

# Slade School of Fine Art

## External Works – Design & Access Statement

University College London

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## 1. Introduction and Context

This report has been written to support the Planning and Listed Building Consent for roofing and elevation repairs and associated works at the Slade School of Fine Art, Gower Street London WC1E 6BT (the Slade). The remedial works are required to prevent water ingress and to replace elements that have reached the end of their serviceable life.

The site is located on the east side of Gower Street south of Euston Road and Euston Square tube station in the north wing of the Quadrangle that forms the nucleus of the UCL London campus. The Slade building lies within the Bloomsbury conservation area and is a Grade I listed building designed by T Hayter Lewis in 1870-1881 in conjunction with the south wing to flank the imposing porticoed central block designed by W Wilkins in 1827-29.

## 2. Bloomsbury Conservation Area

Bloomsbury conservation area covers an area of approximately 160 hectares from Euston Road in the North to High Holborn and Lincoln's Inn Fields in the South and from Tottenham Court Road in the West to King's Road in the East. Bloomsbury is considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and inter-related grid of streets to create an attractive residential environment remain a dominant characteristic of the area.



Notable buildings in the Bloomsbury Conservation Area including the Welcome Institute & St Pancras Church.



Euston Fire Station



Senate House



The Wilkins Building UCL

Notable buildings within the Conservation Area include the Welcome Institute and the Greek Revival Church of St Pancras (Listed Grade I) which is an important landmark at the junction of Euston Road and Upper Woburn Place with the caryatids holding up the Portico. The five-storey red brick and Portland Stone Euston Fire Station (listed Grade II\*) is a remaining indication of the former smaller domestic scale of the

earlier buildings surrounding Euston Square. Notable buildings further south include the British Museum, Senate House and the Wilkins building for University College London.

The Conservation Area contains a hierarchy of streets from arterial routes to smaller secondary streets to lanes and mews. There are five main north-south routes within the Conservation Area which have evolved from older historic streets or tracks namely Tottenham Court Road, Woburn Place/Southampton Row, Gray's Inn Road, Kings Cross Road and Gower Street.



Two maps showing the development from fields to the establishment of University College London (Carys New and Accurate Plan of London 1787 and OS Map 1870)

The southern end of Gower Street development first with rows of dwellings with narrow frontages to maximise the number that could be built. The uniformity of the elevations and materials was a reflection of the contractual control that the Bedford Estate had over the development.

The turn of the 19th Century saw the development of streets and squares on undeveloped land in the north of the Bloomsbury Conservation Area including Gower Street. The first buildings of University College London were established on land that was previously fields and used for duelling and dumping rubbish then ear marked for a new square before the trustees of the new university purchased the land between Gower Street and Gordon Street.

### 3. Relevant Planning History

2023/2212/L Interim Repairs and Decorations to Main Lead Roof, Clerestory Windows and Internal Fabric to Second Floor.

2020/1621/P & 2020/1630/L: External refurbishment, repair and maintenance works to improve thermal performance, including the replacement of roof lights to roofs 4-7 with new double glazed units, replacement and renovation works to the windows, repairing existing slate and asphalt roofs, light clean to the front elevation, the erection of scaffolding to carry out these works and associated works (SCOPE A).

2020/1623/P & 2020/1635/L: External refurbishment, repair and maintenance works to improve thermal performance, including the replacement of roof lights to roofs 4-7 with new double glazed units, replacement and renovation works to the windows, replacement of roof lights to roofs 9-13 with new triple glazed units, installation of new roof insulation to existing slate and asphalt roofs, light clean to the front elevation and the erection of scaffolding to carry out these works and associated works (SCOPE B).



2019/5545/L and 2019/5258/P: Refurbishment and improvements to the existing recycling facilities at the rear of the Slade School of Fine Art.

2013/0784/L and 2013/0783/P: Installation of lean-to glazed structure within lightwell of north wing to existing educational building (Class D1).

2005/3516/L: Submission of details for Condition 4 c of listed building consent 2004/3172/L for the installation of two new skylights in the north west corner of the quadrangle lawn, and Condition 3 of consent (ref. 2005/0053/L) for the installation of replacement glazing to western lightwell facing the main quad and associated works.

2005/0053/L and 2004/5509/P: Installation of replacement glazing to western lightwell of the Slade facing the main quad and associated works.

## 4. Relevant Planning Policy

This Design and Access Statement highlights national and local planning policy relevant to the roofing and elevation repairs and associated works at the Slade School of Fine Art.

### 4.1 National Planning Policy Framework 2024

National Planning Policy Framework Paragraph 135a: *Achieving well-designed and beautiful places.*

Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

National Planning Policy Framework Paragraph 135c: *Achieving Well Designed Places.*

Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

National Planning Policy Framework Paragraph 163: *Planning for climate change.*

The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts.

National Planning Policy Framework Paragraph 202: *Conserving and enhancing the historic environment.*

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

## 4.2 London Plan 2021

London Plan Policy HC1 B3: *Heritage conservation and growth.*

Development Plans and strategies should integrate the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place.

London Plan Policy HC1 C: *Heritage conservation and growth.*

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

## 4.3 Camden Council Local Plan 2017

Camden Council Local Plan: Policy D1 Design

The Council will require that development that:

- a) respects local context and character.
- b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage.
- c) is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation.

Camden Council Local Plan: Paragraph 7.43 *Enhancing the historic environment.*

The Council recognises that development can make a positive contribution to, or better reveal the significance of, heritage assets and will encourage this where appropriate.

Camden Council Local Plan: Paragraph 7.56 *Sustainable Design and Retrofitting.*

Historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving while preserving their special interest and ensuring their long-term survival.

Camden Council Local Plan: Paragraph 7.62 *Sustainable Design*

Proposals that reduce energy consumption of listed buildings will be welcomed provided that they do not harm the special architectural and historic interest of the building.

## 4.4 Camden Council Planning Guidance: Energy Efficiency and Adaptation March 2019

Energy Efficiency and Adaptation: Paragraph 8.23 *Historic or Listed Buildings.*

Historic buildings can perform well in terms of energy efficiency. When looking to install high energy efficiency measures it is essential to ensure that works do not compromise the character and significance of

the building.

Energy Efficiency and Adaptation: Paragraph 8.24 *Historic or Listed Buildings*

A range of thermal efficiency measures can be implemented which avoid harm to the built environment. These include moderate interventions including double glazing.

## 4.5 Camden Council Planning Guidance: Design March 2019

Design: Paragraph 3.29 Historic and Listed Buildings

Applications for Listed Building Consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary.

## 5. Compliance with Relevant Planning Policy

The proposed roofing and elevation repairs and associated works at the Slade has been carefully considered. The majority of the works are required to maintain and repair the external envelope of the building and will result in no discernible changes to the external appearance of this Grade I listed building. Those works that will result in very minor changes to the external appearance will be the double glazed rooflights, overflow pipework that will penetrate the external wall into the lightwell at basement level and the raising up and reduced height of the clerestory windows if the new gutter is located on top of the existing (Gutter Option 1). These elements are not easily visible as they are located on the roof or behind the front parapet wall or in the lightwell.

The proposal complies with the relevant policies in as much as the proposed works address much needed maintenance and repair that will improve the function of the existing building over the lifetime of the development. The proposed works will conserve the building whilst ensuring that it is more energy efficient. The use of heritage double glazing for the replacement rooflights will comply with London Borough Camden's policies of reducing energy consumption in listed buildings and implementing thermally effective measures whilst not harming the special architectural and historical interest of this building.

The new single GRP (glass reinforced plastic) gutter below the existing clerestory windows is an engineered solution to prevent water ingress and address the issue of rainwater not discharging effectively away from the roofs and into the outlets without being overwhelmed and backing up. A single piece gutter is essential to the engineered solution which is not possible to form in lead which requires joints which are unsealed. Another outlet is also proposed as well as an over flow pipe to assist with this solution. This gutter system is hidden behind the front parapet wall and therefore cannot be seen externally and with difficulty from inside due to its location below the clerestory windows. This adaptation will help mitigate current and future climate change impacts like excessive rainfall and integrate conservation with innovative contextual architectural responses that contribute to the significance of the building.

Internally new cast iron rainwater downpipes will be replaced as the existing downpipes are at the end of their life. The risers cupboards housing these pipes on each floor will be removed to allow access and replaced with like for like ensuring that the development is sympathetic to the detail of this historic building.



## 6. Access and Landscaping

This access and landscaping to the Slade Building will not alter as part of the application.

## 7. Layout and Scale

The scale and layout of the Slade Building will not change as part of this application.

## 8. Appearance and Context

The Slade is part of a series of buildings called the quadrangle with the Greek revival Wilkins Building in the centre. The original design by Wilkins included a U-shaped development with two wings North and South of the central block which were later additions. The Slade building was designed by Hayter Lewis who was influenced by Wilkins' neo classical building and reinterpreted this with the design of the Slade.

The Slade building consists of three storeys over a basement level and is roughly rectangular in plan. It is constructed in brickwork and clad at the front in Portland stone. The rotunda in the centre of the façade is a nod to the dome over the centre of the Wilkins building and the channelled rusticated base, stone treatment and details of the windows, string course and laurels continue the design began by Wilkins in 1826.

The roofing and elevation repairs and associated works will only alter the external appearance of the Slade building marginally and even then these alterations will be difficult to see from the quadrangle.

## 9. Conclusion

This statement supports the Planning and Listed Building applications for the roofing and elevation repairs and associated works to the Slade School of Fine Art. The proposal is informed by the relevant planning policies and guidance and proposes a sympathetic solution that will conserve this Grade I listed building and ensure that it remains fit for purpose in the 21st century.

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Appendix.



# Raising the bar for construction consultancy services.