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Middlesex Hospital Annexe Site  
Cleveland Street, W1T 4JU

For and on behalf of University  
College London Hospitals Charity  
(UCLHC)

## Design Revision Report

### Planning ref: 2017/0414/P & 2017/0415/L

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Revised submission date 2017 - 04 - 10

#### Design team

Temple  
Aecom  
Arup  
Crosby Transport Planning  
Urban counsel  
Delva Pateman Redlar







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# Introduction & Design Issues

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Following the planning application submission for the former Middlesex Hospital Annex site in January 2017, the MHA design team has met with the London Borough of Camden to discuss the submitted planning application scheme.

The design team met with LB of Camden on these dates:

- 29th February 2017;
- 9th March 2017,

The LB of Camden and the MHA design team discussed the potential amendments that may be required to update / revise the current planning application, reference 2017/0414/P.

This reports highlights the information and proposals that have been discussed with the LB Camden and subsequent further design iterations.

The following information is to be read in conjunction with the revised planning application drawings: plans, sections, elevations and detailed elevations.

Section 1.0 highlights overall key design issues raised by the LB of Camden.

These are as follows:

- Public space and landscaping;
- Building design - new build floor plan elements;
- Building design - new build elevations;
- Design issues relating to the Listed building.

This document highlights the above issues raised and responds to these items within the following sections:

- Section 2 - Public space & landscaping;
- Section 3 - Building design relating to general arrangement floor plans;
- Section 4 - Building design relating to elevational treatment;
- Section 5 - Listed building
- Section 6 - Sustainability & services
- Section 7 - Visuals updated responding to the revised above changes
- Section 8 - Revised schedule of accommodation

# 1.0 Design issues raised by The LB of Camden

## 1.0 Design issues raised by LB of Camden

Sections 2 provides a response on the design issues raised regarding public space and landscape. This section responds to the following issues:

- Meeting the FAAP aspirations for good quality design & useable public space
- Public space uses & community interaction
- Defining the public space quantum
- Daylight / sunlight levels within the public open space
- Revised public space & landscape design
- Revised landscape design and access statement information
- Accessibility

Section 3 discusses building design floor by floor to address the following issues:

### Ground Floor

Revised lightwell design  
Junction between listed building & new lift shaft  
Overhang treatment

### First Floor

Unit AL01 - external terrace

### Second Floor

Unit AL03 - relocate balcony  
North house gutter/gable wall

### Third Floor

Unit AL05 - relocate balcony  
Unit AL15 - window opening size  
Unit AL14 - Outdoor balcony space  
Unit AL10 & AL15 Outdoor balcony space  
Courtyard natural surveillance lower level  
AL08 - Screening to balcony

### Fourth Floor

Courtyard natural surveillance upper level  
Unit AL11 & AL12 – potential overlooking  
Unit AL19 & AL21 – no outdoor space

### Fifth Floor

AI SR02 – is it a cut-away or a balcony?

### Sixth Floor

AI SR05 – is it a cut-away or a balcony?

### Roof Level

### Basement Level

Section 4 discusses issue relating to facades and elevations. These are as follows:

- West Elevation overlooking the public square, office facade treatment.
- West elevation - Residential facade - corner unit
- Affordable housing balconies
- Linking building - lighter material, material to public space area, material to North House Square

Section 5 - Listed building issues raised the following issues following:

- Solar panels to be removed from the listed building;
- Proposed installation of suspended ceilings resulting in ceiling level sitting below to head of windows – this is not supported
- Proposed internal lining of walls within the workhouse – this part of the proposals is questioned and further details required to understand why this is necessary
- Further details including 1:20 section drawings of the glazed lift enclosure to the rear provided as conditional information
- Rooflights should be Conservation-style flush with the roofscape
- Details of new windows and doors (1:20 section, plan and elevation drawings) provided as conditional information.

Section 6 - Sustainability & Servicing raised the following issues following:

- ASHP Cooling
- Cooling hierarchy
- Green roof & blue roof design
- Flood risk & micro drainage calculations
- Air quality
- Basement impact assessment
- Transport revised bike spaces, provision for larger bikes or disabled bikes
- Bike access and travel through the Bedford Passage

Section 7 highlights revised visuals based on the new design iteration and proposals. These are as follows:

Views of Public square & Bedford Passage, rear of the workhouse & public square, affordable entrance.

Views from Foley Street, Cleveland Street, Charlotte Street, Tottenham Street and internal views of Bedford Passage.

Internal views of the proposed courtyard gardens.

Section 8 Schedule of Accommodation - illustrates the submitted application figures and the proposed revised scheme new schedule of areas.