

Delegated Report		Analysis sheet		Expiry Date:		21/04/2010	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Gavin Sexton				2010/1691/P			
Application Address				Drawing Numbers			
St Philips Building Sheffield Street London WC2A 2AE							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Observations to the adjoining City of Westminster for erection of Students Centre linked to LSE, comprising seven storeys, two basement levels and associated hard landscaping, following demolition of existing buildings.							
Recommendation(s):		No objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No consultation required					
CAAC/Local groups comments:		No consultation required					
Site Description							
The site comprises two large C20 th brick buildings consisting of basement, ground and upper floors under a pitched mansard roof. The building is located in the centre of the LSE campus close to the junction of Sheffield Street and Portsmouth Street in the City of Westminster.							
The building is currently occupied by LSE for academic purposes.							
Relevant History							
No records.							
Relevant policies							
Not applicable							

Assessment

This application submitted to the City of Westminster seeks to demolish the existing building on Sheffield Street and replace it with a new Students' Centre attached to the LSE. The building would be a seven storey building with two floors below ground, although would continue to be ringed by taller neighbouring buildings on Sardinia Street, Kingsway and Portugal Street.

The new Centre would not present a frontage onto any street within Camden. It would comprise approx 6000m² providing a range of campus facilities and uses including Event Space, Café, Pub, Coffee Bar, SU offices and a roof terrace. As part of the proposals, it is expected that the public realm in Sheffield Street would be pedestrianised in order to better facilitate the numbers of pedestrians and students.

Amenity

The application site is approximately 45m from the boundary with the London Borough of Camden and the nearest neighbours in Camden are non-residential properties on Kingsway. It is unlikely therefore that the amenity of residents in Camden would be significantly affected by the proposals.

The basement would contain the likely noise-generating activities housing a night club and gig venue and it would be a matter for Westminster to adequately control the hours of use and management of the venue. The roof garden would be largely screened from view within Camden by the neighbouring buildings and would not have an impact on Camden residents or occupiers. Impact on the amenities of nearby occupiers is a matter for City of Westminster officers to consider.

Design

The proposals would be a dramatic change to the local streetscape, with a perforated brick façade in raked and angular forms. Significant glazed overhangs would provide a contemporary colonnade effect at street level. Views of the north east elevation would be possible down Portsmouth Street. The design is considered to be a bold addition to the area albeit with limited visible impact on Camden.

Transport

The site of the proposed development is located in close proximity to a range of public transport services including bus and London Underground services. There is also a dense and high quality network of walking and cycling routes. Overall the campus is located in an area of excellent public transport accessibility, by all modes. The proposals would contribute towards sustainable transport with all trips to the site expected to be made by public transport, on foot or by bicycle. The submitted transport statement sets out that the new building would give rise to a negligible increase in Campus population during peak hours, with increased visitors for events during off-peak periods. However, given the accessible location of the site, the proposals are unlikely to place particular strain on transport infrastructure in Camden. The site wide Travel Plan would be updated as part of any permission. Given the constraints of the site, it is expected that officers in Westminster would secure the necessary Construction Management measures to ensure that the demolition and construction works are undertaken in a responsible way taking account of the local road network and transport infrastructure.

Summary

The Council has no objection to the proposed demolition and construction of a students' centre.

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