

Address:	Coram Community Campus 49 Mecklenburgh Square London WC1N 2NY	
Application Number:	2011/4725/P	Officer: Elizabeth Beaumont
Ward:	Kings Cross	
Date Received:	13/09/2011	
Proposal: Erection of two storey extension to existing building on western elevation, creation of new entrance forecourt, erection of two storey pavilion to north of site (to replace existing portakabin), alterations to footpath between Mecklenburgh Square and Brunswick Square and hard and soft landscaping.		
<i>Drawing Numbers: 0903EB_001A; 0903EB_002A; 0903EB_003A; 0903EB_004A; 0903EB_005A; 0903EB_006A; 0903EB_007A; 0903EB_008A; 0903PV_001A; 0903PV_002A; 0903_201 B; 14632 1 Rev 1; 0903_102 Rev C; 0903EB_501 B; 0903EB_502 B; 0903EB_503B; 0903EB_504 B; 0903PV_505 C; 0903EB_507 B; 0903PV_501 B; 0903EB_505 B; 0903EB_506 B; 0903PV_506 B; 0903PV_502 B; 0903PV_506 B; 0903PV_SK008; Western Entrance Sustainability and Services Strategy; Design and Access Statement (Masterplan); Restricted access load bearing and contiguous bored piling options; Letter from Phil Meadowcroft dated 08/11/11; Access Statement November 2011; Arboricultural Impact Assessment dated 12.09.11; Arboricultural Method Statement dated 12.09.11; Outline Structural Description dated 13.09.11; Screen images 1 & 2; Precedent Images.</i>		
RECOMMENDATION SUMMARY: Grant subject to a S106 Legal Agreement		
Related application: Date Received:	13/09/2011	
Application Number:	2011/4734/C	
Proposal: Demolition of existing portakabin building.		
as shown on drawing numbers: 0903EB_001A; 0903EB_002A; 0903EB_003A; 0903EB_004A; 0903EB_005A; 0903EB_006A; 0903EB_007A; 0903EB_008A; 0903PV_001A; 0903PV_002A; Arboricultural Impact Assessment dated 12.09.11; Arboricultural Method Statement dated 12.09.11		
RECOMMENDATION SUMMARY: Grant conservation area consent		
Applicant:	Agent:	
Coram Community Campus 49 Mecklenburgh Square London WC1N 2NY	Meadowcroft Griffin Architects Studio 1A Highgate Business Centre 33 Greenwood Place London, NW5 1LB	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	D1 Non-Residential Institution		470m ²

Proposed	D1 Non-Residential Institution	600m ²
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Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>			1						

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	32	0
Proposed	15	4

OFFICERS' REPORT

Reason for Referral to Committee: Clause 3(v) involving total or substantial demolition of any building in a conservation area.

1. SITE

- 1.1 The site forms part of the Coram Community Campus, delineated by the Grade II listed wall with St Georges Gardens (itself Grade II* listed on the English Heritage Register of Historic Parks and Gardens). Coram occupies a triangular site with Brunswick Square to the west and Mecklenburgh Square to the east. There is a terrace of grade II listed houses located at nos. 43-47 Mecklenburgh Square.
- 1.2 Coram Campus is occupied by the Coram Family and a number of related children's/family services including charitable, educational and local authority. The majority of the existing accommodation is located in 49 Mecklenburgh Square. The site currently comprises a nursery, 'KIDS' London, Family drug and alcohol court, Coram's Children's Legal Centre and the Foundling Museum. A variety of services and research programs based around the needs of vulnerable children and families are undertaken at the site.
- 1.3 The site comprises a number of buildings including the 1950s two storey building extended in the 1990s, Gregory House, The Old Swimming Pool and a single storey mortuary building. Gregory house is a two storey 1950s building which abuts the side elevation of William Goodenough College and is currently in use as an office with ancillary caretaker flat. Permission has been approved for the demolition of Gregory House, The Old Swimming Pool and a single storey mortuary building and for their replacement with a three storey building.
- 1.4 The neighbouring William Goodenough House is a hall of residence specialising in accommodation for overseas students, aimed at both single and married students with their families; most of whom study at various higher education institutions within Camden.

- 1.5 St. George's Gardens, located to the north of the site is designated as a private open space. The gardens are an early 18th century burial ground laid out as public gardens in the 19th century. The site originally formed part of the former burial grounds, but probably during the 19th century became a separate open but walled space. The garden is enclosed from the gardens by a Grade II Listed brick boundary wall. The site is also designated as a local Site of Nature Conservation Importance by English Nature and of more than local significance in the Register of Parks and Gardens of Special Historical Interest in Greater London.
- 1.6 The site is located within the Bloomsbury Conservation Area which is characterised by a number of architectural set pieces with designed and interrelated spaces, terraces and squares.

2. THE PROPOSAL

Original

- 2.1 Conservation area consent and planning permission are sought for three main elements including a new entrance building, a new pavilion and landscape improvements as part of the overall master plan for the ongoing development of the campus. The proposals set out the future of development for the site and were included in one application in order to demonstrate the overall development plans to support Coram's long terms needs and aspirations and the development of their services. The main issues with the site are specified as the lack of visible identity onto Brunswick Square, the unsafe public path through the site, lack of overall cohesion to the site and underused gardens.
- 2.2 Planning permission (2010/4408/P) was previously approved on 11/11/2010 for a new east building following the demolition of Gregory House, The Old Swimming Pool and a single storey mortuary building. The remaining proposals for the campus include; a new western entrance building as part of proposals to create a more defined entrance into the Campus, the removal of the existing unsightly portakabin and replacement with a new pavilion building which will include the caretakers cottage and landscape alterations with the removal of a car park with a lawn area and widening of the existing footpath running east to west.
- 2.3 The proposed new entrance building to the western end of the site would be two storeys in height attached to the existing red brick building. The building will comprise an entrance gallery on the ground floor and a meeting room on the first floor providing additional accommodation for the campus.
- 2.4 Following the removal of the existing portakabin, the new pavilion will be part single-storey part two-storey accommodating play space, office, and therapy rooms on the ground floor. The pavilion would comprise the accommodation for the caretaker, originally proposed within the new east building. The accommodation will comprise kitchen, living room and WC on the ground floor and 2 bedrooms on the first floor.
- 2.5 The proposed landscape alterations include the widening of the existing footpath running east to west to the south of the site adjacent to the neighbouring football

courts. This will include widening to approximately 2.9m, realigning the eastern end, splayed ends, new lighting, removal of planting within the pathway and teardrop shaped fenced planting around trees. It is proposed to lawn an existing car-park between the listed museum and the existing nursery building.

Revisions

- 2.6 The scheme was revised during the course of the application to revise the scale and bulk of the new pavilion building and the extension to the western building. Revisions to the design and scale of the fenestration design of the new extension were also received.

3. RELEVANT HISTORY

- 3.1 27/10/2006 – **CAC granted (2006/2952/C)** for the demolition of existing mortuary, swimming pool and Gregory House buildings.
- 3.2 09/11/2007 – **p.p. granted (2006/2951/P)** subject to a S106 legal agreement for the redevelopment of the site by the erection of a new building comprising semi - basement, ground, first and second floors for the provision of child care facilities (Class D1), ancillary residential (Class C3) and office (Class B1) floor space and associated landscaping.
- 3.3 22/07/2010 – **p.p. granted (2010/2950/P)** for the Submission of details pursuant to condition 8 (ground investigation), parts A and B and 9 (survey of listed wall), parts A and B of planning permission 2006/2951/P dated 9th November 2006 for: The redevelopment of the site by the erection of a new building comprising semi - basement, ground, first and second floors for the provision of child care facilities (Class D1), ancillary residential (Class C3) and office (Class B1) floor space and associated landscaping.
- 3.4 05/11/2010 – **CLD granted (2010/4914/P)** to establish that commencement of material operations has begun on site pursuant to planning permission dated 09/11/2007 (ref: 2006/2951/P) for the redevelopment of the site by the erection of a new building comprising semi - basement, ground, first and second floors for the provision of child care facilities (Class D1), ancillary residential (Class C3) and office (Class B1) floor space and associated landscaping.
- 3.5 11/11/2010 – **p.p. & CAC granted (2010/4408/P & 2010/4914/P)** for the Redevelopment of the site by the erection of a three storey building for the provision of flexible Class D1 and office (Class B1) floor space with ancillary residential (Class C3) for purposes related to the provision of children and family care and associated landscaping following demolition of existing mortuary, swimming pool and Gregory House buildings.

4. CONSULTATIONS

Statutory Consultees

- 4.1 **English Heritage** – The scale and location of the new building on the western side of the campus will affect the setting of the following designated heritage assets: the

foundling museum, the statue of Thomas Coram and railings and gates all listed at grade II and Brunswick Square, grade II on the Register of Parks and Gardens.

We understand the designer of Coram to increase the visibility of its site and activities along the square however, we have some concern in relation to the design of the proposed structure and the way it addresses the adjacent heritage assets. We believe the proposed building to constitute an inappropriate architectural response to its immediate surroundings, related to the nearby listed buildings and Georgian terraces within the conservation area both in terms of scale, composition and detailing.

In particular we consider that further consideration of the elevational treatment is required in order to provide a more visually integrated relationship with the statue and the Foundling Museum. Specifically, we would encourage a more sympathetic palette of materials and careful consideration of the window to wall ratio. The proposed building acts as a backdrop to the listed statue and should seek to enhance its setting.

We would therefore encourage the applicant to explore a design that is overall more responsive to its location and that enhance the setting of the surroundings heritage assets. We would urge you to address the above issues, and recommend that the application be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again.

Officer's comments – The scheme has been revised to address the concerns raised by English Heritage. The scale of the building and the glazed link has been reduced and the elevational treatment has been revised to reduce the ratio of window to wall. Details of the screens have been secured upfront to illustrate the overall relationship of the extension to the wider area. Subsequently, it is considered that the revised scheme would be an appropriate response to the special character and appearance of the neighbouring heritage assets and the wider area.

- 4.2 **Historical Buildings & Conservation Committee** – No objection but request that an archaeological condition be applied.

Conservation Area Advisory Committee

- 4.3 **Bloomsbury CAAC** – Object for the following reasons - The proposal will lead to loss of open space and overdevelopment of the site. No large building set in the woodland "becomes a dense campus among trees" threatening existing trees, may permit larger building on the footprint of pavilion in the future. Porto cabin implies temporary structure "pavilion" setting precedent for even more development.

4.5 **Adjoining Occupiers**

<i>Number of letters sent</i>	185
<i>Total number of responses received</i>	0
<i>Number of electronic responses</i>	0

<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.6 Site notices were erected on the 28/09/2011 allowing comment until the 27/10/2011 & a press notice was displayed in the Ham&High on the 28/09/2011 allowing comment until the 19/10/2011 – No comments received.

5. **POLICIES**

- 5.1 Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

5.2 **LDF Core Strategy and Development Policies**

Core Strategy

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS8 (Promoting a successful and inclusive Camden economy)

CS10 (Supporting community facilities and services)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

Development Policies

DP15 (Community and leisure uses)

DP16 (Transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and the availability of car parking)

DP19 (Managing the impact of parking)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP31 (Provision of, and improvements to, open space, sport and recreation)

5.3 **Supplementary Planning Policies**

Camden Planning Guidance 2011

Bloomsbury Conservation Area Statement

6. **ASSESSMENT**

- 6.1 The principal consideration material to the determination of this application are summarised as follows:

- Demolition of existing building
- Principle of development
- Design – scale, bulk and detailed design

- Impact on trees/open space
- Transport
- Sustainability
- Amenity

Demolition of existing building

- 6.2 The existing portakabin building is of no architectural merit therefore the principle of its removal is not contested provided that the replacement scheme demonstrably preserves or enhances the conservation area.

Principle of development

- 6.3 The expansion of Coram Campus to create additional space and therefore ensure the ongoing maintenance of the facility is considered acceptable. The increase in the floorspace is not sufficient to have a detrimental impact on the character of the wider area.
- 6.4 The proposal includes the creation of a caretaker's cottage integrated into the new pavilion building. This accommodation was originally proposed in the new east building recently granted planning permission (2010/4408/P). It is considered that the replacement of the position of the facility adjacent to the site entrance is a more sensible location for the accommodation and will allow improved surveillance of the site. The accommodation is ancillary to the function of the campus and a condition is recommended which ensures that the facility is only used in connection with the campus and does not become a separate residential unit.
- 6.5 The overall floorspace, room sizes, layout and levels of daylight and ventilation of the proposed residential unit would comply with Camden's Planning Guidance 2011.

Design

Western Entrance Building

- 6.6 The aim for the western end of the site is to create a new pedestrian focused entrance forecourt with a defined entrance into the site. This includes resurfacing the entrance courtyard, creation of a new garden following the removal of car park set behind the listed gates which border the site. The proposed western entrance is two storeys in height constructed from brick with punctured openings with a glazed link between the existing 1950s building. In principle a building in this location is considered acceptable. It is considered that the landscape alterations including the relocation of the car park and removal of the impenetrable wooden fence would assist in creating a much more legible and welcoming entrance to the Coram Campus from the west.
- 6.7 The height of the overall building and the link between the new and existing nursery building has been reduced in order to reduce the scale of the extensions. The mono-pitched roof has been replaced with a flat roof, reducing the height of the roof on the western elevation by 1m. This ensures the new structure relates to the

eaves of the neighbouring building and does not compete with the host building. The fenestration pattern has been substantially revised in order to address the concern with the proposed relationship between the new building, the neighbouring listed buildings and the wider conservation area. The window dimensions of the window and the classic simplicity of the building reflects the context of the surrounding buildings in a contemporary way. The windows have been revised so the punctured openings are broken up at ground floor level with fixed solid metal panels with metal framed windows. It is proposed that these will be screen printed with imagery and text relating to the history of the site, the Foundling Hospital and Coram. The proportions of the structural bays have been adjusted in relation to the reduced height and the width of the brick piers have been made wider. To address the concerns with the extent of glazing at first floor level the openings have been reduced and replaced with shallow recessed brick panels which results in a more vertical proportion to the fenestration. It is considered that this suitably reflects the character of the neighbouring listed buildings and wider conservation area.

- 6.8 It is considered that the revisions to the building ensure that it makes an approved back-drop to the listed railings ensuring that the building would sit comfortably with the more intimate scale of the buildings in the immediate vicinity. The removal of the wooden fence and the more sensitive response of the extension to the surroundings would ensure the setting of the neighbouring listed building and structures. The proposed extension would have a modern appearance with a brick finish is considered to simply reflect the evolution of the site. It is considered that the new western entrance building would sit well within the context of the site and would not detract from the special character of the neighbouring listed building, railings or the character and appearance of the host building or the wider conservation area.
- 6.9 The proposed glazed link between the two buildings has been lowered to create an appropriate junction between the new and old buildings. The use of glazing serves to reduce the bulk of the addition. On the internal elevation fronting the playspace a canopy is proposed to create external playspace for the nursery. This feature is considered acceptable and does not raise any design issues,

Pavilion Building with caretaker's accommodation

- 6.10 This is a sensitive site which provides important trees in the urban environment. The existing portakabin which is positioned under the tree canopy of existing large trees which have a high amenity value, is small in scale and has a transient appearance. The removal of this unsightly building is welcomed however it is considered that any new building should both preserve and enhance the character of the site and the wider conservation area.
- 6.11 The scale and bulk of the proposed pavilion building has been substantially reduced during the course of the application. The footprint has been reduced in size by 12% from 380sqm to 340sqm with a 10sqm reduction by the caretakers accommodation. The height has been reduced to reflect the changes in the footprint of the building with a reduction in the overall height of the building and the eaves heights of the caretaker's accommodation.

- 6.12 Following revisions to the scale and bulk of the proposed new pavilion building the structure now proposes a more crafted roof form which appears to respond to the tree canopy. The building appears as a predominantly single storey structure with the undulating roof form. It is considered that “peaking” roof profile reduces the visual bulk and sense of development on the building on the site and creates a more organic feel, shaped around the tree canopy.
- 6.13 The proposed materials for the elevations are sepia coloured translucent polycarbonate printed cladding panels with a subtle pattern or imager relating to the host of the Foundling Hospital. It is proposed that a number of key panels adjacent to the entrance will be printed with large photographic graphics. It is considered that this will ensure variety in the facades of the building adding visual interest and character to the new building. It is considered that the combined factors of the undulating roof form, sepia printed panels on the façade will ensure that the building preserves and enhances the character and appearance of the wider conservation area. A condition is recommended to require the submission of sample panels to ensure the high quality of the scheme.
- 6.14 The applicant has confirmed that in order to ensure a high quality of detailed design the detailing of the cladding, windows and interface with the roof will be given particular detail to ensure that the proposed striking lines and sculptural form is maintained. The windows will be aligned with the face of the cladding; gutters will be concealed from view and set back from the edge of the roof to ensure a flush junction between cladding and roof finish. A condition is recommended to require the submission of detailed sections to confirm the relationships between the various sections of the building.
- 6.15 Overall it is considered that the new building would sit well within this sensitive site. The scale and bulk are considered appropriate and the new building will sit well within the context of the wider site.

Impact on trees/landscape improvements

- 6.16 It is considered that the proposed western entrance building can be built with minimal impact on trees, providing the recommendations set out in the arboricultural report are followed. The building has been revised to incorporate features into the design of the building to enhance its ecological value or to provide for biodiversity including bat and bird boxes. A condition is recommended to require the submission of details of the proposed ecological measures for approval prior to the commencement of works.
- 6.17 The design of the proposed pavilion building has been revised in order to address concerns raised with the scale of the addition. The building has been pulled further away from trees with an approximate 10% reduction in the number of piles, on the basis of an equivalent 3m spacing which will help mitigate the concerns over the height of the final building in relation to the tree canopy. The pile length and installation method has been reviewed with the Structural Engineer and the applicant’s Arboriculturalist. It has been confirmed that given the flexibility in the positioning of pile this will ensure damage to structural roots of the trees are avoided. As most of the development is within the PRA of one or more trees,

physical separation between and the construction area is not a possibility. Therefore the applicant has confirmed that prior investigation; tight site organisation, appropriate working practices and arboricultural supervision will be required instead. The floor slab of the 2 proposed new structures may be lowered if prior non-destructive root investigation reveals that it is safe to do so. The applicant has confirmed that it is possible that the proposed piling rig would not require more than 5m headroom to protect the trees. A condition is recommended for the submission of details of tree protection measures for all the phases of the development. Where hard surfaces are proposed within the root protection areas of trees the applicant will be required to submit a method statement as part of the tree protection condition to provide details on how these are to be constructed without impacting on the rooting system of the trees.

- 6.18 The two new buildings will be connected to existing services on site for power, water, gas, drainage, and data, and as such should require no new incoming services connections. In the case of the entrance building, these will be extended off the existing nursery building, while for the pavilion these will be either reusing the existing service connections to the portakabin, or extended off the adjacent new East Building. If any service connections to the pavilion (for example heating from the new east building) require excavation within the RPZ of an existing tree, details would be required to be submitted in terms of excavation, root protection, design of route via method statements.
- 6.19 The cycle stands have been relocated away from the southern end of the pavilion garden so that they are further away from existing trees. The stands are hoop stand with minimal footing so would be able to reposition locally if roots are encountered during excavation. The ground surfaces around the stands are proposed to be permeable, such as loose gravel which is considered acceptable. The size of the gardeners store has been reduced to be pulled further from the tree trunks. The applicants have confirmed it will be a lightweight structure built on timber post footings to ensure the protection of the trees. A condition is recommended regarding tree protection methods to ensure the site is supervised during demolition and construction by a qualified arboriculturalist.

Landscape improvements

- 6.20 The proposed development results in an increase in built space on the campus. Sufficient areas of open space for play space are retained on site. The site is located adjacent to designated public open space; however there are existing buildings between the new additions and the park. It is therefore considered that these additions would not affect the openness of the open space. These proposals form part of the overall Master plan for the development of the site. It is considered that the additions, following the revisions have been sensitively designed to ensure they do not harm the existing ratio of built to un-built space across the Campus. It is considered that the overall landscaping strategy for the site will mitigate the increase in built space. This includes the removal of an area of car-parking replacing it with soft landscaping and the proposed widening of the existing footpath. It is considered that any new areas of hard landscaping including where hard surfaces are proposed within the root protection areas of trees should be of a permeable construction.

- 6.21 The proposal to improve the visual appearance of the existing footprint which runs between Brunswick Square and Mecklenburgh Square is welcomed. The widening of the path with splays either end with a more transparent fence will improve the appearance of this section of the campus. The proposed detailing for the means of enclosure entails vertical metal railings with planting behind. It is considered that this creates a softer edge while maintaining privacy for the campus. The proposed perforated metal sheeting at the lower level of the enclosure treatment is only to a height of 1m and the green colour of the planting would be more prominent.
- 6.22 The scheme was revised to include the proposed inclusion of bat and bird boxes in the western extension as it was not possible to include a green roof without increasing the height of the structure given the existence of tree roots. These are considered to be welcomed measures and a condition is recommended to require the submission of details prior to the first occupation of the building.
- 6.23 The widened footpath has been carefully designed to take up a zone which is currently occupied by a redundant, fenced-off escape route and adjacent planting strip which is currently not able to be used for nursery play, and as such there is very minimal net loss of playspace. The proposed gardeners store which is located to the eastern end of the path is considered to be appropriate in terms of scale and bulk. The timber structures would sit well within the wider conservation area. A condition is recommended to require the submission of details of this feature for approval. A further condition is recommended to require the submission of details of all hard and soft landscaping to be submitted and approved prior to the commencement of development.

Transport

- 6.24 Vehicular access is from Brunswick Square to the South West of the site, and from Mecklenburgh Square to the South East of the site, and this access will be retained as part of the redevelopment proposals. The site has a Public Transport Accessibility Level (PTAL) of 6a (excellent). It is proposed to create a new entrance forecourt and remove approximately 20 parking spaces.

Construction Management Plan

- 6.25 It is considered that given the scale of the development and the size of the site that a Construction Management Plan (CMP) is not considered necessary in order to mitigate any adverse impacts on the highway network or neighbouring occupiers during construction. Any occupation of the highway, such as for hoarding, skips or storage of materials, will require a licence from Highways Management and this, along with the existing on-street waiting and loading controls, should be sufficient to ensure the work is carried out in such a way as to not adversely affect the safety or operation of the public highway.

Cycle parking

- 6.26 The proposed development involves the creation of 44 cycle parking spaces across the site, which is welcomed and is considered acceptable. The stands would be of

a hooped design in accordance with guidance. A condition is recommended to require the installation of the stands prior to the occupation of the new buildings.

Parking standards

- 6.27 The proposed development includes ancillary residential accommodation for a caretaker. This should be designated as car-capped, with no on-site car parking available and no on-street parking permits issued. The car-capped designation should be secured by S106 agreement.
- 6.28 The proposal to remove 17 car parking spaces from the site is in line with Camden's policies to prioritise walking and cycling, and is welcomed.

Movement of Goods and Materials

- 6.29 It is considered that there is sufficient space for deliveries. If the car parking space marked for deliveries is occupied by a minibus then there is provision made for deliveries via the western entrance forecourt, where there is a dedicated loading bay. The forecourt in front of the east building, which is designed for emergency vehicle access to the centre of the site, is also available for short stay deliveries or deliveries that need to be unloaded directly to the front door of the east building. As described in the previous planning application for the East Building, there is scope for a delivery vehicle to make a three point turn at the start of the forecourt.

Sustainability

- 6.30 The applicant has submitted an Energy Statement which outlines the measures included in the design of the new buildings on site based on the following issues management, health and wellbeing, transport, water, materials, waste, land use and ecology, pollution and energy. The buildings will ensure good access to daylight with cross flow ventilation strategy, adequate glare and solar overheating controls. Other measures include energy-efficient light fittings for internal and external areas with occupancy sensors. The heating technologies proposed include the installation of a dedicated condensing boiler or connection to the ground source heat pump serving the new east building. The western entrance building would be connected to utilise the heating infrastructure serving the existing building. Low water use fixtures and fittings, such as timed automatic shut-off taps (e.g. push taps), electronic sensor taps, low flow screw down/lever taps and/or spray taps, will be fitted within the new buildings.

Impact on amenity of neighbouring properties

- 6.31 The nearest residential units to the site are located within Goodenough College located to the east of the site. The proposed new pavilion building is replacing an existing structure in a similar position. A 25 degree line has been drawn from the windows on the side elevation of Goodenough College at lower ground floor level to assess the likely impact of the new structure. This line was not interrupted by the development which illustrates that the new pavilion would not have a detrimental impact on the levels of sunlight or daylight of the neighbouring occupiers.

- 6.32 The windows on the side elevation of the building serve the nursery and the caretaker's flats. It is considered that given the distance between the properties and the proposed use of the building that the development would not have a detrimental impact on the amenity of the neighbouring occupiers in terms of privacy or sense of enclosure.

Access

- 6.33 The applicant has submitted a statement to demonstrate how the proposed new building and extension would be built to ensure equal access for all. The site generally is level and allows, and entry and escape from both new buildings is designed to be step free from ground level. Due to proximity tree roots zones the ground floor slabs have been raised approx 400mm, however this will be reduced in detailed design stage if tree root investigation allows. All visitors' entrance doors will be maintained and available for people to use without requiring assistance. It is considered that this statement demonstrates that the proposed development would be acceptable in terms of access issues.

Crime

- 6.34 The existing pathway is only 1.9m in width with no natural surveillance. Due to the poor design it is considered that the fear of and opportunity for crime affects the usability of the path after dark. In order to address this it is proposed to increase the width of the path by 1m to 2.9m with splayed ends either end with new lighting along the path. New planting is proposed in teardrops around each tree in order to reduce opportunities for hiding along the path. The existing bend to the east of the path is removed with a splayed end that allows improved visibility for pedestrians using the pathway and improving the connectivity between Mecklenburgh and Brunswick Square. The location of the reception building and the new caretaker's accommodation will improve the levels of natural surveillance of the pathway.
- 6.35 Overall it is considered that overall the proposed amendments to the pathway will serve to improve the quality and safety of the pathway in comparison to the existing situation.

7. CONCLUSION

- 7.1 The demolition of the existing building is considered acceptable. The replacement building is considered appropriate in terms of bulk, height, form and footprint, and detailed design and it will preserve the character of the wider conservation area. The extension to the western building is considered to be an appropriate addition which would preserve and enhance the character and appearance of the host building and the wider conservation area. The new building and the extension will not harm neighbour amenity in terms of outlook, light, privacy or sense of enclosure. The development will not have an adverse effect on the existing trees on the site ensuring the maintenance of the character and amenities of the area.
- 7.2 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Car Capped – for the caretaker's accommodation.

8. **LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.