# WILLIAM GOODENOUGH HOUSE

## DESIGN, ACCESS & SUSTAINABILITY STATEMENT

Goodenough College

March 2010
REV. -

architecture
Vista
with business vision

**Document Control**

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# CONTENTS

# 1 - INTRODUCTION

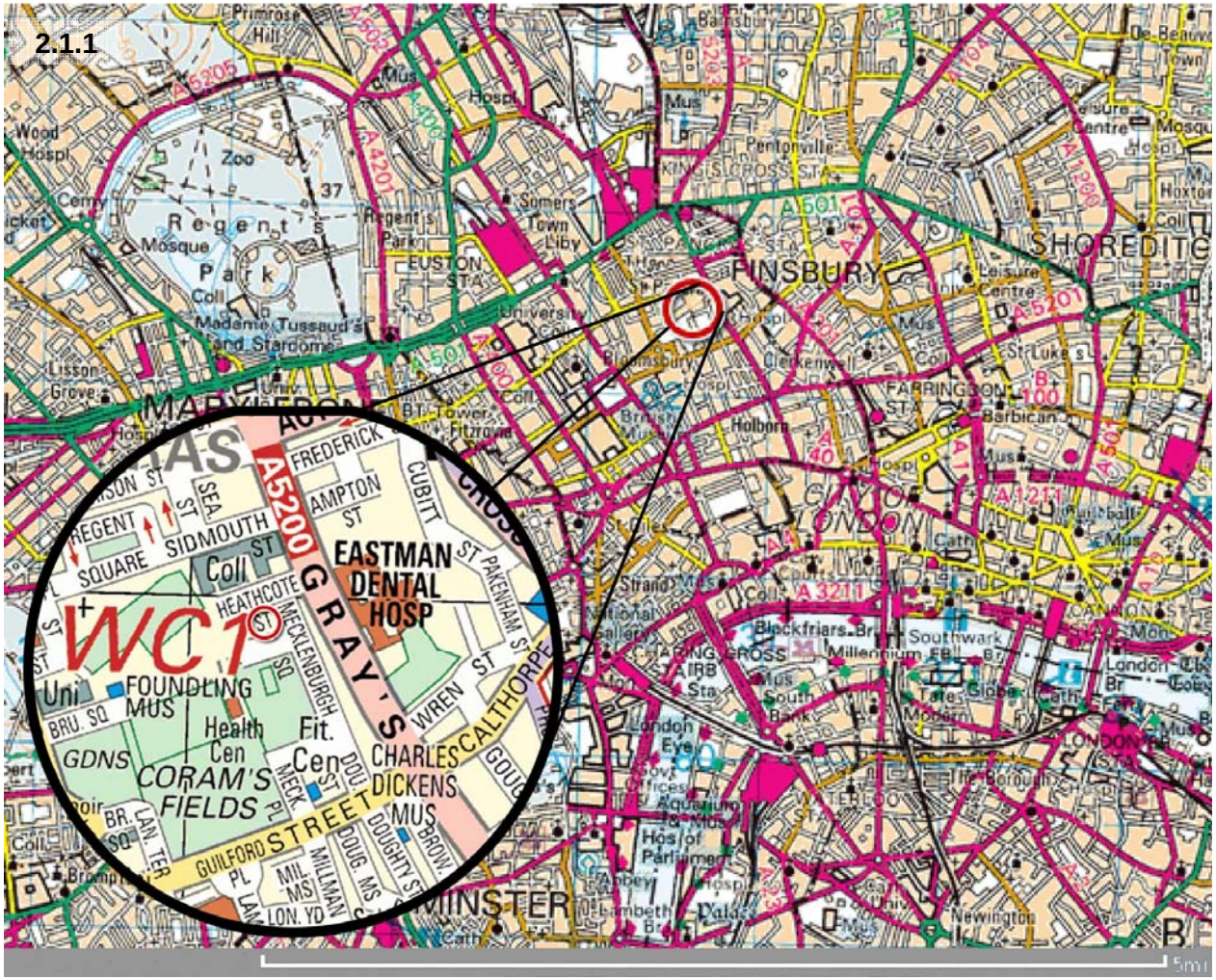
This document has been prepared by the design team to fulfil the requirements of section 42 of the Planning and Compulsory Purchase Act 2004 and the DCLG Circular 01/2006. Within this document are an appraisal of the existing site, the history and design principles and concepts that have been applied to the proposed extension and the use of the building.

This Design, Access & Sustainability Statement is to support the planning application for the extension to William Goodenough House. The proposal is to erect an additional two floors at roof level to the Heathcote Street building and central internal block, together with the alteration of the existing mansard roof of the East Wing (fronting Mecklenburgh Street), in order to provide an additional 61 student rooms. The interior of the ground floor will be modified to provide 5 accessible single bedrooms and 2 accessible flats The Statement explains the thought process and design principles behind the proposed development.

The application site and surroundings have been analysed for the proposed development to be based on a good understanding of character and qualities of the existing College and surrounding environment.

The following pages set out our understanding of the full context of the application site. This in turn informs the development design.

# 2 – CONTEXT APRAISAL




## 2.1 The Site

The site falls within the administrative area of the London Borough of Camden and is situated on the northern side of Mecklenburgh Square. It is also located within the Bloomsbury Conservation Area. There are also areas of open space, namely St Georges Gardens and Coram's Fields. The existing property is formed of a perimeter block with two internal quadrangles. The main entrance to the site is Mecklenburgh Square with further entrances on Heathcote Street to the north and Mecklenburgh Street to the east.

## 2.2 Site Description

The building is Neo-Georgian in style and was built in the 1950's. It varies in height from three to five storeys plus basement. The façades are constructed mainly of brick with slate roofs with copper dormer detailing. The building is currently used as halls of residence for post-graduate students who are studying within London. Situated adjacent along Mecklenburgh Square are 4 Grade II listed Georgian townhouses, which are owned by the College do not currently form part of the College's accommodation.

2.1.1: OS map of London depicting the site location within the greater London area.

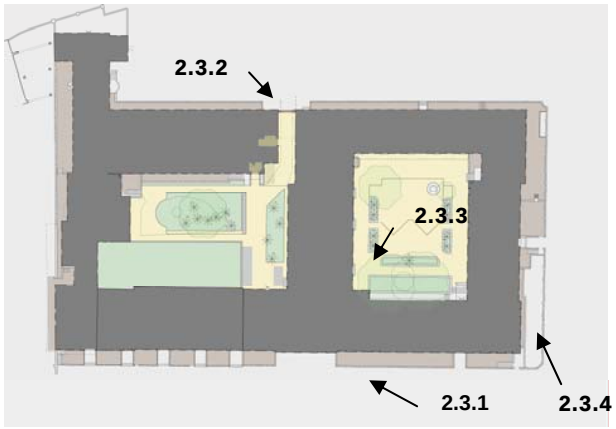
2.2.1: Areal view of the site with outline showing extent of William Goodenough House.

## 2.3 Photo survey

Several walking surveys of the site and surrounding areas have been undertaken to establish the basic contextual location of the site. The photo study is broken down into key areas as described and highlighted on the plan Below:

**2.3.1:** North-West view of front façade of William Goodenough House along Mecklenburgh Square.
**2.3.2:** South view along Heathcote Street.
**2.3.3:** View of Elysium central building from internal courtyard.
**2.3.4:** Corner of Mecklenburgh Square and Mecklenburgh Street. looking North.

**Site key**




2.3.1

2.3.2

2.3.3

2.3.4

## 2.4 Site Context

The built up area immediately to the east of the site is mainly of 4-5 story townhouses, some of which have been converted into flats.

The area to the north along Heathcote Street is predominantly the location of Westminster Kingsway College. North-west is Coram's Fields.

To the south is Mecklenburgh Square which is owned and used by the college.

Below are listed the key photos showing the site context:-

**2.4.1:** View along Mecklenburgh Street facing south towards London house.

**2.4.2:** Townhouses along Heathcote Street looking North.

**2.4.3:** Westminster Kingsway College directly opposite William Goodenough House on Heathcote Street.

**2.4.4:** Building along Judd Street with a recent extension to the top floor.




**2.4.5:** View along Mecklenburgh Street facing north with Mecklenburgh Street to the west.

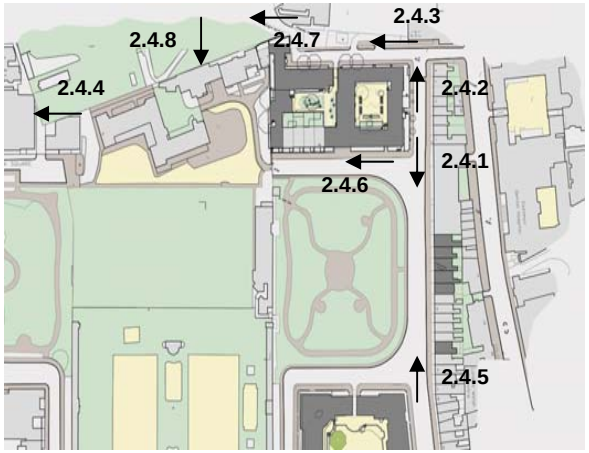
**2.4.6:** No's 43-46 Mecklenburgh Square adjacent to William Goodenough house.

**2.4.7:** Coram's Fields north-west of William Goodenough House.

**2.4.8:** Gregory House. Looking south from Coram's Field.

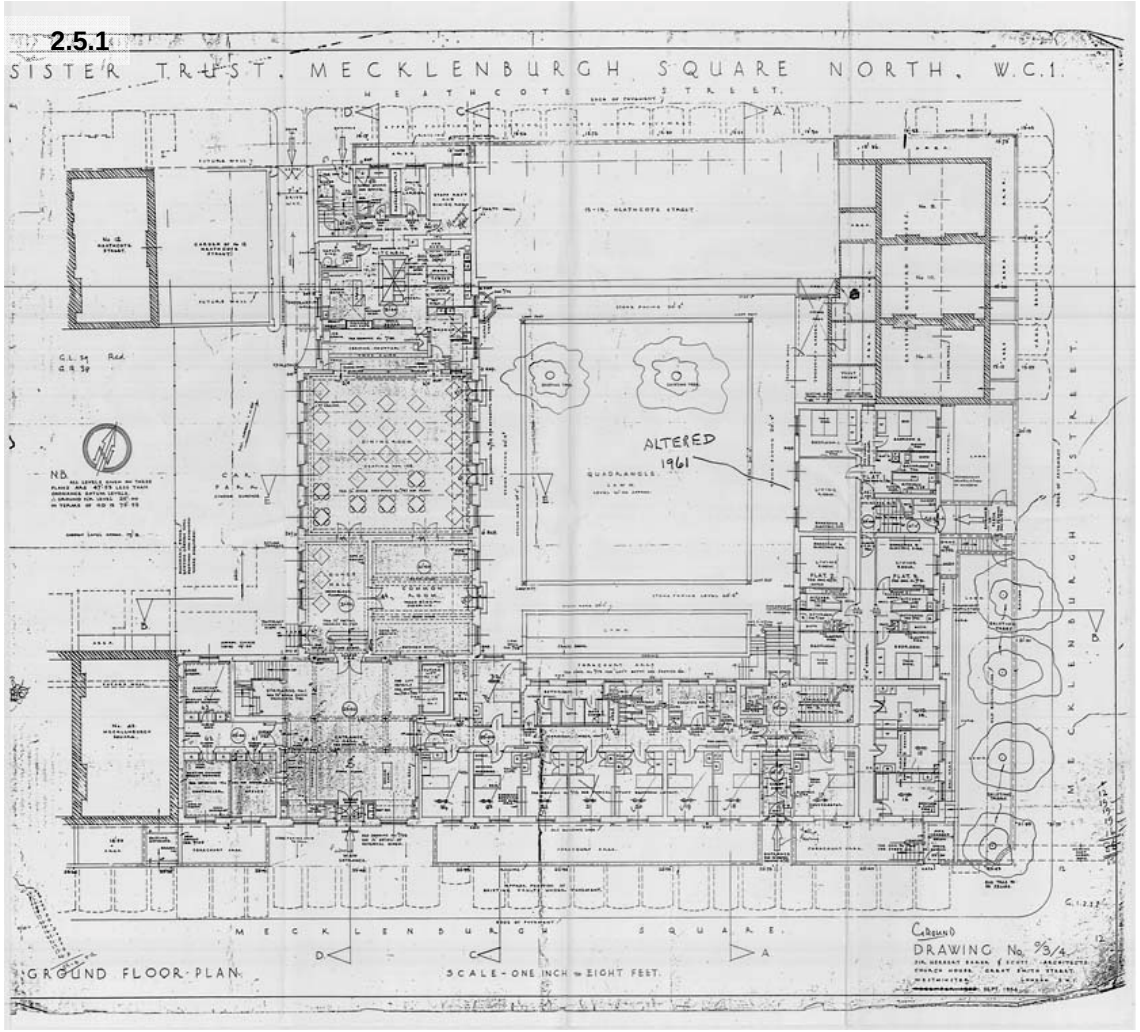


## Site Key





2.5.1




## 2.5 Site History

Goodenough College is the principal residential centre in London for international post-graduate students and serves every academic and professional institution in the capital. As such it plays an important supporting role to Camden's academic institutions. The College has a vibrant extra-curricular programme involving intellectual engagement through workshops, seminars and conferences, together with a wealth of cultural, social and sporting activities. It also provides a base for senior academics and professionals from the UK and overseas when they are in London.

The College is committed to the traditional values of a university with a strong ethos of tolerance and service within its diverse student community. It seeks to promote international understanding and goodwill amongst the student members, drawing on its historical association with the Commonwealth. The Patron is HM The Queen who visits regularly and takes an active interest in College affairs. The College's Advisory Council is chaired by Lord Fellowes, formerly Private Secretary to The Queen, and its governors include Sir Graeme Davies, Vice-Chancellor of the University of London

**2.5.1:** Original construction drawings for William Goodenough House.

## 2.5.2 History

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.

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.

A proportion of accommodation in Mecklenburgh Square has always been set aside to provide short stay accommodation for academics and other visitors. This situation was formalised in 2001 with the opening of the Goodenough Club which now attracts many senior academics and professionals visiting London for conferences or research, many of whom are alumni of the College.

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.

## 2.5.3 The College Today

Nearly eighty years on, Goodenough College remains faithful to the vision of its founder as a secure and welcoming environment within central London for young people far from home. It treasures its unique ethos and reputation and commands great affection from both past and present members.

The range of extra-curricular activities within the College is constantly evolving to reflect the interests and backgrounds of its members. The College has established an impressive musical tradition in recent years, and there is also a growing interest in the visual arts. Members of the College take a keen interest in outreach projects within the local area and abroad; the work is presently focused on supporting the One KX Health and Arts Centre in Cromer Street and has recently assisted projects in Romania and South Africa. Sport remains an important and popular feature of College life.

Academic activities continue to be at the core of College life with a multitude of debates, talks and conferences each year. They continue to attract amongst the best overseas post-graduate students in London, including a significant number of Chevening, Marshall, Fulbright and Commonwealth Scholars. The appointment of Goodenough Fellows, many of whom hold Chairs within London, helps cement links with those teaching institutions at which their members study.

The personal development of members is an equally important strand and the college aim's to provide them with an understanding of global citizenship, leadership and social responsibility during their time at the College. Many members go on to senior positions within their chosen professions across the world and the 'Goodenough College experience' provides a formative and lasting influence on their careers. The College alumni comment most favourably on the value of this experience which is of a different order to their academic or professional studies. In a broad sense the college is therefore an educational as well as a

residential college and holds a unique position within London.

Goodenough College is an immensely sought-after residence for international postgraduate students and receives four applications for every available place. The students remain at the College from one to four years and they regard the College and the local community as their home while in London.

*- Information supplied by the Goodenough College.*

# 3 – Design

3.2.1

## 3.1 Introduction

The design of the proposed scheme has been informed by the assessment-involvement-evaluations process, as outlined in the previous sections of this statement. The design details of the scheme which have emerged from this process have been conceived in the context of the above objectives and are set out in accordance with the Design and Access Circular 01/2006 and CABE Publications.

## 3.2 Use

The proposal is for student accommodation extending the existing building, which is seen as the most suitable development for the site. No alterations to the footprint will be made. Furthermore, the increased number of rooms in the College will help and benefit the it's work in the local community

**3.2.1:** Proposed view onto Heathcote Street with extension

## 3.3 Appearance

The scheme will be designed to fit harmoniously within its surroundings and not detract from the local visual amenity. It is proposed that:

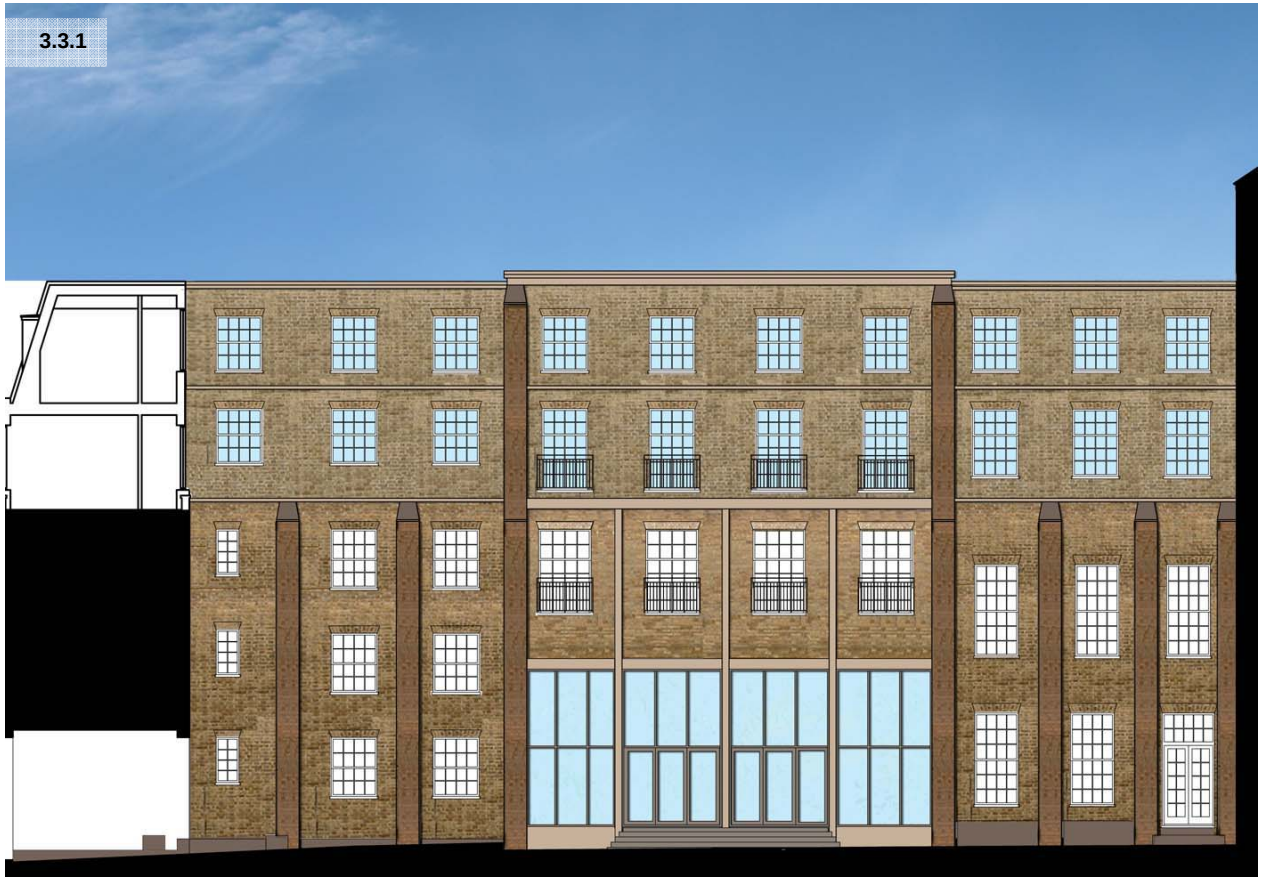
1. Materials should be locally sourced if possible and to match existing. The roofing and detailed brickwork are to reflect the period features of the surroundings.

2. The fenestration patterns, dormer windows and mansard roof details presented in the existing building shall also be reflected within the extension to the Heathcote Wing.

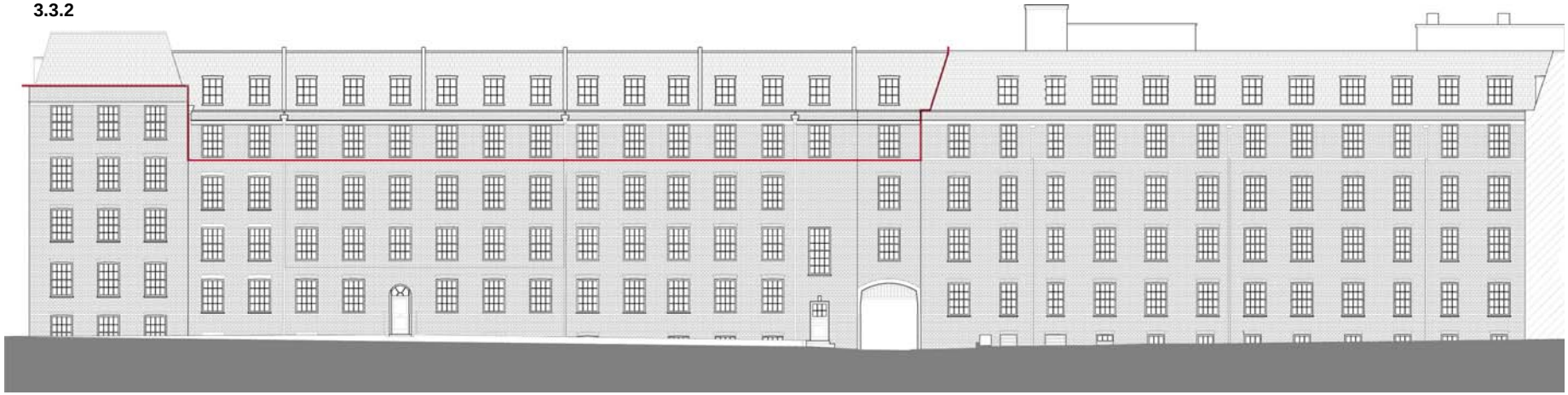
3. Internally the extension will use materials sympathetic to the existing while still maintaining a high quality design.

4. The building line along Heathcote Street is enhanced by the proposal, which adds to the visual line.

**3.3.1**:Proposed Extension to Elysium building – west
**3.3.2**:Proposed Heathcote Extension to Heathcote street
**3.3.3** Mecklenburgh Street Elevation
**3.3.4:**Proposed Heathcote Extension to internal Quadrangles
**3.3.5** Rear Heathcote Elevation



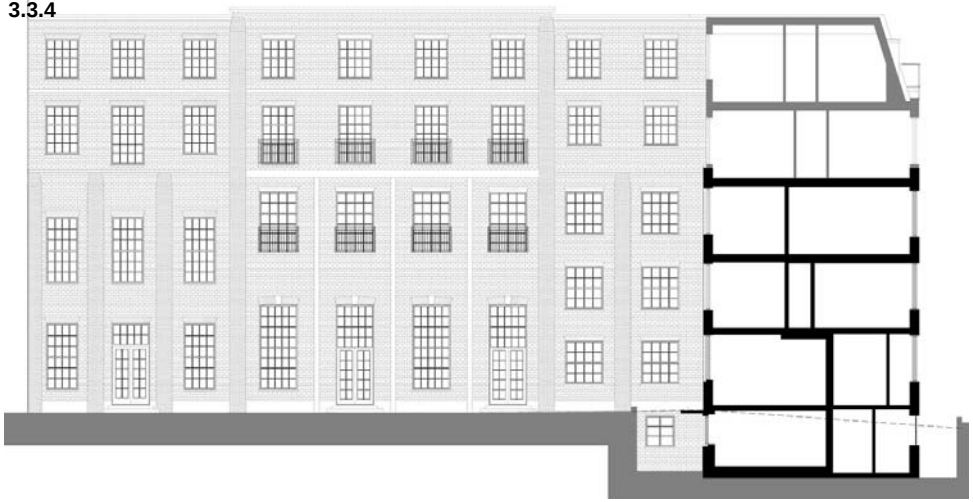
**3.3.2**



**3.3.3**

**Site Key**

**3.3.4**



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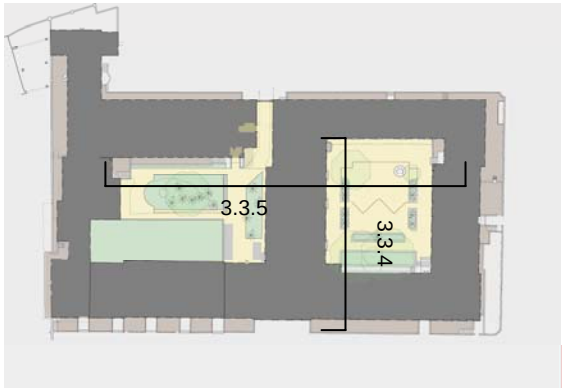


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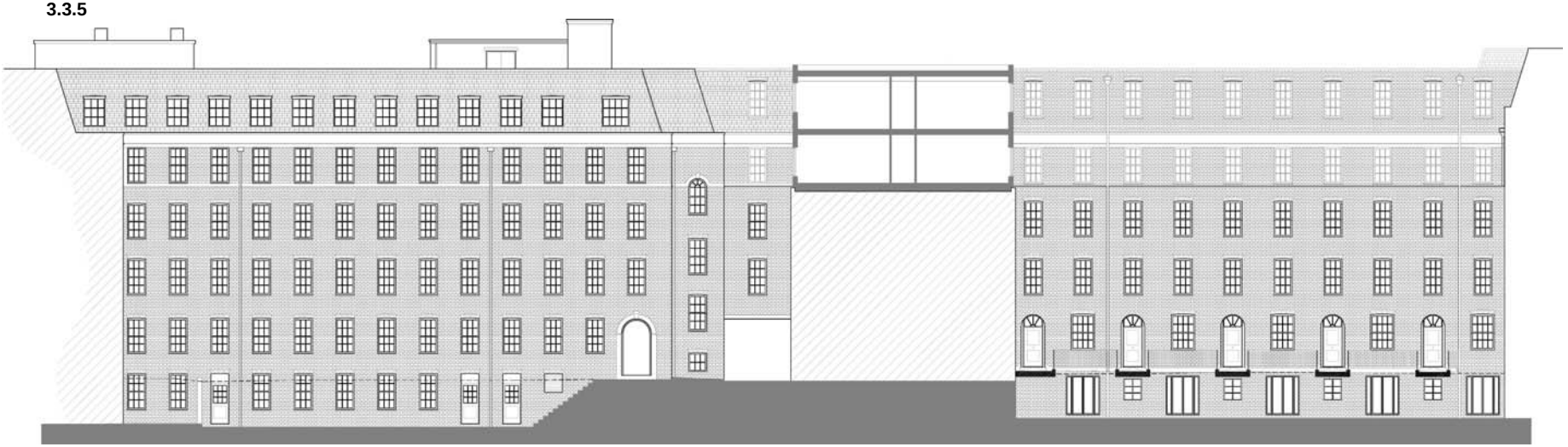


## 3.4 Layout

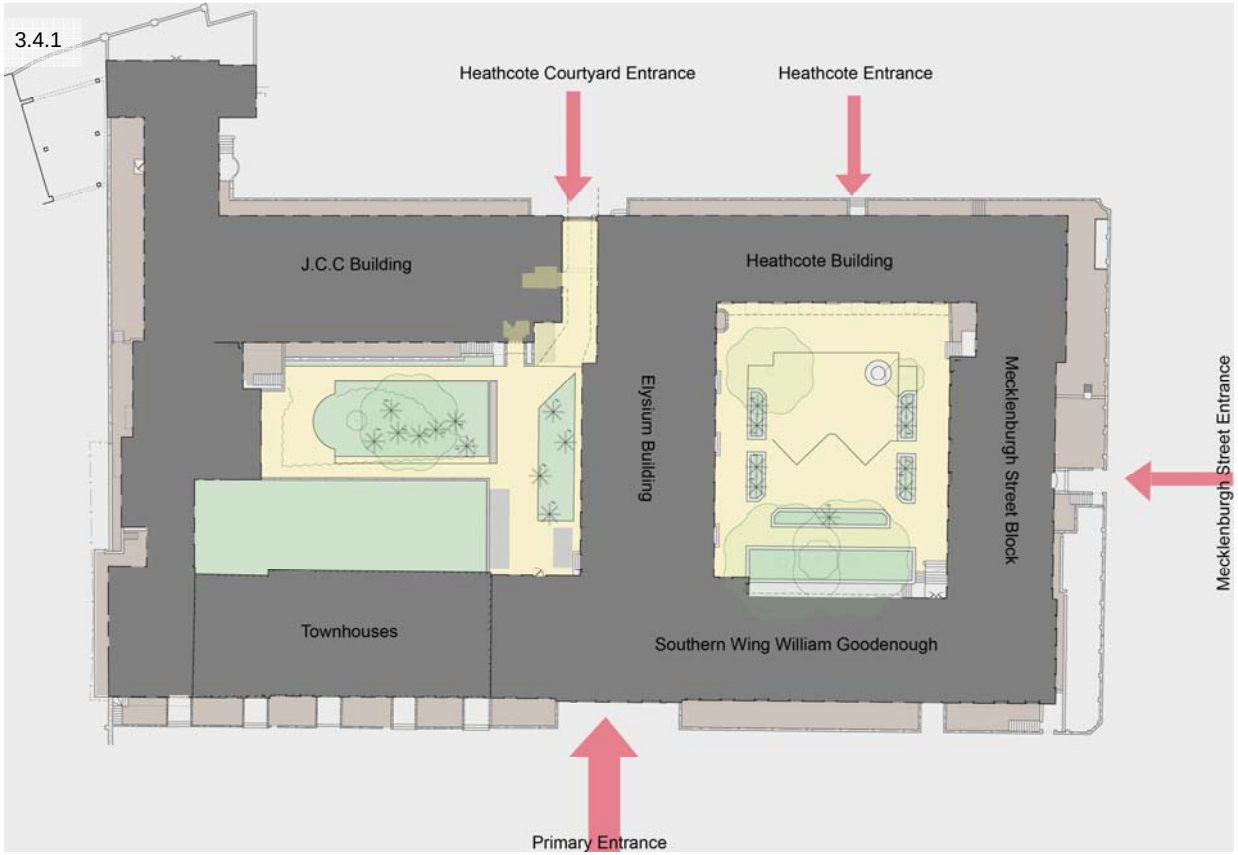
The proposed layout ensures adequate distances are maintained between the proposed, extension and the existing building and to the existing dwellings adjacent to the site.

The layout has not altered the existing footprint to the building, the aim being to maximise the layout, use and space. The entrances to the building will remain the same. The new extension will create a direct link from Mecklenburgh block to the Heathcote block.

The original formal courtyard design of the complex is strengthened and reinforced by the sympathetic addition of the accommodation while not compromising the existing look and footprint of the site.

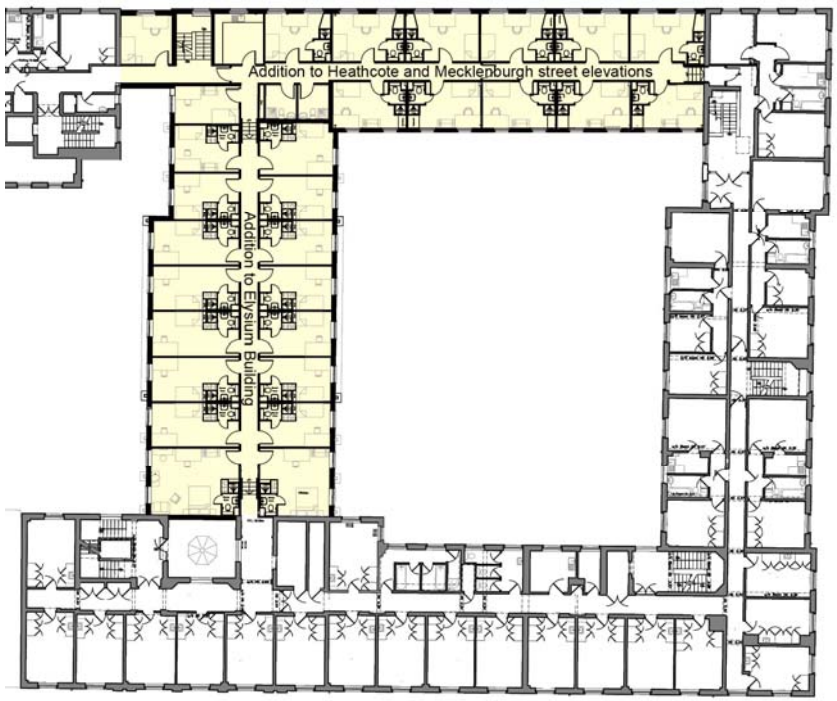
The accessibility of the existing layout is based on the original 1950's design, creating control and a sense of approach and arrival in urban terms at both the street and internal courtyard entrances, which the College wishes to retain and strengthen within the overall proposal.

3.4.1

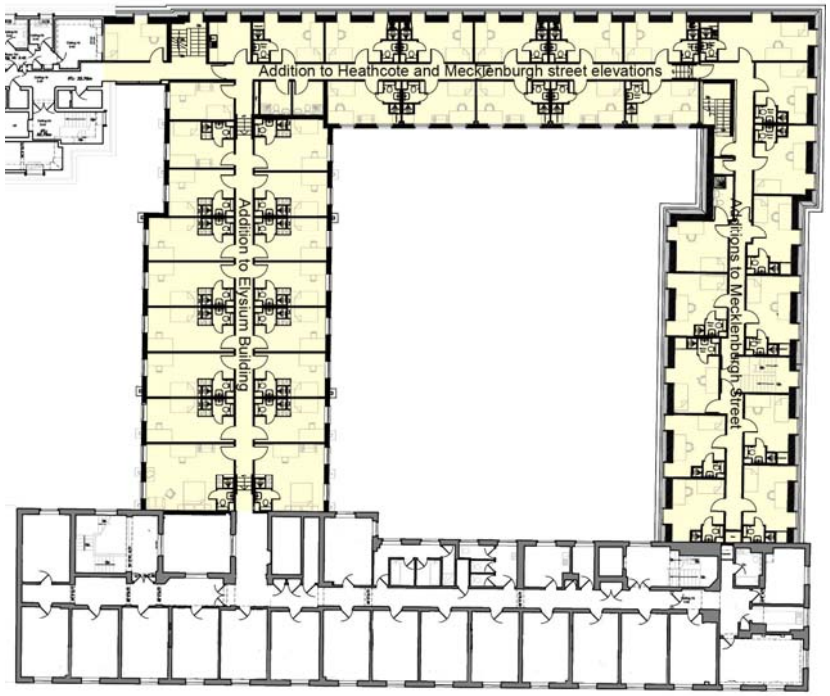



**3.4.1:** Building showing primary entrance and additional entrance only accessible by key holders only.

**3.4.2:** Showing one bedroom layouts within the Elysium Wing, creating a connection back in to the North and South wings of the existing complex.




**Third Floor Layouts**




**Fourth Floor Layouts**

## 3.5 Amount

**Quantity of Development**
It is desired that the quality and legibility of the existing complex is not compromised by any new development. Therefore the scale, sense of continuity and enclosure are important criteria that have driven the current proposal. These criteria and the existing condition of the present College buildings and facilities have been taken into account.

The existing accommodation in William Goodenough House is approximately 10200 m². Alongside refurbishment of over 1500 m² of this space, there is an addition of 1550 m² of new accommodation.

**Area**
The proposed new development is 1550 m², to add to the existing facilities of 10200 m², bringing the total to 11750 m², a 13% increase in area.

Currently there are 220 accommodation units for students and their families over 1.01 hectares of existing facilities. This will add an additional 61 units to 281 units on 1.175 hectares.

This is increasing the overall local density and footfall, in an urban area very accessible to all services, transport and associated amenities. This is should be seen as a substantial contribution to the local area, and is sustainable in reinforcing the current amenities and facilities open to people.

**Occupancy**
The provision for an extra 61 units in the William Goodenough House, an increase of approximately 28% on overall accommodation. This is increase in students will have no significant increase on the physical ground footprint, or any over scaled or insensitive development.

It is proposed in the refurbishment and re designs that in respecting the existing permeability in the design, the need is to also increase accessibility for the new footfall. New links are established between the Mecklenburgh Street Building and the Heathcote building via an internal passage link.

The proposed alterations allow for the provision of all the buildings being accessible internally, rather than having to solely use the internal courtyards for circulation. The proposal allows all buildings to be accessible internally rather than though the courtyards this strengthens the overall design, allowing an ease of movement and a new sense of flexibility to the complex overall.

**Community**
Goodenough College is very well located within Camden to provide student accommodation. The desire is to reinforce and strengthen this existing function within the local community and beyond.

Local shops, services and amenity/sport facilities will be further stimulated by an increase in the diverse post graduate student population.

The students themselves have a pride and strong sense of community of the existing facilities in Goodenough and the surroundings, and have strong links to local projects.

It is envisaged that the local community is reinforced by the addition to the College, the increase footfall contributing to the local service economy and transport links, and that the vibrancy of the surrounding population is maintained.

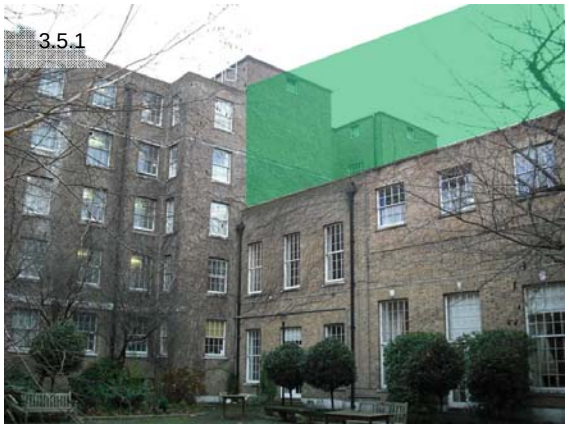
## 3.6 Scale

The proportion of the proposed development is to be sensitive to the existing context within the College grounds. The footprint of the buildings is remains the same, with an addition of two floors and refurbishment of an existing roof.

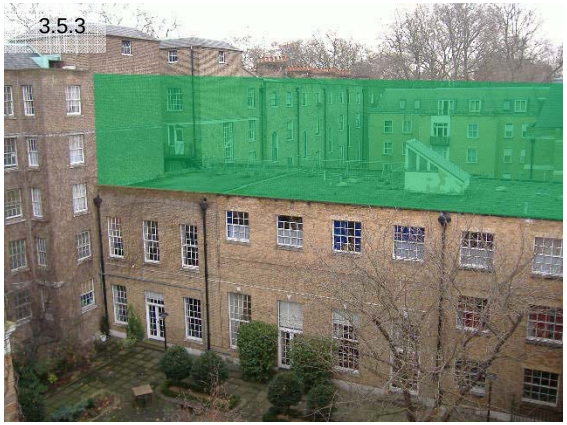
It is proposed that the extension will reinforce the integrity of the existing architectural language of the site. Parapet lines are to be maintained and materials is to match existing as closely as possible. Windows will match and be scaled proportionately to existing openings, so as to remain seamless with the existing development.

The impact on the street in terms of daylight 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 building's relationship with the street and existing urban grain.

**3.51:** Proposed massing Elysium from ground.
**3.5.2:**Proposed massing from Heathcote street.
**3.5.3:**Proposed massing Eysium from roof.
**3.5.4:** Proposed massing along Meckenburgh Square.








## 3.6 Design Evolution

During the design process the design has been developed incorporating the needs and requirements of the College. In addition pre-application consultation was undertaken with Camden planning department in October 2009.

Several options evolved, with the final criteria being that the development should seamlessly fit in with the existing context, and match existing materials as closely as possible.

**Heights and building lines**
It was concluded that to be sensitive to existing listed buildings and streetscapes in the surrounding areas, the mansard roof on the Heathcote building would be set back behind a parapet line. In relation to the Mecklenburgh Street elevation, the mansard roof is also set back. The internal elevations to the courtyards are also to be maintained to match in with existing.

**3.6.1:** Traditional brick
**3.6.2:** Cladding with wind cowls
**3.6.3:** Curved lead roof with balcony's
**3.6.4:** Full re-clad of all existing building




**Structure**
There was a structural issue in adding two new levels to the existing Elysium Building. It was concluded that an exo-skeleton would be the best structural solution so as not to disturb the current internal useable area.

**Materiality**
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 existing, and similar black slate for the mansard roof is to match existing. This makes the design concept a seamless intervention into the existing context and grounds, rather than a new intervention with contrasting materiality and scale.

**Permeability**
The design also allows on the upper levels for all of the blocks to be internally accessible if desired, through a link being opened up in the Elysium Building, allowing movement from North and South Blocks.

**Day lighting**
The design will have very little impact on surroundings of Goodenough College. The issue of illumination and quality of light becomes a factor within the College itself, however, to ensure the internal courtyards are able to receive enough daylight.

The conclusion to the daylighting and sun assessment undertaken is that the light levels would comply with the provisions BRE. Turning to the level of internal illumination to the existing rooms in the application premises after development, the interior light quality levels still remain good for an urban location.

*-source; Waterslade Consultants*

## 3.7 Landscaping

The proposal has little or no impact on landscaping as the existing footprint has not been altered. The current landscaping provides privacy to residents within existing large trees with the quadrangles.

## 3.9 Crime Prevention

The management team for the College building consists of the Director and senior staff with a full time Estates & Facilities Manager and Estates and Facilities Co-ordinator supported by specialist contracted maintenance and cleaning staff. Reception operates 24 hours a day, 7 days a week with directly employed staff and is managed by a full time Front of House Manager. The site is managed by an on-site management team 24 hours a day, 52 weeks of the year.

The object of student residential accommodation management plan is to provide a safe, caring environment in which student tenants and staff can live and work whilst always taking into account the sensitivities of the local community.

The development is configured with a Reception by the main entrance at Mecklenburgh Square, which monitors visitors and provide a visible site management presence and a point of contact for residents. Management staff are encouraged to move around the building and interact with students. This provides a discreet but effective behaviour monitoring role, enabling inappropriate behaviour to be discouraged.

The behaviour of residents is directly influenced by the quality and standard of living environment. A clean, high quality building encourages respectful behaviour. To maintain a good quality living environment, all communal areas of the building such as the common and laundry rooms, hallways and offices are cleaned regularly. The Reception area is monitored by CCTV.

There is a security plan which identifies the general approach to security matters includes procedures in the event of an emergency e.g. bomb alert, summoning ambulance.

The entrance to William Goodenough House is monitored by CCTV. Relevant signage to show the use of CCTV is prominently displayed. There is also a good neighbour policy. Students are encouraged to be mindful of the proximity of neighbours both within the College and outside.

# 4 – ACCESS

## 4.1 Vehicular and Transport Links

The proposed site currently benefits from an excellent level of transport infrastructure, which allows people to travel to the development by public transport.

## 4.3 Bus

TFL provides public transport services through the centre of London. This provision is considered to be excellent, with frequent buses within walking distance of the site.. Also within walking distance is Euston Station bus terminal with pick up for national & international bus services provided by National Express and Eurolines.

## 4.4 Rail & Underground

Euston Station is located about 1km to the north-east of the application site and St Pancras and King's Cross are located to the north.

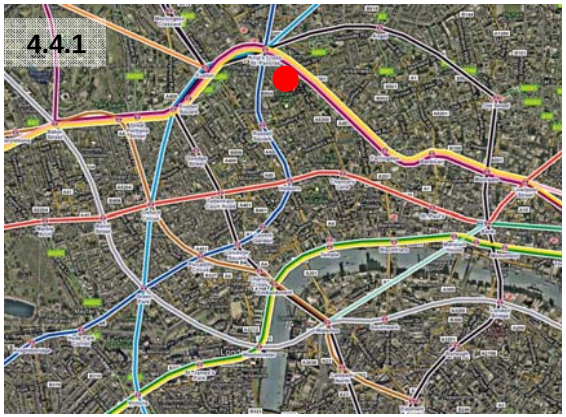
London underground is also accessible with a number of stations within walking distance from the site giving access to the Victoria, Circle, Northern, District and Metropolitan lines. The closest Underground Tube station is Russell Square.

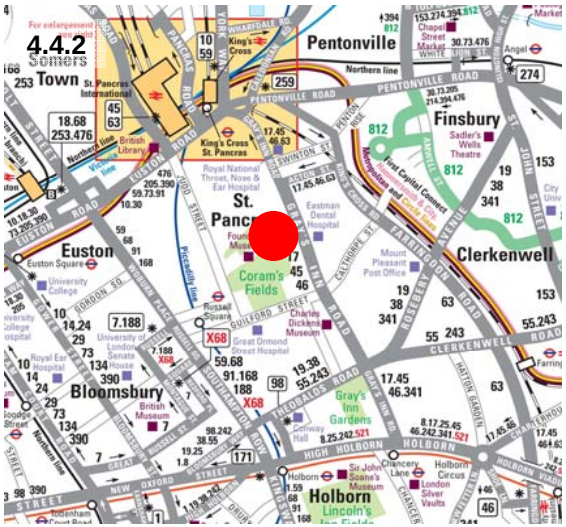
**4.4.1:** London Underground Station in the proximity of the site.

**4.4.2:** London Bus routes and stops around the site.

## 4.5 Pedestrian

Pedestrian facilities around the site currently consist of pedestrian footways situated adjacent to the existing road network. Pedestrian linkage between the site and to local amenities is considered to be good and will remain unchanged. This should ensure that the proposed extension is highly accessible to pedestrians.



## 4.6 Cycle

Bicycle parking for all students and residents at William Goodenough House is provided in the inner courtyard. All bicycles are registered and 'tagged' by the owners with a record being held by the Front of House Manager.

There is capacity for 90 bicycles, which can be secured in sheltered parking and in the open part of the courtyard in the floor mounted cycle stands.

It is proposed that 32 new cycle spaces will be provided to accommodate the potential capacity of 61 new units. They will be the Sheffield style, and all located within the confines of the local courtyard.

## 4.7 Car

There is no off street parking spaces at either William Goodenough House or London House. The College does not own any vehicles. Students are discouraged from bringing cars to the College.

Parking provision locally is limited, with metered parking to the streets around Mecklenburgh Square. A pay-as you-go car hire provided by streetcar has cars parked within walking distance of the site for use.

## 4.8 Inclusive Design

The College is committed to equality of opportunity and believes in a culture of diversity and inclusion encourages applications from students with special needs or specific disabilities.

The college application process allows students to comment on any special needs for which might need to be addressed during their stay.

The College is currently accessible to those with mobility impairment with either ramps or lifts to aid access. There are a number of accessible toilets and showers including one in a flat in the existing facilities at Goodenough.

The current design proposal, allows for the design of 5 accessible ground floor rooms, an accessible kitchenette for public/general use, a disabled WC for general use, and two accessible one bed flats. This compares with the current one bedroom flat and associated facilities at present on the site. This will improve these facilities for the college and make a real difference in the quality of space the college has to offer anyone with mobility impairment.

# 5 – SUSTAINABILITY

## 5.1 Introduction

The following section provides a summary of some of the main sustainability measures that will be adopted for the project.

In accordance with LB Camden planning guidance, the development will achieve a BREEAM Multi-residential assessment rating of Very Good. A pre-assessment has been completed by an accredited BREEAM assessor and the results of this are submitted as a supporting document entitled "BREEAM 2008 Multi Residential Pre- Assessment Report for a proposed two storey extension at William Goodenough House". Many of the measures below relate directly to the BREEAM requirements, and further details of these are available in the report.

To satisfy the planning requirements relating to renewable energy generation an Energy and Renewable Energy Statement has also been completed as a separate report to support the planning application.

## 5.2 Energy and CO2 emissions statement

The CO2 emissions for the accommodation will be calculated using SBEM. These calculations will include the following energy efficiency measures to ensure that the building reach the required targets:

| Building Fabric Element | New Build value |
|---|---|
| **Wall U value** | **0.20 W/m²K** |
| **Floor U value** | **0.15 W/m²K** |
| **Roof U value** | **0.15 W/m²K** |
| **Door U value** | **1.6 W/m²K** |
| **Window U Value** | **1.6 W/m²K** |
| **Air Permeability** | **5m³/m²/hour** |

The overall wall U Value has been considered at this stage to take into account the necessity for extra wall thickness in the new extension, to all for up to 150mm of EPS or closed cell insulation with a low thermal conductivity or lambda value to achieve the required U Value of 0.20W/m2K.

The roof will be insulated on the rafters and joist level, and will require a minimum of 250mm of mineral fibre insulation, or up to 20mm of a closed cell rigid insulation with a lower thermal conductivity value.

It is desired to use natural insulation as much as possible, particularly in any part of the

refurbishment of the existing building to allow for the structure to diffuse moisture and to prevent build up in moisture and condensation in the near or far future.

All new doors and windows are to be draught stripped for air tightness. It is desired that any glazing is double glazed with a minimum of 85% argon filled 16mm gap between 3-4mm panes, and a thermix spacer or equivalent instead of an aluminium spacer, to achieve the required U Value of 1.6 W/m2K.

All workmanship and finishing on site is very important for sustainability. It is hoped that the Energy Saving Trust Guidelines on best practice and detailing will be abided by alongside the current Regulation recommendations.

Air tightness is also critical alongside good installation procedures for insulation, and also to achieve the required 5m3/m2/hr for air tightness.

## 5.3 10% Renewable Energy

Taking into account the improvements set out above the initial assessment of the site wide energy demands indicates that the resultant CO2 emissions will be 80,565 Tonnes of CO2 per year. This means that at least 64,88Tonnes of CO2 emissions must be abated through the implementation of renewable energy systems.

### 5.3.1 Solar photovoltaic cells

Photovoltaic cells are used to generate electricity from solar energy. Panels work most effectively when installed facing within 30° of south and are an efficient way of achieving CO2 reduction.

PV is suitable for Goodenough College, and research has indicated that 120-150 metres squared of PV alone would provide up to 30% of the power required to run the whole complex, which is a substantial contribution.

## 5.4 Water use

Internal use will be controlled through the use of water efficient devices.

### 5.4.1 Sanitary Fittings

**Toilets**
All WC's to be dual flush with a maximum full flush of 4 litres flushing capacity and part flush of 2.6 litres flushing capacity.

**Taps**
Taps with flow restriction devices should be specified as standard. Flow rates can be specified to provide the most appropriate flow for each area. A maximum flow of 4 litres per minute in kitchens and 1.7 litres per minute in bath rooms is recommended.

### 5.4.2 Low Flow Showers

Showers, where required, shall be specified with a flow rate no greater than 8 litres per minute at 1.5 Bar pressure.

### 5.4.3 Leakage Prevention

The water meter will have a pulsed output to enable connection of the main supply to a Building Management System or other energy management and monitoring system which will enable the monitoring of water consumption.
Materials

The route to achieving these targets involves integrating a number of systems to provide a holistic solution. The details below is not fully comprehensive but outlines a number of solutions which could be applied to the Goodenough Development.

## 5.5 Material use

Key Building Elements

**Green Guide Rating**
The Green Guide to Specification is a simple guide for design professionals. The guide provides environmental impact, cost and replacement interval information for a wide range of commonly used building specifications over a notional 60 year building life. All materials are to be A+, A or B rated, unless otherwise determined by any Heritage factors.

**Responsible Sourcing**

**Timber**
All permanent timber to be used in the project must be procured from one of the recognised timber certification schemes.

Provision will be made for all timber to be checked against chain of custody records on delivery to site.

## 5.6 Construction Site Management

The route to achieving these targets involves integrating a number of systems to provide a holistic solution. Many of the targets set out in this section are readily achievable and many constructors are already very familiar with the methods and requirements involved.

### 5.6.1 Considerate Constructors Scheme

The scheme is to be registered with the Considerate Constructors Scheme and formal certification achieved. Achieving a score of 4 in each section of the Considerate Constructors Scheme's Code of Considerate Practice indicates that a site meets best practice.

### 5.6.2 CO2 Emissions

Site management procedures need to be put in place to monitor CO2 emissions from site activity. This may include the following

- An individual responsible for monitoring or collecting data
- Display on site the monthly recorded energy usage.
- Monthly monitoring of the meters;
- Reporting to the client on a monthly basis.

### 5.6.3 Site Waste Management Plan

Best policy guidelines should be applied in respect of waste arising from the development site. Site procedures must be put in place to ensure waste is monitored and segregated into at least five waste streams. These can include;

- An individual responsible for monitoring or collecting data
- Display on site the monthly recorded energy usage.
- Monthly monitoring of the meters;
- Reporting to the client on a monthly basis

**Refuse and Waste**
Both students and their families are advised and encouraged to remove all domestic waste from their accommodation. All domestic waste is bagged up by the students and their families and they are responsible for placing it in the waste storage bins located in the courtyard at the North side of the building adjacent to the servicing bay where adequate storage space exists.

Camden Council undertakes the removal of all general waste with the bins being emptied on a daily basis from Monday to Friday. There are appropriate notices on the collection arrangements which are placed in all common

areas of William Goodenough House. Access to the bin storage area may be gained from the courtyard to the servicing bay at the Heathcote Street (North) side of the building. Presently there are 6 x 1100 litre bins are in use and this provides adequate provision for the disposal of general waste from student and residential accommodation in the building.

**Recycling**

There is a recycling scheme in partnership with Camden Council currently in operation. This involves the provision of specialised bins to cater for the separate disposal of paper, glass and plastic. There are 2 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. In an effort to encourage students and residents to take advantage of this facility, notices are placed in all common areas throughout William Goodenough House.

The location of both the general waste and recycling bins are shown on the plan of the inner courtyard at William Goodenough House.

There is also a composting machine located in the Mecklenburgh Square garden which processes both garden and kitchen waste.

**Deliveries**

Cleaning materials are the only items that are delivered directly to William Goodenough House. This takes place once a month with the delivery being received and signed for at the servicing bay by a suitably trained person. The delivery is made between 9am and 4pm on a weekday. The delivery point is located at the Heathcote Street (North) side of the building. Pedestrian access is not compromised as there are footpaths on both sides of the street.

**Community Engagement and Community Facilities**

A consultation plan has been drawn up and been partly implemented through identifying at what points people can contribute and how information on project will be disseminated. The consultation process included the following issues:

- Appearance of building;
- design requirements;
- Management and operational implications
- shared facilities and infrastructure;
- Transport.

**Ecology**

The route to achieving these targets involves integrating a number of systems to provide a holistic solution. The targets in this section, especially those which refer to enhancement are almost always achievable, when incorporated into the scheme at an early stage.

Retained and Protected
All existing landscape to be retained within the boundary area are to be adequately protected during construction.

Enhancement
A ‘green’ roof has been proposed in order to provide ecological enhancement on an area which was formerly a flat roof with little or no species diversity.

**Transport**
Independent Movement Provision
At least 50% of residences will have individual secure cycle storage provision. A further 32 cycle spaces will be added to the existing 90 spaces at present

The provision of secure cycle bays will assist in promoting the bicycle as an alternative, ensuring that staff and visitors need not worry about the security of their transportation.

# 6 – CONCLUSION

The document demonstrates that the proposed scheme is appropriate in its context. The proposed scheme will result in a well planned extension to an existing hall of residence which:

- Has been designed to function well and has considered the opportunities available for improving the character and quality of the building.
- Addresses the needs of its users and is accessible, usable and easy to understand.
- Will be visually attractive and fitting within the context as a result of the mix of good architecture, urban design and function.

The nature and use of the application site are fully compliant with the relevant planning policies.

The proposal has been carefully designed with the relevant planning policies in mind, ensuring a well conceived and high quality extension, which respects the character and nature of the existing building and its surroundings.

For the above reasons, the proposed development complies with national planning guidance.