

**WILLIAM GOODENOUGH HOUSE  
MECKLENBURGH SQUARE  
LONDON  
WC1N 2AN**

**PLANNING STATEMENT**

**ON BEHALF OF GOODENOUGH COLLEGE**

**MARCH 2010**

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## **1.0 INTRODUCTION**

- 1.1 This document is the Planning Statement submitted on behalf of Goodenough College, in relation to the full planning application in connection with the extension of William Goodenough House, a student hall of residence.
- 1.2 The development will involve the erection of an additional two floors at roof level to the Heathcote Street building and Elysium block, together with the alteration of the existing mansard roof of the East Wing (fronting Mecklenburgh Street), in order to provide an additional 61 no. bedrooms.
- 1.3 In accordance with the London Borough of Camden ('LBC') Service Guide – Pre-application Advice Service for Larger Applications (July 2007) a pre-application meeting with LBC officers was undertaken. In addition, in accordance with the LBC adopted Statement of Community Involvement, a pre-application consultation exercise was undertaken with neighbouring properties, local organisations who may be affected by the proposed development.
- 1.4 This Statement provides a brief summary of the background to the application, site and the surroundings, relevant planning, site history, a summary of the pre-application consultation and overview of the proposed application.
- 1.5 The relevant policies and associated guidance at national, regional and local levels are referenced, and then the proposal is assessed in relation to these policies.
- 1.6 Reference is made within this Planning Statement to the other reports prepared by the consultant's team, which are detailed in Section 3.0 of this statement.

## 2.0 PROPOSED DEVELOPMENT

- 2.1 William Goodenough House is used by Goodenough College as a hall of residence. The development proposes the erection of an additional two floors at roof level to the Heathcote Street building and Elysium block, together with the alteration of the existing mansard roof of the East Wing (fronting Mecklenburgh Street), in order to provide an additional 61 no. bedrooms. More particularly, the proposals will involve the following:

### Heathcote Building (facing Heathcote Street)

- 2.2 Removal of the existing mansard roof in order to facilitate the construction of two new storeys. The third floor is to be constructed in brickwork with timber sash windows to match existing. The fourth floor is to be formed in a lightweight construction, which will include a slate clad mansard roof with dormer windows to Heathcote Street (to match the appearance of the adjoining roof), while the elevation facing the inner courtyard will be constructed out of matching brickwork.
- 2.3 This will provide 12 no. single student bedrooms at third floor and a further 12 no. single bedrooms at fourth floor.

### East Wing – fronting Mecklenburgh Street

- 2.4 Removal of the existing mansard roof and its replacement with mansard roof with a steeper pitch, with dormer windows (to match existing). This floor will accommodate 12 no. single student bedrooms.

### Internal 'Elysium' Block

- 2.5 Removal of existing roof top plant and fire escape enclosure and associated hand railing, and the erection of two new storeys to block; both the third and fourth floors will accommodate 17 no. single student bedrooms.
- 2.6 It is proposed that walls will be brick clad incorporating timber windows (in order to blend with existing surrounding materials), with a 'green' roof.
- 2.7 The new accommodation provided at third and fourth floors (as previously described), will require the formation of new central corridors, extension of 2 no. staircases and formation of openings through to the existing third and fourth floor accommodation into the adjacent wings.

- 2.8 Alterations to the existing staircase lobby and fire doors will be required at second floor level, in order to comply with Building Regulations Part B, as a result of the loss of the roof top fire escape route.

Ground Floor Main South Block to Mecklenburgh Square

- 2.9 In addition, to the works at third and floor levels, it is also proposed that 12 no. existing single rooms at ground floor level are to be modified to provide 5 no. accessible single bedrooms with en-suite shower facilities and 2 no. accessible flats. Access to these rooms will be provided by a new disabled access ramp leading from the main reception to the central corridor.

Other Internal Alterations

- 2.10 Within the Heathcote Street block the following internal alterations and modifications are proposed:

- Lower ground floor – 5 no. existing single bedrooms and ancillary space will be converted into 5 no. one bedroom flats;
- First floor – 10 no. existing single bedrooms will be converted into 5 no. one bedroom flats, and one single bedroom will be converted into a kitchen area; and
- Second floor – 10 no. existing single bedrooms will be converted into 5 no. one bedroom flats, and one single bedroom will be converted into a kitchen area; and

- 2.11 It is proposed that these alterations will be carried out using materials and methods to closely match those used during the original construction and subsequent alterations of the buildings in question.

(i) Application Site

- 2.12 The site is located on the north side of Mecklenburgh Square. The building is formed of a perimeter block with central courtyards. The block is bound by Heathcote Street to the north and Mecklenburgh Square to the east with access from Mecklenburgh Square. The neo-Georgian style building dates from the mid-20th century and varies in height from three to five storeys plus basement. It has brick facades with slate clad and copper dormer detailing attic roofs.

- 2.13 To the west is another building which forms part of the Goodenough College campus. The south terrace of Mecklenburgh Square is completed with five four storey Grade II listed

Georgian former townhouses. The remainder of Heathcote Street is formed of a four storey plus basement and mansard block.

(ii) Amount of Development

- 2.14 The proposed development will have a gross internal floor area of 1,550 sq m, to add to the existing floor area of 10,200 sq m, bringing the total to 11,750 sq m (a 13% increase). Currently there are 216 units (including 128 no. single rooms, 45 no. one bedroom flats, 36 no. two bedroom flats, and 7 no. three bedroom flats) – as detailed in the Schedule of Existing Student Accommodation (Appendix 1). As result of the proposed development the number of units would increase to 277 – as detailed in the Schedule of Existing Student Accommodation (Appendix 2).

(iii) Building Form

- 2.15 The proportion of the proposed development has been designed to be sensitive to its existing context. The footprint of the buildings is remaining the same, with an addition of two floors and refurbishment of an existing roof. It is proposed that the extension will reinforce the integrity of the existing architectural language of the site. In particular, the parapet lines are to be maintained, and the choice of materials will match existing as closely as possible. The proposed windows are to also match in and be scaled proportionately to existing openings, so as to remain seamless with the existing development.
- 2.16 The proposed developments impact on the street in terms of daylighting and street lines have been assessed, with lines and rooflines being held back from the street to allow for a sensitive block build up over all for both internal courtyard environment and the buildings relationship with the street and existing urban grain.
- 2.17 With regards the form of the roof it was considered that this should be sensitive to existing listed buildings and streetscene. As such the mansard roof on the Heathcote building has been designed so that it would be set back behind a parapet line; similarly the mansard roof to the Mecklenburgh Street elevation has also been set behind the parapet.

(iv) Elevational Treatment

- 2.18 The existing brick colour and particular bond pattern is to be carried over to the new additions. The dormer windows to the internal courtyards are also to match in with existing, and similar black slate for the mansard roof is to match in with existing. This is driven by the

criteria which seeks to make the design concept a seamless intervention into the existing context and grounds, rather than a new intervention with contrasting materiality and scale.

(v) Access Arrangements

- 2.19 The principle pedestrian access into William Goodenough House is off Mecklenburgh Square; although there are also secondary entrances (on Mecklenburgh Street and Heathcote Street). The main entrance is Mecklenburgh Square is through a staffed reception. Access to the lower ground floor and upper floors can be either by staircase or one of the existing lifts.
- 2.20 There is no vehicular access onto the site. The archway entrance on Heathcote Street provides access to one of the courtyards and the bin storage area, which contains a number of refuse bins for the storage of waste (including recyclables). On the day of collection the bins are wheeled out to the refuse collection vehicle on Heathcote Street.
- 2.21 William Goodenough House has limited need for service vehicles as the majority of the communal facilities are in London House (on the opposite side of Mecklenburgh Square); there is an on-site laundry.

(vi) Parking Accommodation

- 2.22 There is currently no off street car parking at William Goodenough House. Furthermore, there is no off-street parking at London House, and the College do not own any vehicles.
- 2.23 In terms of cycle parking there is currently parking for 90 no. bicycles at William Goodenough House, and a further no. 66 spaces at London House. These bicycle spaces are provided in covered and uncovered bike stands. The plan in Appendix 3 details the location of the existing bike racks at William Goodenough House.

### 3.0 THE SUBMISSION FOR THE APPLICATION

3.1 The full planning application submission comprises:

- Completed forms and associated certificates of land ownership and copies of notices served;
- Location plan, floor plans, elevations and sections as detailed in Drawings Schedule (Appendix 4).
- The following accompanying reports have also been prepared in order to support the planning application:
  1. Design, Access and Sustainability Statement (prepared by Vista Architecture, in conjunction with Sustaina Ltd). The purpose of this document is to explain the development in a clear, structured format that will detail the design, and access rationale. It outlines the process, analysis and design principles that have informed the proposal and illustrates how the local context has influenced the project. The Structure of this document aligns with the guidance on Design and Access Statements (in particular with DCLG's, Circular 01/2006 – Guidance on Changes to the Development Control System' and CABE's 'Design and Access Statements – How to write, read and use them') and comprise three main sections:
    - Design Statement – describes the rigorous process that has created the scheme and the overall design, with particular focus on the local context of the project that has informed the proposal.
    - Access Statement – describes the approach to access and ensures that it has an inclusive design.
    - Sustainability Statement – describes the approach to environmental issues, and the initial lifecycle environmental impact study that have informed the design to date.
  2. Planning Statement (prepared by Colliers CRE – this document). As well as explaining the overall application, it includes a summary of the pre-application Public Consultation carried out by the consultant team.

3. Statement of Community Consultation (prepared by Colliers CRE), this includes details of the pre-application public consultation carried out in January 2010 and summarises the responses that were received and explains how the proposals have been amended in response to the consultation responses.
4. Listed Building / Conservation Area / Historic Garden Assessment (prepared by Sir Andrew Derbyshire). This report provides an assessment of the proposed development on the existing historic environment in the vicinity.
5. Daylight and Sunlight Assessment (prepared by Waterslade). This report undertakes a formal technical assessment of the effect of the proposed development upon neighbouring properties around the site, having regard to the tests recommended in the BRE Report 209, 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'.
6. Energy and Renewable Energy Statement (prepared by Sustainia Ltd). This statement describes the proposed energy efficient measures and embedded renewable energy systems to substantially reduce the carbon emissions, arising from fossil fuels, from the proposed development.
7. BREEAM Pre-Assessment (prepared by Sustainia Ltd / Carbon Plan Ltd). This report sets out the context and objectives for pre-assessment. It then reviews the criteria for evidence and the process that must be followed to achieve a BREEAM Multi Residential 2008 'very good' rating. The report then assesses the overall scoring for the development and offers a summary review of those credits required to achieve the 'very good' rating.
8. Service Management Plan (prepared by Goodenough College). This document provides an overview on the way that the site is serviced and to ensure that it does not have an impact on transport.
9. Student Residential Accommodation Management Plan (prepared by Goodenough College). This Plan highlights how the accommodation will be managed in order to provide a safe, caring environment in which students and staff can live and work, while considering the sensitivities of the local community.

10. Preliminary Construction Management Plan (prepared by Colliers CRE). This Statement provides an overview to the strategy that will be adopted to ensure that the proposed development will be constructed safely, respecting the environment and neighbouring properties, the public to, and the programme and budget.

## 4.0 BACKGROUND TO THE APPLICATION

### Current Use of Site

- 4.1 The site is currently occupied by Goodenough College as a hall of residence and consist of 216 units (including 128 no. single rooms, 45 no. one bedroom flats, 36 no. two bedroom flats, and 7 no. three bedroom flats) – as detailed in the Schedule of Existing Student Accommodation (Appendix 1).
- 4.2 The application site consists of a number of buildings, with William Goodenough House dating back to 1951; over the years it has been subsequently extended.

### College History

- 4.3 In 1931 The Dominions Students' Hall Trust was formed by Mr Frederick Goodenough to create a collegiate setting for male students from the Dominions studying in London. After the Second World War the Lord Mayor's National Thanksgiving Fund raised finance for the Sister Trust which built and opened William Goodenough House in 1951 as a residence for female graduates and married families.
- 4.4 In 1965 the two Trusts merged, becoming London House for Overseas Graduates. Later the title changed again to the London Goodenough Trust for Overseas Graduates and then in 2001 it became Goodenough College, reflecting more accurately the purpose and ethos of the institution.
- 4.5 Although originally reserved for Commonwealth students the College was opened to those from the United States in 1957 and from Europe in 1974. In 2001 the College became fully international and its student community of 750 now represents over ninety countries, a large percentage of whom are studying at higher education institutions in the Borough of Camden.

### Relevant Planning History

- 4.6 In terms of planning history, we have checked the Council's planning website and spoke to officers. There is very little relevant history, which can be summarised as follows:
- On 11 September 1985 planning permission (Ref: 8501306), was approved for the erection of second floor extension to provide four flats.

- On 08 November 1984 planning permission (Ref: 8401613), was approved for the change of use of the disused kitchen area at ground and first floor levels in the north west corner of the building to four residential flats together with associated elevational alterations.

#### Pre-Application Consultation

- 4.7 Prior to the submission of this full planning application for the proposed roof extension to William Goodenough House, pre-application consultation was undertaken in accordance with the London Borough of Camden's adopted Statement of Community Involvement (November 2006). Details of the extent of the pre-application consultation and responses received; together with how the proposals were amended in response to the consultation responses are provided in the Statement of Community Consultation to support the planning application. A summary of the pre-application consultation is detailed below:
- 4.8 In terms of negotiations with the planning authority, there has been formal pre-application meeting to discuss the principle of the proposed extension, in terms of the proposed use; the scale / massing; elevational treatment, and its relationship with neighbouring properties.
- 4.9 The objective of the community consultation was to convey the key principles of Goodenough College's proposals for William Goodenough House and to invite comments from local residents.
- 4.10 The process involved sending approximately 150 letters to the adjoining properties, together with the local amenity group. The letter provided an outline of the proposals and invited comments. In terms of written comments we received 4 no. responses as a result of the community consultation.
- 4.11 All comments received have been collated and where appropriate changes have been made to the proposals where these were deemed to be beneficial to the proposed development.

#### Environmental Impact Assessment

- 4.12 The proposals do not fall within any of the categories of development set out in both Schedule 1 & 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999 and therefore would not be required to be the subject of an Environmental Impact Assessment.

## 5.0 SITE AND SURROUNDING AREA

### Site Location and Description

- 5.1 William Goodenough House is formed of a perimeter block with central courtyards. The block is bound by Heathcote Street to the north and Mecklenburgh Square to the east with access from Mecklenburgh Square. The neo-Georgian style building dates from the mid-20th century and varies in height from three to five storeys plus basement. It has brick facades with slate clad and copper dormer detailing attic roofs.
- 5.2 The west wing of William Goodenough House is five storeys high (plus a basement), as is the north facing Heathcote Street block, as far as the entrance archway to the inner court beyond which it loses two storeys. The east wing is predominately four storeys plus a basement facing Mecklenburgh Street, and the south block to five plus a basement facing Mecklenburgh Square. There is a block linking the north and south wings internally and dividing the interior space into two courtyards. The internal 'Elysium' block is predominantly three storeys high but does include a double height Common Room.

### Surrounding Context

- 5.3 Mecklenburgh Square is located within the Bloomsbury Conservation Area. On the western side of Mecklenburgh Square is another building (London House), which forms part of Goodenough College, as indicated on the Campus Plan (Appendix 5).
- 5.4 Mecklenburgh Street consists of a terrace of eight houses, which are grade II listed buildings; the terrace was built in the early 19<sup>th</sup> Century, and consists of four storeys and a basement. These properties are constructed out of yellow stock brickwork, with gauged brick flat arches to recessed sashes and continuous cast iron balconies to the first floor.
- 5.5 Along the eastern side of Mecklenburgh Square, there is a terrace of 24 houses (four storeys and basements), by Joseph Kay. They are Grade II\* listed buildings and were built between 1810 and 1820. The central and two end pavilions are enriched in stucco with attached ionic columns, cornice mouldings and entablature. The houses in between are more subdued in multi-coloured stock brick although the rusticated ground floor and cornice continues in plaster.

- 5.6 Numbers 43 to 47 Mecklenburgh Square, forms a terrace of 5 houses, which are grade II listed buildings and were built in 1824-5 by Joseph Kay in a similar style to the middle houses in the east side the Square.
- 5.7 The immediate area includes areas of open space, St George's Gardens and Corams Fields. St George's Gardens were formed from the Victorian amalgamation of two 18th Century burial grounds. They are listed Grade II\* in the Register of Parks and Gardens of Special Historic Interest; laid out as lawns with mature trees and interesting relics from the graveyards of the past. Corams Fields to the south are what remains of the Foundling Hospital and include sports pitches and children's play areas. Both areas of open space are preserved as much valued facilities for rest and recreation. Within each of these areas there are various listed relics such as railings, gates, walls and lodges are scattered about to form a kind of open air museum.

## 6.0 PLANNING POLICY

### (A) National Planning Policy

6.1 National planning policy advice is contained in Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). A number of PPGs and PPSs contain relevant advice for the consideration of this planning application, and are addressed below.

#### PPS1: Delivering Sustainable Development (2005)

6.2 PPS1 states that planning should promote sustainable development by amongst other things:

- protecting and enhancing the natural and historic environment, the quality and character of the countryside and existing communities;
- ensuring high quality development through good and inclusive design and the efficient use of resources; and
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

6.3 Paragraph 19 of PPS1 advises that the enhancement of the environment should be sought as part of development proposals. PPS1 also states that good design should ensure integration into the existing urban form and the natural and built environments.

6.4 This guidance stresses the importance of consultation and community involvement in the planning process.

#### PPS3: Housing (2006)

6.5 PPS3 states that local planning authorities should plan for a mix of housing on the basis of the different types of households that are likely to require housing over the plan period.

#### PPG13: Transport (2001)

6.6 PPG13 recognises that our quality of life depends on transport and easy access to jobs, shopping, leisure facilities and services. The objective of this PPG is to integrate planning and transport at all levels and to:

- Promote more sustainable transport choices for both people and moving freight;
- Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and

- Reduce the need to travel especially by car (paragraph 4).

#### PPG15: Planning and the Historical Environment (1994)

- 6.7 PPG15 provides guidance on the identification and protection of the historic environment (including conservation areas), and identifying the Government's policies for their environmental stewardship.
- 6.8 In considering the design of new buildings that are intended to stand alongside historic buildings, the objective should be to weave historic buildings into the fabric of the built environment. The guidance goes on to state that careful design can ensure that new buildings respect their setting and that, in their design, issues of scale, height, massing, alignment and materials are given careful consideration (paragraph 2.14).

#### PPS22: Renewable Energy (2004)

- 6.9 PPS22 advises that local planning authorities and developers should consider the opportunity for incorporating renewable energy projects in all new developments. Small scale renewable energy schemes utilising technologies such as solar panels, biomass heating, small scale wind turbines, photovoltaic cells and combined heat and power schemes can be incorporated both into new developments and some existing buildings (paragraph 18).

### **(B) Regional Planning Policy**

#### The London Plan (2008)

- 6.10 The London Plan (consolidated with alterations since 2004) was approved in February 2008. The Plan comprises part of the development plan for the Borough and is a material consideration in the determination of planning applications.
- 6.11 Policy 2A.1 (Sustainability Criteria) seeks the optimum use of previously developed land, ensuring that development occurs in locations that are accessible by public transport, walking and cycling, ensuring that development occurs in locations that are accessible to town centres, employment, housing, shops and services.
- 6.12 Policy 3A.3 (Maximising the potential of sites), development proposals should seek to achieve the maximum intensity of use compatible with local context, the design principles in Policy 4B.1 and with public transport capacity.

- 6.13 Policy 3A.25 (Higher and further education), the Mayor will and Boroughs should work with the LDA and the higher and further education sectors to ensure that the needs of the education sectors are addressed in DPDs. This will include:
- promoting policies aimed at supporting and maintaining London's international reputation as a centre of excellence in higher education;
  - taking account of the future development needs of the sector, including the provision of new facilities and potential for expansion of existing provision;
  - recognising the particular requirements of Further and Higher Education Institutions for key locations with good public transport access, and having regard to their sub-regional and regional sphere of operation;
  - supporting the provision of student accommodation.
- 6.14 Policy 3C.2 (Matching Development to Transport Capacity), proposed developments should be considered in terms of existing transport capacity, both at a corridor and local level. Policy 3C.23 (Parking Strategy), on-site car parking at new developments should be kept to a minimum.
- 6.15 Policy 4A.3 (Sustainable Design and Construction), future developments should meet the highest standards of sustainable design and construction. Policy 4A.4 (Energy Assessment), developments should improve energy efficiency and increasing the proportion of energy used generated from renewable sources.
- 6.16 Policy 4A.11 (Living Roofs and Walls), major developments are expected to incorporate living roofs and walls where feasible and reflect this principle in DPD policies. It is expected that this will include roof and wall planting that delivers as many of these objectives as possible: accessible roof space; adapting to and mitigating climate change; sustainable urban drainage; enhancing biodiversity; and improved appearance.
- 6.17 Policy 4B.1 (Design Principles for a Compact City), developments should seek to maximise the potential of sites; promote high quality inclusive design and create or enhance the public realm; contribute to adaptation to and mitigation of the effects of climate change; respect local context, history, character and communities; provide for or enhance a mix of uses; be accessible, usable and permeable for all users; be sustainable, durable and adaptable in terms of design, construction and use, and; address security issues and provide safe, secure and sustainable environments.
- 6.18 Policy 4B.4 (London's buildings: retrofitting), the Mayor will and Boroughs should support measures to produce a lower environmental impact from the existing stock of buildings by supporting policies and programmes for refurbishment of buildings which will reduce carbon

dioxide emissions, increase thermal efficiency, reduce waste and noise impacts, conserve water, materials and other resources.

- 6.19 Policy 4B.5 (Creating an Inclusive Environment), future developments should meet the highest standards of accessibility and inclusion. Policy 4B.6 (Safety, Security and Fire Prevention and Protection), there is a requirement to create safe, secure and appropriate accessible environments. In addition, the potential risks, arising as a result of fire and related hazards, should be taken into account.
- 6.20 Policy 4B.12 (Heritage Conservation), the historic assets of London should be protected and enhanced. Policy 4B.15 (Archaeology), there is a need to identify, protect, interpret and present London's archaeological resources.

### **(C) Local Planning Policy**

- 6.21 Under the Planning and Compulsory Purchase Act 2004 the old system of Regional Planning Guidance (RPG), Structure Plans and Local Plans will be replaced with a new one, made up of Regional Spatial Strategies (RSSs) and Local Development Frameworks (LDFs). Until these new systems are in place, planning decisions must continue to be taken in accordance with the 'saved' policies of the Camden Unitary Development Plan; unless material considerations indicate otherwise.

#### The London Borough of Camden ('LBC') Unitary Development Plan (2006)

- 6.22 The LBC UDP was adopted in June 2006 and was updated in June 2009 and remains the relevant development plan for this site.
- 6.23 The site is located within the Central London Area, the Bloomsbury Conservation Area and Strategic View Corridor. The relevant 'saved' policies are as follows:
- 6.24 Policy SD4 (Density of development), the Council will grant planning permission for development that makes full use of the potential of a site.
- 6.25 Policy SD6 (Amenity for occupiers and neighbours), the Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. The factors the Council will consider include:
- a) visual privacy and overlooking;
  - b) sunlight and daylight levels;
  - c) artificial light levels;
  - d) noise and vibration levels;

- e) odour, fumes and dust;
  - f) the adequacy of facilities for storage, recycling and disposal of waste; and
  - g) microclimate.
- 6.26 Policy SD9 (C) (Use of energy and resources), the Council will seek developments that conserve energy and resources through:
- a) designs for energy efficiency;
  - b) renewable energy use;
  - c) optimising energy supply; and
  - d) the use of recycled and renewable building materials.
- 6.27 The Council will require major developments to demonstrate the energy demand of their proposals and how they would generate a proportion of the site's electricity and heating needs from renewables wherever feasible. The Council may use conditions or planning obligations to secure recycling of materials on site and/or use of recycled aggregates in major schemes.
- 6.28 Policy SD12 (B) (Development and construction waste), the Council will seek to secure the re-use and recycling of construction waste on sites provided adverse impacts from noise, dust and transport are minimised. On larger sites, the Council may require details of working methods and make conditions and agreements about how the work is carried out.
- 6.29 Policy H1 (New housing), the Council will seek to meet and exceed the strategic housing target for the Borough. The Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides additional residential accommodation, provided that the accommodation reaches acceptable standards.
- 6.30 Policy H2 (Affordable housing), the Council will expect all residential developments with capacity for 15 or more dwellings and residential development sites of 0.5 ha or more to make a contribution to the supply of affordable housing. The Council will seek to negotiate on the basis of a target of 50% affordable housing in each development, taking into account factors that it considers to affect the suitability of the site.
- 6.31 Policy H7 (Lifetime homes and wheelchair housing), the Council will encourage all new housing developments, including changes of use and conversions, to be accessible to all. All new housing should be built to 'Lifetime Homes' standards and ten per cent of new housing should be designed to be wheelchair accessible, or easily adaptable for residents

- who are wheelchair users. The Council will grant planning permission for proposals designed to improve existing properties to make them suitable for people with disabilities.
- 6.32 Policy H8 (Mix of units), the Council will only grant planning permission for residential development that provides an appropriate mix of unit sizes, including large and small units. The Council will consider the mix and size of units best suited to site conditions and the locality, and the requirements of special needs housing.
- 6.33 Policy B1 (General design principles), the Council will grant planning permission for development that is designed to a high standard. Development should:
- a) respect its site and setting;
  - b) be safe and accessible to all;
  - c) improve the spaces around and between buildings, particularly public areas;
  - d) be sustainable by promoting energy efficiency and efficient use of resources;
  - e) be easily adaptable to changing economic and social requirements;
  - f) provide appropriate high quality landscaping and boundary treatments; and
  - g) seek to improve the attractiveness of an area and not harm its appearance or amenity.
- 6.34 In assessing how the design of a development has taken these principles into account, the Council will consider:
- h) building lines and plot sizes in the surrounding area;
  - i) the existing pattern of routes and spaces;
  - j) the height, bulk and scale of neighbouring buildings;
  - k) existing natural features, such as topography and trees;
  - l) the design of neighbouring buildings;
  - m) the quality and appropriateness of detailing and materials used;
  - n) the provision of visually interesting frontages at street level; and
  - o) the impact on views and skylines.
- 6.35 Applicants should submit a 'design statement' with proposals for large-scale developments and for sites in prominent or sensitive locations.
- 6.36 Policy B3 (A) (Alterations and extensions), the Council will consider whether:
- a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;
  - b) extensions are subordinate to the original building in terms of scale and situation;
  - c) original features are retained or restored;
  - d) high quality materials that match or complement existing materials are used;
  - e) unsympathetic alterations or extensions are removed or improved;
  - f) the architectural integrity of the existing building is preserved; and

g) building services equipment is appropriately located.

- 6.37 Policy B6 (Listed Buildings), the Council will not grant planning permission for development that it considers would cause harm to the setting of a listed building.
- 6.38 Policy B7 (A) (Conservation areas), the Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.
- 6.39 Policy B9 (A) (Strategic views), the Council will not normally grant planning permission for development within a viewing corridor of a strategic view if the proposed height exceeds the development plane between the viewpoint and either the base of the lower drum of St. Paul's Cathedral or the general roofline of the Palace of Westminster.
- 6.40 Policy N3 (A) (Protecting open space designations), the Council will not grant planning permission for development that it considers would cause harm to the historic features and setting of Parks and Gardens of Special Historic Interest and London Squares.
- 6.41 Policy N4 (Providing public open space), to ensure that public open space deficiency is not created or made worse, the Council will only grant planning permission for development that is likely to lead to an increased use of public open space where an appropriate contribution to the supply of public open space is made.
- 6.42 Policy N5 (Biodiversity), in assessing planning applications, the Council will expect development schemes to have considered conserving and enhancing biodiversity, including by creating wildlife habitats.
- 6.43 Policy T1 (A) (Sustainable transport), the Council will grant planning permission for development that would encourage travel by walking, cycling and public transport. Policy T3 (Pedestrians and cycling), the Council will only grant planning permission for development that it considers to make satisfactory provision for pedestrians and cyclists.
- 6.44 Policy T7 (Off-street parking, city car clubs and city bike schemes), the Council will only grant planning permission for development that complies with the Council's Parking Standards. The Council will encourage the provision of city car clubs and city bike schemes as an alternative to private off-street parking.
- 6.45 Policy C1 (A) (New community uses), the Council will grant planning permission for the development of community uses in suitable locations.

- 6.46 Policy C1 (C) (Educational facilities), the Council will grant planning permission for the development of education uses in line with Policy C1A, provided that travel demand associated with the development would not harm the transport system.
- 6.47 The cycle parking standard for student housing (Class C2), in the adopted London Plan and applied by the LBC is one cycle space per two student bedspaces.

#### **(D) Local Development Framework**

- 6.48 The Core Strategy will be the central part of the Local Development Framework ('LDF') and will set out the key elements of our planning vision and strategy. Consultation on revised Submission Document of the Core Strategy and Development Management Policies, and Preferred Approach for the Site Specific Allocations Document, all took place between 15 October and 26 November 2009.
- 6.49 At this point in time LBC are not attaching any weight to the policies contained within the emerging LDF documents in the determination of planning application; proposals will be assessed against the policies contained in the adopted development plan and Supplementary Planning Documents ('SPD').

#### **(E) Other Relevant LBC Documents**

##### Bloomsbury Conservation Area Statement (1998)

- 6.50 Bloomsbury Conservation Area was designated in 1968, and covers an irregular area, which is bound by Euston Road to the north, Kings Cross Road to the east, Oxford Street and High Holburn to the south, and Tottenham Court Road to the west. The Bloomsbury Conservation Area Statement was adopted as an SPG 1998.

##### Draft Bloomsbury Conservation Area Character Appraisal (2008)

- 6.51 The most recent version of the Bloomsbury Conservation Area Character Appraisal was drafted in January 2008, but to date has not been adopted. This document is detailed and provides a range of policies, the most relevant are detailed below:

*'The Georgian townhouses are relatively consistent and are all listed (mainly Grade II). Some of the terraces have a unified composition giving them a greater sense of scale which is particularly notable in Mecklenburgh Square. The overall height, articulation and frontage basements and railings of the other buildings adjoining the square maintain some of the sense of enclosure and*

*overall unity in this area, notwithstanding the difference between the buildings.'*  
(Para 6.192)

Camden Planning Guidance (2006)

- 6.52 The Camden Planning Guidance gives additional advice and information on how the Council will apply the planning policies in the London Borough of Camden Replacement Unitary Development Plan (UDP). Each section of the Guidance sets out the most relevant policies in the Replacement UDP.

## **7.0 ASSESSMENT OF THE PROPOSALS**

- 7.1 In this section of the Statement we turn to consider the merits of the proposals in the planning policy context identified in Section 6.0. The planning issues are addressed under the headings set out below.

### **Land Use**

- 7.2 The application site currently comprises an existing hall of residents and the proposals are to erect an extension at roof level to create an additional 61 no. single bedroom units; the refurbishment of a number of the existing units including at ground floor level, which will be create 7 no. accessible units, together with other internal alterations to existing student accommodation.
- 7.3 With regards Policy H1 of the UDP, although student accommodation does not contribute to the Councils Housing figures, it does provide a form of needs housing that is supported in Policy 3A.25 of the London Plan. Therefore, the provision of additional residential units to an existing hall of residence is considered to be acceptable in the context of this policy.
- 7.4 Policy H2 of the UDP, would expect that all residential developments with a capacity of 15 or more dwellings or sites of 0.5 ha or more to make a contribution to affordable housing. However, in respect of the current proposals, which involve a fairly modest extension (in terms of bed spaces), to existing halls of residence, it is considered that seeking affordable housing in this instance would be unreasonable. This view was shared by the London Borough of Camden's formal note following the pre-application meeting.
- 7.5 Policy H8 of the UDP seeks to secure a range of unit types and sizes in order to provide for a good mix of housing, to reflect the accommodation needs of specific groups. As previously stated William Goodenough House is an existing hall of residence and provides 216 units (including 128 no. single rooms, 45 no. one bedroom flats, 36 no. two bedroom flats, and 7 no. three bedroom flats). This mix provides a good range of unit sizes for students and their families. The addition of 61 no. single bedrooms (with en-suite facilities), would complement the existing mix of units and has been designed to meet the specific requirements of the College and its students.
- 7.6 In order to secure the future management of the student accommodation The College have prepared a Student Residential Accommodation Management Plan, which has been submitted as part of the planning submission; the details of the Student Residential Accommodation Management Plan will be secured through a Section 106 agreement.

- 7.7 The objective of the Student Residential Accommodation Management Plan is to provide a safe, caring environment in which students and staff can live and work while always taking into account the sensitivities of the local community. The terms of the License granted require confirmation of an individual's status as taking full-time postgraduate study or post doctoral research work.
- 7.8 The Student Residential Accommodation Management Plan includes particular reference to the following:
- Site management
  - Out of hours emergency management
  - Moving in process
  - During the license
  - Moving out process
  - Students with special needs and disabilities
  - Health and Safety standards and procedures
  - Fire safety prevention
  - Security
  - Serving / works
  - Ground maintenance
  - Good neighbour policy
- 7.9 The hall of residence is operated in a way to allow students quiet enjoyment of their rooms. However, students are encouraged to be mindful of the proximity of neighbours both within properties and in the wider community. Any rare anti-social behaviour is actively managed by the College's Reception and Senior Staff team as follows:
- Anti-social behaviour / noise during the day will be addressed by site staff through direct action with the students involved.
  - Disruptive behaviour that causes damage or offence to others may lead to termination of license as per license agreements.
  - Action will be taken against constant repeat incidents and may lead to termination of license.
  - A comprehensive statement on rules and responsibilities is included within each welcome pack.
- 7.10 As previously stated William Goodenough House forms part of the Goodenough College campus, which in addition to providing student accommodation, also provides a wide range of community facilities that can be used by the students members and their families. These facilities include the following:

### Great Hall

- 7.11 A large multi-purpose hall used for formal and informal dining; conferences, meetings; concerts, operas and theatrical events. The hall has a capacity of up to 400 standing, 300 seated and 230 for formal meals.

### Full Service Catering Facilities

- 7.12 Full meals are provided three times a day, predominately on a self-service basis from the restaurant and / or cafe bar and the cafe bar serves snacks and beverages between 10.00 and closing time at 23.00. Up to 650 meals are served on a self service basis in an evening sitting. The meal times are as follows: Monday – Friday, breakfast (07.30 - 10.15); lunch (12.00 - 14.30); and dinner (18.30 – 20.30), and Saturday and Sunday, brunch (08.00 – 14.30), and dinner (18.00 – 20.00).

### Self-catering Kitchen Facilities

- 7.13 Self catering communal kitchens are available for students in single study bedrooms without self-contained cooking facilities. Although the facilities have sufficient capacity to cater for the numbers using them, as part of the planned refurbishment of the College additional communal kitchens are planned to increase the convenience and flexibility of self-catering facilities for College students. All student flats have integral kitchen and dining facilities.
- 7.14 The existing catering facilities within Goodenough College are sufficient to meet the needs of the existing students and have the capacity to cater for the additional student numbers proposed by this planning application.

### Common Rooms

- 7.15 The College has several Common Rooms and other meeting rooms that are used for talks and debates; cultural events; concerts; exhibitions; games; and the many other social and cultural activities that are an integral part of life at Goodenough College.

### Libraries

- 7.16 The College has two well-equipped Libraries (plus a Children's Library); the libraries provide quiet study space as well lending facilities for books and other materials.

#### Media Centre

- 7.17 Two media centres equipped with computers and printers available to all College students.

#### TV Rooms

- 7.18 Two TV rooms equipped with large screen 'Freeview' televisions and a third adjacent to the Cafe Bar provides Sky TV.

#### Licensed Bars

- 7.19 Within Goodenough College there two licensed bars (one in London House and one in William Goodenough House), which are available to all students.

#### Music, Visual and Creative Arts

- 7.20 Within the College there are several music practice rooms; art rooms, pottery studio and a photography dark room for the use of the students.

#### Faith

- 7.21 A Chapel is available for Christian religious services and space is available to students of other faiths for prayer and contemplation. The College has a Faith Adviser responsible for facilitating multi faith activities within Goodenough College.

#### Children's Play Facilities

- 7.22 Two Children's play rooms and a Children's Library are provided for the children of the students. Families are an important part of the Goodenough community.

#### Laundries

- 7.23 Communal Laundries equipped with washing machines and drying facilities are available to all students.

#### Sport and Games

- 7.24 The following sport and games facilities are available – tennis court; table tennis; pool; croquet and table football

- 7.25 All the above facilities (detailed in paragraphs 7.15 – 7.24), have the capacity to cater for the additional student numbers proposed by the planning application.
- 7.26 Locations of the 'community' faculties in Goodenough College are highlighted on the plans contained in Appendix 6.
- 7.27 In addition, to the facilities detailed above, the College also has access to a range of other facilities which can be used by the student members and their families. These include:

#### Mecklenburgh Square Garden

- 7.28 The Mecklenburgh Square Garden, which is owned by the College, operates as a statutory London Square Garden managed by a Garden Committee. Key access is provided to all Goodenough College students as an amenity. The Garden contains:
- A fully-equipped Children's Play Area.
  - A tennis court (bookable for a small fee administered by the College on behalf of the Garden committee)
  - Several barbecues which are also available to all College students.

#### Brunswick Square Garden

- 7.29 The Brunswick Square Garden, which is managed by London Borough of Camden, is also owned by the College. The Garden is open to the public and as such available as an amenity to all Goodenough College students and their families.

#### Goodenough Club

- 7.30 The Goodenough Club, (Mecklenburgh Square), is owned by the College and provides 4 Star graded Guest Accommodation. Many College students, alumni and their families stay in the Goodenough Club on their visits to the College.

#### Nuffield Health Club

- 7.31 The Nuffield Health Club located beneath London House is a private health and fitness club incorporating a swimming pool, fully equipped gym and fitness classes etc. College members are eligible for discounted membership rates.

#### Transport and Car Parking

- 7.32 The College does not own any vehicles or provide car parking spaces for students, and actively discourage students from bringing cars to the College. Information on the

availability of bicycle and motor cycle parking and on public transport is provided. The College provide bike parking facilities.

#### Community Outreach

- 7.33 Many College students are involved in community outreach projects within the London Borough of Camden, including Study Buddies with Argyle Primary School, Camden Buddying Scheme with The Children's Society, Computer Tuition at Holy Cross Centre Trust, Sunday Breakfasts for the homeless at St Mary Magdalene church, volunteering at Great Ormond Street Hospital and activities with Women at the Well.
- 7.34 The above details clearly demonstrate that The College has a wide range of facilities to cater both for the needs of the existing students and their families, and have sufficient capacity to also meet the needs of the additional students as a result of the proposed development.
- 7.35 Overall the proposed development is considered to fully accord with the provisions set out in PPS3, Policies 3A.13 of the London Plan and Policies H1, H2 and H8 of the UDP.

#### **Design & Townscape**

- 7.36 The application is supported by a Design, Access & Sustainability Statement, prepared by Vista Architecture. This report describes the key elements of the Design and Access Statement, which includes:
- Context Appraisal – provides an assessment of the site and its history and the context of the surrounding area.
  - Design Evaluation – this section explores how the design has developed in response to intend use and appearance and the opportunities and constraints identified in the evaluation of the information. It then describes the design process through the various design options which were developed in consultation with the local planning authority and how these have informed the decisions that were made in the final proposals.
- 7.37 The application submission also includes a Listed Building / Conservation Area / Historic Garden Assessment (prepared by Sir Andrew Derbyshire); this report provides an assessment of the proposed development on the existing historic environment in the vicinity.
- 7.38 As previously stated the site falls within the Bloomsbury Conservation Area, which retains its

predominantly Georgian layout and character as a whole. The adjacent Georgian terraced properties extending along the east side of Mecklenburgh Square are grade II listed buildings. The adjoining buildings at 43 to 47 (consecutive) Mecklenburgh Square are also grade II listed buildings.

- 7.39 Located between the application premises and the Colleges other building (London House) is an area of opens space, known as Mecklenburgh Square Gardens, this is owned by the College and is designated as private open space. This area of open space is important in the setting of the Colleges buildings.
- 7.40 The proposed development is confined to three blocks of the building and involves raising the height of the north block by one floor and a mansard storey with dormers to match the existing building at the corner of Heathcote Street and Mecklenburgh Street. The additional sheer brick storey would bring the parapet in line with the corner of Mecklenburgh Street and the adjoining (linked), building to the west. The mansard storey would raise the building to the same overall height as the adjoining (linked), building to the west. In addition, the design would incorporate party wall upstands that would rise above the mansard roof, and would provide articulation to the roofscape.
- 7.41 Turning to the Mecklenburgh Square block, the existing shallow attic storey is just about visible above the parapet on the Mecklenburgh Street elevation. The appearance of the proposed replacement mansard roof (which is set behind a parapet gutter), would bring greater conformity with the façade facing the Square and would not dominant the terrace of listed building on the opposite side of Mecklenburgh Street.
- 7.42 In respect to the internal 'Elysium' block, it is proposed to increase the height by two storeys, which will be supported by an external steel frame; clad in brickwork. The proposed additional two storeys to this block are considered to be an acceptable scale taking into account the surrounding buildings. As this block will be surrounded by perimeter buildings this part of the development cannot be viewed from the public realm or upper floors of neighbouring buildings. In this regard the extension would not harm the character and appearance of the area and would have an acceptable appearance.
- 7.43 The materials used for the additions to the north and east blocks are the same as those of the existing buildings, (yellow stock brick, dark blue slate and timber sash windows), fenestration will follow a similar pattern with gauged brick flat arches to the sashes. The elevations to the Elysium block have been treated different for structural reasons but use the same vocabulary with the addition of masonry beams and columns to support the additional two floors.

- 7.44 Overall it is considered that proposed extensions to William Goodenough House will make a positive contribution to the existing streetscene by filling in the gaps in the existing irregular roof profiles – particularly on Heathcote Street, and the changes to the internal Elysium block are also welcomed. The use of materials, yellow stock bricks, slate roofs and gauged flat arches to sash windows also use the correct vocabulary. Therefore, these proposals would preserve the character and appearance of the Conservation Area.
- 7.45 The principle of additional roof extensions to the existing block is considered acceptable, and represents a high quality and sustainable development, which is compatible with the scale and character of existing development and its setting. As such, the proposal will comply with PPS1; Policies 4B.1, 4B.4, and 4B.5 of the London Plan, and B1, and B3 (A) of the UDP.
- 7.46 The proposed development also involves the refurbishment and rearrangement of a number of the existing student units within William Goodenough House. These alterations will not have affect the external appearance of the building, with the exception of the alteration to the fenestration at lower ground floor level facing the internal courtyard of the Heathcote Street block. Due to the position within a lightwell, and facing onto the internal courtyard these would not be visible from public vantage points or neighbouring buildings. Therefore, these alterations are also considered to be acceptable.
- 7.47 The proposed development by virtue of the design considerations would not harm the character or appearance of the Bloomsbury Conservation Area, or the historic setting or appearance of the adjoining listed buildings in accordance with PPG15; Policies 4B.12 of the London Plan and B6, and B7(A) of the UDP.

### **Residential Amenity**

#### Daylight and Sunlight

- 7.48 Policy SD6 of the UDP requires that developments do not cause harm to the amenity of neighbours and occupiers including in respect of sunlight and daylight levels and visual privacy / overlooking.
- 7.49 The application has been accompanied by a Daylight and Sunlight report prepared by Waterslade, which assesses the possible effects of the proposed development on all of the surrounding properties, including the new extension to Kingsway College, Sidmouth Street (directly opposite the site), and the windows in the rear elevations of nos. 43-46

(consecutively) Mecklenburgh Square. The tests were undertaken in accordance with the BRE guidelines.

- 7.50 With regard to the properties surrounding the site, Westminster Kingsway College is the only property which will experience reductions in daylight that are greater than the BRE criteria. However, it should be noted that this property is not in residential use, and that it is usual to only consider the impact on residential accommodation. However, for completeness this property has been considered; the findings indicate that the reductions are only marginally greater than the BRE criteria, and are considered borderline results. The resulting levels of daylight after development will still be good for an urban location. Therefore, it is considered that the proposed scheme will not have a material impact on the neighbours' daylight amenity.
- 7.51 Whilst, there are some sunlight losses to a number of windows, these are small and should be considered acceptable given the urban location of the site.
- 7.52 In respect of occupiers of William Goodenough House, there will be some localised losses in both daylight and sunlight amenity. However, in most cases, where there is a material reduction in daylight to a window, the resultant levels of daylight within the room served by the window will remain good, and in excess of the BRE recommended levels. The levels of sunlight amenity to the south facing windows will also generally remain good after the proposal is implemented.
- 7.53 Given that the BRE advises that a flexible approach should be adopted in urban areas, it is considered that the impact of the scheme accords with the BRE guidelines and should be considered acceptable in relation to daylight and sunlight.
- 7.54 The proposal will not significantly reduce sunlight or daylight enjoyed by neighbours and occupiers, and as such the proposed development accords with Camden's policy on daylight and sunlight.

#### Loss of Privacy / Overlooking

- 7.55 The Camden Planning Guidance 2006 seeks to ensure that developments do not unnecessarily or unreasonably impact on the privacy of neighbouring properties. The guidance advises that the degree of overlooking is affected by distance and horizontal and vertical angles of view. In order to ensure privacy, there should normally be a minimum distance of 18 metres between the windows of habitable rooms of different units.

- 7.56 With regards the proposed development taking into account the position of the existing windows in the application premises and the location of windows in neighbouring properties (in excess of 20 metres), it is not considered that the proposed new windows that would face on to public streets would significantly increase overlooking and result in a loss privacy.

#### Open Space

- 7.57 Policy N4 of the UDP requires the provision of 9 sq m of open space per person for residential developments to meet the needs of occupiers.
- 7.58 Both William Goodenough House and London House are arranged around internal landscaped courtyards, which equate to 1,059 sq m and 1,685 sq m respectfully. In addition, located between London House and William Goodenough House is Mecklenburgh Square Garden which are owned by Goodenough College, and has an area of 9,854 sq m. This area includes a fully-equipped Children's Play Area, bookable tennis court, and several barbecues. Details of these areas are indicated on the Open Space Plan (Appendix 7).
- 7.59 It is considered that these existing outdoor amenity areas are sufficient in size to cater for the needs of the existing students, together with the needs of the students as result of the proposed development, and as such accord with the provisions of Policy N4 of the UDP.
- 7.60 In addition, to the above amenity areas the College also owns Brunswick Square Gardens, which has an area of 10,014 sq m. Brunswick Square Gardens are managed by London Borough of Camden, and are open to the public, including the College students and their families.

#### Room Sizes

- 7.61 The Camden Planning Guidance 2006 would normally require bedrooms to be 11 sq m. The rooms created by the proposed development would compare well against the existing student rooms within William Goodenough House and the vast majority would have an area of 11 sq m. Therefore, the proposed rooms would therefore offer the future occupiers a reasonable standard of amenity.

#### Accessibility

- 7.62 The requirement for 10% of housing within any development to be made wheelchair accessible is considered to be applicable to the proposals; the application seeks to provide an additional 61 no. bedrooms.
- 7.63 The College is committed to equality of opportunity and believes in a culture of diversity and inclusion; they also encourage applications from students with special needs or disabilities.
- 7.64 As the proposed extension relates to roof extensions, it would be inappropriate to locate the accessible units in this location. Instead it is proposed to provide the accessible units in the ground floor of the Mecklenburgh Square block adjacent to the main entrance, which would be accessed via a ramp. In order to comply with the lifetime homes standards it is proposed to provide 5 no. accessible ground floor rooms, together with an accessible kitchen for public / general use and a disabled toilet. In addition, 2 no. accessible one bedroom flats will also be provided.
- 7.65 These units will improve these facilities for the College and make a real difference in the quality of space that the College has to offer to students with special needs or disabilities, and would accord with the provisions of Policy H7.

## **Sustainable Development**

### Renewable Energy

- 7.66 National planning guidance and in particular PPS1 specifically refers to sustainable development. In particular, regard should be had to making suitable land available, contributing to sustainable economic development, protecting and enhancing the natural and historic environment, ensuring high quality development through good and inclusive designs and the efficient use of resources.
- 7.67 In accordance with PPS1, and Policy SD9 of the UDP sustainability has been a key consideration throughout the design process. The application submission includes an Energy and Renewable Energy Statement prepared by Sustainia Ltd, which describes the proposed energy efficiency measures and embedded renewal energy systems to substantially, and reduce the carbon emissions arising from fossil fuel use from the proposed development.
- 7.68 The Energy and Renewable Energy Statement confirms that the proposed development includes a number of sustainable measures to ensure that the building is designed to be highly energy efficient. In addition, the development includes green roofs and 11% on site

renewable energy in the form of a solar photovoltaic system to convert solar radiation into electricity, in accordance with PPS22.

### BREEAM

- 7.69 A further requirement of Policy SD9 of the UDP is that new developments will be required to achieve a BREEAM rating of 'very good'. The Camden Planning Guidance 2006, goes on to state that the 'very good' score requires a minimum 60% score in the energy and water categories, and a minimum 40% score in the materials category.
- 7.70 In order to demonstrate the BREEAM rating the application submission includes a Multi-Residential Pre-Assessment Report prepared by Sustainia Ltd / Carbon Plan Ltd. This document sets out the predicated pre-assessment scores for the particular credits for the proposed development. The scores are based upon the information provided and the construction particulars of this development and the information supplied to the assessor. This information confirms that a BREEAM score of 'very good' is achievable and the proposals would accord with Policy SD9.

### Biodiversity

- 7.71 Policy N5 of the UDP seeks to ensure that new development conserves and enhances wildlife habitats by greening the environment, and opportunities to create new wildlife habitats should be explored.
- 7.72 As the proposed development does not involve increasing the footprint of the existing building, there are limited opportunities to create new habitat with the provision of green roofs the only viable option. As such it is proposed to install a green roof over the two storey extension to the internal 'Elysium' block. However, the provision of green roofs needs to be balanced against the need for renewable energy; in this instance it is proposed to install a solar photovoltaic system, which are also to be located on another section of the buildings roof.
- 7.73 In light of the above it is considered that the proposed development would increase the biodiversity of the site and accord with PPS9 and Policy N5.

### **Transport**

- 7.74 William Goodenough House benefits from an excellent level of transport infrastructure and has a Public Transport Accessibility Level ('PTAL') of 6a/6b (excellent), and as such is in a good location for an intensive use.
- 7.75 With regards public transport provision there are frequent services (numbers 17, 45, and 46), that run along the Greys Inn Road. The site is also within walking distance of Russell Square tube station and the Kings Cross and St Pancras train and tube stations.
- 7.76 The site is also served by a good pedestrian network around the site, which links the site with local amenities. In terms of cycle parking there is currently parking for 90 no. bicycles at William Goodenough House, and a further no. 66 spaces at London House. These bicycle spaces are provided in covered and uncovered bike stands.
- 7.77 The above measures would encourage means other than private car to travel to and from the site. This is further assisted by the fact that there is no off-street car parking associated with the College.
- 7.78 Given the above it is considered that the proposals to extend the existing student halls of residence are considered to be acceptable. In accordance with the London Plan additional cycle parking is to be provided for the additional accommodation at rate of 1 space per 2 student bedspaces. Therefore, it is proposed that 32 new cycle parking spaces will be provided at Goodenough House. The cycle parking will be provided as Sheffield stands and the location of the cycle parking spaces has been indicated on the Proposed Cycle Parking Plan – Appendix 8. These spaces have been positioned in order that they offer secure cycle parking facilities for the students.
- 7.79 As the proposed development would result in an increase in pedestrian trips, generated by the development; it is understood that as part of a Section 106 agreement that a reasonable contribution will be sought towards pedestrian and environmental improvements.
- 7.80 The general principle of the scheme is acceptable in terms of transport, and as such the proposals would comply with PPG13, Policies 2A.1, 3A.3 and 3C.2, of the London Plan, and Policy T1, of the UDP.

### **Waste and Recycling**

- 7.81 With regards existing refuse currently there are 6 x 1100 litre bins in use and this provides adequate provision for the disposal of general waste from student and residential accommodation in the building.

- 7.82 In respect of general waste, the students and their families are encouraged to remove all domestic waste from their accommodation and deposit it into the dedicated refuse bins located in the communal facility in the courtyard at the North side of the building adjacent to the servicing bay. The site management team are then responsible for moving the bins to the collection point; collections currently take place on a daily basis, Mondays to Fridays.
- 7.83 In addition, to general waste there is a recycling scheme in partnership with the London Borough of Camden. This involves the provision of specialised bins to cater for the separate disposal of paper, glass and plastic. There are two dedicated bins for each type of recycling which are located in the centre of the courtyard and are easily accessible from all sides of the building. These bins are emptied on alternate days from Monday to Friday with the collection point being the servicing bay at the Heathcote Street (North) side of the building.
- 7.84 There is also a composting machine located in the Mecklenburgh Square Gardens which processes both garden and kitchen waste.
- 7.85 In light of the above the proposed development makes adequate provision for waste storage and recycling.

### **Construction**

- 7.86 A Preliminary Construction Method Statement has been prepared by Colliers CRE, this provides details on the method and sequence of work, which will be broken down into three main phases.
- 7.87 At this point in time a contractor has not been appointed for the project and, therefore, a detailed Construction Management Plan will be developed in accordance with the CDM Pre-Tender Health & Safety Plan at an appropriate date. However, this plan has been put together by the College in order to show the strict requirements that will be imposed upon any contractor in order to undertake the necessary works.
- 7.88 The Preliminary Construction Management Plan includes reference to the following: consideration for our neighbours; reducing noise to a minimum; keeping the site clean; environmental responsibilities; working times; traffic and deliveries to site; communication with our neighbours; key health & safety issues; and minimising waste.
- 7.89 The Preliminary Construction Method Statement will be the absolute minimum standards required for any contractor undertaking the project and this plan will be evolved and developed by members of the design team, statutory authorities, and local neighbours as

the project develops. The College will closely monitor, via its design team that all aspects of the Construction Management Plan are adhered to by the contractor by way of detailed and regular monitoring and supervision of these key areas.

- 7.90 Compliance with the Preliminary Construction Method Statement would be secured as part of the S106 agreement.
- 7.91 The proposed development would comply with Policy 4A.3 of the London Plan and Policy SD12 of the UDP.

### **Section 106**

- 7.92 As advised by the planning officer during the pre-application consultation the proposed development will need to be the subject of a S106 agreement to ensure compliance with the submitted:
- Service Management Plan;
  - Construction Management Plan;
  - BREEAM Pre-Assessment;
  - Energy and Renewable Energy Statement; and
  - Ensuring that the occupation of the units are restricted to students that are in full or part-time education and compliance with the submitted Student Residential Accommodation Management Pan.
- 7.93 In addition, to the above as the proposed development would result in an increase in pedestrian trips, generated by the development; it is understood that as part of the S106 agreement there will be the requirement for a reasonable contribution towards pedestrian and environmental improvements.
- 7.94 As part of the submission, we have demonstrated that the College has existing outdoor amenity areas and these are sufficient in size to cater for the needs of the existing students, together with the needs of the students as result of the proposed development. Therefore, this should mitigate any requirement to make a public open space contribution.
- 7.95 The application also confirms that existing community facilities that are currently available for the students and their families. This clearly demonstrate that The College has a wide range of facilities to cater both for the needs of the existing students and their families, and

have sufficient capacity to also meet the needs of the additional students as a result of the proposed development. Again this provision should mitigate against any requirement to make a contribution towards community facilities.

## **8.0 CONCLUSION**

- 8.1 The proposed development, which will provide an additional 61 no. single bedrooms, together with the provision of 7 no. accessible rooms (5 no. accessible single en-suite bedrooms and 2 no. accessible flats), will provide a form of needs housing and is supported by The London Plan.
- 8.2 Accompanying this application are a series of technical reports, which demonstrate that the proposals represent a well thought out high quality development, ensuring its sustainability (in terms of both construction and its future operation), and dealing with the diverse range of issues that are required for a successful development.
- 8.3 This document has drawn attention to the principle findings in such regard and concludes that the proposed development has been carefully designed to ensure that the proposal is compatible with the scale and character of existing development, its setting and respects nearby residential amenity.
- 8.4 The proposal will make efficient use of the site through a high quality design, and through the use of appropriate materials and a well considered design and layout, will be an improvement on the existing use of the site, which will preserve the setting of the conservation areas and the neighbouring listed buildings.
- 8.5 Pre-application consultation with officers at the LBC and local residents has enhanced the design. The proposals which are the subject of this application have responded to the concerns raised by officers during pre-application discussions, and has taken into consideration the limited number of comments received from local residents following the public exhibition.
- 8.6 The proposed development at William Goodenough House accords with government guidance, the London Plan and the saved policies contained within the UDP.
- 8.7 In light of the above considerations this application should be considered favourably by the Council and planning permission be granted.

# Appendix 1

**WILLIAM GOODENOUGH HOUSE**

**SCHEDULE OF EXISTING STUDENT ACCOMMODATION**

<u>Lower Ground Floor</u>		
10 Single Bedrooms	=	10
( Note: 5 rooms used as music rooms)		
2 Two Bedroom Flats	=	2
		<b>12 Units</b>
<u>Ground Floor</u>		
17 Single Bedrooms	=	17
12 One Bedroom Flats	=	12
5 Two Bedroom Flats	=	5
1 Three Bedroom Flats	=	1
		<b>35 Units</b>
<u>First Floor</u>		
33 Single Bedrooms	=	33
10 One Bedroom Flats	=	10
8 Two Bedroom Flats	=	8
1 Three Bedroom Flat	=	1
		<b>52 Units</b>
<u>Second Floor</u>		
34 Single Bedrooms	=	34
8 One Bedroom Flats	=	8
11 Two Bedroom Flats	=	11
1 Three Bedroom Flat	=	1
		<b>54 Units</b>
<u>Third Floor</u>		
19 Single Bedrooms	=	19
8 One Bedroom Flats	=	8
7 Two Bedroom Flats	=	7
2 Three Bedroom Flats	=	2
		<b>36 Units</b>
<u>Fourth Floor</u>		
15 Single Rooms	=	15
7 One Bedroom Flats	=	7
3 Two Bedroom Flats	=	3
2 Three Bedroom Flats	=	2
		<b>27 Units</b>
<b>GRAND TOTAL OF UNITS</b>		<b>216 Units</b>

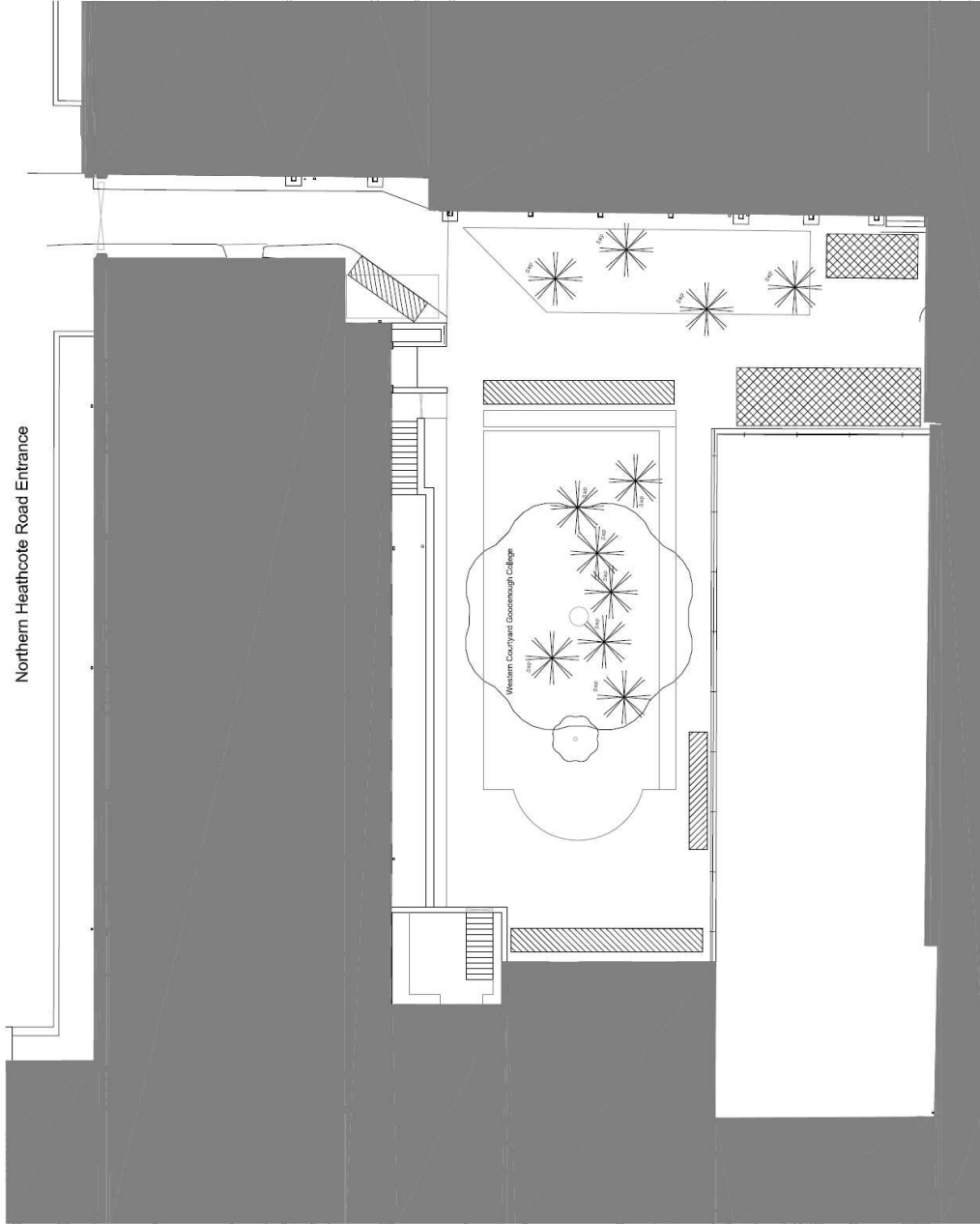
# Appendix 2

**WILLIAM GOODENOUGH HOUSE**

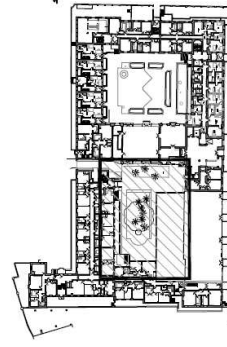
**SCHEDULE OF PROPOSED STUDENT ACCOMMODATION**

<u>Lower Ground Floor</u>		
4 Single Bedrooms	=	4
7 One Bedroom Flats	=	7
2 Two Bedroom Flats	=	2
		<hr/>
		<b>13 Units</b>
<u>Ground Floor</u>		
5 Single Bedrooms	=	5
5 Accessible single bedrooms	=	5
2 Accessible One Bedroom Flats	=	2
12 One Bedroom Flats	=	12
5 Two Bedroom Flats	=	5
1 Three Bedroom Flats	=	1
		<hr/>
		<b>30 Units</b>
<u>First Floor</u>		
23 Single Bedrooms	=	23
15 One Bedroom Flats	=	15
8 Two Bedroom Flats	=	8
1 Three Bedroom Flat	=	1
		<hr/>
		<b>47 Units</b>
<u>Second Floor</u>		
24 Single Bedrooms	=	24
13 One Bedroom Flats	=	13
11 Two Bedroom Flats	=	11
1 Three Bedroom Flat	=	1
		<hr/>
		<b>49 Units</b>
<u>Third Floor</u>		
51 Single Bedrooms	=	51
8 One Bedroom Flats	=	8
7 Two Bedroom Flats	=	7
2 Three Bedroom Flats	=	2
		<hr/>
		<b>68 Units</b>
<u>Fourth Floor</u>		
58 Single Rooms	=	58
7 One Bedroom Flats	=	7
4 Two Bedroom Flats	=	3
1 Three Bedroom Flats	=	2
		<hr/>
		<b>70 Units</b>
 <b>GRAND TOTAL OF UNITS</b>		 <b>277 Units</b>

# Appendix 3



Surrounding Buildings
Covered Bike Stand
Open Blue Stand



**01** Proposed West Elysium Courtyard Layout  
Scale: 1:250 @ A4

**02** Goodenough College Plan Key  
Scale: 1:200 @ A4

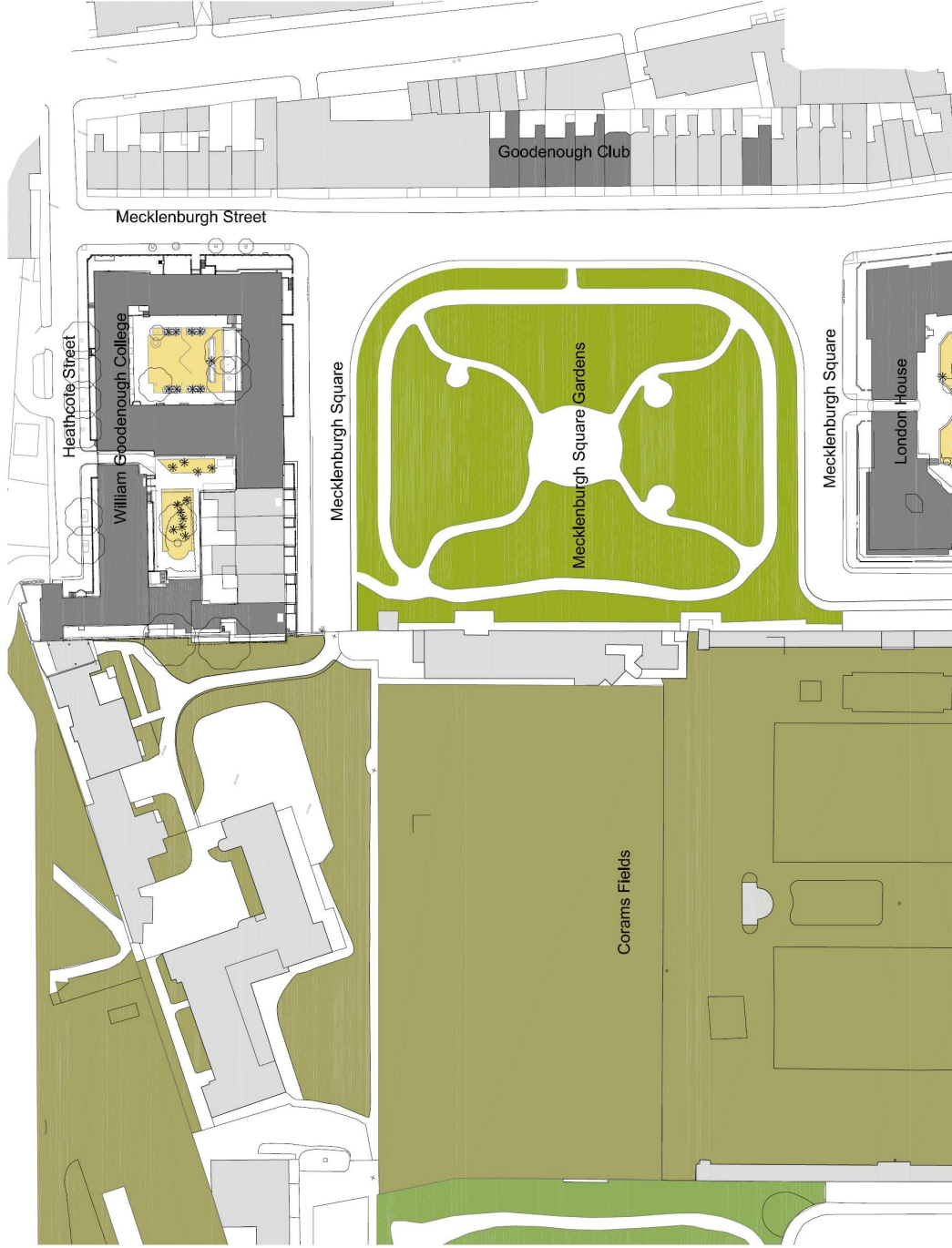
Client	Goodenough College	Project	Exhibition to William Goodenough	15th Exhibition
Drawn	PLANNING	Project No.	BA11568	18 May 2015
Rev	SF	Drawing No.	Fig 1B	18 May 2015
Date	MRW	Scale	1:250 @ A4	18 May 2015
Rev		File	Existing Bicycle Storage	18 May 2015

with business vision

# Appendix 4

[illegible]

# Appendix 5



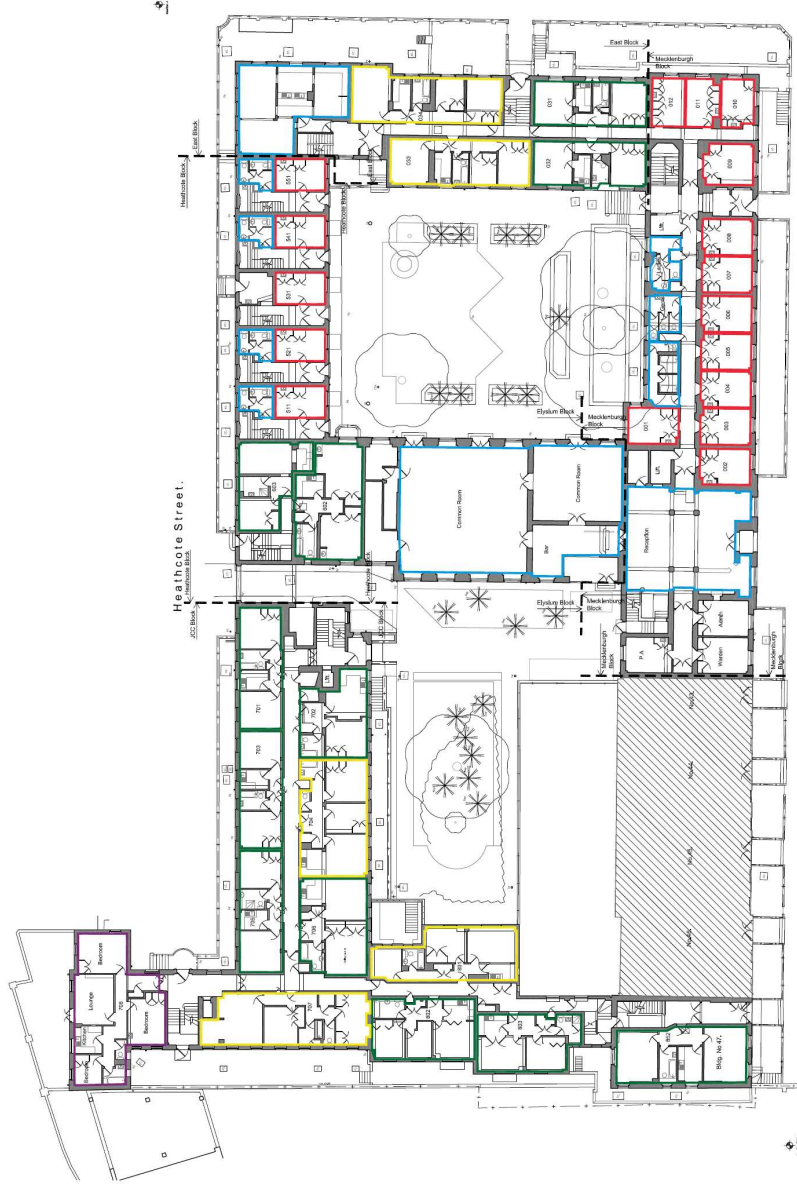
# Appendix 6



- 2 Bedroom Flat  
10 Single Rooms  
(5 rooms used as music rooms)  
Communal Facilities



01 Existing Basement Plan  
Scale 1:200 @ A1 1:400 @ A3



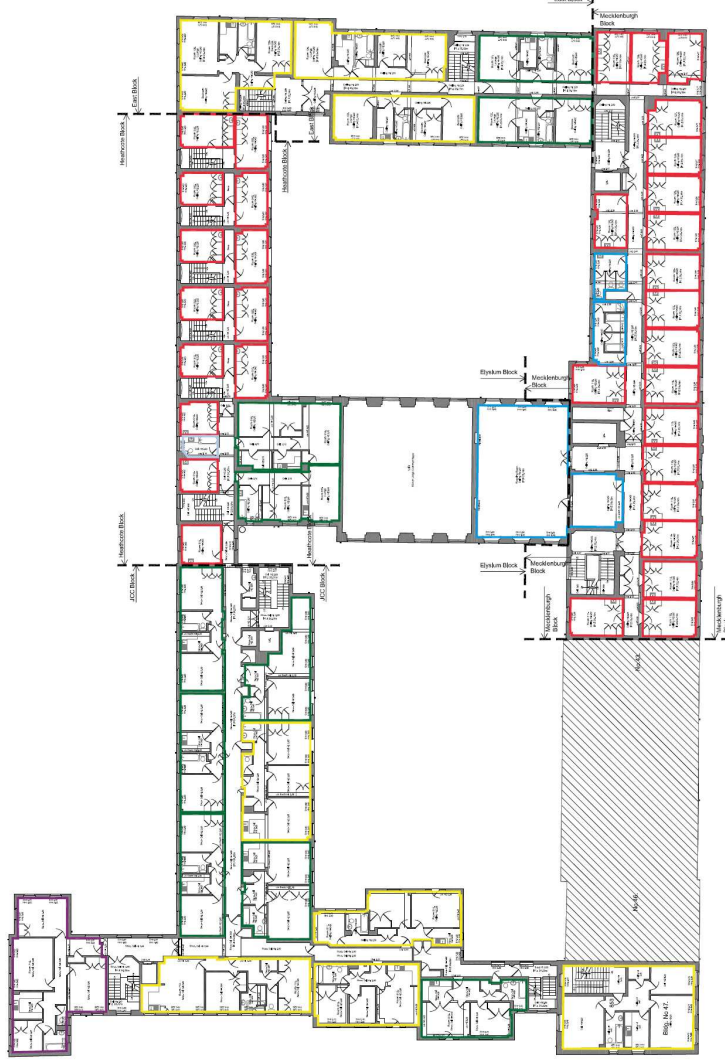
- 17 Single Rooms
- 12 One Bed Flats
- 5 Two Bed Flats
- 1 Three Bed Flat
- Communal Facilities

**01** Existing Ground Floor Plan  
Scale 1:200 @ A1 1:400 @ A3



# Schedule of Existing Accommodation

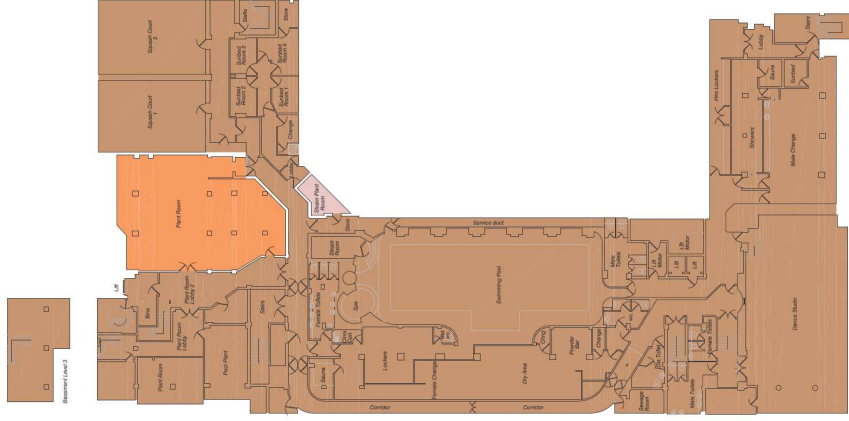
- 33 Single Rooms
- 10 One Bed Flats
- 8 Two Bed Flats
- 1 Three Bed Flat
- Commercial Units



01 Existing First Floor Plan  
Scale: 1:200 @ A1 1:500 @ A3

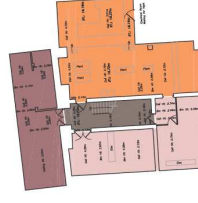
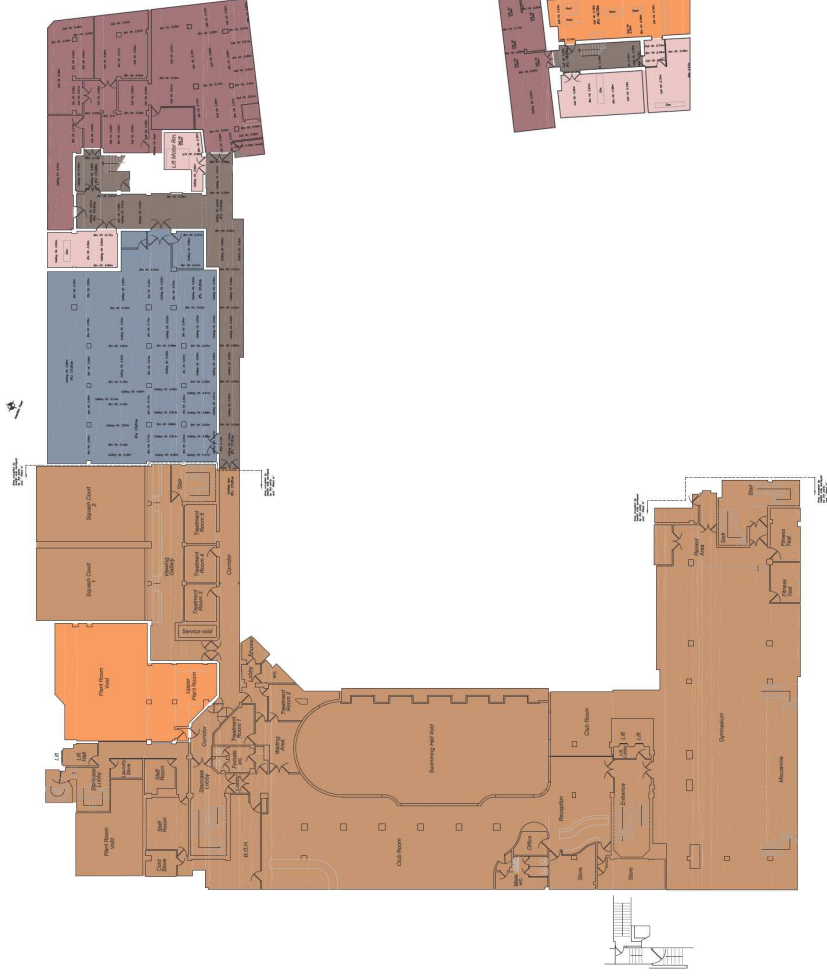


- Members Rooms / Facilities
- College Offices
- Chartwells Occupied Areas
- Common Facilities (Internal and External Use)
- Catering (Back of House)
- General Circulation
- M & E Plant / Risers
- Nuffield Health Centre
- Boiler Rooms



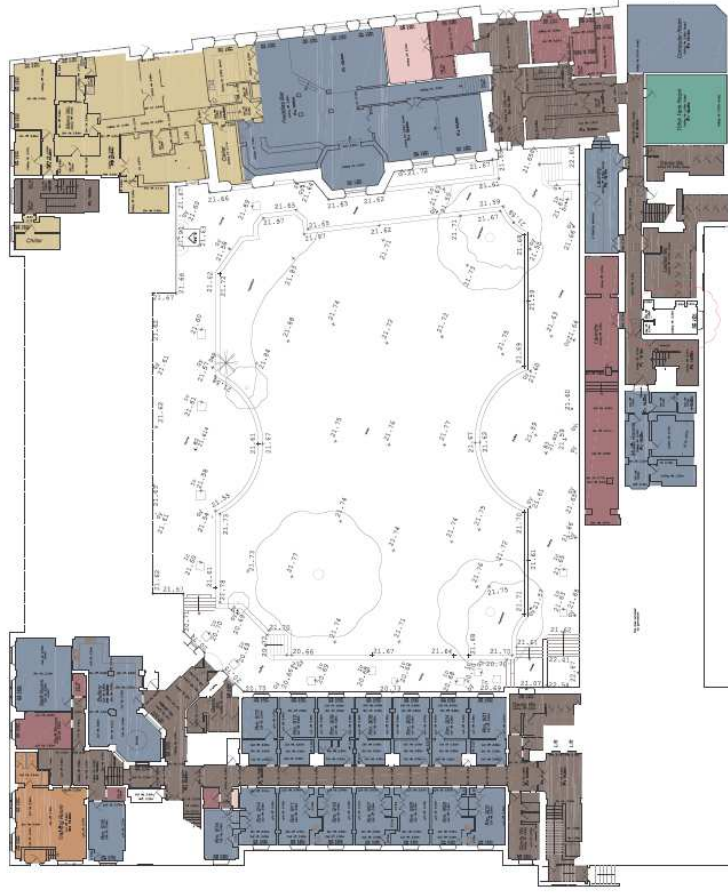


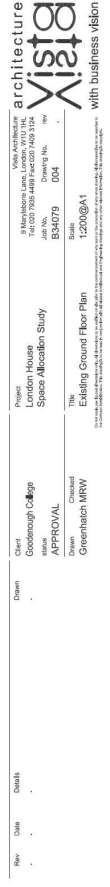
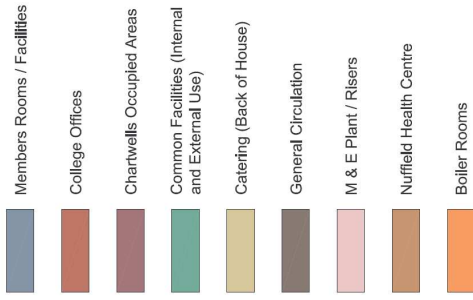
- Members Rooms / Facilities
- College Offices
- Chartwells Occupied Areas
- Common Facilities (Internal and External Use)
- Catering (Back of House)
- General Circulation
- M & E Plant / Risers
- Nuffield Health Centre
- Boiler Rooms





- Members Rooms / Facilities
- College Offices
- Charwell Occupied Areas
- Common Facilities (Internal and External Use)
- Catering (Back of House)
- General Circulation
- M & E Plant / Risers
- Nuffield Health Centre
- Boiler Rooms

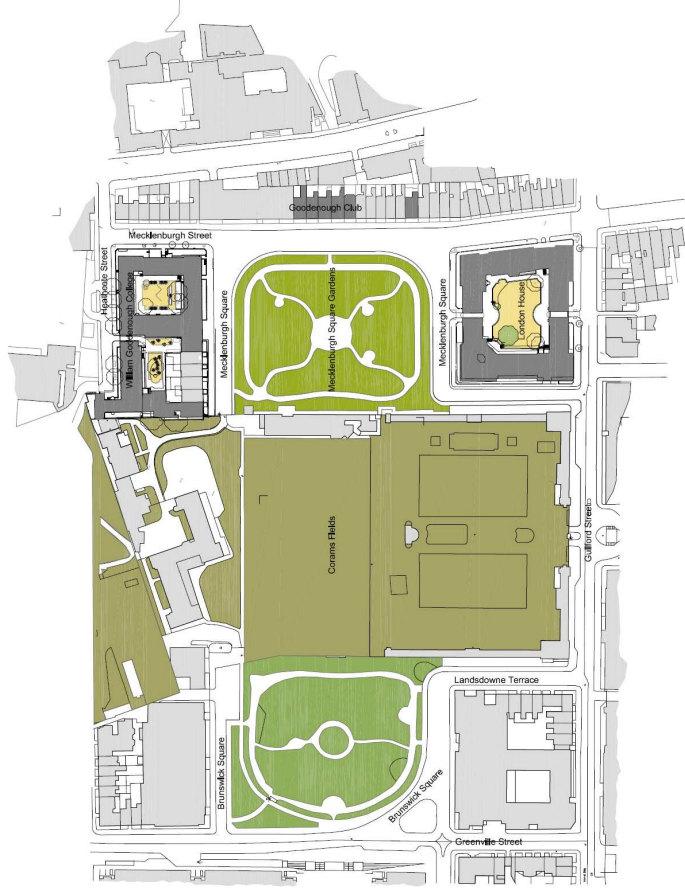




# Appendix 7



	Buildings owned by the college
	Surrounding Context and urban grain
	Courtyard Gardens owned by college
	College owned but used by the public
	College owned used by students and residents
	Not college owned but accessible by public



**01 Block Plan**  
Scale: 1:250 @ A1 1:2500 @ A3

# Appendix 8

