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**PLANNING DESIGN AND ACCESS  
STATEMENT**

**THE GOODENOUGH CLUB,  
21-25 MECKLENBURGH SQUARE,  
LONDON  
WC1N 2AD**

**APPLICATION BY GOODENOUGH COLLEGE  
FOR LISTED BUILDING CONSENT**

**December 2014**



**Our Ref: SJC/615/WC1/51/1**

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## Contents

1. Introduction
2. Proposed Development
3. Application Submission
4. Application Premises
  - Current Use of Site
  - The Club History
  - Relevant History
  - Background to the Application
5. Site and Surrounding Area
  - Site Location and Description
  - Surrounding Context
6. Planning Policy
  - National Planning Policy
  - Regional Planning Policy – The London Plan (July 2011)
  - Local Planning Policy – London Borough of Camden
  - Other relevant London Borough of Camden Documents
7. Assessment of the Proposals
  - Design
  - Heritage
  - Access
8. Conclusions

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## **1 INTRODUCTION**

- 1.1 This document is the Planning, Design & Access Statement ('Statement'), submitted on behalf of Goodenough College, in relation to the listed building consent application for The Goodenough Club, 21-25 Mecklenburgh Square, for the refurbishment of 53 bathrooms in the Grade II Listed town houses and 12 bathrooms in the 6 mews houses to the rear.
- 1.2 This Statement provides a brief summary of the background to the application, site and the surroundings, relevant planning history, and an overview of the proposed application.
- 1.3 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.

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## 2 PROPOSED DEVELOPMENT

2.1 The Goodenough Club is an annex of Goodenough College, and offers 4\* accommodation, and has 19 no. single bedrooms, 33 no. doubles / twins, and 7 no. family rooms.

2.2 The proposals involve the refurbishment of 65 bathrooms within the Goodenough Club. The works have been divided into four bathroom types:

- Type A – the bathrooms for the large family ‘Garden Suites’, including shower enclosure with flush shower tray, traditional style fittings and unglazed porcelain tiles. 4 no. type A bathrooms are proposed.
- Type B – the bathrooms for the mews houses, including more modern fittings in accordance with the more contemporary styling of the mews houses. 12 no. type B bathrooms are proposed.
- Type C – the bathrooms proposed for single and double rooms in the Grade II Listed town houses. Modern bathroom fittings with flush shower tray, toilet and sink are proposed. 46 no. type C bathrooms are proposed.
- Type C1 – bathrooms proposed for single and double bedrooms within the Grade II Listed town houses, also with modern fittings but including a bath rather than a shower tray. 3 no. type C1 bathrooms are proposed.

2.3 These proposals also provide an additional bathroom on the ground and first floors of house 21 to provide ensuite bathrooms to rooms 101 and 111. Additionally, the layout of the bathrooms on the ground floor of house 25 will be reconfigured to enable a higher standard of ensuite bathroom to be provided for room 501.

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### 3 APPLICATION SUBMISSION

3.1 The listed building consent application submission comprises:

- Completed forms and associated certificates of land ownership;
- Copies of the following drawings:
  - Location Plan (Drg No. 615-WC1-51-1\_SLP01);
  - Existing Lower Ground Floor (RBA34 01 100-1);
  - Existing Ground Floor (RBA34 01-100);
  - Existing First Floor (RBA34 01-101);
  - Existing Second Floor (RBA34 01-102)
  - Existing Third Floor (RBA34 01-103);
  - Existing Fourth Floor (RBA34 01-104);
  - Proposed Lower Ground Floor (RBA34 01-200-1)
  - Proposed Ground Floor (RBA34 01-200);
  - Proposed First Floor (RBA34 01-201);
  - Proposed Second Floor (RBA34 01-202);
  - Proposed Third Floor (RBA34 01-203);and
  - Proposed Fourth Floor (RBA34 01-204).
- The following accompanying reports have also been prepared in order to support the planning application:
  - i. Planning, Design & Access Statement – this document (December 2014), as well as explaining the overall application, it sets out the relevant planning policy background, before going on to assess the proposals in planning terms.
  - ii. Historic Assessment (November 2014); this report sets out the history and heritage significance of 21-25 Mecklenburgh Square, and an assessment proposals for the site against guidance for the historic built environment.
  - iii. Listed Building Application Document (December 2014); this report sets out the design approach to the bathroom renovation within the Listed Building.

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## 4 APPLICATION PREMISES

### CURRENT USE OF SITE

- 4.1 The Goodenough Club offers 4\* accommodation, and has 19 single bedrooms, 33 doubles/twins, and 7 family rooms.

### THE CLUB HISTORY

- 4.2 In Goodenough College is the principal residential centre in London for international post-graduate students and serves every academic and professional institution in the capital.
- 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 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. The Goodenough Club is also accessible to visiting members of the public, while staying in London.

### RELEVANT PLANNING HISTORY

- 4.6 We have undertaken a planning history search of the property on the London Borough of Camden's online records and can confirm that the most notable planning history is as follows:
- Planning Permission (Ref: PS9804805/R3), was approved on 14 October 1999, for the construction of a two storey (lower ground and ground) building at the rear to provide further student accommodation; and
  - Listed Building Consent (Ref: LS9804806/R3), was approved on 14 October 1999, the restoration and refurbishment of the building and the creation of further accommodation to the rear.
- 4.7 The above consents have been implemented and the buildings underwent comprehensive refurbishment in 2001.

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## BACKGROUND TO THE APPLICATION

- 4.8 As detailed in the planning history section, the bathrooms were approved in the current locations in 1999 and implemented during the refurbishment of the Club in 2001. The existing layout of the buildings has therefore approved by the Council.
- 4.9 Numbers 21-25 are Grade II\* Listed and as previously noted, the Listing covers the terrace extending from number 11 to number 26 and the Listing description solely describes the exterior of the buildings.
- 4.10 The proposal seeks to refurbish the bathrooms to maintain the high standard of accommodation provided by the Goodenough Club. The Club currently has a 4 \* rating for the accommodation provided, however, while each bedroom has its own private bathroom The Goodenough Club seeks to provide ensuite bathrooms for each of the rooms, in accordance with current guest expectations.

## PRE-APPLICATION CONSULTATION

- 4.11 We have undertaken formal pre-application consultation with the London Borough of Camden which was submitted on the 19 September 2014. Conservation and Urban Design Officer (Charles Rose) provided his view on the proposals via email on the 17 October 2014.
- 4.12 In their response the Conservation and Urban Design Officer was of the opinion that the proposed works, were likely to be acceptable from a listed building perspective. The Officer requested plans to show sections through the proposed bathrooms and adjacent bedrooms to show the treatment of the bathrooms within the context of the rest of the floor.
- 4.13 A copy of our email of 19 September 2014 and accompanying plans and the subsequent emails (dated 17 October 2014), from the Conservation and Urban Design Officer are attached at Appendix 1.

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## 5 SITE AND SURROUNDING AREA

### SITE LOCATION AND DESCRIPTION

- 5.1 This application relates to 5-storey (including lower ground floor) mid-terrace properties located on the eastern side of Mecklenburgh Square within the Bloomsbury Conservation Area. The Goodenough Club (21-25 Mecklenburgh Square) forms part of a terrace (11-26 Mecklenburgh Square) which is Grade II\* Listed, and forms the east side of Mecklenburgh Square.
- 5.2 The building is an annex to Goodenough College and is laid out as hotel accommodation. The Clubs reception is located in the upper ground floor of number 23, with the remaining ground floor and upper floors laid out as bedroom accommodation. To the rear there is a two storey block that provides further bedroom accommodation and associated spaces. In the lower ground floor there are also a number of bedrooms, but the vast majority of this floor is occupied as ancillary / support accommodation.

### SURROUNDING CONTEXT

- 5.3 Mecklenburgh Square, consists of a terraced properties; numbers 11 to 24 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.
- 5.4 To the west of the site (and on the opposite side of the road) is Mecklenburgh Square Gardens, which is owned by the College, and operates as a statutory London Square Garden managed by a Garden Committee. Key access is provided to all Goodenough College students as an amenity.
- 5.5 Gray's Inn Road runs parallel to Mecklenburgh Square, to the rear of the Goodenough Club buildings. Gray's Inn Road has a mixed character incorporating residential, commercial, community and retail uses. Immediately to the rear of the mews buildings is a series of terraced residential and office buildings which front Gray's Inn Road.
- 5.6 Coram's Fields to the south-west are what remains of the Foundling Hospital, and include sports pitches and children's play areas, together with some small-scale pavilion buildings. This area of open space is preserved as much valued facilities for rest and recreation, and contains various listed relics.



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## 6 PLANNING POLICY

### NATIONAL PLANNING POLICY

- 6.1 The National Planning Policy Framework ('NPPF') was published in March 2012 and sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 6.2 Paragraph 17 advises that there are 12 core planning principles that underpin both plan-making and decision making include, amongst others, the following:
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
  - encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; and
  - conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- 6.3 Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment (Para 61).
- 6.4 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on its significance (Para 128).
- 6.5 In determining planning applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness (Para 131).
- 6.6 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be (Para 132).
- 6.7 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (Para 134).

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## THE LONDON PLAN (2011) – AS AMENDED

- 6.8 The London Plan was approved in July 2011, and comprises part of the development plan for the Borough. It is a material consideration in the determination of planning applications.
- 6.9 The site is within the Central Activities Zone (CAZ) and is identified as a mixed use area with a strong academic character.
- 6.10 Policy 4.5 (London’s Visitor Infrastructure) the Mayor supports London’s visitor economy and seek to stimulate its growth, taking into account the needs of business as well as leisure visitors and seeking to improve the range and quality of provision.
- 6.11 Policy 5.4 (Retrofitting) - the environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor’s standards on sustainable design and construction. In particular, programmes should reduce carbon dioxide emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.
- 6.12 Policy 7.8 (Heritage Assets and Archaeology) - development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

## LOCAL PLANNING POLICY - LONDON BOROUGH OF CAMDEN

- 6.13 The application site is identified on the Proposals Map as lying within the Central London Area, the Bloomsbury Conservation Area, and a designated view crosses the site.
- 6.14 The Core Strategy is central to local policy and sets out the key elements of the vision and strategy for the borough while the Development Policies DPD sets out detailed planning criteria that are used to determine applications for planning permission. Both of these documents were adopted on 08 November 2010.

### Core Strategy (November 2010)

- 6.15 Policy CS14 (Promoting High Quality Places and Conserving Our Heritage) - the Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:
- a. requiring development of the highest standard of design that respects local context and character;
  - b. preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
  - c. promoting high quality landscaping and works to streets and public spaces;
  - d. seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
  - e. protecting important views of St Paul’s Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

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## Development Policies (November 2010)

- 6.16 Policy DP24 (Securing High Quality Design) - the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
- a. character, setting, context and the form and scale of neighbouring buildings;
  - b. the character and proportions of the existing building, where alterations and extensions are proposed;
  - c. the quality of materials to be used;
  - d. the provision of visually interesting frontages at street level;
  - e. the appropriate location for building services equipment;
  - f. existing natural features, such as topography and trees;
  - g. the provision of appropriate hard and soft landscaping including boundary treatments;
  - h. the provision of appropriate amenity space; and
  - i. accessibility.
- 6.17 Policy DP25 (Conserving Camden's Heritage) - in order to maintain the character of Camden's Conservation Areas, the Council will:
- a. take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
  - b. only permit development within conservation areas that preserves and enhances the character and appearance of the area;
  - c. prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
  - d. not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
  - e. preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.
- 6.18 In order to preserve or enhance the boroughs listed buildings the Council will:
- f. prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
  - g. only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
  - h. not permit development that it considers would cause harm to the setting of a listed building.

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## OTHER RELEVANT LBC DOCUMENTS

### Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

- 6.19 The Bloomsbury Conservation Area Appraisal and Management Strategy was adopted in April 2011. This document analyses what makes the Bloomsbury Conservation Area 'special' and provides important information about the types of alterations and development that are likely to be acceptable or unacceptable in the conservation area.

### Camden Planning Guidance (2013)

- 6.20 Camden Planning Guidance provides advice and information on how planning policies will be applied, in accordance with the adopted Core Strategy and Development Policies DPD. The sections of the Camden Planning Guidance include the following:
1. CPG 1 Design
  2. CPG 2 Housing
  3. CPG 3 Sustainability
  4. CPG 4 Basements and lightwells
  5. CPG 5 Town centres, retail and employment
  6. CPG 6 Amenity
  7. CPG 7 Transport
  8. CPG 8 Planning obligations

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## 7 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.

### DESIGN

7.2 In addition, to this document the application is supported by a Heritage Assessment; the purpose of that report is to set out the history and heritage significance of The Goodenough Club, 21-25 Mecklenburgh Square and to assess proposals for the site against policy and guidance for the historic built environment.

7.3 As previously stated, 21-25 Mecklenburgh Square is a Grade II\* Listed building which retains much of its historic exterior. It is noted that the Listing description specifically refers to the exterior of the terrace facing Mecklenburgh Square. The Goodenough Club is also located within the Bloomsbury Conservation Area, which seeks to protect the Georgian character of the area.

7.4 These proposals demonstrate that the bathrooms have been designed to provide modern, ensuite facilities to the rooms of the Goodenough Club. It is also proposed to move two bathrooms in House 21, to provide rooms 101 and 111 on the ground and first floor with ensuite facilities.

7.5 In order to maintain the Club's high standards it is necessary to refurbish these bathrooms. The sanitary ware has been selected to provide a high-quality finish which is easy to maintain. The ground floor bathrooms (Type A) have been specifically designed with a traditional range of materials in accordance with the historic character of the buildings.

7.6 More contemporary fittings are proposed within the type B bathrooms of the Mew Houses. The Mews Houses were constructed in 2001 and the sanitary ware reflects the more contemporary age of the buildings.

7.7 The Type C bathrooms are proposed for the upper floors of number 21-25. The design reflects the smaller floor area of these bathrooms and provides modern facilities in accordance with guest expectations. Type C1 bathrooms are designed to for the lower ground floor bedrooms and reorganise the position of the bath to maximise headroom. The sanitary ware is of contemporary design.

7.8 It is considered that these proposals are in keeping with London Plan Policy 4.5 which specifically seeks to improve the range and quality of visitor provision within the city.

### HERITAGE

7.9 The proposals would not have a detrimental impact on the historic character of the Listed buildings or the Conservation Area, particularly as all the alterations will be to the interior of the buildings. As such, the proposals are in accordance with Camden Policies CS14 and DP25, as the proposals will have no significant impact and the application is accompanied by a Heritage Assessment to assess the impact, as required by adopted policy.

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## ACCESS

- 7.10 The main access to The Club is from the pavement level via a short flight of external steps to the upper ground level to number 23 (although the other buildings retain their doors). In addition, within the front lightwells of these properties there also external staircases leading down from the pavement.
- 7.11 The current proposals will not alter the existing access arrangements to the building.

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## 8 CONCLUSIONS

- 8.1 The proposed development is for the replacement of 65 bathrooms within numbers 21-25, The Goodenough Club.
- 8.2 The majority of the alterations simply propose the replacement of the sanitary ware to ensure high-quality bathroom facilities to meet the expectations of guests.
- 8.3 The application has been accompanied by a Heritage Assessment, which demonstrate that the proposals represent a well thought out high quality development. The other alterations have been designed to be in keeping with the buildings existing layout.
- 8.4 The proposed development at London House accords with the NPPF, the London Plan and the saved policies of the Camden Local Development Framework.
- 8.5 In light of the above this application should be considered favourably and listed building consent should be granted.