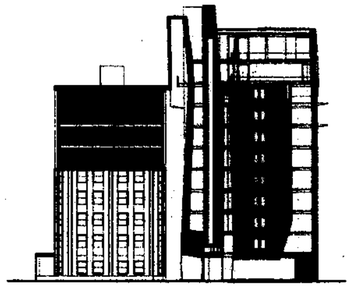

Figure 13 2001
Original 11 storey new building proposal.
with a 3 storey glazed extension to Wates House.

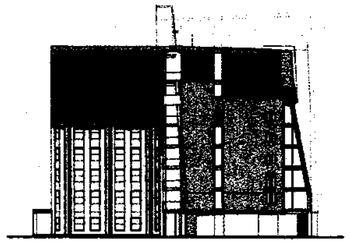

Figure 14 2002
Agreed 8 storey proposal,
showing a raking south elevation,
with 3 storey glazed extension to Wates House

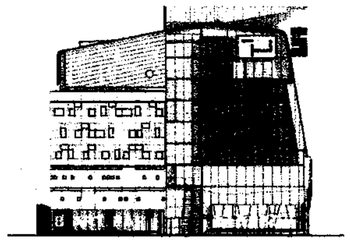

Figure 15 2004
With Wates House re-clad and the wrapping copper roof, the building becomes one entity.

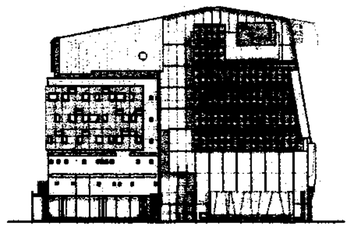

Figure 16 2004
The plant room has been removed from the roof and relocated into a lower basement level.
The ground floor facades have become more open, with the reworking of the metal mesh elements

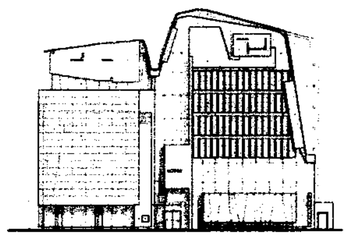

Figure 17 2005
The roofline now reflects the separation of the new building. Cladding to Wates House is now simplified in the form of a glazed rainscreen: the treatment of the new building emphasises the tripartite hierarchy of the elevations seen along Gordon Street.

APPENDIX 2 DESIGN DEVELOPMENT STATEMENT

INITIAL FEASIBILITY STUDIES

A Research Group was set up in 2000 to examine the possibilities of consolidation by redeveloping and expanding the existing Wates House site. The space occupied by the single storey Chemistry Auditorium situated between Wates House and the Chemistry building provided the opportunity for this, and assumed that the auditorium was retained. Various options were therefore considered, exploring varying combinations of storey heights. These ranged from a simple new building over the auditorium of the same height as Wates House, to developing a new eleven storey building with an upward extension to Wates House bringing it to the same height, thereby providing additional Class B1 office spaces at high level. (figure 13). Intermediate studies explored the possibility of part storeys to Wates House.

From these initial feasibility studies and detailed considerations of areas, it was established that the Bartlett faculty could be accommodated within the site, assuming a reasonable element for expansion, if the new building was at least 8 storeys high with Wates House raised to the same height with two additional floors. After consultation in 2001 with Camden Planning Department who rejected any mixed-use development, the taller options were not developed further. Structural limitations in any case precluded extending Wates House by more than two additional stories.

Further studies also showed it would prove difficult to construct a transfer structure over the existing auditorium to support the new building and subsequent studies have proceeded on the basis that the existing auditorium would require demolition and a totally new lecture theatre provided within the new building. Structural considerations also dictated that the new extended storeys to Wates House would be constructed with lightweight glazed cladding.

It was recognised that any upward extension of the Auditorium site would impact on the lighting levels to the laboratories in the adjoining Chemistry building and following a preliminary lighting study (refer to section 6.4) it was decided to maintain a minimum 5 metre distance from this building with a raking south facing façade.

Internally the space requirements suggested a natural separation between staff spaces (predominantly cellular) and student accommodation (larger and open plan) both maintained within Wates House and specialist teaching and computer spaces located within the new building, with a full height atrium as the main circulation and entrance area connecting the spaces. Together the above factors comprised the main guiding principles to the initial proposal (figure 14), and have continued to provide the main volumetric basis for the current scheme.

EVOLUTION OF THE CURRENT SCHEME

Following initial discussions in 2002 with Camden Planning Department in which there was broad agreement in principle as to the scope and extent of the proposal, and after more detailed consultation with the various Schools within the faculty, further development has proceeded.

In 2003, the possibility was raised that the two buildings might be constructed under separate contracts with phased funding. The concept of Wates House being extended upwards as a stand-alone building for an indeterminate period did not meet with approval by Camden Planning Department and in any case the University now accepts that the proposal should be carried forward as a single enterprise,

Development studies since then have focussed on more detailed studies of the internal spaces plus producing a more integrated elevational concept which visually ties the two main buildings together and develops the various facades as more direct expressions of the internal qualities of the building. The chief catalyst here was the decision to demolish and re-clad Wates House on the grounds that the current building would have limited environmental sustainability. The glazed upper storeys could now be treated in a manner more sympathetic to the lower floors and allowed the introduction of a copper roof covering which wraps around both buildings and forms part of the south and east elevations of the new building.

This proposal (figure 15) was presented to Camden Planners in April 2004; the main concerns covered the daylighting impact on the adjoining Student Hostel, the elevation at Ground level fronting Endsleigh Gardens and the height of Plantroom above the eighth floor. Further development addressed these issues by raking back the east elevation to the new building (refer to section 6.4) to improve natural light, revising the north elevation cladding and relocating the Plantroom space within an extended Basement. These revisions formed the basis of the scheme as submitted for Planning approval in December 2004 (figure 16).

In the light of comments received in March 2005 principally concerning the roof line, the projecting auditorium, the treatment of the main entrance and the choice of colours, it was agreed that the application would be immediately withdrawn. This would enable revisions to be incorporated and the implications for the internal spaces to be reassessed. Of particular concern was the proposed 'wrap around' roof treatment that was thought to result in a top heavy and bulky building. This has now been revised to reflect the distinct separation of the existing and proposed buildings and takes into account the phasing of the development. This is the scheme as now submitted for Planning Approval (figure 17).