

12 Elevations and Materials: Amendment Response

12.5

The amended perspective shows the following:

1. The revised width of the public footpath (to return as close as possible to its existing footprint).
2. Revised stairs along the West elevations - changes to stairs required to accommodate the reduced width of the proposed landscape.
3. Revised width of the landscaped external terraces - widths changed locally to allow for the revised width of the public footpath (to return as close as possible to its existing footprint).



Fig 37 Proposed Amendment - Elevations and Materials

12 Elevations and Materials

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Pears Building

5.9 Elevations and Materials continued

12.6

We have worked closely with the Planning Department to develop an appropriate approach to materiality for the external appearance of the building which balances internal functionality with a respect for context.

The structural strategy for the building is essentially bipartite: a reinforced concrete structural frame for levels 00 to 05 inclusive in order to provide the rigidity of frame required for the instrumentation used in the research laboratories and a lightweight steel frame for the two storey upper levels of the Patient Hotel. Both of these frames employ a notional 3.3m planning grid supported by columns and other structure at 6.6m. This planning grid has been optimised for the laboratory benching, write-up and bedroom layouts and forms the primary module for the organisation of the facades.

Cladding has been designed to be simple and modular in form, with interest being provided by articulation both at detail level and in the way that the building as a whole is articulated in form.

At entrance level, a colonnade has been created with cladding set back, forming a sheltered space at the top of the landscaped terraces.

Above this are two storeys of laboratory and write-up space, with a simple alternation of full height glazing (with some opening windows to the write-up space) and brickwork panels. Glazing is fritted at the upper and lower levels alongside facade-mounted and projecting metal-framed timber louvres to help reduce glare.

The top of the laboratory floors forms a natural "shoulder" and this is emphasised by the creation of a "cornice" using a cleaning monorail/louvre shading structure at this level.

The Patient Hotel levels are set back behind planters on the main facade, utilising a brickwork and glazed louvred panel system which is similar to that of the lower levels but alternating brick and glazed panels.

The roof to the Patient Hotel is a brown roof, maintaining the idea of landscaping and building integrating as fully as possible from external terrace to roof.

Level 06 Patient Hotel

Level 05 Patient Hotel

Level 04 Lab / Write Up

Level 03 Lab / Write Up

Level 02 Lab / Write Up + Main Entrance

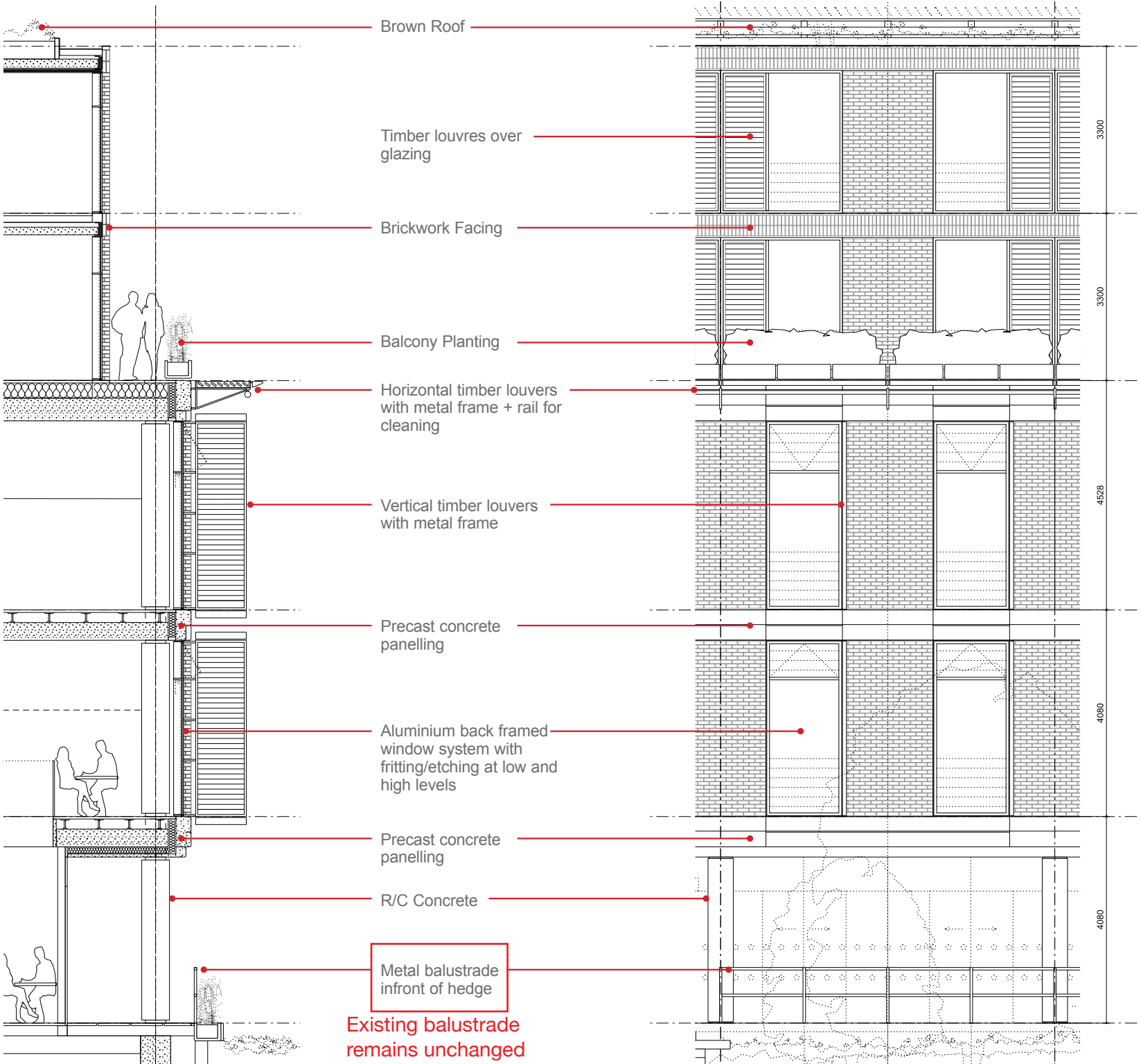


Fig 38 Extract of Section 5.8 of the originally submitted Design and Access Statement - Elevations and Materials

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12.6

There are no changes to the materiality and external appearance of the building as part of this proposed amendment.

The structural strategy, glazing, louvres, planters, cladding and collonade remain unchanged. The external path under the collonade wraps around the North side of the building under the consented scheme. However, in the proposed amendment the North section of the external terrace has been removed - refer to Section 6 for further details.

There are also no changes to the proposed roof arrangements as part of this amendment.

13 Heritage Impacts

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5.10 Heritage Impacts

13.1

The proposed scheme for the Pears Building will preserve and enhance the setting of the two conservation areas and their character and appearance, the special architectural and historic interest of St Stephen’s and other listed buildings, and the setting of the two potential locally listed buildings. The proposal will certainly alter the setting of the heritage assets described above and the character and appearance of the conservation area, but will do so in a positive and enhancing way. No harm will be caused to heritage assets. The proposed scheme will create a new building to accommodate the required facilities which is clearly and confidently contemporary while nonetheless fitting well with, and enhancing, its varied context.

The creation of built form - in the shape of an extremely well-designed and carefully contextual new building - on the site of Heath Strange Garden where it does not presently exist does not, of itself, constitute harm. The setting of the heritage assets and notably St Stephen’s Church, does not rely on Heath Strange Garden being an open space. For many years the site, and thus the setting of St Stephen’s, was occupied first by villas and then by the former Hampstead General Hospital. Since then, the building of the modern Royal Free Hospital has harmed the setting of St Stephen’s.

However, the capacity of St Stephen’s to accommodate change in its setting is considerable. Though harmful, the presence of the Royal Free Hospital has not undermined its special architectural and historic interest. It is a powerful and robust building, more than capable of accommodating a new building in closer proximity than the Royal Free Hospital, and whose tower will continue to soar above that new building. The proposed Pears Building will serve to create a new and far superior built environment context for the listed church, screening the church from the ugly backdrop of the main hospital building. It will do the same for the open space of Hampstead Green

The proposed scheme will create a series of tangible public benefits. These are set out and explained in more detail in the Planning Statement and should be examined carefully in that document. These multiple public benefits include the enhancement of the setting of heritage assets. These public benefits can only be delivered from the specific site of Heath Strange Gardens, for the reasons given here and elsewhere, principal among which is the adjacency of the site with existing facilities and the hospital services provided by the Royal Free Hospital. The benefits generated by the scheme more than outweigh what low level of ‘harm’ might be asserted as being caused by the presence of a new building in proximity to heritage assets.

For these reasons, the proposed scheme complies with national and local policy and guidance for the historic built environment.

Fig 39 Extract of Section 5.8 of the originally submitted Design and Access Statement - Heritage Impacts

11 Heritage Impacts: Amendment Response

13.1

The proposed landscape redesign does not constitute a major change to the character of the proposed scheme and therefore does not alter its heritage impact as described on the opposite page.

What the proposed amendment does is to build on the strength of the consented scheme offering a significant benefit in the widening of the existing footpath to ensure it remains as close as possible to its existing footprint. At the same time the proposal retains the character of the proposed landscaping and its public benefits, including materiality, low level seating and planting proposals.

Where changes to the landscape are expected to affect existing trees, the impact has been noted. In addition, steps have been taken to mitigate the loss of existing trees through identifying opportunities for re-planting and via extending the area of soft green landscaping.