



London Borough of Camden Design Review Panel

Report of Chair's Review Meeting: Middlesex Hospital Annex

Friday 16 December 2016
5 Pancras Square, London, N1C 4AC

Panel

Peter Studdert (chair)
Catherine Burd

Attendees

Gavin Sexton	London Borough of Camden
Frances Madders	London Borough of Camden
Sarah Freeman	London Borough of Camden
Deborah Denner	Frame Projects
Roland Karthaus	Frame Projects

Apologies / report copied to

Richard Wilson	London Borough of Camden
Edward Jarvis	London Borough of Camden
Edward Bailey	London Borough of Camden

Confidentiality

This is a pre-application review, and therefore confidential. As a public organisation Camden Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

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1. Project name and site address

Middlesex Hospital Annex, Cleveland Street, W1T 4JU

2. Presenting team

Peter Burrough	UCLH Charity
Steven Bee	Steven Bee Urban Counsel
Mark Furlonger	Temple Group
Sam Brown	Temple Group
Bert McCabe	Llewellyn Davies
Paul Barnes	Llewellyn Davies
Zain Ali	Llewellyn Davies
Huzaifayi Hanif	Llewellyn Davies
Graziantonio Ceglie	Llewellyn Davies

3. Planning authority's views

Planning officers feel that the scheme has developed positively since the previous Camden Design Review meeting, but that more work is required to deliver the benefits that Camden wish to see from this scheme, namely: a great place to live; high quality public realm with a pedestrian through-route; and a positive contribution to the listed building and conservation area.

4. Design Review Panel's views

Summary

The Camden Design Review Panel agrees that the scheme has developed positively since the previous review meeting, but feels there is scope for further improvement prior to the submission of a planning application. The panel thinks that the scheme as currently proposed is at the upper limit of scale and mass that can be successfully accommodated on this site. As part of the justification for this quantum of development, it will be essential to ensure that high-quality amenity is provided for the residential accommodation; that the public routes and spaces are clear and legible; and that the elevational treatment and detailing is sensitive and sophisticated within the heritage context. These comments are expanded below.

Scale and massing

- The scale and massing appears to be at the limit of what can be accommodated on the site without unacceptable impacts on the listed building and the conservation area.
- The mix of uses and the density of the scheme overall means that further design work is required to ensure that residential amenity is not compromised, and that routes and spaces are clear and legible.



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- The proposed new linking element to the north of the new courtyard reduces the clarity of relationship between the historic workhouse and the new building. The panel recommends that this linking element is reduced in height by one storey, to give greater definition between old and new.

Public realm and movement

- The proposed new location of the office entrance to the corner of the site is supported as it provides a clear marker for the new pedestrian route along Bedford Passage.
- The panel are unsure whether a clear and legible view would be achieved between Charlotte Street and Cleveland Street and further work is required to demonstrate this.
- The panel thinks that the new space to the north of Bedford Passage currently proposed as office space could be a good location for a café, to enliven the public realm.
- The design of the cafe frontage, and the office entrance frontage would benefit from being simplified to ensure a clear and legible frontage to Bedford Passage.
- The raised planted edge to the south of Bedford Passage needs further design development to ensure that it provides a positive edge and can be reliably maintained in the future. A more urban character to the landscaping, with less planting, may be appropriate here.
- The design of the new public courtyard should be given more thought to ensure it has a different, calmer and softer character to Bedford passage, appropriate to the residential entrance.
- The courtyard could accommodate doorstep play for the residential properties, as well as an attractive environment for passers-by who wish to dwell and linger.
- The panel feels that proposed artwork within the courtyard is unnecessary and that it would be preferable to restore and enhance the rear elevation of the Georgian workhouse building, as a backdrop to this space.
- The proposed new landscaping to the front of the Georgian workhouse building would benefit from being simplified and the front door to the building should be visible from the street.

Architecture

- The panel feels that the architectural resolution has developed well since the previous design review meeting, but that further work is required to refine proposals for both new and existing buildings.



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- New elements such as the boundary fence to Charlotte Street need to be designed with more sensitivity to the historic workhouse building.
- The planning of the residential accommodation should be clarified to avoid unnecessary walkways and to maximise sunlight and daylight levels in the third-floor level courtyard.
- There is potential for the rear elevation of the workhouse to be carefully designed and drawn in detail, to provide an historic backdrop to the new courtyard.
- The panel would encourage a simpler approach to the elevations of the new buildings.
- The choice of a grey colour palette, with varying tones of brick could be successful, but dark tones should be limited so that the spaces do not feel dark and oppressive.
- The detailing around openings with soldier courses is welcomed and further details should be provided to ensure consistently high quality is achieved throughout the scheme.

Next Steps

The panel is supportive of the proposals, subject to the comments above being addressed and feels that this further design development should be carried out prior to the submission of a planning application.

