

Delegated Report		Analysis sheet		Expiry Date:		01/04/2010	
		N/A		Consultation Expiry Date:		10/03/2010	
Officer				Application Number(s)			
Bethany Arbery				2010/0726/P			
Application Address				Drawing Numbers			
British Museum Great Russell Street London WC1B 3DG				Please refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of programme of archaeological works (condition 4), water pollution (condition 14) and tree protection (condition 15) pursuant to conditions 4, 14 and 15 of planning permission (2009/4638/P) granted subject to a S106 agreement on 13/01/10 for erection of 5-storey building (plus 3 basement levels) with roof level plant to provide a special exhibition gallery, logistics bay (accessed via new vehicular lift off Montague Place), collection storage facilities, conservation laboratories, associated offices and management facilities for the British Museum (Class D1), associated alterations to the facades of the North Range and King Edward Building, and hard and soft landscaping works (following demolition of Nos. 1 and 2 Montague Place, Book Bindery, EDF Sub-station, BMS Store, Stonemasons/Locksmiths workshops and portakabins) (Includes Environmental Impact Assessment).							
Recommendation(s):		Approve details.					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Adjoining owners/occupiers No neighbour notification required.					
CAAC/Local groups/other comments:		Although there is no formal requirement to consult Bloomsbury CAAC a set of the application documents was sent to them out of courtesy on 26/02/10. English Heritage (archaeology) A detailed and well prepared document that states how the archaeological works will be undertaken on the site and how the post-excavation and analysis will be structured. Condition 4 has been satisfied. Environment Agency Recommend that condition 14 be discharged.					

Site Description

The British Museum complex is located in the heart of Bloomsbury. It is bound to the north by Montague Place and to the south by Great Russell Street. It is flanked to the east and west by the Georgian terraces which front onto Bedford Square and Montague Street.

The original museum building was designed by Sir Robert Smirke c.1823 and its core remains, but it is now seen in the context of extensions that have been incrementally added since the mid 1800s. These include notable additions such as the Round Reading Room designed by Sydney Smirke in the 1850s, the KEB designed by Sir John Burnet in the early 1900s and Lord Foster's Queen Elizabeth II Great Court which was completed in 2000. The British Museum is grade I listed and is located within the Bloomsbury Conservation Area.

This application relates specifically to the north-west corner of the museum complex, which is bound to the west by 1A/B Montague Place and 3-10 Bedford Square, to the east by the west and south elevations of the KEB and the west elevation of the KEB link, and to the south by the north elevations of the North Range and the Duveen Gallery. The north-west corner of the museum complex is currently occupied by the following buildings: 1 and 2 Montague Place (listed by virtue of their attachment to the KEB); British Library Book Bindery (listed by virtue of being located within the curtilage of a listed building and pre-dating 1948); an EDF sub-station; a stonemasons workshop; a Building Management Store (BMS Store); and a number of portakabins. The site also contains part of the internal vehicular circulation route - the north and west roads. The ground level of the site is almost 3m below that of the adjacent street, Montague Place.

The site is an archaeological priority area given the potential for remains of London's civil war defences and Montagu House. There is a single London Plane Tree located within the site and two further London Plane Trees on the highway adjacent to the northern boundary of the site on Montague Place.

Relevant History

2009/4638/P

Planning permission was granted on 13/01/10 subject to a S106 legal agreement for erection of 5-storey building (plus 3 basement levels) with roof level plant to provide a special exhibition gallery, logistics bay (accessed via new vehicular lift off Montague Place), collection storage facilities, conservation laboratories, associated offices and management facilities for the British Museum (Class D1), associated alterations to the facades of the North Range and King Edward Building, and hard and soft landscaping works (following demolition of Nos. 1 and 2 Montague Place, Book Bindery, EDF Sub-station, BMS Store, Stonemasons/Locksmiths workshops and portakabins) (Includes Environmental Impact Assessment).

2009/4643/L

Listed building consent was granted on 13/01/10 subject to a S106 legal agreement for demolition of Nos. 1 & 2 Montague Place and Book Bindery, alterations to the facades of the North Range and King Edward Building, internal alterations to the North Range and Great Court, and hard and soft landscaping works all in connection with the erection of 5-storey building (plus 3 basement levels) with roof level plant to provide a special exhibition gallery, logistics bay (accessed via new vehicular lift off Montague Place), collection storage facilities, conservation laboratories, associated offices and management facilities for the British Museum (Class D1).

2009/4644/C

Conservation area consent was granted on 13/01/10 subject to a S106 legal agreement for demolition of existing EDF Sub-station, BMS Store, Stonemasons/Locksmiths workshops and portakabins in connection with the erection of 5-storey building (plus 3 basement levels) with roof level plant to provide a special exhibition gallery, logistics bay (accessed via new vehicular lift off Montague Place), collection storage facilities, conservation laboratories, associated offices and management facilities for the British Museum (Class D1).

2010/0733/L

An application was submitted on 04/02/10 for submission of details of programme of building recording and analysis (condition 2), findings of building recording analysis (condition 3), monitoring regime (condition 6), construction method statement relating to demolition (condition 7), and contract for redevelopment (condition 10) pursuant to conditions 2, 3, 6, 7 and 10 of listed building consent (2009/4643/L) granted 13/01/10 for demolition of existing EDF Sub-station, BMS Store, Stonemasons/Locksmiths workshops and portakabins in connection with the erection of 5-storey building (plus 3 basement levels) with roof level plant to provide a special exhibition gallery, logistics bay (accessed via new vehicular lift off Montague Place), collection storage

facilities, conservation laboratories, associated offices and management facilities for the British Museum (Class D1). The application is currently under assessment and is due to be determined on or before 01/04/10.

2010/0741/C

An application was submitted on 04/02/10 for submission of details of contract for redevelopment pursuant to condition 2 of conservation area consent (2009/4644/C) granted on 13/01/10 for demolition of existing EDF Sub-station, BMS Store, Stonemasons/Locksmiths workshops and portakabins in connection with the erection of 5-storey building (plus 3 basement levels) with roof level plant to provide a special exhibition gallery, logistics bay (accessed via new vehicular lift off Montague Place), collection storage facilities, conservation laboratories, associated offices and management facilities for the British Museum (Class D1). The application is currently under assessment and is due to be determined on or before 01/04/10.

Relevant policies

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

London Borough of Camden Replacement Unitary Development Plan 2006

- SD9(B) Resources and energy - water
- B8 Archaeological sites and monuments
- N8 Ancient woodlands and trees

Camden Planning Guidance 2006

Assessment

Background

In January 2010 listed building and conservation area consent were granted for demolition of the following buildings:

- 1 & 2 Montague Place and attached conservation workshop;
- The British Library Book Bindery;
- EDF Sub-station;
- Stone Masons/Locksmiths Workshop;
- BMS stores; and
- 3 x Portakabins/temporary stores

Planning permission and listed building consent were granted for redevelopment of the site. The approved development was a 5-storey building with 3 levels of basement. The new building is to provide a special exhibitions suite, science and conservation centre, logistics hub and collection storage space for the museum and will be known as the World Conservation and Exhibitions Centre.

The planning permission was granted subject to a number of pre-commencement conditions which relate to archaeology (conditions 4 and 5), the water environment (condition 14) and tree protection (condition 15). The current application seeks to discharge the requirements of conditions 4, 14 and 15. The application originally included condition 5, but this was withdrawn from the application as it cannot be discharged until archaeological field investigations have been undertaken.

Archaeology

The application site is located in an archaeological priority area. The site contains considerable archaeological potential. The primary concern relates to the presence of London's 17th Century Civil War defences thought to consist of a bank, wall and bastion, which runs across the centre of the site. Surviving features associated with the garden areas north of Montagu House, the forerunner to the present museum, also lie within the development site. The continuous evolution of the site has also left an archaeological record, demonstrating the change in land use and increasing demands of the museum itself.

Prior to submission of the planning application two archaeological evaluations were carried out by Pre-Construct Archaeology Limited. These demonstrated that archaeological remains dating from c.1500 to 1700 were present on the site, and have identified the northern boundary wall of Montagu House underneath the Book Bindery.

The scale and depth of the proposed excavation to create the basements is deeper and wider than any level of archaeological deposits, as it was previously, and therefore it would not be possible to retain any remains in situ. English Heritage have advised that given the local and regional significance of the remains it would be appropriate for them to be dealt with through excavation, or preservation by record (in accordance with PPG16 and Policy B8) rather than them being retained in situ.

The applicant has submitted a programme of archaeological works. The document sets out how the archaeological works will be undertaken, the methods to be employed and how the post-excavation and analysis will be structured. It is extremely thorough and has been prepared in accordance with English Heritage and other industry guidelines. English Heritage has confirmed that the requirements of condition 4 have now been met and it can be formally discharged.

Water Pollution

The Environmental Statement which accompanied the planning application noted that there was the potential for contamination of surface water during the demolition and construction phase. In view of this the Environment Agency requested a condition be imposed requiring the submission of further details of a scheme to prevent pollution of the water environment. The applicant has submitted a document which outlines steps and measures which are to be taken to prevent water pollution from demolition and construction.

The main sources of contamination were identified as silt, debris, spillage or leakage of chemicals and fuels and the movement of vehicles round the site. The applicant has considered how they will prevent these contaminants entering the water drainage system. A set of specific measures are to be put in place to deal with mercury, hydrocarbons, gypsum and silt and a more generalised set of measures to cover other contaminants.

Mercury: It is intended to remove all fluorescent light tubes and moulded fluorescent double D light filaments (emergency lighting in 1-2 Montague Place) and small tubes within fire escape directional signage. They will be placed in sealed containers and disposed of by incineration. This will prevent contamination of the demolition hardcore which is intended to be used for the 600mm thick piling mat.

Hydrocarbon: Fuel is to be stored in static and mobile steel double skin bunded tanks. Fuel may not be transferred to smaller containers. Lubricating and hydraulic oils drums are to be stored in a weather protected trays which have the capacity to take 110% of the volume of the material within the drums. Static equipment will similarly be placed on trays which can take 110% of their volume. Any leakage/water collected from trays will be put in sealed drums and stored in a tray before being disposed of as contaminated waste by a licensed contractor. In the event of accidental spillage spill kits will be available. All spills will be reported to and managed by the Environmental Co-ordinator. All contaminated material to be put in sealed sacks and incinerated. A log book of incidents including cause should help to reduce repeat occurrences.

Gypsum: There is not significant use of plasterboard in the proposed development, but there will be significant areas of plaster and it is necessary to ensure that this does not enter the foul drainage system. Wash out of equipment is to be undertaken in settling tanks and contaminated water removed by a licensed contractor. The remaining plaster will be spread onto dry material to dry before being removed as general waste. Gypsum based material will be kept below 10% volume in any one load.

Silt: A wheelwashing facility is to be provided at the exit point onto Montague Place. Any contaminated water will be collected via a concrete channel leading to a settlement gully/tank. Water is then discharged into the 300mm foul outfall and contaminated silt removed by a licensed contractor.

The environmental construction plan includes a pollution incident response plan. This includes details of measures to be taken following any spillage, any incident will be recorded and seek to prevent recurrence.

The Environment Agency have considered the measures proposed and have advised that on the basis of the information submitted they are satisfied that condition 14 can be discharged.

Trees

There are 3 London Plane trees located within or adjacent to the application site. None of these are subject to Tree Preservation Orders. Two of the trees are located on the public highway. The removal and replacement of these street trees has been agreed as part of the original planning permission. The Plane tree which is located within the site (T1) is to be retained.

The proposed basement excavation falls within the root protection area of T1, but only a few roots (3 small sub-lateral roots 15-45mm in diameter were discovered between 500-600mm below the surface) fall within the proposed building line. The Council's Arboricultural Officer was satisfied that the loss of these roots would not impact on the condition, or harm the long-term survival, of the tree. The Arboricultural Officer requested further details of the means of protecting the tree during demolition and construction. The applicant has submitted details of tree protection measures these include:

- The area north and west of the retaining walls which forms 'the root zone' is to be a construction exclusion zone.
- A tree protection fence is to be erected around this exclusion zone in accordance with the guidance in clause 9.2 of BS.
- Crown lifting is to be undertaken to ensure branches are not affected by the works or operation of the vehicle lifts
- The works on site are to be supervised by the client's arboriculturalist who will visit fortnightly throughout the demolition and construction process.

The Council's Arboricultural Officer is satisfied that adequate measures have been taken to ensure the protection of the London Plane Tree during the demolition and construction process.

Recommendation: Approve details.

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