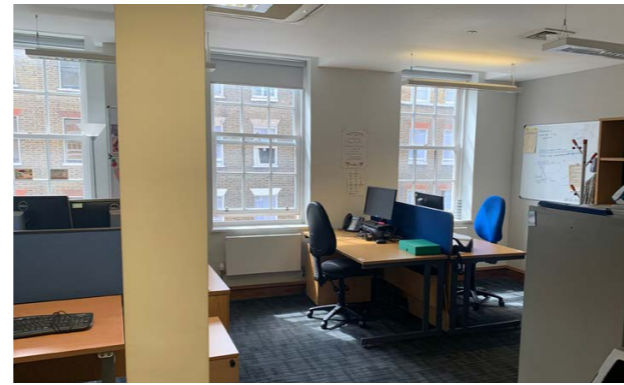


3.0 Existing

3.4 Interior

The internal fabric has been refurbished several times across its' lifetime and there are very few historic elements remaining.

The exception is the rear corridor where the former external wall has been left as exposed (painted) masonry in the 2010 scheme. Recent investigations have also revealed arched heads to former windows above the ceiling line. Where practical these will be exposed to create a feature.



2nd floor main building typical open plan office



West wing typical open plan and cellular offices



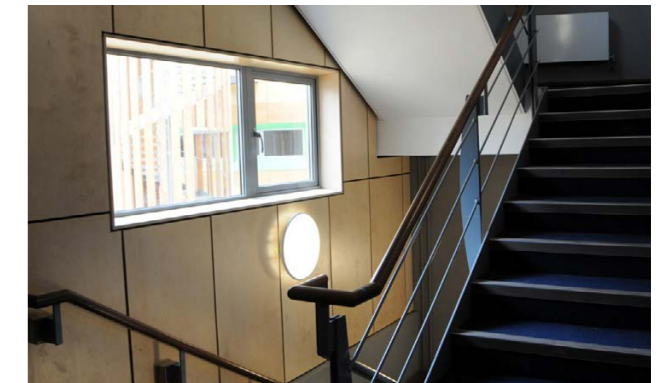
Ground floor teaching room with folding wall



Lower ground - day lit office space



Lower ground - teaching room - no daylight



Main stair in rear 2010 extension - note timber panelling



North corridor with exposed brickwork and arches from former external wall



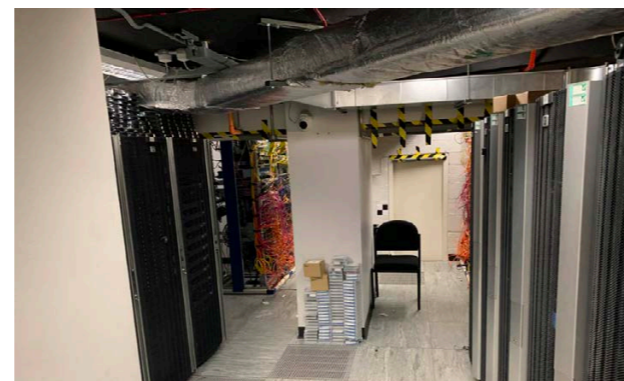
Rear 2010 extension circulation with breakout space



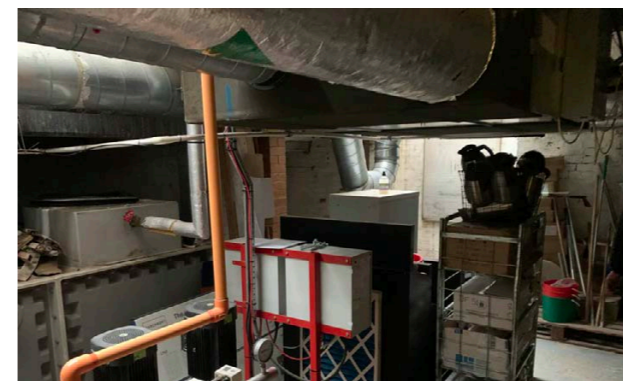
Ground floor - social space (windowless)



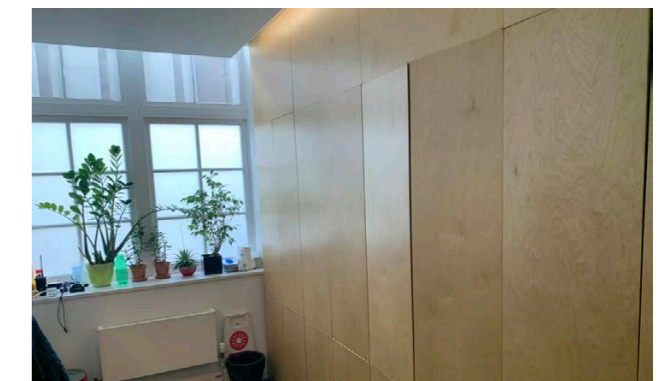
Lower ground wc



Lower ground data centre



Lower ground plant space west with pavement lights



Ground floor - Reception area

3.0 Existing

3.5 General Building Layout/Functions

TP1 provides accommodation over 5 floors with a total GIA of 3,818m

Existing floor plans are enclosed within the application drawings. The key functions are arranged as follows:

Lower ground

- Meeting rooms (without natural light).
- Disused office space.
- The School's backup data facility.
- Miscellaneous storage.

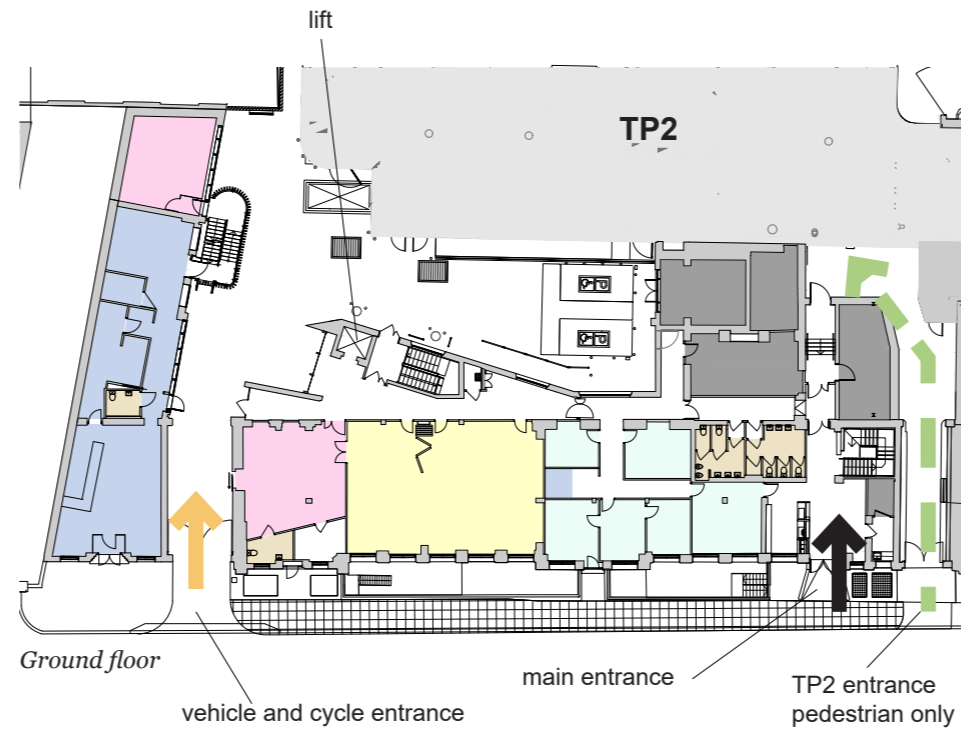
Ground

- Main entrance - currently temporarily located on the east side of the building.
- Research office space.
- 2 linked teaching rooms.
- A large temporary meeting room (original reception area).
- Separate west wing with a café (open to the public) and meeting room (included in area count but internal works will not form part of project).
- Various plant rooms and a substation.

First, second & third floors

- Predominantly research office space with associated meeting areas.
- The narrow rear west wing does not extend to third floor.

The new TP2 office building occupies the rear north part of the campus and functions fully separately from TP1.

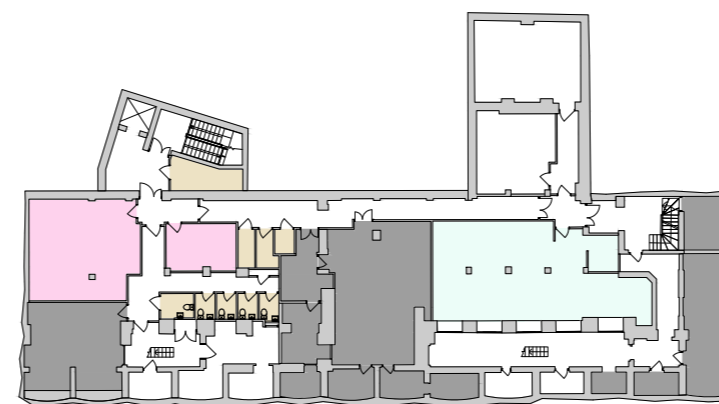


Ground floor

vehicle and cycle entrance

main entrance

TP2 entrance pedestrian only

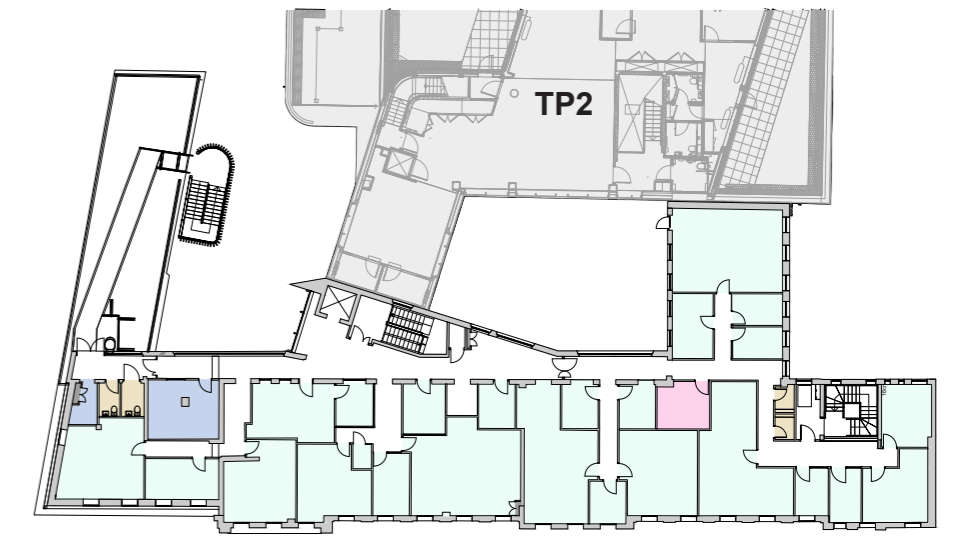


Lower ground floor



North

- Teaching Room
- Social learning/ study
- Break-out/ social/welfare
- Specialist Space
- Office/Research
- Meeting Room
- W.C's, showers & changing
- Plant, risers & IT



Third floor



Second floor



First floor