ed toovey architects

UNIVERSITY COLLEGE SCHOOL

NORTH BLOCK KITCHEN PROJECT

LISTED BUILDING CONSENT/PLANNING APPLICATION

DESIGN ACCESS / HERITAGE STATEMENT

January 30, 2016

Painting of University College School after construction in 1907

Contents:

Introduction outline of proposals

- The North Block building is situated on the University College School [UCS] Senior School campus at the northern end of the west frontage to Frognal.

- The address is:
  University College School
  Hampstead
  London NW3 6XH
  Tel: 020 7435 2215

- The project involves proposals to modernize the kitchen and catering spaces that support the dining function in the main dining hall, at first floor level.

- These proposals include measures to improve the catering operations, so that they are more efficient, more appropriate to current standards and requirements, and provide better and safer working conditions and facilities for staff.

- Internally the proposals involve some alterations to the building fabric for structural walls and a rooflight, as well as new finishes and layout for new catering equipment and appliances.

- At the same time the electrical and mechanical services are to be upgraded to improve mechanical ventilation, lighting and power distribution.

- Externally the works particularly for mechanical ventilation involve new plant and ductwork at roof level, in an area mainly concealed behind parapet walls and already occupied by existing plant items.

- The proposed alterations to the building fabric are mainly internal at first floor, with alterations to external rooftop plant and access principally concealed behind parapet walls, so there is no detrimental impact on the Conservation Area. All these works are described in more detail in this statement and in the application drawings.

Planning context & Heritage statement

- The site lies within the Frognal / Redington Conservation Area

- Reference is made in particular to Camden planning guidance documents:
  - CPG 1 Design
  - CPG 3 Sustainability
  - CPG 5 Employment

- The North Block is part of the original School development of 1906-07, and is listed along with the other 2 main teaching buildings, the Lodge and the boundary railings and piers. It is an historic asset. The North Block is a Grade II listed building.

- The North Block building west façade faces onto Frognal at an angle, set back from approximately 22 metres [south-west corner] to 28 metres [north-west corner] from the front boundary railings.

- To the north of the North Block and UCS is the boundary with no.58 Frognal, which is a tall brick residential property set at a higher ground level compared to the School campus. To the west of North Block is the School Lodge building, for which the School has recently been granted listed building / planning consent to make alterations and extensions [reference 2015/4508/P dated 16 November 2015].

- The listing reference for the group of 3 main buildings, of which North Block is a part, is as follows:

  CAMDEN
  TQ2685SW FROGNAL
  798-1/37/535 (East side)
  14/05/74 University College School
  GV II

  Public school. 1906-7. By Arnold Mitchell, built by Dove Brothers; much of main block destroyed by fire 1978 but restored virtually in facsimile by Michael Foster. Brown brick with stone dressings; rusticated red brick and stone pilasters. Slated hipped roof over central block with central copper domed lantern flanked by stone cupolas at base of hips.

  STYLE: Edwardian Baroque.

  EXTERIOR: symmetrical design with 2 storey centre and flanking blocks linked by peristyles.

  Central block, 12 window centre plus 1 window recessed end bays; wings with 7 and 8 windows. Main entrance of 7 windows and ground floor colonnade flanked by rusticated pilasters with carved cartouche capitals. Central round-arched entrance with attached columns supporting elaborately carved broken scrolled pediment with festoons and central cartouche; part-glazed panelled double doors. Above this a carved statue of Edward VII in an elaborate aedicule with carved feature above. Grouped architraved sashes with cornices, central windows ground floor with segmental pediments, 1st floor have triangular pediments with keystones. Parapet. The pilasters to the central block originally terminated in tall similarly rusticated chimneys.
  Wings have pilastered outer bays supporting broken pediments with carved cartouches above 1st floor sashes with broken pediments and keystones and ground floor windows with broken segmental pediments and keystones. Inner bays have ground floor sashes with keystones in broken pediments and upper floor oculi set in carved festoons, the drops linking to pediments beneath. Cornice and parapets.

  INTERIOR: has main hall with barrel-vaulted moulded plaster ceiling having Diocletian windows and wooden panelled walls with continuous 1st floor galley. The River Westbourne flows under the school in a specially built crypt.

  HISTORICAL NOTE: the pilasters to the central block originally terminated in tall similarly rusticated chimneys.

  Listing NGR: TQ2620285414

- The North Block was originally built as a two-storey gymnasium at ground floor over a crypt, with the kitchens and Dining hall at first floor above.

- The Dining hall has been largely well preserved as the original design, with a fine interior space lined with oak paneling and oak faced circular columns, with excellent classical details and mouldings intact. The space is naturally lit by a series of circular and rectangular roof lanterns.

- The original gymnasium use at ground floor has gone, with an additional floor inserted to create the two level School library on the east side, and classrooms with offices below on the west side.

- These modifications have hardly impacted on the exterior elevations except at crypt level, however the interior of the building below the top floor has been radically altered over the years.

- The School has worked hard over the years to refurbish the fine but friable and soft stonework that makes these buildings so exceptional. The ham stone features, mouldings, window surrounds and cornices in the North Block have suffered from weathering damage over the years, but the quality of the architecture is still apparent.

- There is evidence that the existing fabric in the catering areas has been altered over the years since construction, probably several times, to adapt to changing requirements and catering methods. Aside from the elements associated with the facades, such as the circular and rectangular windows, and the sliding oak doors which give access to the Dining hall and are therefore a part of the finishes to that space, there is no particular quality in the fabric detail, materials or finishes: the fabric is utilitarian and plain, in keeping with the function.

- The interior of the kitchen and catering areas is in need of upgrade and modernization. The rooms generally have quarry tiled floors, painted plastered walls and very tall ceilings with the painted plastered soffit. Ventilation is by a combination of openable windows with some mechanical extract assisting, and the roof lanterns provide natural daylight, but these also contribute to condensation problems. Services are generally exposed and surface mounted.

- These finishes are no longer considered to be appropriate in order to maintain the very highest standards of hygiene and good maintenance in a commercial modern kitchen. New finishes to walls, floors and ceilings will improve maintenance and ease of cleaning, and also provide an enhanced environment for staff to operate in.

- The existing layout of equipment has been assessed by a specialist catering designer and cannot realistically be retained. A complete new catering equipment fit-out is proposed as part of these works.

- The only features that are considered of overall importance to the quality of the listed building are:
    - the windows
    - the sliding oak doors to the Dining hall

- All other finishes and elements, such as interior kitchen doors, patent glazed rooflights, and general walls, do not have any fine original detail.

- The rooftop of the North Block is set behind parapet walls whose heights vary around the building perimeter, being highest on the west elevation. The building has a flat roof finished in asphalt or black felt, set at different finish levels, with original features such as the glazed roof lanterns, patent glazed rooflights and chimneys.

- Some of the lanterns have mechanical ventilation extract ducts in galvanized steel sitting just above the roof surface, and there is a large grey metal faced water tank on steel bearers towards the north end. The lanterns have for many years been used as routes for mechanical extract ductwork.

- Access is currently by an internal step ladder up to a small glazed roof lantern, with a side hung window that can be opened to crawl through onto the roof. This lantern has been constructed at a later date to the original building, and in design terms is awkwardly pushed up against one of the original chimneys, with its mouldings

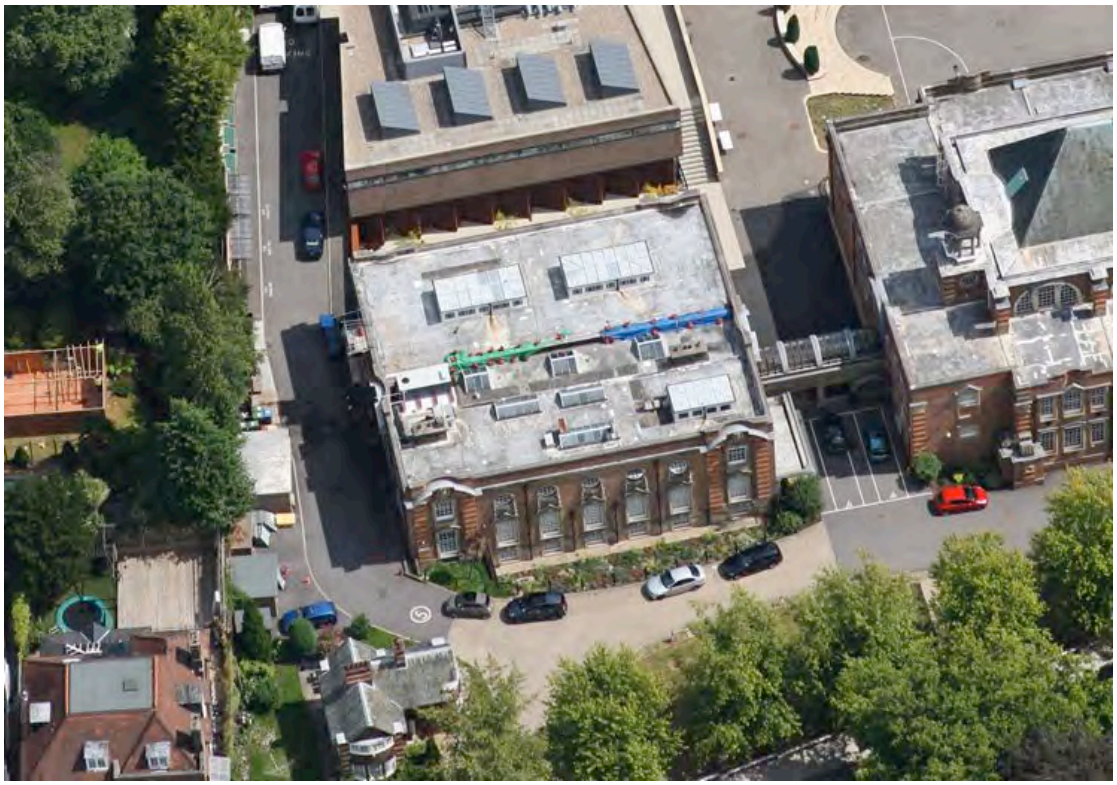
clashing with the stone detailing of the chimney. Access by this lantern is difficult and potentially with safety risks.

- The roof is in need of maintenance work to the weathering surface, which will be undertaken as part of these proposals. There are already several existing elements of plant serving the spaces below, such as a galvanized steel water-tank, plant and ductwork extract with cowls. One cowl close to the west elevation is particularly visible from the street.

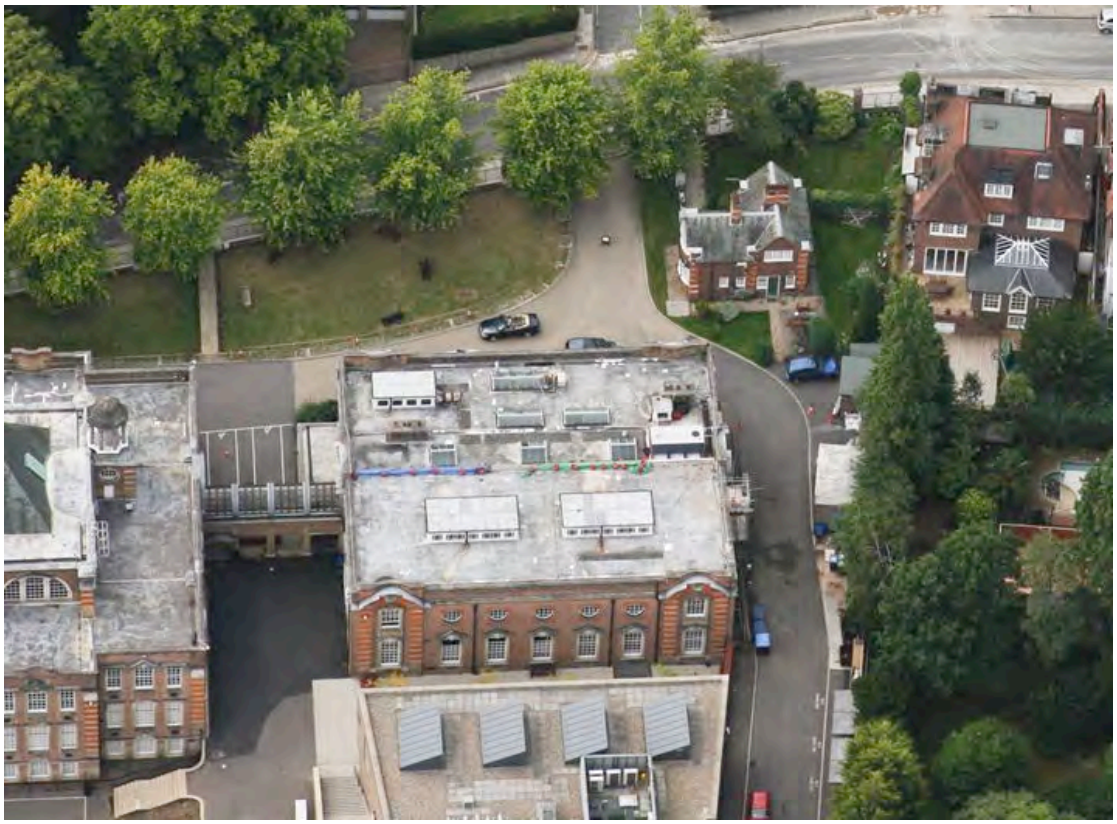
- The roof is only overlooked in practical terms from:
    - the rear of the properties in Ellerdale Road at a distance of approximately >120 metres
    - no.58 Frognal at a distance of approximately >20 metres
    - properties in Frognal Close at a distance of approximately >48 metres
    - the rear of properties in Frognal Way at a distance of approximately >85 metres

- The elements of plant on the roof have been there for many years and because of the parapet are not visible enough to impact on the appearance of the building from the street, except the cowl noted above, which is proposed to be removed.

Photographs of existing building



Bird's eye aerial view from west



Bird's eye aerial view from east

West elevation from Frognal from the pavement

West elevation from Frognal from inside the site

Rooftop area with rooflights and ductwork, looking south

Roof lantern used for access [of later date than original building] with water tank behind – the proposals will demolish this small lantern to provide a safer access hatch, with a benefit to the original chimney.

Interior kitchen area on west side

Interior kitchen area with finishes

Operational need

- The School has an urgent need to modernize the catering and back-of-house facilities that serve the Dining Hall.
- The existing equipment requires replacing with new, more energy efficient and hygienic equipment.
- The interior of the catering areas is currently of insufficient area in its layout to produce the numbers of meals per day, and the arrangement of spaces is not efficient. There is a shortage of space for storage and this means that more frequent deliveries are required. There is also a shortage of cold room and freezer space for food storage.
- The interior finishes are in need of upgrade for reasons of improved hygiene, working environment for the staff, efficiency of maintenance and cleaning, and general repair. The floor tiles, painted wall finishes and tall open volumes make cleaning and maintenance difficult. The rooflights give natural light but the very tall volume of the spaces makes heating and ventilation difficult and wasteful of energy.
- The environmental conditions are out of date and require modernization, with currently an over-dependence on fresh air from opening windows with poor circulation and hygiene issues, and a lack of extract, filtration and air changes suitable to meet modern standards as required by the Council's Environmental Health officers.
- Some measures are required at roof level to improve the safety of access from below and protection once on the roof.
- The School wishes to meet the very highest standards of environmental conditions, safety and hygiene, to deliver an efficient catering service for School meals, and to provide uplifting excellent conditions for catering staff to work in.

New proposals and design

- The proposals will allow a functional and rational re-organisation of first floor spaces, allowing new equipment to be laid out in the most effective layout, will improve the mechanical, electrical and lighting services, and will provide new floor, wall and ceiling finishes consistent with the aims of the project.
- The proposals at first floor will make alterations to the walls to provide a new catering equipment and room layout, with all modifications with steel beams and columns designed to work with the existing building structural scheme.
- Existing oak sliding doors giving access to the Dining Hall are to be retained – all other doors as noted are to be replaced with new for hygiene purposes.
- The new layout will improve the catering operation and benefit both the functionality of the spaces and the working environment of the staff. The new partitions will be in plasterboard on metal stud frame, to minimise weight loading and to allow for straightforward removal at a future date if required, without damage to the existing fabric.
- The new mechanical ventilation will benefit the internal environment in terms of hygiene, comfort, filtration and air freshness.
- New acoustically attenuated plant and ductwork will be installed onto the rooftop, generally screened by existing upstand parapet walls. The design of the rooftop plant

has been considered carefully to keep the height to the minimum practical, so that it is generally concealed behind the parapet from public view.

- The rooftop access is to be improved by demolishing the existing access lantern and replacing with a modern hinged rooflight hatch with integral telescopic ladder and safety pole, to offer easier and safer access for maintenance in accordance with Building Regulations.

- A mansafe system will be installed for safety of movement around the rooftop area, as parapets are lower than the recommended guarding height, and guardrails are to be installed where there is seen to be a safety issue with low rooflights that might be a hazard if fallen onto. This has been considered for health and safety reasons and compliance with CDM Regulations.

- The following works are proposed to the first floor catering spaces:

    - Strip out existing floor finishes.
    - Strip out existing redundant services.
    - Carefully form new openings in existing walls and demolish walls as shown on plans, with the installation of new steel columns and beams designed by the Structural Engineer.
    - Erect new lightweight plasterboard partitions.
    - Install new mechanical ductwork in the new ceiling space up to rooftop plant.
    - Install new electrical works and new lighting.
    - Upgrade gas and electrical services.
    - Install new suspended ceilings of lay-in hygienic pvc faced mineral fibre tiles in suspension grid, with plasterboard bulkheads for rooflights and to step up to above window heads, formed to a curve around circular window heads.
    - Install new hygienic non-slip vinyl floor with upstands .
    - Install new pvc faced hygienic solid doors as shown on plan.
    - Install new pvc hygienic wall cladding to all wall surfaces up to level of new suspended ceiling.
    - Install new catering equipment.

- The following works are proposed to the rooftop:

    - Install new attenuated plant and ducts – either grey ppc/painted or grey galvanized metal as shown on drawings.
    - Demolish the existing small roof access lantern over stairs, which clashes with the existing original chimney, and is not of the original building design.
    - Replace with a new hinged access rooflight hatch of dark grey polyester powder coated aluminium on insulated upstand with double glazed polycarbonate or glass glazing.
    - Install safety guard-railing in galvanized steel, with mansafe access systems of stainless steel cable for harness connection.

- The rooftop works will only be visible at a distance and angle from neighbouring properties, but will generally be concealed from view form Frognal pavement level. The grey colour of the new rooftop plant is consistent with existing plant and, where seen from a distance, will have minimal impact.

Landscaping

- There are no proposed works on grounds, trees or landscaping.

Amount

- The proposals are for alterations to existing areas only, and there is no increase in gross internal floor space.

Amenity

- There will be no daylight / sunlight impact on neighbours.
- The rooftop plant will be carefully designed acoustically to be in compliance with Camden noise requirements for mechanical plant, with ductwork and plant fitted with attenuation.
- A separate Noise Impact Report is included with this application.

Accessibility & Inclusivity

- The new proposals have no detrimental impact on existing access or disabled provisions. Access to the rooftop for maintenance will be improved by the new hatch.

Structure

- A consultant Structural Engineer has designed the structural alterations and supports for new plant in accordance with current Building Regulations and in keeping with the structural logic of the existing building.

Sustainability

- Materials for the new building are to be selected from sustainable sources.
- The impact of the proposals will be to enhance the existing building and therefore extend its usability and life span, which is an important sustainable benefit.
- New energy efficient mechanical ventilation plant will be provided which will be acoustically attenuated to the latest standard for noise required by Camden Local Authority. New equipment will be more efficient in use of energy.
- The lighting to the refurbished kitchen rooms will be of low energy design incorporating LED lamps

Traffic, transport and parking

- There are no changes in pupil numbers as a result of these proposals, so no impact on traffic and parking or use of public roads.

Programme

- The School wishes to implement the project in the Summer 2016, with most works being carried out in the School holiday period to minimise disruption to the catering provision to pupils.

Conclusions

- The proposed alterations have minimal impact on the external elevations of the North Block. The main building alterations are internal and no significant features are to be lost. In this regard the proposals have no detrimental impact on the Conservation Area and do no harm to the quality of the listed building.

- The works at roof level for new plant will improve the functionality of the kitchen areas to the long term benefit of the building. The new plant will have minimal impact on the roof appearance as seen from adjacent properties and even less seen from the public highway at ground level, from which they are largely concealed by existing parapets.

- Acoustic attenuation is incorporated so that all plant will comply with Camden noise standards, so that the amenity of neighbours is protected.

- All the proposed works are in keeping with maintaining the qualities of the building and do not impact on any significant aspects of its listing or details. Special regard has been attached to the desirability of preserving the listed building and any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposals are considered to be in general accordance with policies.

- The enhanced functionality of the catering areas will extend the usability of the listed building as an important facility for the School.