



Design & Access Statement April 2009 2001_REF_600004



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1.1 Summary

In August 2008 Architecture PLB were formally appointed by the Royal Veterinary College (RVC) to develop a brief for, and design an extension to the College's Hobday Building as part of an improvement programme of the Camden Campus. The new facility is to be the focus of the College's aspirations for spaces that enable flexible teaching and learning environments in a 'social learning' pedagogy.

This report collates all issues relating to brief, context, design, construction sustainability, conservation and access relating to the planning application for the Camden Social Learning Project.

1.2 Project Vision

The RVC is the UK's largest, oldest and only independent specialist veterinary institution. Following a review of estates the RVC are seeking to invest in both their Hawkshead (Potters Bar) and Camden campuses in order to maintain their position at the forefront of veterinary teaching and science.

veterinary science.

As part of this investment, the priority for the RVC at Camden is to create a new space that accommodates modern teaching and learning strategies by providing flexible and social environments under the concept of Social Learning. The RVC have identified the provision of Social Learning spaces as a major goal for their campuses. Social Learning spaces accommodate the myriad activities that fall between the gaps of the more formal spacial provision of traditional university buildings, providing flexible and social environments for individual or group study, discussions and the informal interactions that are vital to creating a vibrant, modern learning environment. Ensuring adequate Social Learning provision in Camden is crucial as the RVC continue to compete with other veterinary schools investing in new facilities and more flexible spaces.

The RVC have identified a currently unused light well / courtyard within the Hobday Building for the location of the Camden Social Learning Facility. Converting this space will at once transform the student experience and rejuvenate the campus.

The Social Learning Facility is to provide extra, flexible spaces for the College's existing occupancy. It is not to enable an increase in building occupancy or student numbers. The Social Learning Facility is for the use of the College only and is not to be open to the public.

1.3 Previous Planning Discussions The project and design development was tabled at a meeting between the project's Planning Consultant and the local authority, Camden Council, on

The Camden campus, built circa 1930, requires investment to ensure that the dating buildings on a constrained site perform as efficiently as possible and critically, provide an exceptional environment for the teaching and study of

29th September 2008. It was demonstrated the identified courtyard for the development is not at all visible from the street or neighbouring buildings.

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Annotated aerial photograph of the Camden campus with the south courtyard highlighted

3.1 Site Location

The Royal Veterinary College's Camden Campus, on Royal College Street dates back to 1791 when the newly established Veterinary College, London took up a lease on a piece of land in the parish of St. Pancras where stables, lecture theatres and dissecting rooms were gradually built. Between 1925 and 1937 a major redevelopment programme replaced dilapidated facilities with three major new buildings, the Animal Pathology building (now the BioScience Innovation Centre), the Beaumont Animals Hospital and the Hobday building.

As its London home, the Camden Campus is an important asset to the Royal Veterinary College. It is a vital part of the College's future investment programme of enhancing existing facilities to ensure that the campus remains an attractive place to work and study.

Students spend the first two years of study in Camden before completing their qualification at the College's Hawkshead campus near Potters Bar.

The Campus is within the Kings Cross St. Pancras conservation area.

The RVC have identified a the southern of two courtyards / light wells within the Hobday Building for the location of the Camden Social Learning Facility. The courtyard is not visible from the street.

Aerial photograph of vicinity, Royal Veterinary College campus highlighted red

boundary of







The Royal Veterinary College Camden Social Learning Project













Various photographs of the south courtyard in its current state

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3.2 Site - Photographs

The Royal Veterinary College Camden Social Learning Project

3.3 Site - Existing Use Patterns

The southern courtyard is currently only used as a venue for smokers.

The courtyard is surround by elevations to a broad mix of college facilities. The diagrams opposite explain the location of each activity and are the basis of design development, ensuring potential links and connections to the existing are used to maximise the development's integration with the existing building and to improve circulation and access patterns. A crucial aspect of the development is that, where feasible, it presents opportunities for the college to improve step-free access around the building and provision for all users. See 8.0 Access Statement.













Current use assessment diagram. South and east elevations

Daylighting assessment



mid winter



equinox



mid summer



2.200

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1000



3:00 pm

The study opposite shows the amount of sunlight that penetrates into the courtyard at 9:00 am, Noon and 3:00 pm on mid winter, at equinox, and on mid summer. For more than sixth months of the year the floor of the courtyard is in full shade. The North East corner of the courtyard captures the majority of the sunlight and these elevations should be used to reflect natural light down into the full depth of the plan and the darker South West corner.

The project Building Services Engineers have produced a daylight modelling study of the proposed scheme as an aid to the design process and material specification to ensure maximum exploitation of natural light and therefore correct specification of artificial lighting.



pleasant to inhabit.



Long section of courtyard as existing

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3.4 Site - Daylighting

Designs that are sensitively orientated to maximise exposure to sunlight and daylight have less dependence on mechanical heating and electrical lighting and create buildings that are more energy efficient and spaces that are more

The successful conversion of the courtyard relies heavily on its use of daylight. The design should maximise natural light in the courtyard and ensure acceptable levels daylight are maintained in adjacent spaces.

The Royal Veterinary College Camden Social Learning Project



4.1 Design Development The design as illustrated within this report is the result of a process of evolution during which the design has developed along with the ambitions of the client for the Camden Social Learning Project.

The original brief was to provide a small cafe facility and a design was developed for a pavilion style cafe building to be sited within the courtyard. However, it was quickly realised that a more ambitious response would enable significant enhancement to the campus as part of the Colleges long term goal of improving student experience through investment in the Camden campus.

A series of options were developed by Architecture PLB, each responding to the Social Learning brief slightly differently but all providing a range of flexible spaces that engage with and enhance the existing building.

The preferred option, selected by the client, is the most efficient and environmentally responsible solution, delivering the maximum area yield for the minimum architectural intervention. This has been developed under a rigourous process of consultation with the client and end users with involvement of a strong design team and input from consultants and specialist subcontractors.





Three options for a more ambitious solution that integrates with the surrounding building.

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4.2 Design Proposal

Based on the assessment of the existing building, the Social Learning Space incorporates elements of the surrounding facilities with strong physical and visual links to the existing library, refectory, teaching spaces, offices, common rooms and the RVC Museum to create a unifying 'hub' for the building. The Social Learning Space will principally be made up of satellites of the existing library, in the form of an annexed reading room, and existing refectory, in the form of a new café. A design that is open plan in nature supports the concept of social learning by providing a range of flexible spaces for groups and individuals to meet, work or relax. By utilising the courtyard navigation and circulation patterns are improved by the creation of a strong focal point for the Hobday building and wider campus. By drawing on and connecting to the surrounding building as much as possible the Social Learning Space rejuvenates the whole building and enhances the educational experience.

An ETFE roof encloses the courtyard at high-level, ensuring the maximum possible amount of natural light is drawn into the courtyard. A new light finish to the existing elevations is used where possible to reflect daylight, increasing ambient light levels.

With the courtyard fully enclosed, a redundant area of external space can be landscaped into 300 sqm of generous terraces of flexible zones for cafe seating and social learning, delivering the maximum possible area yield. A platform lift is incorporated to provide step-free access between the basement and 'plinth' levels. A cafe servery is located on the 'plinth' level, with part refurbished, part rebuilt WCs at the North East corner on the 'plinth' level where easy connections can be made to existing services.

Strong links are created to the adjacent RVC museum by creating openings in place of the existing windows. The two spaces could be blurred together with some cafe seating in the museum and some museum exhibits incorporated in the courtyard adding character to the space unique to the Royal Veterinary College.

An opening is also created linking to circulation that leads to the existing kitchen, refectory and common rooms at basement level.

The extension to the library is proposed as a signature 'object' that sits within the volume created by the enclosure of the courtyard. The form of the reading room maximises the amount of roof and natural light visible to the basement terraces below and is pulled away from the North East corner to allow sunlight to reach lower level. The library extension will provide an additional 95 sqm, single storey reading room for the library. The perforated cladding of the reading room will semi-isolate the occupants from the atrium whilst allowing translucent views and the penetration of light. Access is made via a first floor link bridge from the existing library and a secondary / escape access is made via a single flight staircase to a break out terrace created on the roof of the refurbished WC block.

Exploded axonometric from South West

4.0 Design

4.3 Acoustics and Plant Noise

An acoustic consultant had been engaged to assess the acoustic condition within the proposed atrium and ensure sources of unacceptable noise are mitigated and also ensure noise generated within the atrium does not adversely affect adjacent spaces in the Hobday Building.

Existing roof top kitchen extract plant has been identified as major source of noise with the potential to disrupt activity in the new atrium. The acousticain has specified a dampening screen to be installed around the plant to reduce noise to an acceptable level.

The new ETFE roof is inflated by a roof top mounted air pump. This plant has integral acoustic dampening.

Two new twin WC extract units are to be mounted on the adjacent roofs. These will be incorporate acoustic silencers.

Two existing wall mounted fan units will be relocated to adjacent roofs from the courtyard.



Visualisation on break out terrace

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4.0 Design

SOFFIT OF LIBRARY READING ROOM ABOVE IN VENEERED RY WITH PERFORATIONS LONCEALING LIGHTING AND ACOUSTIC HISSIRBURG MATERIAL

STAIR CASE HS SECONDARY ALLESS ESCATE FROM LIBRARY READING ROOM





DOUBLE STEPS BETWEEN TERRARES

Visualisation on basement level

The Construction Access Statement below has been prepared in consultation with Facilities Managers at RVC, the project manager, the project CDM Coordinator and where appropriate the design team has taken advice from experienced contractors to better understand the logistical and access issues involved in very restricted site.

Site Compound

A preferred strategy involves taking over the forecourt car park to the south of the Hobday building as a site compound for contractor's cabins, storage of construction materials, crane and parking, should the limited space permit. This would be at a loss of 14 parking spaces during the construction period. Short stay vistors to the campus would be able to use the meeterd parking bays on Royal College Street, however the College always advise visitors to use public transport and recieve very few visitors by car. It should be ensured that a clearly defined, and partitioned route remains to the fully accessible stepfree side entrance to the basement level of the existing building throughout construction.

 Construction Access It is considered that the best route for materials access and waste removal is by a self-erecting tower crane sited in the forecourt car park. Only personnel would pass through the building, therefore minimising disruption to the college and limiting necessary enabling works to almost zero. This would also remove the need for road closures. The crane would be used throughout demolition and construction phases, up to finishes and fit out. A mini digger could be craned into the courtyard for excavation and demolition. Spoil could be craned out, removing the need to allow for excavation and removal by hand.

 Welfare Facilities The courtyard car park provides a location for contractors' welfare facilities. Contractors will be expected to provide their own WC facilities. Contractors will be able to use the College's refectory.

Road / Right of Way Closures

Preferably the site compound, cabins and crane will be accommodated in the car park, however should space restrictions not allow this, using the road outside the site would be considered subject to the relevant statutory approvals. As previously discussed with Camden Council, the road is potentially wide enough to accommodate vehicles and divert traffic without adversely affecting residents and without the need for road closures.

Noisy Works

The construction programme will be timed so that the most intrusive work coincides with the college's summer vacation. Term dates and exam dates will also be made aware to the contractor, who will ensure demolition and construction programming is arranged around these dates. However, the RVC are aware that the project will not be achieved without some disruption to the college throughout the construction programme.

5.0 Construction Logistics

Architecture PLB consider sustainability in the procurement of new buildings to be a broad ranging, best-practice discipline, universally applied to all aspects of design, manufacture, construction, operation (and even eventual demolition) of a building, its components and materials. This attitude is vital to ensure the result is a building that minimises its impact on the environment, its demand on natural resources, its direct and indirect emission of pollutants and its impact on biodiversity. Buildings that follow these principles are more efficient and economical to operate and are healthier and happier places to inhabit.

As an extension project it is important to ensure these principles of sustainability are applied to the design's integration with the existing building and is not considered in isolation. The environmental performance and systems of the existing building impacts heavily on the design performance of environmental systems in this extension.

The Royal Veterinary College are in the process of developing an Environmental Strategy document setting out a clear strategy for minimising the College's impact on the environment in both its management of existing facilities and the commissioning of new. This Environmental Strategy will commit the College to commissioning new buildings that achieve a BREEAM excellent rating. Whilst this project will not engage in a BREEAM assessment as the proposed development is under 1000sqm, the content of the assessment criteria will be used as a design guide.

design.

the atrium and adjacent spaces.

to the cooling strategy of the atrium.

College's recycling targets.



6.0 Sustainability

Working with the principles of Architecture PLB and the RVC from the earliest stage means that fundamental ideas, which often have the greatest potential impact on overall efficiency and sustainability, can be incorporated into the

- The following list itemises specific points of the projects sustainable ambitions: · A principle driver of the design is to maximise natural light and so minimise demand on artificial lighting in the atrium and adjacent spaces. Dynamic daylight modeling of the design is to be carried out to ensure accuracy.
- Fully enclosing the courtyard solves the problem of the poor thermal properties of the existing building envelope without the need to make material alterations to the existing fabric now or in the future.
- An ETFE roof is included as an alternative to glass. ETFE has a fraction of the embodied energy of glass. It also has fraction of the weight of glass therefore reducing the amount of steel needed to support the roof.
- The roof of the atrium will be designed with solar shading to negate overheating by solar gain and minimise demands on mechanical cooling within
- A natural stack-effect ventilation strategy is being developed.
- Night cooling of the thermal mass of the base of the courtyard will contribute
- Rainwater harvesting strategies are being considered and if not incorporated a drainage strategy should allow for their installation at a later date.
- The design will incorporate facilities for waste separation at source to aid the



Potential typical detail of over cladding of existing elevations demonstrating incorporation of selected areas of the existing brick work around openings.

The Camden Campus is within the Kings Cross St.Pancras conservation area. Previous discussions with the local authority planners have concluded that the identified courtyard for the development is not at all visible from the street or neighbouring buildings.

A principle ambition for the design is that it compliments and enhances the integrity of the existing building through form and materials. The overall form of the building remains unchanged by this work. The brickwork of the existing courtyard will be cleaned and services rationalised where it is to be left exposed and where it is to be over clad the cladding will be detailed to expose feature areas of brickwork such as the red brick around existing windows. The distinctive, modernist metal framed windows are to be retained beneath the ETFE roof without the need to provide secondary glazing. The dramatic form of the library reading room is made possible because it is physically separated from the existing building. However the use of dark veneer references the hardwood wall paneling, doors and furniture in the existing building lending the scheme a weight and a quality appropriate to the existing building.

7.0 Conservation & Heritage

The access audit below describes items of the Social Learning project in respect to their compliance with accessibility guidance and regulations. Where feasible the creation of the Social Learning Project also includes elements to improve general accessibility within the Hobday Building. The following access audit has been prepared in line with prevailing guidance.

8.0 Access

 Standards & Other Legislative Issues All access to facilities created by the Social Learning Project and their use will meet requirements of Approved Document Part M & BS8300 and comply with Disability Discrimination Act.

• Disability Discrimination Act The new scheme improves the RVC's DDA compliance, principally by providing step-free access (via a new platform lift) from the lower basement level to upper basement 'plinth' level for access to the museum and new cafe. The area of informal, amphitheater style seating between the two basement levels, and any guarding, is designed to allow for users in wheelchairs to fully engage from both lower and upper levels in the event that this space is used for large group events or CPD seminars. All elements of the project are designed to ensure they satisfy the requirements of the DDA.

 Pedestrian Approach Step-free access to the Hobday Building is currently available to the basement level via a fully accessible side entrance within an adjacent courtyard to the south of the main entrance. Entrances in to the Social Learning Space are to be flush at all levels and exceed minimum widths in Approved Document Part M & BS8300.

• Vehicle Approach & Parking Vehicle approach to the site is from Royal College Street to the west to existing parking spaces located in the adjacent courtyard to the south of the building. Part of this area will become a contractor's compound during the construction phase, however the step-free access described above will be maintained at all times.

 Vertical Circulation In 2003 a modern standard lift was added to the Hobday Building providing step-free access to all principle levels. Other, original lifts in the building are not suitable for wheelchair use by modern standards. The intermediate 'plinth' level that is the basement level to the east wing, museum and upper portion of the courtyard is not served by the new lift. As part of the new proposals therefore, a platform lift will provide direct step-free access between the 'plinth' (museum and upper café seating area) and basement (lowest café seating area) levels.

 Sanitary Provision As part of the refurbishment of the existing WC block in the courtyard, a new accessible WC facility to current Part M standards will be provided, boosting a



Current access and circulation assessment diagram

15.04.09

current lack of provision at this area and level of the Hobday Building.

• Signage

Clear statutory signage will be located to indicate fire escape routes in accordance with BS5499. The servery will have signage designed in accordance with guidelines for the visually impaired and Approved Document M. It is Architecture plb's understanding that the RVC will consider the new social learning cafe as part of a wider way finding strategy for the whole building at a later date.

Colour Contrast

The finish of spaces will employ colour contrast within the guidance of Approved Document Part M.

General

The proposal will raise the quality of environment for both disabled visitors and employees.

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Area Pla Site Loc Baseme Ground First Floo Second Roof Pla Section Section

Appendix A Planning Drawings

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ent Level Plan	2001_GAD_410001
Floor Plan	2001_GAD_410002
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an	2001_GAD_410005
AA	2001_GAD_410006
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revisions A. 30.03.09 First Issue



notes



Royal Veterinary College Camden Social Learning

Area Plan

scale @ A1

1: 1250

date **30.03.09**

status For Planning drawn by checked by approved by

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revisions

A. 31.03.09 First Issue

key

03 Third floor

02 Second floor (2.5)

01 Library mezzanine

01 First floor

00 Ground floor

Basement 1



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Royal Veterinary College Camden Social Learning				
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