

**PHILIP
MEADOWCROFT
ARCHITECTS**

**CORAM
NEW EAST WING
DESIGN AND ACCESS STATEMENT**

**SEPT
2015**



Philip Meadowcroft Architects Limited

33 Greenwood Place
London. NW5 1LB
07905697719
pm@pm-architects.co.uk

INTRODUCTION
EXECUTIVE SUMMARY

Philip Meadowcroft Architects (PMA) have been commissioned by Coram as design team leaders to develop a proposal for a new extension (the 'New East Wing') to the existing main office building within Coram Campus.

The New East Wing extension forms part of the continuing development of the Campus to accommodate expansion of services offered by Coram. The proposed development will:

- Provide much needed additional office space for Coram
- Will enable the next phase of the masterplan by allowing existing services to be decanted during construction of the new office building (to be called the Queen Elizabeth II Centre) which was given planning permission in January 2014.
- Will occupy currently under-used external space.

Purpose of the Report

The purpose of this report is to describe the design and access proposals for the New East Wing as part of the full planning submission to the London Borough of Camden.

Drawings

The drawings in this report are for indicative purposes and are not to scale, unless indicated. All indicated scales are relevant at A3.

| | | |
|----------|-----------------------|---|
| CONTENTS | 1.0 PROCESS | 4 |
| | 2.0 USE | 8 |
| | 3.0 AMOUNT | 8 |
| | 4.0 DESIGN AND LAYOUT | 9 |

INTRODUCTION CLIENT BRIEF

Coram occupy continue the work of the Foundling Hospital which occupied this site until its demolition in 1936.

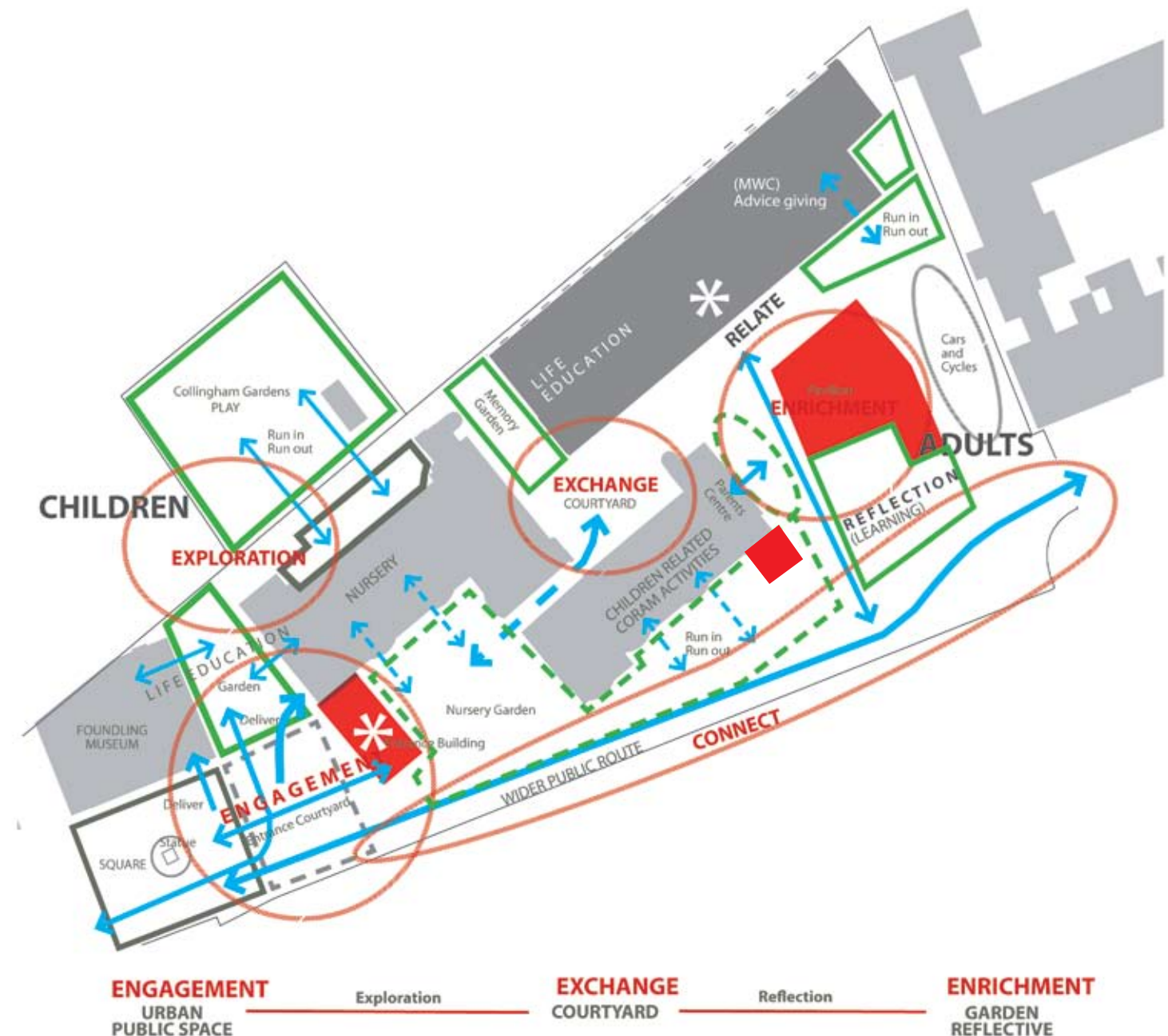
In recent years Coram have expanded their services supporting vulnerable and disadvantaged children and families and continue to do so.

There is a pressing need for additional space within Coram Campus to accommodate Coram's services and those of other like minded organizations.

A masterplan was prepared in 2009 which identified how additional buildings could be accommodated within the campus. So far the first two phases have been constructed - the entrance wing (2013) and Pears pavilion (2015). The next phase - New East Wing - is part of Coram's brief to maximize accommodation on the site and to unlock opportunities for further development.

The clients identified the site for the New East Wing because it is one of the few areas within the campus which is available and is currently under used. It also connects onto the main building which allows Coram's offices to expand.

The New East Wing extension will provide additional office space connected to the main building and will allow services to be decanted from existing buildings to the north prior to their demolition to make way for the future new office building - the Queen Elizabeth II Centre.





Aerial photograph showing continuous tree canopy in campus, outlined in white

1.0 PROCESS
1.1 ASSESSMENT - EXISTING SITE

The site is located within Coram Campus which lies to the north of Coram's Fields and to the south of Grade II Listed St George's Gardens. Brunswick Square lies to the west and Mecklenburgh Square to the east.

The Campus was once formed part of the grounds of the historic Foundling Hospital and is now owned and occupied by the charity Coram who continue the work of the Hospital.

The two storey Z-shaped main office building occupies the centre of the Campus, surrounded by a number of other buildings, open spaces and groups of tall plane trees. Sir Thomas Coram Nursery occupies most of the ground floor of the main building with the rest occupied by offices for Coram. A new extension to the western end was added in 2013.

Other buildings within the Campus are occupied by Coram and other like-minded organisations and date from varying periods: 19th Century Mortuary and Swimming Pool; 1950s Gregory House; 2014 Pear's Creative Therapy Pavilion.

A wide pathway along the southern edge of the Campus connects Brunswick Square to Mecklenburgh Square and provides the main access route through the Campus.

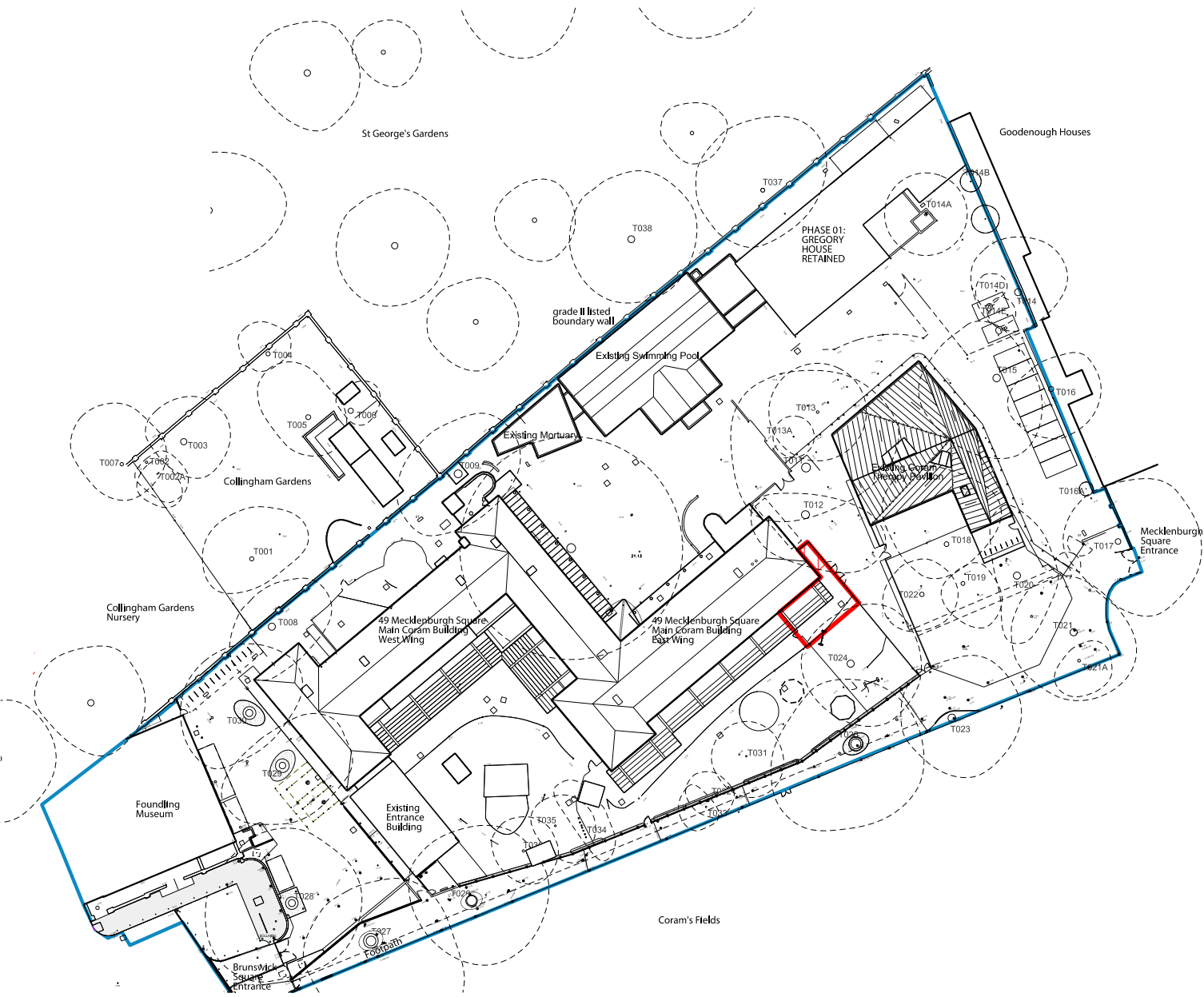


Fig 1: Existing plan of Coram Campus

Planning History

- A previous Planning Permission and Conservation Area Consent exists on the site of the proposed new building. Designed by Collett & Farmer Architects. An initial application was made back in 2003 but was refused on appeal. A revised application along with Conservation Area Consent was then approved. The details are as follows:

-2006-2951-P Full planning permission granted on 9th November 2007

-2006-2952-C Conservation Area Consent expired on 25 October 2009. A new conservation area consent application was submitted in parallel with the 2010 New East Building application.

The planning conditions relating to the Collett and Farmer building were discharged and the building was implemented in 2010

- Planning Permission for the New East Building designed by Meadowcroft Griffin Architects and Conservation Area Consent for demolition were submitted in August 2010 and permission granted in November 2010. This permission expired in November 2013.
- Planning permission was granted in 2011 for A New Entrance Annexe, Widened Footpath and Therapy Pavilion. This permission has been implemented through construction of the Entrance Annexe and Footpath, completed in November 2013 and construction of the Pear's Therapy Pavilion completed in March 2015.
- Planning permission was granted in August 2013 for an infill and extension to the undercroft at the eastern end of Gregory House which was completed at the end of 2013
- Planning permission for a reduced version of the New East Building was granted planning permission on 16th January 2014. This permission was for a three storey office building situated to the west of Gregory House on the northern edge of the Campus. This building is due to commence on site in 2016 and will be called the Queen Elizabeth II Centre.

1.0 PROCESS 1.3 PLANNING HISTORY



The entrance pavilion, completed 2013, viewed from Brunswick Square.



The Pears Pavilion, completed in March 2015.



An indicative perspective of the future Queen Elizabeth II Centre

1.0 PROCESS

1.4 SITE CHARACTER

Coram Campus occupies a triangular site which stretches between Mecklenburgh Square and Brunswick Square. It consists of a range of buildings of various ages within a landscape setting:

- The two storey main building occupied by Sir Thomas Coram Nursery and Coram offices. This building dates from 1936, extended in 1997. A new entrance wing was added in 2013.
- The old swimming pool and mortuary, remnants from the Foundling Hospital.
- Gregory House constructed in 1950s
- Pear's Therapy Pavilion completed in 2015
- The Foundling Museum facing onto Brunswick Square.

External spaces include:

- An entrance forecourt to the west
- Central courtyard
- Coram Nursery playspaces to the south of the main building
- Wide public footpath linking Brunswick Square to Mecklenburgh Square
- Therapy garden accessed from Pears Pavilion
- Car park at the eastern end.

Coram Campus is a green oasis within the heart of London characterized by large plane trees which give it a strong sense of buildings within a secluded woodland setting.

A masterplan was carried out in 2009 which identified long term development opportunities within a coherent landscape strategy. The first two phases of the masterplan have been implemented - the new entrance wing, Pears pavilion along with widening of the public footpath. The campus now follows the landscape strategy of arrival and forecourt to the west, secluded gardens to the east.

The campus has evolved over time and so individual buildings are different in appearance reflecting the character and style of different periods. The majority of buildings are constructed of brick. However the Pears Pavilion is distinctly different reflecting its garden context and as a counterpoint to the other buildings within the campus.



Entrance Wing viewed from Brunswick Square



View looking east along the public footpath



View north along the entrance pathway towards the Pears Pavilion entrance



View towards the Pears pavilion from the main courtyard.



East facade of the Pears Pavilion



View of the south east corner of the existing main building.



View from the main courtyard towards the Old Swimming Pool



View towards the Pears pavilion from the main courtyard.

1.0 PROCESS

1.5 CURRENT SITE ISSUES

The proposal is to place the new building on the south east corner of the existing main office. The key site issues are:

1. Location

There is a lot of open space within the campus, however much of it is within tree protection zones or occupied by Coram Nursery play space. The open space to the south east corner of the existing main building is currently under-used.

2. Plane trees

There are many tall plane trees. Any new building needs to be located and designed in a way which avoids any detrimental affect on existing trees. The proposed

3. Coram Nursery

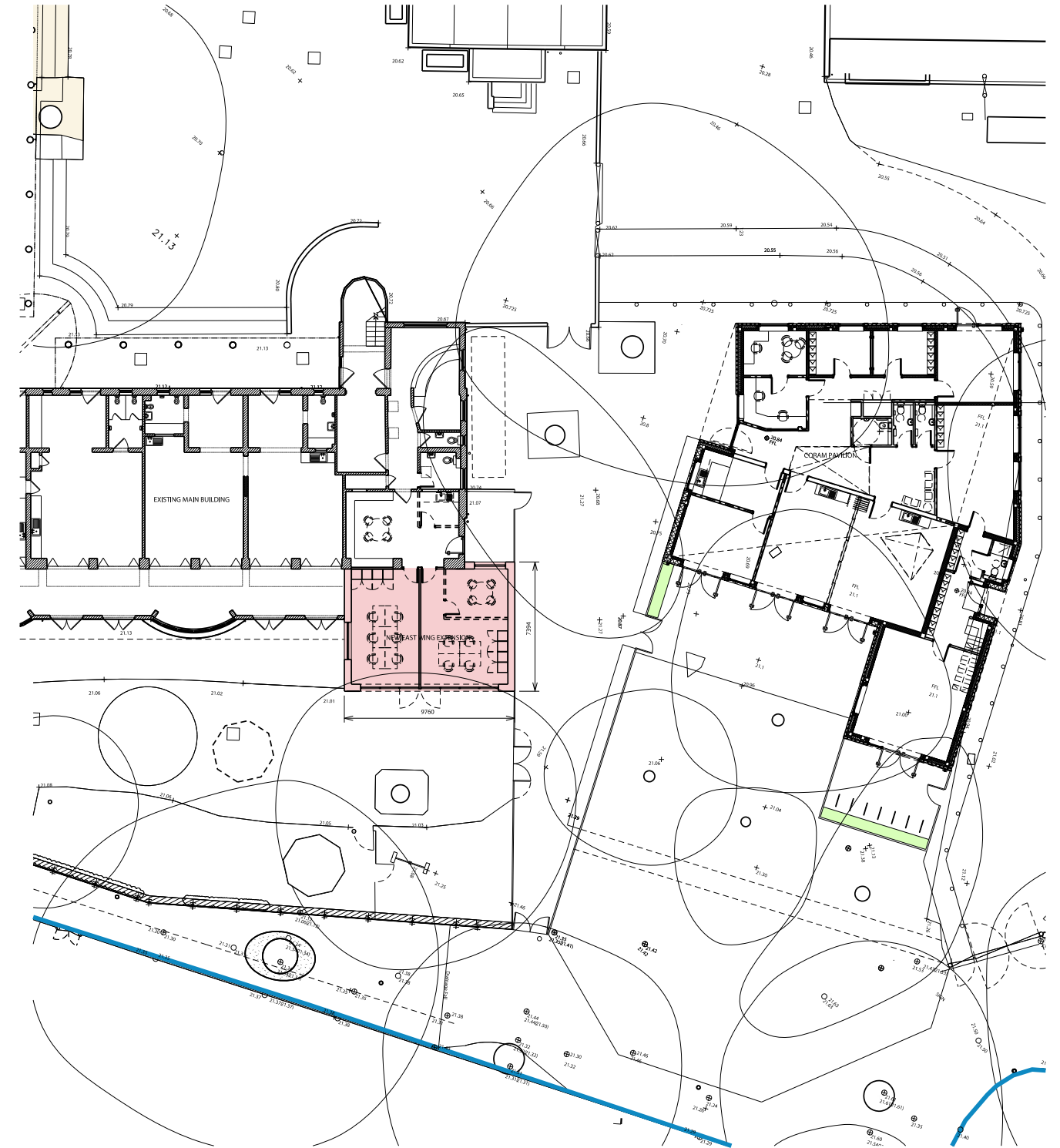
New development must lie outside Coram Nursery playspace and avoid overlooking the playspace.

4. Conservation Area

Coram Campus lies within Bloomsbury Conservation Area and so any new building should be sensitive to the conservation area context

5. Access and security

Security within the campus is very important. New buildings should help to provide natural surveillance and also be capable of being entered independently. A two storey extension could use the existing staircase in the main building for access.



1.0 PROCESS

1.6 DESIGN RESPONSE TO THE BRIEF

1.7 Design response to the brief

We have worked closely with the clients, the design team, and Coram's representatives to develop the brief and the design.

The design brief is to:

- Create a new two storey extension to the south east corner of the main office building.
- Maximize the footprint of the new extension given existing constraints of proximity to the plane tree to the south and Coram Nursery playspace.
- Create flexible office space which can be easily subdivided.
- Connect to the existing main building so that the existing staircase can be used to access the upper floor of the new extension.
-

The proposed design is:

- A two storey extension connected to the south-east corner of the existing main building.
- Located so that it lies sufficient distance away from the plane tree to the south to prevent damage. A site investigation has already been carried out by an arboriculturalist which confirms that the location and design of the new extension is satisfactory - see Arboricultural report.
- Extends between the eastern boundary of Coram Nursery playspace and the main entrance pathway.
- Accessed internally from the existing main building and also independently from the entrance pathway.
- Clad in timber shingles to contrast with the main building rather than mimic it.
- Entirely naturally ventilated.

2.0 Use

The existing use is an under-used garden, previously used as a playspace.

The existing main building is used as offices for Coram.

Proposed use of the extension is offices for Coram or another organization related to Coram.

The extension will provide additional office space for Coram which allows current uses to be relocated from the Old Swimming Pool building prior to its demolition to make way for the future Queen Elizabeth II Centre.

3.0 Amount

The aim is to make best use of available space within the campus and to increase much needed office space for Coram.

The new extension extends the full width of the available site and as far south as possible without impinging detrimentally on the existing plane tree.

The footprint of the new extension is 9.75m x 7.4m = 72.15 sq metres in area, giving a total of 144.3 sq metres over two floors.



Key

Existing buildings

Phased additions:
1. Entrance Pavilion
2. Pears Pavilion
3. New East Wing Extension
4. Queen Elizabeth II Centre

Access

Public Pedestrian Path

Access to open space

4.0 DESIGN AND LAYOUT
4.1 PROPOSED SITE STRATEGY
AND KEY PRINCIPLES

- Key design principles are:
- Create new spaces which build upon and support the existing scale and character of the site, specifically those of the existing office buildings.
 - Propose a new building, as part of a masterplan strategy for the whole site, which will lead to coherent development over time. A building which is sensitive to and conditioned by the use of work spaces.
 - Retain existing access routes with routes to improve permeability and functionality.
 - Reuse one of the windows to be removed from the existing building onto the new extension.
 - Use materials that help to integrate the new building with the surrounding context. Create an extension which responds to the natural garden setting

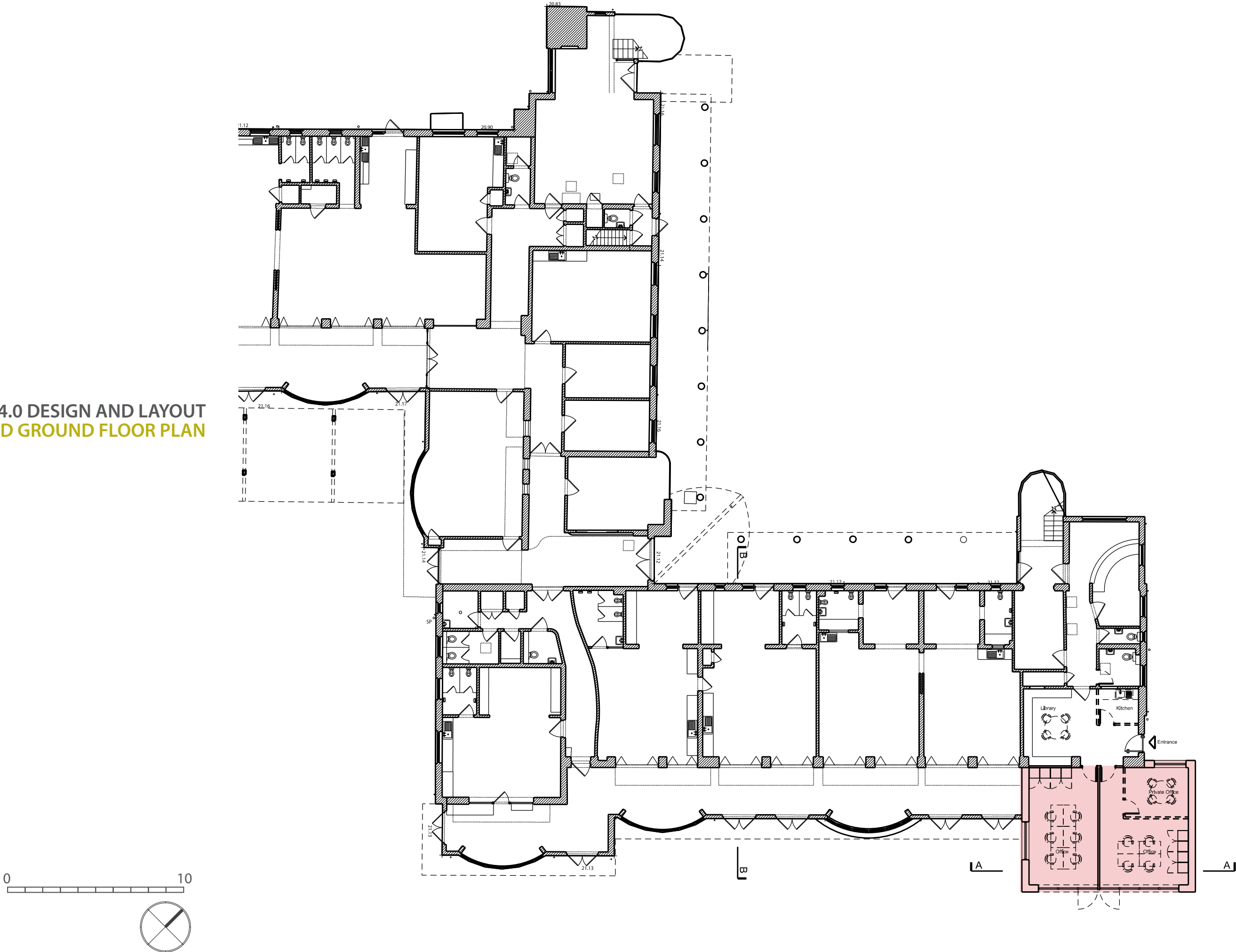


A horizontal number line with arrows at both ends. It is marked with the number 0 at the left end and 10 at the right end. There are 10 equal intervals between 0 and 10, each represented by a small square box below the line.



4.0 DESIGN AND LAYOUT

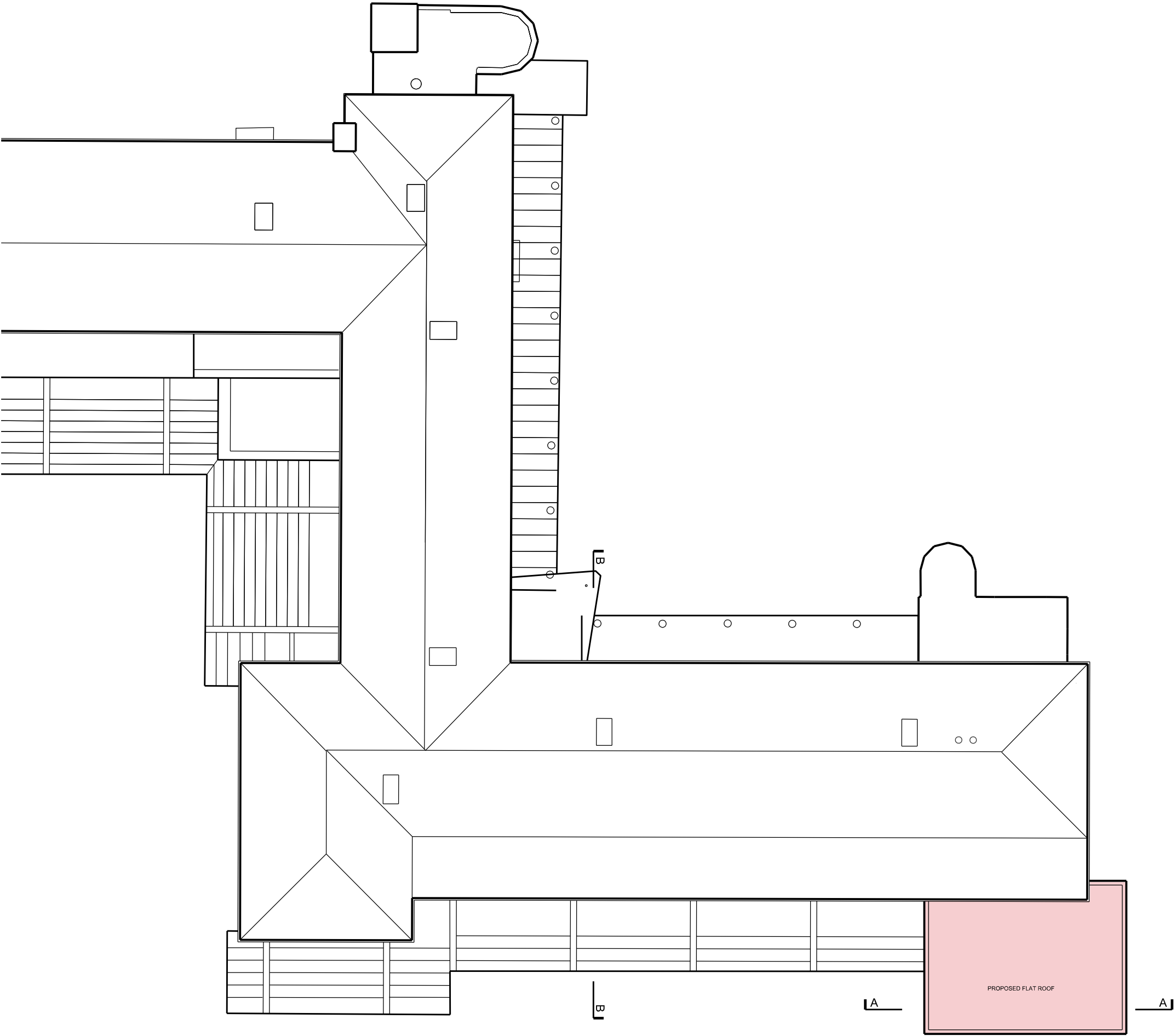
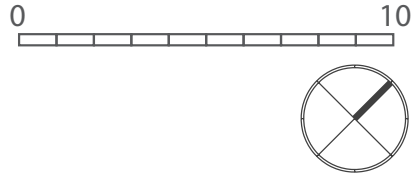
4.3 PROPOSED GROUND FLOOR PLAN



This architectural floor plan illustrates a building layout with a central corridor and various rooms. The plan includes the following details:

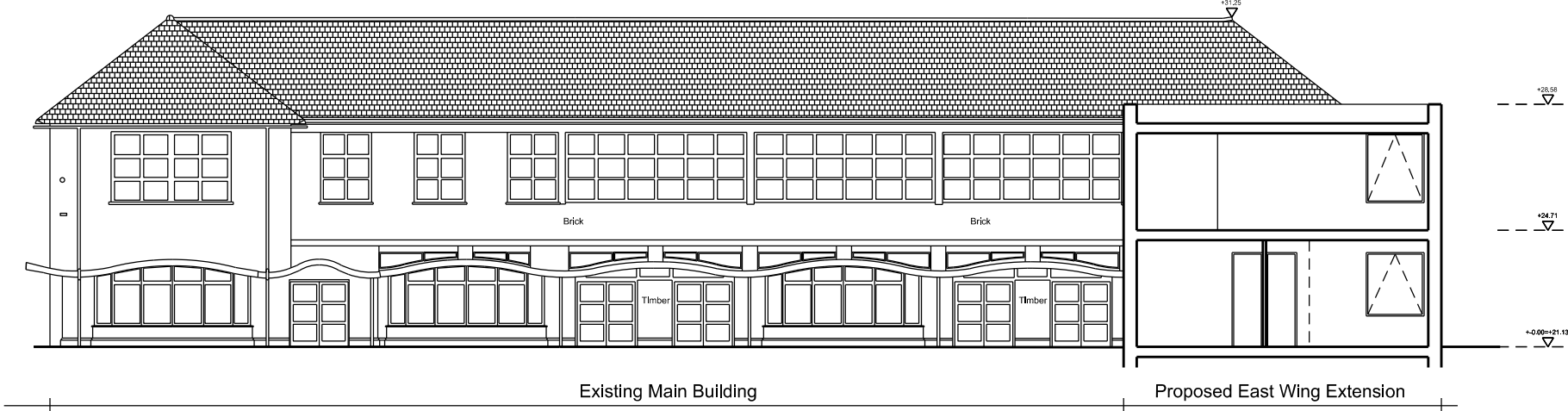
- Rooms and Spaces:** Several rooms are labeled, including "Office" spaces. There are also areas designated for "Existing canopy" and a section labeled "Re-using existing window removed from main building".
- Section Lines:** Section lines A-A and B-B are indicated, showing the locations of cross-sections through the building.
- Shaded Extension:** A portion of the building at the bottom right is shaded in light pink, representing a new or modified section.
- Architectural Details:** The plan shows walls, doors, windows, and furniture (e.g., desks and chairs in the office area). Staircases are also depicted.

4.0 DESIGN AND LAYOUT
4.5 PROPOSED ROOF PLAN

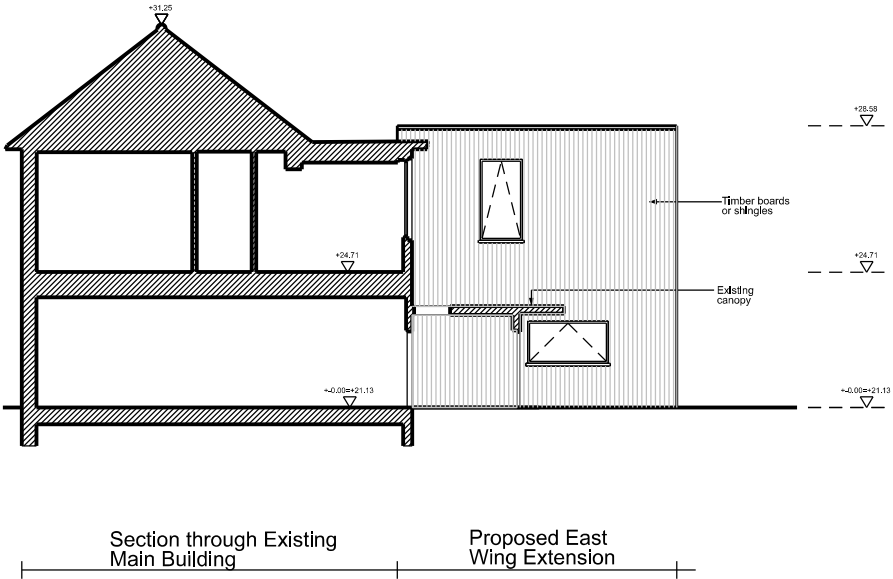


4.0 DESIGN AND LAYOUT
4.6 PROPOSED SECTIONS

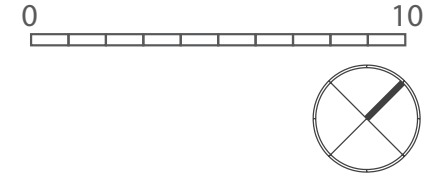
SHOW IN CONTEXT

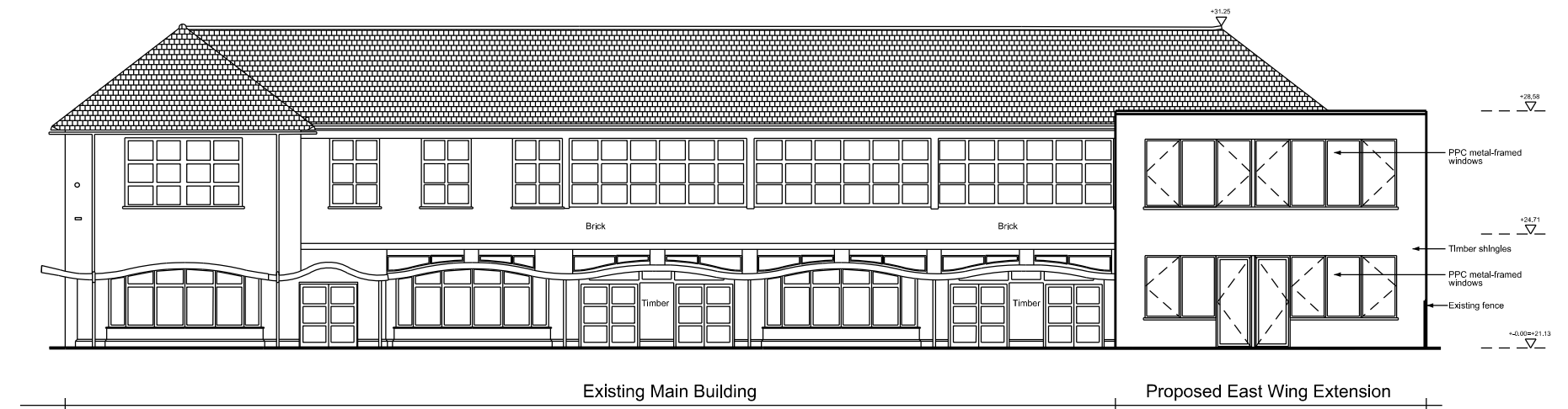


PROPOSED SECTION AA



PROPOSED SECTION BB





SOUTH EAST ELEVATION

4.0 DESIGN AND LAYOUT

4.7 PROPOSED ELEVATIONS



NORTH EAST ELEVATION



NORTH WEST ELEVATION





Pontartstrasse Housing in Austria by Baumschlager-Eberle, 1996



House for Julia and Bjoern in Austria by Innauer Matt Architekten, 2013

4.0 DESIGN AND LAYOUT

4.8 PRECEDENTS AND MATERIALS

Rather than continue the palette of brick the New East Wing extension is expressed as a light and distinctly different building to the existing main building. It is proposed to be clad in timber shingles to give it the character of a garden pavilion with a light and natural appearance. This responds to the natural garden context and the texture and colour of plane trees.

The timber shingles are proposed to be cedar which do not need treating and will become silver grey in tone over time., similar to the colour of plane tree trunks.

Windows will be polyester powder coated aluminium framed in a dark/medium grey colour or to match the Pears Pavilion.



Pontartstrasse Housing in Austria by Baumschlager-Eberle, 1996

4.0 DESIGN AND LAYOUT
4.9 INDICATIVE SOUTH EAST
ELEVATION



4.0 DESIGN AND LAYOUT
4.9 INDICATIVE NORTH EAST
ELEVATION



4.0 DESIGN AND LAYOUT
4.9 INDICATIVE SOUTH WEST
ELEVATION



4.0 DESIGN AND LAYOUT
4.9 INDICATIVE NORTH WEST
ELEVATION

