

# THORNHAUGH MEWS PROJECT

Addendum to Design & Access Statement  
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for  
University College London

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# Document Control

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# 1 Introduction

## 1.1 Scope

This document has been prepared to support a Section 73 Application for minor material amendments to the approved proposals for Thornhaugh Mews, which is situated to the rear of the Institute of Education's premises at 20 Bedford Way (Council ref 2008/1237/P). It also supports a corresponding application for Listed Building Consent.

A brief introduction is given to the approved scheme, in order to focus on the proposed changes.

## 1.2 Background

The Institute of Education was granted Planning Permission and listed building consent for an extension to their premises on Bedford Way in 2009. The original building is Listed Grade II\*, was designed by Denys Lasdun and built in reduced form in 1970-76. The Institute was not able to fully build the extension at that time, but was able to implement the permissions.

Since then, UCL have merged with IoE and are keen to construct the approved extension as part of a strategic review of the IoE's wider estate which includes the main 20 Bedford Way building. The approved, but yet to be constructed, extension offers UCL IoE an excellent opportunity to increase the quantum and quality of teaching and supporting ancillary floorspace within Camden.

Despite the eagerness to commence development, UCL are also keen to ensure they will be delivering the optimal design for the new extension. Therefore, UCL have taken the opportunity to review the approved design thoroughly. Following this critical review, it has been decided that some minor amendments to the approved design will improve energy efficiency, practicality of the extension for the intended use, and the impact of the extension in design terms to the surrounding area and neighbouring buildings.



## 3 Permitted Design

### 3.1 Building Works

The permitted building works proposals comprise:

- The new mews building: A four storey extension on the vacant Thornhaugh Mews site, with floors at level 2 (semi-basement connecting to the service road) and levels 3, 4 and 5 (above ground, connecting to the existing IOE library).
- The new spur building: A four storey extension built over the existing IOE library, with new floors at level 6 (library roof level) and levels 7, 8 & 9 over. All floors connect back to the existing stair tower of the main Bedford Way building.

### 3.2 Landscape

The permitted landscape proposals comprise:

- The new mews: A new landscaped amenity and circulation area between the new mews building and the rear of the existing Georgian terraces. This incorporates the existing rear gardens through removal of mostly modern boundary walls.
- Green roof areas: situated at levels 5 & 6 of the new mews building. The roofs are of the “intensive” type, with around 300mm of growing medium and various features incorporated to enhance biodiversity. A larger roof is provided at level 6 which is intended to act as a breakout space from a proposed conference facility within the adjacent new spur. It is also accessed from the floor above, at level 07, via a free-standing staircase which doubles up as a fire escape.



Figure 2: View of the model of approved proposals. Woburn Square terrace removed.



Figure 3: View of the model of the approved proposals, showing the new spur with the existing library in the foreground and Woburn Square Terrace to the left

## 4 Proposed Amendments

### 4.1 Profile of the spur

It is proposed to amend the new spur extension to provide a stepped profile with terraces to the south-west elevation at each level rather than a sloped glazed profile. Both stepped and sloped options for the south-west elevation were considered originally and it was felt that both would be viable, in principle, in terms of the context and character of the existing buildings. However, IOE's preference at the time was for the sloped version, principally because this would provide additional space and would avoid new external terraces at upper levels, which they anticipated would be difficult to manage and maintain. UCL have reviewed this decision and have confirmed that they would prefer a stepped profile and that they are able to maintain these external areas. A further significant benefit of the stepped profile is that it would improve energy performance which would help to meet regulations that have become significantly more onerous since 2009.

The change to a stepped profile would align the appearance of the new spur block more closely with that of Lasdun's only built spur, while its massing and the detailed design of the elevations, otherwise unchanged from the consented and implemented scheme, would continue subtly to distinguish it from both phases of Lasdun's work. This would make the extension sit more comfortably into the framework of the Lasdun building, and thus be marginally beneficial in terms of its effect on the character and appearance of the grade II\* listed building. The slight reduction in enclosed volume would similarly be marginally beneficial in relation to the setting of the back of the Grade II listed terrace in Woburn Square. For both these reasons the amendments would also have a marginally beneficial effect on the character and appearance of the Bloomsbury Conservation Area.

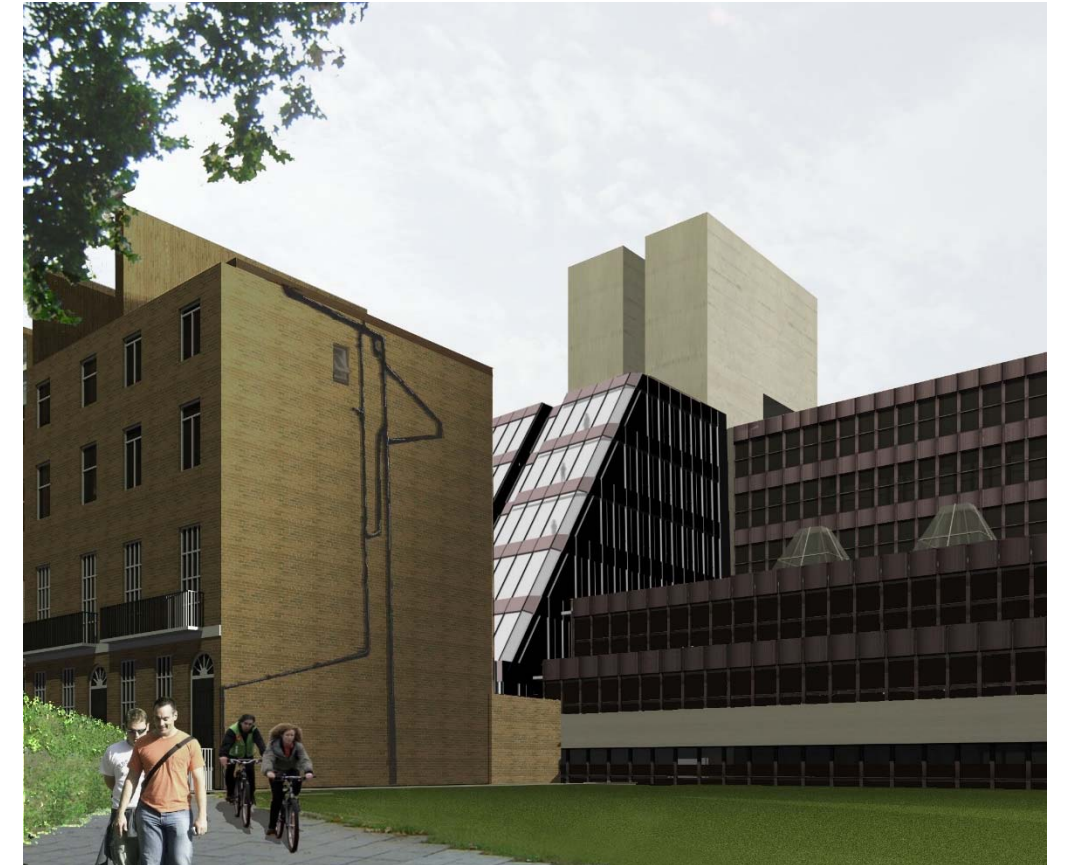


Figure 4: View of sloped spur (approved proposal) across Christchurch site. Trees omitted for clarity

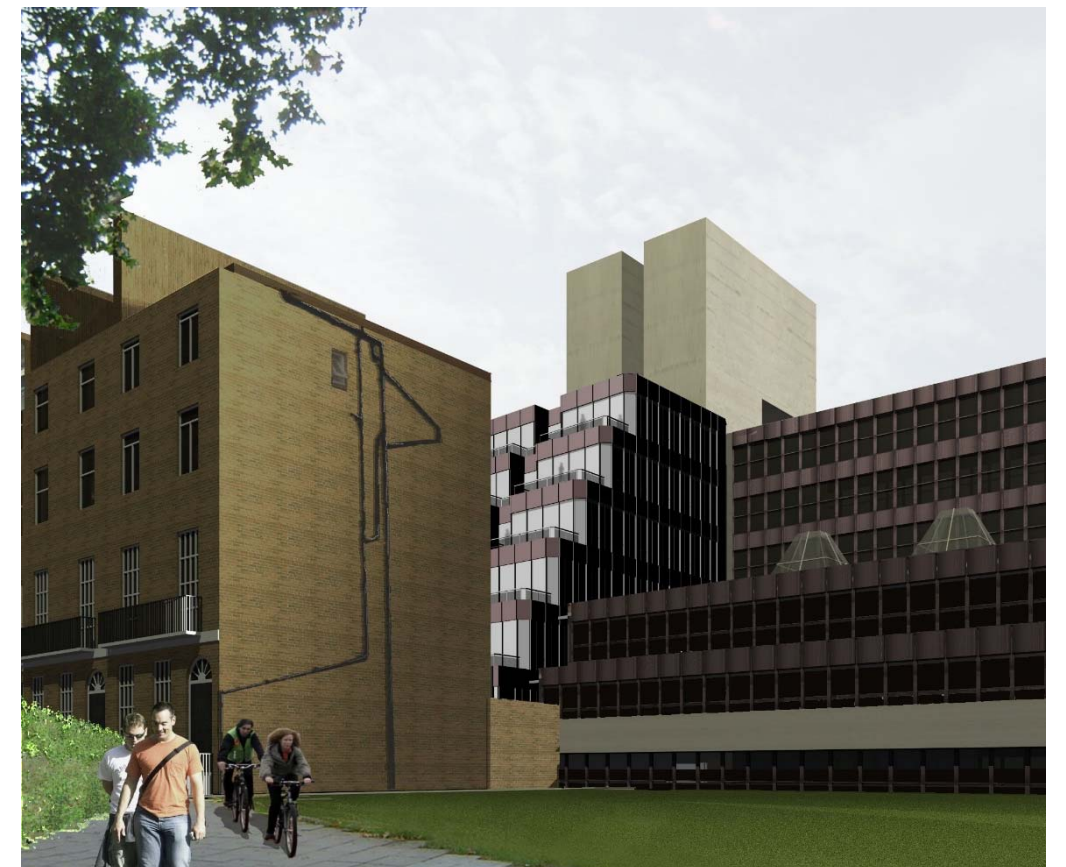


Figure 5: Equivalent view of stepped spur

## 4.2 Reintroduction of the cantilever

In the new mews building it is proposed to reintroduce a cantilevered portion of building over the service road.

This was a part of the original design that was discussed with Camden and other consultees in 2008. It was removed prior to submission following concerns raised by the adjoining owner. Now that the building is all under one ownership, this concern no longer exists and UCL intends to reinstate the cantilever to provide additional space.

The proposed projection of the cantilever (and thus the separation from the Bedford Way block of Lasdun's original, early 1970s, building) will exactly match that of the adjoining library, designed by Lasdun as an extension to the Institute in 1992-3. Reproducing that relationship in this second mews building to be added alongside the Bedford Way block will bring it into conformity with Lasdun's own thinking about the way in which his building should develop, and contribute to the sense of order in the overall plan. The effect on the character and appearance of the grade II\* listed building will therefore be positive. There is no effect on the setting of other listed buildings or on the conservation area, since the changes will only be visible from within the building itself.

## 4.3 Stair amendments

The new staircase located at the northern end of the new mews building was originally designed to suit office and library accommodation. The new proposed use as teaching accommodation requires a slightly wider stair. As a result, the projecting stair tower increases in width by 400mm, which the design concept can accommodate.

We have also noted that the originally approved drawings contained an anomaly in the way that the stair core was shown. Some elevations showed the lift enclosure extending to the 6<sup>th</sup> floor, whereas in fact it only serves up to level 5. It is only the lift over-run that extends up to level 6 and this is concealed below the parapet to the roof, which reduces the overall bulk of the projecting enclosure. The relevant corrected drawings are included with this application.

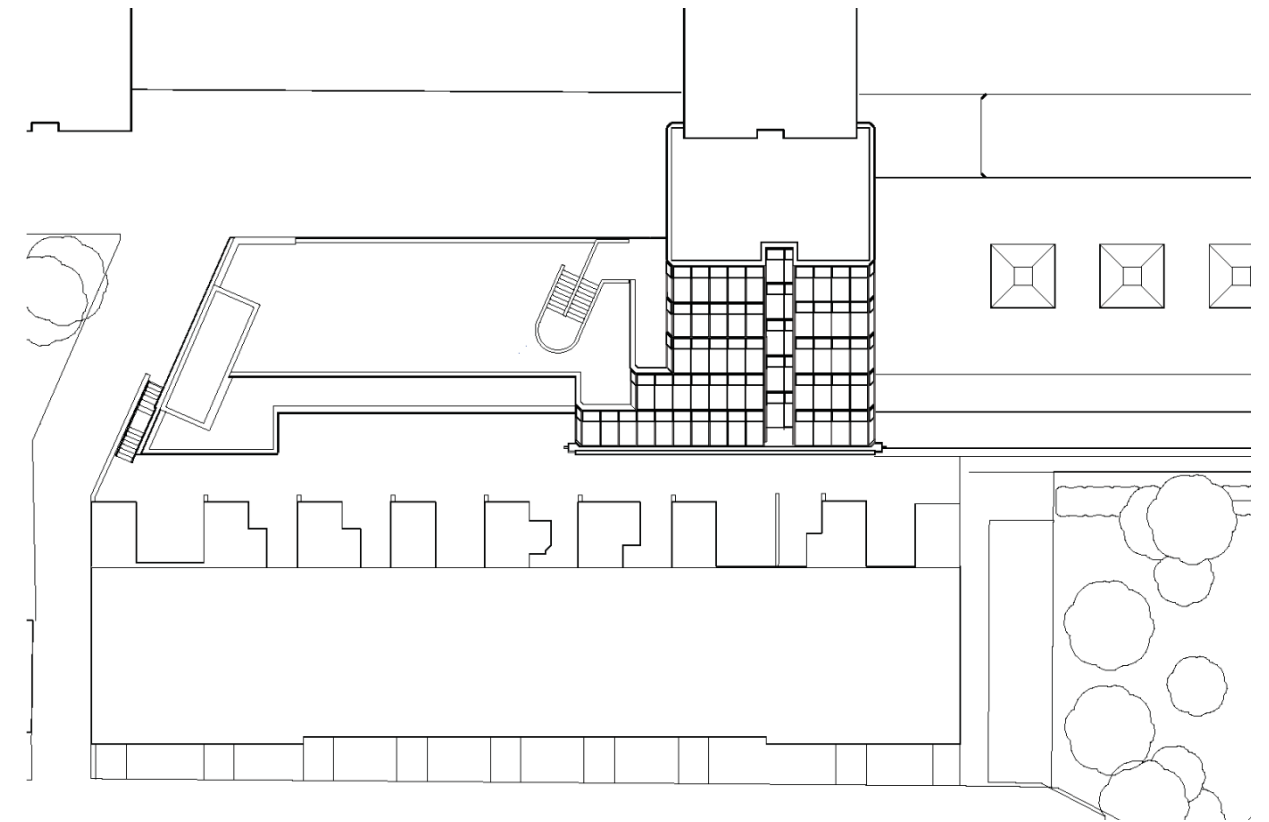


Figure 6: Roof plan as approved with sloped glazing to spur and no cantilever over the service road

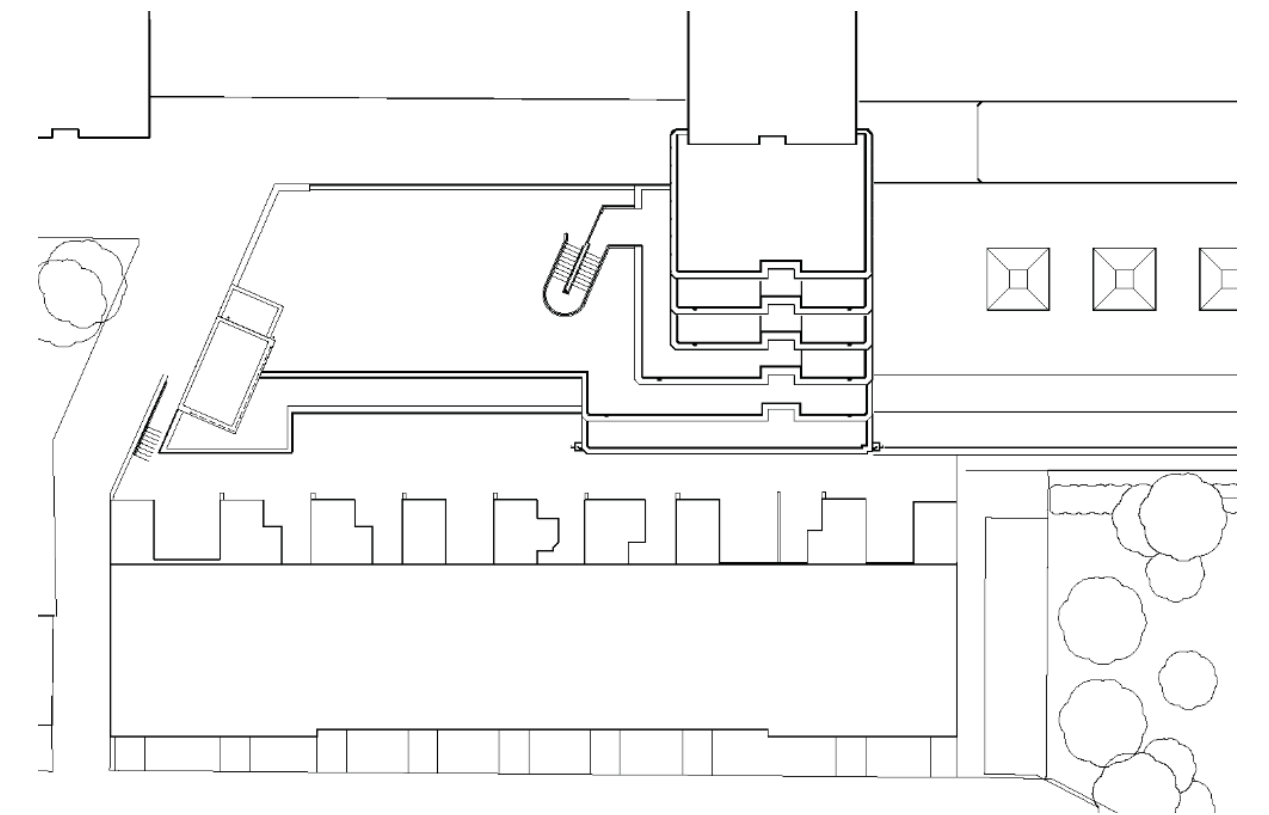


Figure 7: Roof plan as proposed with stepped profile to spur forming terraces, reinstated cantilever and amended stair.

#### 4.4 Landscape amendments

The change in profile of the new spur has resulted in a new series of external terraces at level 6 (library roof level) and levels 7, 8 & 9 over. It is proposed that these are planted as far as possible with a narrow maintenance strip against the windows. They will be accessible only for maintenance, but will be clearly visible and enjoyable from the interior spaces.

The reintroduction of the cantilever has increased the main area of green roof at level 6, back to what it was prior to removal of the cantilever.

All planted areas will be of “intensive” type with a soil depth of around 300mm. Measures to enhance biodiversity will be included in line with London Borough of Camden’s current design guidance.

The predominantly hard landscape of the new mews area between the back of the Georgian terrace to Woburn Square and the new extension remains as the permitted design. This includes removal of garden walls for which Listed Building Consent has been obtained.

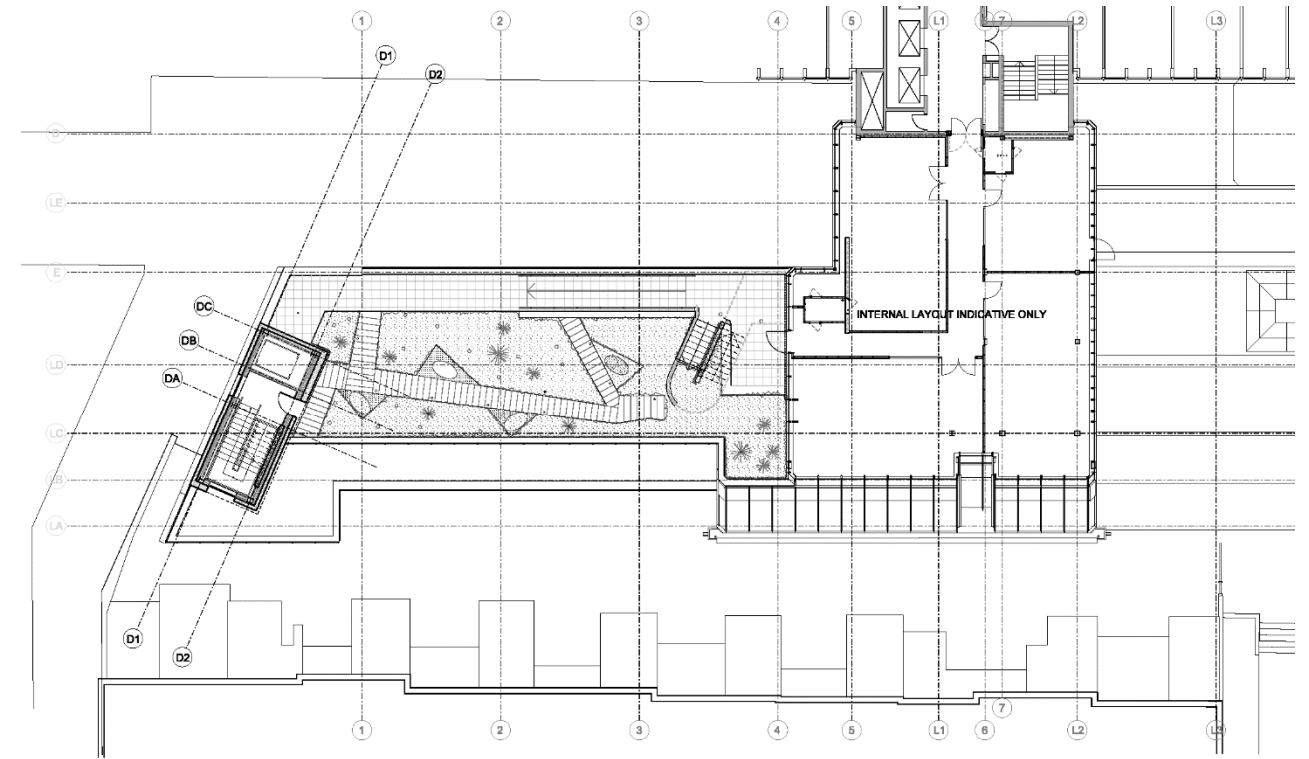


Figure 8: Level 6 roof plan as approved.

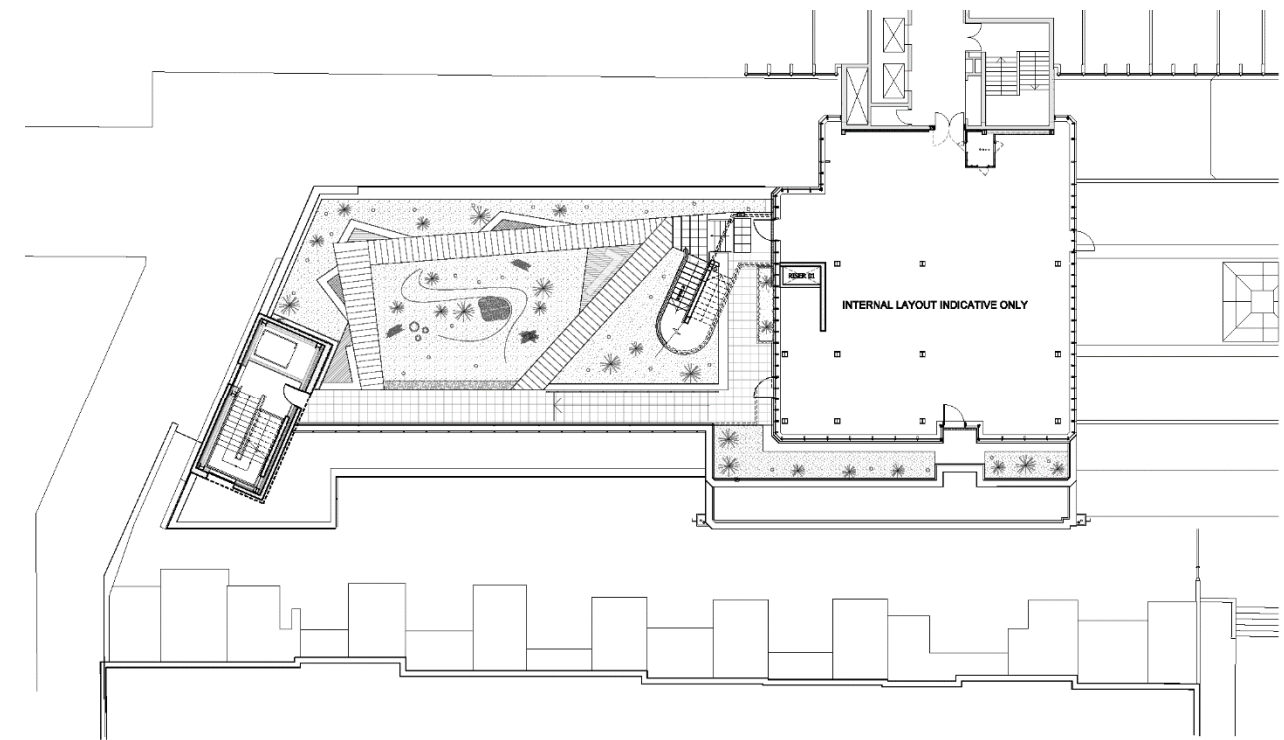


Figure 9: Level 6 roof plan as proposed with reinstated cantilever, amended stair and terrace in lieu of sloped glazing

## 5 Energy Use

### 5.1 Change in energy conservation legislation

Energy conservation legislation has become significantly more stringent since the extension was designed in 2008. The project must now comply with the 2013 edition of Part L of the Building Regulations, which imposes stricter limits for operational CO<sup>2</sup> emissions than the previously applicable Part L 2006, and introduces additional restrictions on permissible solar gains.

In addition, UCL's target BREEAM rating of Excellent (see below) requires that the operational CO<sup>2</sup> emissions are at least 30% lower than the Building Regulations requirement.

### 5.2 Effect on the proposals

The design has been retested using a thermal model in order to determine what changes need to be made to comply with the combined effect of legislation and the target BREEAM rating.

We have found that the spur, with its high proportion of glazing, minimal shading from surrounding buildings and southerly orientation is the portion of the extension that is most prone to solar gain with a consequently greater demand for energy use for cooling.

The change in profile of the spur to vertical glazing rather than sloped in itself helps to reduce solar gain. In addition, we have found that it is necessary to replace some of the glazing on the south west façade of the spur with opaque panels. These are to be glass faced with bronzed anodized aluminium panels internally to coordinate with the adjacent triple glazed units with inter-pane mesh that formed part of the approved scheme.

The consented cladding design was developed to be subtly different from Lasdun's original, to complement rather than attempt to copy it. This minor variation from the approved proposals sits comfortably within that philosophy.

## 6 Sustainable Design / BREEAM

### 6.1 UCL's Target

UCL is committed to sustainable design and has set a target of a BREEAM Excellent Rating for this building. The previous target rating set by IOE was Very Good. This higher rating affects many aspects of the design, with the energy use requirement (described above) forming an important component.

A Pre-Assessment has been carried out for the revised design indicating how it is anticipated that the Excellent rating will be achieved. A copy of the pre-assessment accompanies this application.

## 7 Pre-Application Consultation

### 7.1 London Borough of Camden

A Pre-Application meeting was held with London Borough of Camden's Planning Department on Tuesday 21<sup>st</sup> June 2016. We understand that we have the Council's support in principle to the proposed minor amendments.

### 7.2 Other Stakeholders

Advance packs of information were sent on 19<sup>th</sup> September 2016 to organisations who were consulted during the previous application. This is a brief summary of feedback received so far:

Bloomsbury Conservation Area Advisory Committee have indicated that they believe that the amendments are an improvement to the design and that approval is therefore likely. (contact: Hugh Cullum)

Historic England have acknowledged receipt. The proposals have been briefly discussed by telephone with the case officer who has advised that he will comment formally once the application is submitted. (contact: Alasdair Young)

The Georgian Group have acknowledged receipt and are reviewing the proposals. (contact: Alex Bowring)

The 20<sup>th</sup> Century Society have acknowledged receipt and are reviewing the proposals. (contact: Tess Pinto)



## 8 Discharge of Conditions

### 8.1 Generally

A number of conditions were attached to the original permission, the majority of which were discharged as the permission was implemented.

Where information submitted already to discharge a condition is still applicable, this is being resubmitted with this application to avoid the need to reattach the condition. However, where circumstances / details have changed, some conditions will need to be reattached.

Conditions are also dealt with more exhaustively in the accompanying Planning Statement. However, the following notes are included here in order to explain the submitted drawings:

### 8.2 Plant details (2008/1237/P Condition 3)

Details of plant will change as a result of the new brief and available systems. The detailed design of services is not sufficiently complete to enable this to be submitted at this stage and so we anticipate that this condition will need to be re-attached.

### 8.3 Refuse storage & recycling (2008/1237/P Condition 4)

Details of refuse storage and recycling are expected to change slightly due to the change in occupancy. However, exact details are not yet known and so we anticipate that this condition will need to be re-attached.

### 8.4 Hard and soft landscaping (2008/1237/P Condition 5)

A revised proposal for the hard and soft landscaping of the green roof areas has been developed and is shown on the application drawings. Details of planting and proposals for diversity for the roof areas need to be developed further in discussion with UCL, we anticipate that this condition will need to be re-attached.

### 8.5 Cycle parking (2008/1237/P: Condition 6)

Cycle parking proposals are currently being reviewed by UCL for its whole campus. It is likely that the cycle parking details will change relative to those previously discharged as a result of changed occupancy. Since this review is still underway, we anticipate that this condition will need to be re-attached.

### 8.6 Security measures (2008/1237/P: Condition 7)

The proposals have not changed from those previously discharged and so equivalent drawings are included with this application to avoid the need to re-attach this condition.

### 8.7 View restriction measures (2008/1237/P: Condition 8)

This condition arose because of the particular configuration of the sloped spur and the use of parts of Woburn Square Terrace as student accommodation. The spur is now stepped and we have been advised by UCL that Woburn Square Terrace is no longer used for student accommodation. It seems likely that this condition is no longer relevant to the current proposal and so will not need to be re-attached.

### 8.8 Glazed balustrade details (2008/1237/P: Condition 9)

The proposals have not changed from those previously discharged and so equivalent drawings are included with this application.

### 8.9 Detailed drawings and samples (2008/1239/L: Condition 3)

The configuration of the spur has changed and new material samples will need to be obtained from reliable current suppliers. We therefore anticipate that this condition will need to be reattached.