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# CORAM NEW EAST BUILDING PHASE A DESIGN & ACCESS STATEMENT



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Philip Meadowcroft Architects (PMAL) and 5th Studio have been appointed as lead consultants to progress the proposals for the New East Building at Coram Campus by The Thomas Coram Foundation for Children (herein referred to as Coram). This continues the work by Meadowcroft Griffin Architects (MGA) who were appointed in November 2009 as lead consultants for the campus masterplan and implementation of phased development. This report has been prepared in collaboration by PMAL and 5th Studio.

The Project

The project is for a new building for Coram and is part of the charity’s long-term ambition to increase their work and range of services as well as to increase the profile of the Campus. This new building will be flexible, allowing for a variety of spaces from smaller offices, meeting rooms, therapy and training rooms to large open plan spaces. It is intended to attract complimentary organisations to come and work on the Campus alongside Coram.

The building, called New East Building Phase A is the western portion of the New East Building which received planning permission in November 2010. It is Coram’s aim that Phase B, which is not part of this application, will be constructed in the future to form a single building - corresponding to that given permission in 2010. New East Building Phase A will replace existing buildings on the site: the Old Swimming Pool and Mortuary buildings. Gregory House will be retained.

The reason for this phased strategy is that, following recent investment in refurbishment, essential services are already being carried out from Gregory House and it is not feasible to decant these services off campus during construction of a new single-phase New East Building. It is also not possible to raise funds for the entire New East Building within timescales to suit Coram’s urgent need for more space to improve services within the campus.

The aim is to continue delivering services from Gregory House in parallel with construction of additional accommodation replacing the Mortuary and Swimming Pool which are currently redundant.

New accommodaton within New East Building Phase A would then provide flexibility to decant services from Gregory House at some future time to allow for construction of Phase B.

Purpose of the report

The purpose of this report is to describe the design and access proposals for the New East Building Phase A as part of the main planning submission to the London Borough of Camden.

This report should be read in conjunction with the Design and Access Statement and supporting documentation from the New East Building application 2010

Extant Planning Permission

- A previous Planning Permission and Conservation Area Consent exists on the site of the proposed new building. Designed by Collett & Farmer Architects. An initial application was made back in 2003 but was refused on appeal. A revised application along with Conservation Area Consent was then approved. The details are as follows:
  - 2006-2951-P Full planning permission granted on 9th November 2007
  - 2006-2952-C Conservation Area Consent expired on 25 October 2009. A new conservation area consent application was submitted in parallel with the 2010 New East Building application.

The planning conditions relating to the Collett and Farmer building were discharged and the building was implemented in 2010

- Planning Permission for the New East Building designed by Meadowcroft Griffin Architects and Conservation Area Consent for demolition were submitted in August 2010 and permission granted in November 2010. This permission is due to expire in November 2103.
- Planning permission was granted in 2011 for A New Entrance Annexe, Widened Footpath and Therapy Pavilion. This permission has been implemented through on-going construction of the Entrance Annexe and Footpath, due for completion in November 2013. Construction of the Therapy Pavilion is due to commence in 2013/2014
- Planning permission was granted in August 2013 for an infill and extension to the undercroft at the eastern end of Gregory House which is due to commence on site in September/October 2013

1.0 Process

2.0 Use

3.0 Amount

4.0 Layout

5.0 Scale

6.0 Landscaping

7.0 Appearance

8.0 Access



1.0 PROCESS

1.1 Assessment : Existing Site Description

The Coram Campus is located within the Bloomsbury Conservation Area in the heart of London. It is the part of original site remaining to the Foundling Hospital (now registered as the Thomas Coram Foundation for Children) established in 1739 by Thomas Coram as the UK's first institution dedicated to the care of children. The organization – today simply known as Coram – continues that same purpose in a contemporary mission to “develop, deliver and promote best practice in the care of vulnerable children and their families. Coram promotes resilience in children and young people, enabling them to take responsibility for their own lives and realize their potential.”

The Campus is home to a range of services and research programmes. It is bounded by Coram's Fields (also part of the original Foundling Hospital site) to the South and the Grade II\* listed gardens to the north with a Grade II listed wall on the boundary. The map opposite illustrates the position and relationship of the main site features.



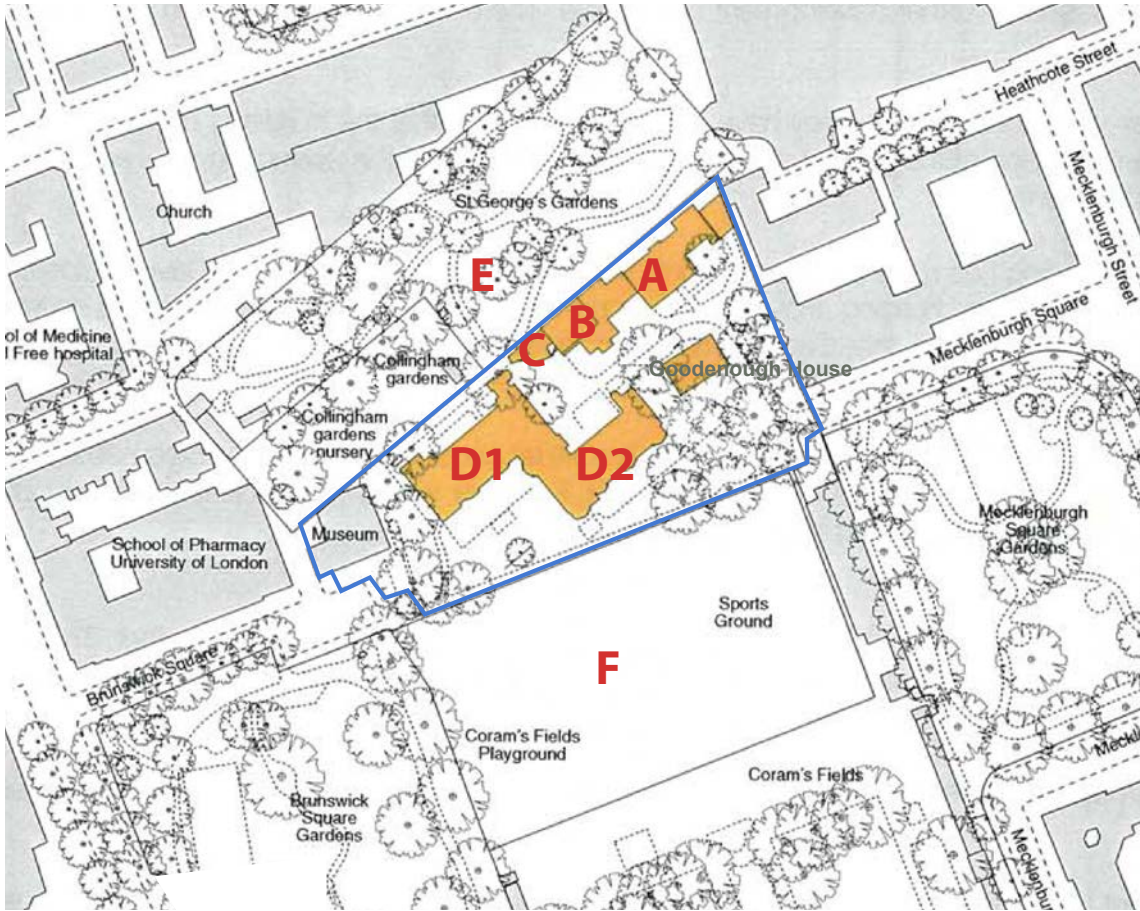
Location of Coram Campus within Bloomsbury



Statue of Thomas Coram Facing Brunswick Square



The Former Foundling Hospital



- A** Gregory House - currently used as offices
- B** Old Swimming Pool – currently used as storage
- C** Old Mortuary – currently used as storage
- D** Main Coram Building North wing – currently used as offices and educational facilities
- E** Main Coram Building South wing - currently used as offices and educational facilities
- F** St. George's Gardens
- G** Coram's Fields

The site has extant permissions for:

- a building designed by Collett and Farmer Architects which was implemented in 2010;
- the New East Building granted in 2010;
- New Entrance Annexe, Widened Footpath and Therapy Pavilion granted in 2011.

All as site plans below.  
Since then Coram's needs and operating landscape have changed hence the need for submission of this current application.



D Main Building (and Courtyard)



C Old Mortuary



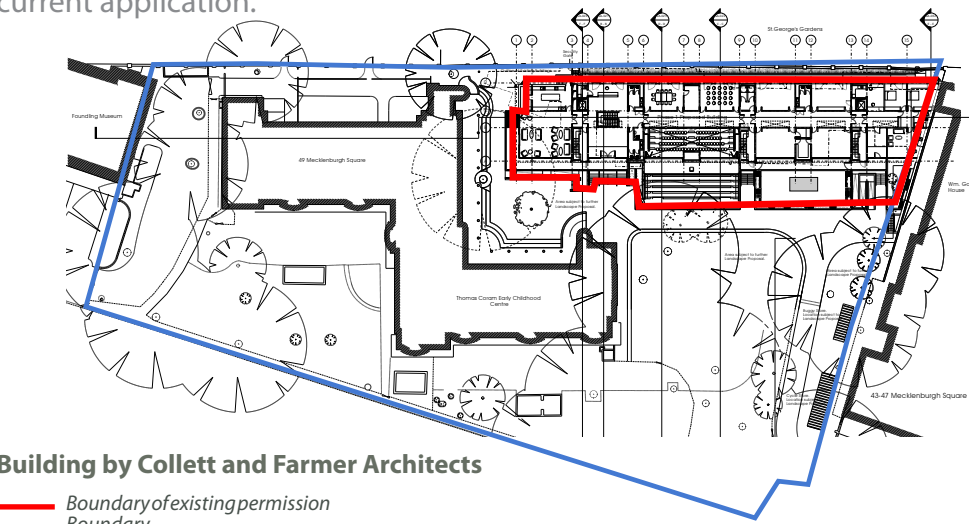
B Old Swimming Pool



A Gregory House

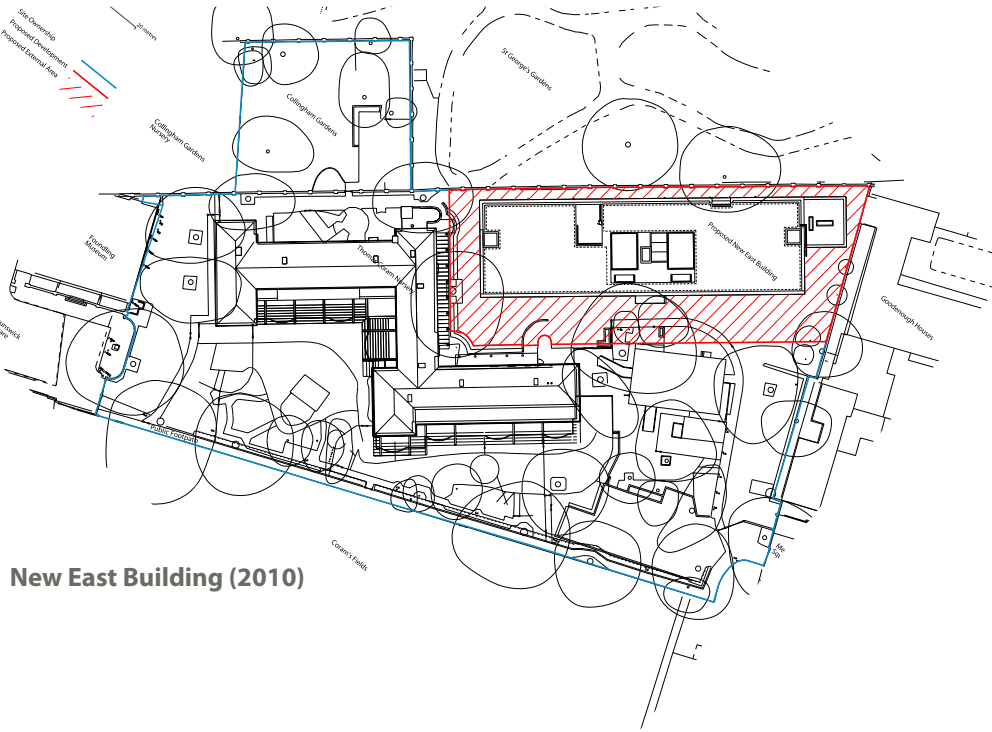


E St George's Gardens



Building by Collett and Farmer Architects

- Boundary of existing permission
- Boundary
- Coram Campus Site Boundary



New East Building (2010)



New Entrance, Widened Footpath and Therapy Pavilion (2011)



1.0 PROCESS

1.2 Assessment : Site History and character

The area surrounding the Coram Campus consists of Georgian Squares, five-storey Georgian townhouses and academic institutions dating from the late 18th through to the 19th century and up to the 1960's School of Pharmacy on Brunswick Square.

Historic maps show the continuous development of the area from open fields to the Foundling Hospital to the present day use for the charity.

Throughout this development the burial grounds (now St. George's Gardens) and the Foundling Hospital site (now the Campus and Coram's Fields) have been maintained together as open spaces. Today, St George's Gardens is enclosed on all sides, by residential and institutional buildings.

St. George's Gardens is Grade II\* listed and is a place of great importance with extraordinary qualities as a quiet oasis within this part of London. Situated to the north west of Coram Campus the gardens are of significant historic value as originally they were two burial grounds and the first to be remote from a church. They date from the early 18thC and were converted into public gardens in the late 19thC. In part, their secluded quality comes from the fact that it is surrounded by backs of buildings which gives it an informal and protected character.

The site and surrounding area is characterised by a canopy of mature plane trees which are some of the highest in London. This canopy gives the area its strong character as an extraordinary green landscape setting.

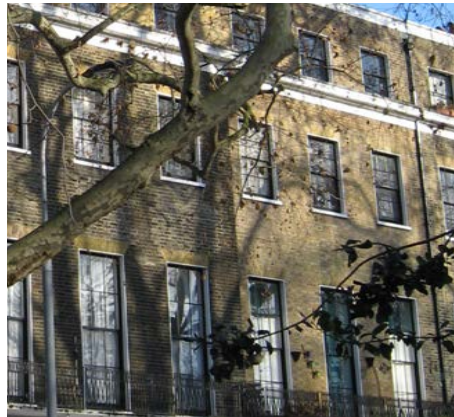
The visibility of tree canopies and glimpses from one space to the other maintains the strong historic relationship between St. George's Gardens and the Coram Campus.



Aerial photograph showing continuous tree canopy in campus outlined in white



Canopy of London Plane Trees



Front condition of rhythm and uniformity to the windows of the surrounding Georgian Terraces



Grade II\* St George's Gardens formally the burial grounds of St George's Bloomsbury and St George The Martyr



Former Foundling Hospital now Coram's Fields



The School of Pharmacy on Brunswick Square



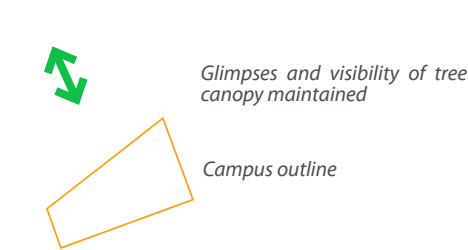
Contrasting back condition of varied massing and fenestration to St George's Gardens



Grade II listed boundary wall between Coram Campus and St George's Gardens



Coram's Fields Today



1914



1746



1813



1893-94



1951-54



1.0 PROCESS

1.1 Assessment : Existing Site Issues

The proposal is to place the new building towards the north east corner of the campus. This will replace the Old Mortuary and Swimming Pool. Conservation Area Consent was granted for their demolition on 26 October 2006. The key site issues:

1. Campus Buildings to be Retained

Coram Campus is occupied by Coram and a number of related children's/family services both charitable, educational and local authority. The majority are currently accommodated in 49 Mecklenburgh Square, a 2 storey building deriving from the 1950's and extended in the 1990's that relates to the rest of the Campus on all sides. The proposed new building will need to relate to its north eastern edges.

2. Mature Trees Both on and Beyond the Campus

There exists a dense arrangement of mature trees, predominantly London Plane, on both the Campus site and neighbouring St George's Gardens. Please refer to the 2010 Arboricultural Impact Assessment as part of this application.

3. Grade II\* Listed St George's Gardens

The site bounds St George's Gardens to the north west. As well as the historic significance the gardens are considered a quiet oasis within the heart of London and are supported by a local residents organisation, established 15 years ago, 'The Friends of St George's Gardens'.

4. Grade II Listed Boundary Wall

The wall divides Coram Campus from St George's Gardens and is approximately 300 years old, originating from when the burial grounds were laid out. It is approximately 1.8m high.

5.Orientation

The earlier formation of the burial grounds on a north east axis has determined the orientation of streets and buildings around it. The existing buildings on the Coram Campus site follow this orientation.

6. Neighbouring Goodenough House

The north east boundary of the campus is enclosed by Goodenough House, a five storey international postgraduate hall of residence.

7. Access to the Campus

Pedestrian access into the campus is from both Brunswick Square to the west and Mecklenburgh Square to the east. A footpath links both along the southern boundary of the Campus. Vehicular access for the north east end of the site is only from the Mecklenburgh Square entrance.

