

Planning Statement

32 Torrington Square, WC1E (Toddler Lab)

July 2017

Turley

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Our reference
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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Birkbeck, University of London, in support of an application for full planning permission and listed building consent for the following proposed development:

“Restoration of 32 Torrington Square (Listed Grade II) including internal changes together with development of an annexe on land to the north for Class D1 Use to accommodate a Toddler Lab for Birkbeck, University of London”

- 1.2 The site comprises a 4 storey end of terrace building (32 Torrington Square) with a lower ground floor level together with a cleared site to the north (previously 33 Torrington Square) that currently accommodates a vehicular ramp providing access to the rear of the Warburg Institute. 32 Torrington Square was vacated in June 2015 as part of the front façade was at risk of collapse. The building is in a poor state of repair and is supported temporary structural supports and scaffolding.

- 1.3 It is proposed to refurbish 32 Torrington Square and develop an Annex immediately to the north (formerly 33 Torrington Square) as a ‘Toddler Lab’ comprising a Centre for Brain and Cognitive Development (CBCD). The Annexe will comprise a new 4 storey building over basement that is contextual with 32 Torrington Square and the remaining terrace of houses which it forms part of.

- 1.4 The proposed development will be an extension of the Babylab currently located in the Henry Wellcome Building and a re-provision and upgrade of facilities previously at 32 Torrington Square prior to the building being vacated.

- 1.5 The Toddler Lab will be a unique and world leading facility understanding development disorders in young children. Using the latest wireless technologies, the new Toddler Lab will enable the advanced scientific study of brain development for children from 18 months to 5 years in an environment simulating familiar surroundings for toddlers.

- 1.6 This Planning Statement analyses the proposed development against the National Planning Policy Framework (NPPF), the London Borough of Camden’s (LBC) Development Plan and the relevant material planning considerations.

- 1.7 The format of the report is as follows:

- Section 2 ‘Site Context’: describes the site and the surrounding area, along with an overview of the planning history;
- Section 3 ‘Background’: describes Birkbeck’s wider vision and objectives and activities undertaken within the Toddler Lab;
- Section 4 ‘Proposed Development’: provides a detailed description of the proposed development;
- Section 5 ‘Pre-Application Engagement’: sets out the pre-application engagement undertaken with planning, design and conservation officers at LBC;

- Section 6 'Planning Policy Context': sets out the planning policy framework against which the planning application should be assessed.
- Section 7 'Planning Policy Considerations': provides an evaluation of the development proposals against relevant planning policy and any other material considerations; and
- Section 8 'Conclusions': summaries the key features of the proposed developments and sets out our concluding statement.

2. Site Context

- 2.1 The site comprises a 4 storey end of terrace building (32 Torrington Square) including and a cleared site (previously 33 Torrington Square) that currently accommodates a vehicular ramp providing access to the rear of the Warburg Institute. The lawful use of 32 Torrington Square is Class D1 Use.
- 2.2 In March 1969, 32 Torrington Square (together with the remainder of the terrace including numbers 27 to 32) was listed by Historic England as Grade II. The full list description is included as Appendix 1.
- 2.3 32 Torrington Square has suffered structural movement requiring the building to be vacated in June 2015. The building has inadequate floor joists, insufficient horizontal ties, inadequate acoustic separation and insulation to comply with modern day building regulations. The building is in a poor state of repair with several elements of the façade currently supported by temporary structural supports and scaffolding for health and safety reasons.
- 2.4 32 Torrington Square fronts a large designated public space known as Torrington Square where it can be accessed off. It is bounded by the Warburg Institute to the north and east, neighbouring terraced buildings and their back gardens to the south, and Torrington Square to the west. Numbers 27-32 Torrington Square comprise a terraced group of six former early 19th century townhouses, which originally formed part of the larger townscape composition of terraces enclosing the square, and as part of a wider planned layout of streets and square in Bloomsbury.



Figure 1: Aerial view of site and surrounding area

- 2.5 The site benefits from having a high Public Transport Accessibility Level (PTAL) rating of 6b (where 1 represents a low level of accessibility and 6 represents the highest level of accessibility). The site is within close proximity to a number of underground stations

include Goodge Street, Euston Square, Euston, and Russell Square; in addition to being well serviced by the bus network and bike sharing facilities.

- 2.6 In planning policy terms, the site falls within the Central London Area, Central Activities Zone and Bloomsbury Conservation Area. The surrounding area consists of a mix of large post-war building mostly in educational use. Bloomsbury is an area of great academic and cultural richness and includes some of the world's leading educational institutions namely by Birkbeck University of London, The School of Oriental and African Studies (SOAS) University of London, and the University College London. The wider surrounding area also includes the British Museum, The Wellcome Trust and the British Library.

Heritage

- 2.7 The site is located within the Bloomsbury Conservation Area, which was first designated in 1968 by the London Borough of Camden with the aim of preserving elements of the Georgian townscape. Subsequent boundary alterations have sought to incorporate the Victorian, Edwardian and 20th century architecture also present in the conservation area.

- 2.8 A small number of listed buildings lie in the vicinity of the Site. These include:

- Quaker International Centre and Attached railings, Byng Place (Grade II listed);
- Church of Christ the King and Attached Railings and Walls, Gordon Square (Grade I listed);
- Numbers 24-28 Woburn Square and attached railings including the Institute of Education, London University (nos. 24-27) (Grade II listed); and
- K2 telephone kiosk (1) outside the Church of Christ the King, Byng Place (Grade II listed) x 3.

- 2.9 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). The Warburg Institute is categorised as making a positive contribution to the Bloomsbury Conservation Area in the Bloomsbury Conservation Area Statement (2011) and therefore is likely to be considered to be a non-designated heritage asset.

- 2.10 The London Borough of Camden does not maintain a register of unlisted building of local architectural or historic interest or "local list".

Planning History

- 2.11 A detailed schedule of the planning history is contained within Appendix 2 of this statement. The following history includes the main applications pertinent to these proposals.

- 2.12 There are no major planning applications that relate to this site, however listed building consent was granted in December 2015 for the following:

- Ref. 2015/5575/L, Granted, December 2015 | Internal and external alterations including partial rebuild of the upper part of the existing elevation, strengthening of existing ceilings, levelling floors, repointing of existing brickwork and other localised repairs to the front elevation.

3. Background

Birkbeck, University of London

- 3.1 Birkbeck was established 200 years ago to provide university education for working Londoners. Birkbeck still believe in the power of knowledge to transform lives, so the University goes out of its way to make education accessible to as wide a community as possible.
- 3.2 Birkbeck has a global reputation for high-quality research and teaching and is part of the prestigious University of London, alongside University College London (UCL), King's College London (KCL), the School of African and Oriental Studies (SOAS) and the London School of Economics and Political Science (LSE), among others.
- 3.3 Because the conventional university model isn't for everyone, Birkbeck classes are held in the evening, so days are free - to study, work, volunteer. Birkbeck evening teaching gives people who care about their future something special: the opportunity to study at a world-class, research-intensive university and progress their life goals at the same time.
- 3.4 Birkbeck's flexible yet focused way of learning attracts a special type of student: hard-working, dedicated and determined to improve themselves.
- 3.5 Birkbeck students come from all backgrounds, careers and cultures, aged from 18 to 80. The wealth of workplace and real-world experience and opportunities to network and collaborate are unrivalled. In many universities, the top academics do not teach undergraduates, but at Birkbeck, they do. Birkbeck believe their students' varied experiences enrich our teaching, so we'll share knowledge and support you, as equals.
- 3.6 The reasons people choose to study in the evening are as individual and varied as the people you'll sit next to in class: young people who want to gain experience in the workplace while they study; working Londoners looking for a promotion or career change; people who missed out on university the first time around; or those who are simply passionate about their subject.

Birkbeck Schools

- 3.7 Birkbeck's five schools cover a wide range of academic disciplines and each provide a stimulating, dynamic environment for learning and research. The five schools include:
 - School of Science;
 - School of Arts;
 - School of Business, Economics and Informatics;
 - School of Law; and
 - School of Social Sciences, History and Philosophy.

University of London Masterplan

- 3.8 University of London (UoL) of which Birkbeck falls under, in association with the London Borough of Camden, have developed a Masterplan to inform the estate strategy over the next 10-20 years considering short, medium and long term growth requirements to ensure that they plan appropriate for the future needs of the university, colleges, institutes and students.
- 3.9 UoL seek to create a world class university environment that is not only connected to its history, but also forward looking. This is thought to be key to ensuring that Bloomsbury is full of vitality and continue to be an iconic knowledge quarter in London.
- 3.10 The Masterplan has been developed through baseline findings, projected future growth figures, urban design and historic analysis, and the consultation process to date. It identifies the issues relating to Torrington Square and highlights that there is an opportunity to enhance this area by providing a better public space and improved façades.
- 3.11 Whilst the site is not part of the design proposals, the infill site which comprises the proposed annex had been identified as a potential for academic space within the estate.
- 3.12 In order to continue to attract and retain the very best students and staff, Birkbeck would like to create exemplary facilities for them. Crucial to this is creating teaching, learning and research environments, adaptable to the changes in technology, communication and teaching practices.
- 3.13 Birkbeck is committed to upgrading its estate so that it is comparable with its international academic reputation.

Toddler Lab

- 3.14 The current Baby Lab is focused on the measurement of brain functions of babies during the first year using imaging and advanced eye tracking techniques. However, these methods are considered to be less viable with toddlers and young children between the ages of 1 to 5 years old. This age bracket is often termed the “black hole” of developmental studies due to the difficulties in testing highly mobile young children with poor understanding of, or compliance to verbal instructions. This is particularly the case with toddlers with emerging developmental disorders such as autism who may have poor language comprehension.
- 3.15 The Toddler Lab at 32 Torrington Square and the proposed annex will provide a unique world class research environment for understanding typical and atypical development in toddler friendly naturalistic environments. Using the latest wireless technologies and brain imaging techniques that enable toddlers to be mobile, the Toddler Lab will enable the advanced scientific study of brain development in an environment simulating familiar surroundings (e.g. home environment, preschool environment) for toddlers, including those with emerging developmental disorders.
- 3.16 Autism affects around 700,000 people in the UK and there is growing interest in targeting the toddler age group for early intervention to prevent or lessen the severity of autism outcomes. The preschool years are a difficult period for all children during which they spread their wings and encounter a greater range of people from outside their

immediate families by going to preschool. This phase of development is crucial as the child transitions from the safety and support of their close family to the broader context of nursery and school. This transitional period in which they broaden their peer groups and interactions with adults often reveals the true extent of difficulties.

- 3.17 The Toddler Lab will enable researchers at Birkbeck to better understand how young children adapt their behaviour in different social contexts such as a preschool, a park, and a home environment in the presence of family, friends, playmates, parents, teachers or other adults. The Toddler Lab will also help researchers to understand how children facing special social adaptation problems such as autism, cope with these changing life demands, and help us develop strategies to minimise the difficulties that they will encounter.
- 3.18 The new facility is enabled by the generous donations from the Maurice Wohl Charitable Foundation and the Wolfson Foundation, and will be named the Wohl Wolfson CBCD Toddler Lab.

4. Proposed Development

- 4.1 It is proposed to refurbish 32 Torrington Square which is listed Grade II, to house the ancillary office and research space to be used by the researcher within the Toddler Lab and will provide researchers direct access to the test environment.
- 4.2 The proposed development includes the construction of a 4 storey Annex plus lower ground floor between 32 Torrington Square and the Warburg Institute.

Use	Existing floorspace (GEA) (square metres)	Proposed floorspace (GEA) (square metres)	Net additional floorspace (GEA) (square metres)
32 Torrington Square			
Class D1	398.16	391.12	391.12
Annex			
Class D1	0	532.70	532.70
Total	398.16	532.70	923.82

- 4.3 The Toddler Lab will contain a series of natural environment rooms to measure and assess children's brain function.
- 4.4 The proposed development seeks to retain as much of the existing historic fabric pertaining to 32 Torrington Square as possible. For example, the bricks from the repaired facades will be reused where possible. Furthermore, the majority of the internal partitions will be retained and upgraded for acoustic purposes. The floors will also be retained and structurally reinforced as necessary.

Landscaping

- 4.5 It is proposed to landscape the rear garden at 32 Torrington Square to provide a space that can be used by children and their families when they visit the Toddler Lab. Details of the landscape treatment is illustrated within the Design and Access Statement, prepared by Bisset Adams Architects.

Transport and Servicing

- 4.6 The part of the site to the north of 32 Torrington Square retains a ramped pedestrian and vehicular (maintenance buggy) access route to the rear courtyard which is a requirement of the Warburg Institute. This is proposed to be reduced in width from 3m to 1.8m, a reduction of 1.2m. The proposed development includes 12 secure and covered cycle spaces which are provided at the rear of the site. Access to the spaces will be obtained from the ramp that will have key fob access.
- 4.7 The building will be serviced as per the current arrangements and will be managed closely by the facilities team within Birkbeck's Estates Department. Waste and recycling bins will be available on every floor which will be emptied daily and taken to the waste compound approximately 50m from the site. This is the main storage area for all

Birkbeck's waste and is collected throughout the week by a number of waste contractors.

5. Pre-Application Engagement

London Borough of Camden

Pre-Application Meeting No. 1

- 5.1 Prior to the submission of the application, pre-application engagement was undertaken with planning, design and conservation officers at the London Borough of Camden.
- 5.2 A request for pre-application advice was submitted to Officers at LBC on 31 January 2017. The pre-application enquiry comprised of draft Drawings, a Design Statement, a Heritage Statement and associated Planning Information. The request sought advice for the refurbishment of 32 Torrington Square together with an extended basement and rear extension and to develop the site to the north as an Annexe for a Centre for Brain and Cognitive Development.
- 5.3 A site meeting was held with Officers on 14 March 2017. A formal pre-application response was received from LBC on the 29th March which provided comments on the pre-application scheme at that time.
- 5.4 The principle of the proposed redevelopment was considered acceptable. LBC welcomed the public benefits this facility would deliver by the provision of a high quality higher education research facility to expand the existing facilities of Birkbeck College.

Pre-Application Meeting No. 2

- 5.5 A second pre-application meeting took place with officers on 17 May 2017. This meeting focussed on the extent of changes proposed to the listed building and the detailing associated with the proposed Annexe. Officers commented that extensions to the closet wing of 32 Torrington Square were challenging and it was agreed that options would be explored for locating the accommodation to the rear of the Annexe.

Statement of Community Involvement

Local Consultation

- 5.6 The applicant has engaged with the wider University of London including the neighbouring Warburg Institute and offered a presentation to the Bloomsbury Conservation Area Advisory Group.

6. Planning Policy Context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Specifically, Section 38(6) states:

'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

6.2 Overarching planning policy is contained within the National Planning Policy Framework 2012 of which the relevant details are outlined below.

6.3 Within the London Borough of Camden (LBC), the Development Plan comprises the following documents:

- The London Plan (Consolidated with Alterations, 2016);
- LBC Local Plan (2017);
- LBC Site Specific Allocations (2013);
- Fitzrovia Area Action Plan (2014);
- Euston Area Plan (2015);
- Fortune Green and West Hampstead Neighbourhood Plan (2015);
- Kentish Town Neighbourhood Plan (2016); and
- Camden Policies Map (2016).

6.4 Other policy documents that are material to the consideration and determination of this planning application include Supplementary Planning Guidance (SPGs) and Documents (SPD's) prepared by the Greater London Authority (GLA) and the London Borough of Camden.

6.5 Figure 2 is an extract from Camden's Policies Map (2016). It indicates that the site is subject to the following designations:

- Central London Area;
- Bloomsbury Conservation Area; and
- Flood Zone 1 (as confirmed by The Flood Map for Planning).

6.6 32 Torrington Square is a listed Grade II building. The site sits adjacent to designated Open Space being Torrington Square and Woburn Square.



Figure 2: Extract from Camden's Policies Map (2016)

6.7 The Application Site is not located in a designated Neighbourhood Area.

National Planning Policy Framework (2012)

6.8 Central to the NPPF is the presumption in favour of sustainable development. With regards to decision taking, the NPPF confirms clearly at Paragraph 187 that:

'Local planning authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.'

6.9 The NPPF considers sustainable development to have three dimensions: economic, social and environmental. It is made clear that these elements should be achieved jointly and simultaneously and where this is demonstrable, development should be approved without delay.

Conserving and Enhancing the Historic Environment

6.10 Paragraph 126 of the NPPF acknowledges that new developments can make a positive contribution to the character and distinctiveness of the local historic environment of an area.

6.11 Paragraph 131 further goes on to note that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- The desirability of new development making a positive contribution to the local character and distinctiveness.
- 6.12 Local Planning Authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps, however they should also assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage assets, outweigh the disbenefits of departing from those policies.

Requiring Good Design

- 6.13 Paragraph 58 of the NPPF requires that planning policies and decisions should ensure that developments meet a number of criteria including the following:
- Function well and add to the overall quality of the area; and
 - Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- 6.14 Whilst Local Planning Authorities should develop policies to help deliver high quality developments, Paragraphs 59 and 60 confirm that design policies should avoid unnecessary prescription or detail and should not stifle initiative through unsubstantiated requirements to conform to certain development forms or styles.

The London Plan (2016)

Urban Design and Place Shaping

- 6.15 The London Plan supports developments that are sensitive to the quality and function of neighbourhoods and places, access, heritage, local character, landscapes, inclusive design, safety, security and resilience, green infrastructure, air quality and biodiversity that contribute towards making London a special place and improve quality of life.
- 6.16 It promotes creating diverse, strong, secure and accessible neighbourhoods. Section 7 of the London Plan suggests that developments should contribute to people's sense of place, safety and security, and that the buildings and spaces should help reinforce the character and legibility of the neighbourhood. Furthermore, it encourages developments to be inclusive to all with a focus on providing high quality public realm.

Historic Environment and Landscapes

- 6.17 London's views, heritage assets and historic environment make a significant contribution to the city's culture. Developments are encouraged to be sympathetic to surrounding heritage assets and conservation areas by taking a considered approach to the form, scale, materials and architectural detail of a development. Furthermore, the London Plan acknowledges that new development can often make a positive contribution to the views and be encouraged.

Sustainable Development

- 6.18 The Mayor expects all developments to make the fullest contribution to the mitigation of climate change. Section 5 of the London Plan seeks to reduce the emission of carbon dioxide, primarily by reducing emissions from new developments and supporting

developments of low carbon energy infrastructure to produce energy more efficiently and to utilise energy from waste.

Community Infrastructure Levy

- 6.19 The application is exempt from both the Mayoral and Camden CIL as the proposal includes a development that would be used wholly or mainly for the provisions of medical services and education in association with an institute of higher education.

7. Planning Policy Considerations

Principle of Development

- 7.1 Policy G1 of the Local Plan notes that the Council promotes the most efficient use of land and buildings in Camden, seeking to deliver sustainable growth to preserve and enhance the features that make Camden an attractive place to live, work and visit.
- 7.2 Educational uses are supported at strategic and local level. Policy 3.18 of The London Plan states that the Mayor will support the provision of higher education facilities to meet the demands of a growing and changing population and to enable greater educational choice. Development proposals which enhance education provision, including new builds, will be supported and encouraged.
- 7.3 Part C of the policy states that "*proposals which enhance education and skills provision will be supported, including new build, expansion of existing or change of use to educational purposes*".
- 7.4 Part I of the policy states that 'boroughs should support and maintain London's international reputation as a centre of excellence in higher education'.
- 7.5 The proposed development will deliver additional education and research facilities within the area. The site sits within the Central London area of Camden; the supporting text to Policy G1, at paragraph 2.52 seeks to support the concentration of medical, educational, cultural and research institutions within Central London that forms an integral part of the Knowledge Quarter. This is further supported by Local Plan Policy C2 which states that the Council will support investment plans of educational, health, scientific, and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK.
- 7.6 The Fitzrovia Area Action Plan (December 2012) also notes under Principle 6 that "*The Council will guide development of large scale education and research uses to the area east of Tottenham Court Road and to the Howland Street Character Area.*"
- 7.7 The proposals include relocating the Babylab which is currently located in the Henry Wellcome Building to a more tailored state-of-the-art facility which will enable world class research to be carried out. The new Toddler Lab will provide a significant opportunity to explore the early development of toddlers with autism and other behavioural conditions.
- 7.8 Furthermore, as per the aspirations set out in the UoL Master Plan, the Toddler Lab will provide additional research and educational facilities to support the vitality and vision of the area as a knowledge quarter in London.
- 7.9 Against this background, we consider the proposals comply with LBC Policies G1, C2 and C3 which seek to support the provision of new facilities for education and promotes the role of educational institutions in contributing Camden's role as a world and capital city.

Mix Uses in Developments

- 7.10 Policy H2 'Maximising the supply of self-contained housing from mixed-use schemes' of the Local Plan requires 50% of all additional floorspace to be provided as housing where 200sqm (GIA) of non-residential floorspace is proposed. It is noted that the Council allow payments in lieu where it can be demonstrated that a mixed use development is not appropriate and in exceptional cases, a mixed use development may not be required.
- 7.11 The supporting text to Policy H2 sets out scenarios where proposals won't be expected to provide housing and includes developments that involve an *"extension to an existing building (especially a listing building or a building that makes a positive contribution to a conservation area) that cannot accommodate new features necessary to support housing, such as entrances, windows, staircases and lifts"*. In addition, this includes developments that involve a *"specialised use, such as hospital or a research facility, which has operational requirements that prevent the inclusion of housing (e.g. 24 hour activity or a controlled environment"* and developments that are *"publicly funded or serves a public purpose (such as providing transport infrastructure, land required for transport, or a dedicated facility for an educational, medical or research institution), and the nature of the funding or facility prevents the inclusion of housing."*
- 7.12 The proposed use of the building which was and will be utilised by Birkbeck, University of London will be for an education and research building. It is noted that LBC has agreed that a mixed use development wasn't appropriate for other education and research buildings as follows:
- ***London School of Hygiene and Tropical Medicine, 15-17 Tavistock Place, WC1H 9SH*** Ref. 2015/3406/P, Approved at Committee, January 2016 | Demolition of existing shed buildings (Class D1) and erection of a part single, part two-storey, part three-storey medical research laboratory and higher education facility (Class D1) with basement accommodation (2 floors) and associated plant on roof.
 - ***Great Ormond Street Hospital, 20 Guilford Street, WC1N 1DZ*** Ref. 2014/6068/P, Granted, June 2015 | Erection of new hospital research building following the demolition of an existing computer facility.
- 7.13 With regard to the proposed development, it is not considered appropriate to provide on-site housing at this site. The site does not have sufficient physical capacity to accommodate a mix of uses without compromising the ability for the Toddler Lab to deliver a purpose-built world leading laboratory facility.
- 7.14 This was accepted by LBC Officers as noted within the pre-application advice received on 29 March 2017 stating that *"in this instance the creation of a new research facility in association with the existing academic facility is considered to justify an exception to the policy requirement for mixed use. Given that the proposal involves the improvement and expansion of the existing facilities of the University of London within its campus, policies as listed above which normally trigger the requirement for affordable housing, are unlikely to be applicable"*. As such, no affordable housing is proposed in this instance.

Design and Heritage

Design

- 7.15 The Council's policy position on promoting high quality places which ensures Camden's places are safe, healthy and easy to use is set out in Policies C1, C5, C6 and D1 of Camden's Local Plan.
- 7.16 Policy D1 of the Local Plan expects all developments to be of the highest standard and to consider the character, the setting and context of neighbouring buildings. The policy further goes on to note that the Council expects developments to consider the quality of materials that are used. Policy D2 further goes on to state that the Council will only permit developments that preserve and enhance the character and appearance of the conservation area.
- 7.17 Bisset Adams have explored a series of design studies for the Annexe and are detailed within the supporting Design and Access Statement. The ambition has been to create a dynamic new facility which is founded on good design principles, inviting, operationally efficient, effective and environmentally friendly. Potential future expansion of the facility has also been an important consideration in the development.
- 7.18 The design has been developed with the following key priorities:
- Modern and contemporary architectural treatment of the annex;
 - Design which is contextual and complementary to the Georgian terrace;
 - Use of high quality materials;
 - Maintains the legibility of the Grade II listed 32 Torrington Square;
 - Single clear visitor entrance to the building;
 - Provides clear identity for the main entrance and other constituent parts to assist way-finding;
 - Easy to navigate inside;
 - Connectivity between the existing and proposed new annex;
 - Create an inspirational and inviting environment;
 - Internally, clear operational zones;
 - Maximises the potential for accommodation over the different storeys;
 - Flexible spaces;
 - Natural daylight;
 - Accessibility;
 - Provide inclusive access and toilets facilities;
 - Sustainable building; and
 - Easy maintenance.
- 7.19 The massing of the building has evolved naturally in the analysis of the functional requirements against opportunities and constraints of the site and to the context of the urban grain. The design generally responds to the form, scale and proportion of the Georgian terrace.
- 7.20 The materiality of the building's facades is a key part of the design, and its successful integration with the listed terrace. The design generally responds to the materiality of the adjoining terrace, with contemporary detailing, but the whole length of the terrace, as it has evolved, informs the annex facade design. The intention is for an architectural

expression which marries the Georgian terrace with the twentieth century design of the Warburg Institute, rather than a bold statement to distinguish the new annex.

- 7.21 In accordance with the UoL Master Plan, the proposals provide an opportunity to improve and enhance part of the façade surrounding Torrington Square. The design has been developed in accordance with Policies C1, C5, C6 and D1 of Camden's Local Plan.

Heritage

- 7.22 The legislation governing listed buildings and conservation areas is set out within the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 (1) of the Act requires decision makers to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' when determining applications which affect a listed building or its setting.

- 7.23 Section 72(1) of the Act requires decision makers with respect to any buildings or other land in a conservation area to pay 'special attention...to the desirability of preserving or enhancing the character or appearance of that area'.

- 7.24 The NPPF notes at Paragraph 128 that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 7.25 At Paragraph 131, the NPPF states that in determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

- 7.26 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

- the harm or loss is outweighed by the benefit of bringing the site back into use.
- 7.27 Paragraph 134 notes that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.
- 7.28 The proposed development includes a number of internal and external works to the listed building at 32 Torrington Square in addition to a number of miscellaneous repair items as detailed in the Heritage Statement, prepared by Turley.
- 7.29 The assessment concluded the proposed external and internal works to No. 32 Torrington Square and new building on the site of No. 33 would enhance its significance of No. 32 Torrington Square (Grade II listed) directly and by way of setting through the development of the annex.
- 7.30 No. 32 has lain vacant for an extended period of time with further disrepair from under-use clearly desirable. The building is also in need of refurbishment and redecoration internally due to insensitive previous repairs and its long term vacant state. There is potential that the Property will deteriorate further and rapidly if an alternative use is not identified and implemented for the building resulting in further loss of historic fabric and associated harm to the listed building. The proposed use is sustainable long term use and capable of producing a viable scheme for the building. The proposals are considered a positive step towards facilitating a long term use for the listed building.
- 7.31 The scheme is also considered to enhance the significance of those listed buildings in the surrounding context including K2 telephone kiosk outside the Church of Christ the King, Byng Place (Grade II listed) x 3; 27-31 Torrington Square (Grade II listed); Nos. 24-28 Woburn Square (Grade II listed); Church of Christ the King and Attached Railings and Walls, Gordon Square (Grade I listed) and Quaker International Centre and Attached railings, Byng Place (Grade II listed).
- 7.32 The proposals are also considered to enhance the character and appearance of the conservation area. The key enhancement, or heritage benefit, that would be delivered by this scheme is the delivery of new uses on the vacant plot between no. 32 Torrington Square and The Warburg Institute and bringing back into use of No. 32 that would contribute positively to the vitality and vibrancy of the area, and in tandem introduction of new built form of a higher quality contextual contemporary design that would make its own positive contribution to this part of the conservation area. In particular it has been identified that the proposed development of the annex would provide a stronger visual relationship with the surrounding properties, mediating the current irregular streetscene would also improve views of the street, and the removal of the cleared site/access ramp which has been previously established as visually poor and detracting from the streetscape.
- 7.33 The Heritage Assessment concludes that overall, the application proposals will enhance the special interest of the listed building and neighbouring listed buildings as well as enhancing the character and appearance of the surrounding conservation area. This is in accordance with the principles set out in the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012

(paragraphs 128, 131, 132 and 137) and supported by NPPG 2014, and other relevant local policy and guidance (including the London Borough of Camden's Policy D1 Design and Policy D2 Heritage).

Archaeology

- 7.34 Local Plan Policy D2 reiterates the objectives of London Plan Policy 7.8, which are to preserve and enhance Camden's rich and diverse heritage assets and their settings, including remains of archaeological importance. Where remains are present, LBC will seek to ensure that acceptable measures are taken to preserve the remains and their setting, including physical preservation, where appropriate.
- 7.35 London Plan Policy 7.8 establishes that development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
- 7.36 Whilst the site does not sit within an archaeological priority zone the supporting text for Policy D2 notes that "*when researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains*". The proposals include the provision of a lower ground floor within the Annexe as such an Archaeological Assessment has been prepared by Pre-Construct Archaeology in support of this application.
- 7.37 The study site is located on the Lynch Hill Gravel terraces within an area which has produced a number of Palaeolithic finds (particularly of handaxes) as well as fossils. Other prehistoric periods are poorly represented but two Neolithic handaxes were also found within the search radius.
- 7.38 The land to the north of 32 Torrington Square, previously known as 33 Torrington Square was previously occupied by a mid-terrace structure. It contained a basement, probably to approximately 23.9m OD. Following its demolition, a ramp access to the rear of the Warburg Institute was created, the base of which is at 23.m OD. As such it is likely that at least some additional ground reduction occurred at the east end of the site.
- 7.39 The desk based assessment concluded that the archaeological potential for the recovery of prehistoric material is low to moderate; the potential for encountering Roman deposits, early medieval remains, and medieval remains is low.
- 7.40 There is a moderate to high potential to encounter remains from the post-medieval period particularly those of the late 19th and 20th century which may presently exist in situ should they have survived previous development.

Amenity

- 7.41 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. The Council seek to ensure that developments protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents; this includes privacy, outlook and impact on daylight and sunlight. The Council's adopted planning guidance provides further advice on the application of the Council's policies, such as CPG1 (Design) and CPG6 (Amenity).

7.42 The surrounding buildings are commercial in nature and in academic use with no known residential properties in close proximity to the site. The roof design of the Annex is angled in such a manner to avoid any loss in the level of daylight to the first floor windows of the Warburg Institute on the opposite side of the rear courtyard as determined in a study by Delva Patman Redler. This is in response to stakeholder consultation. Against this background, the proposals are in accordance with Policy A1.

Noise and Vibration Impact Assessment

7.43 London Plan Policies 5.3 and 7.15 establish the requirement to minimise noise pollution and to mitigate any potential adverse impacts arising from development, albeit without placing unreasonable restrictions on development.

7.44 Local Plan Policy A4 sets out the requirement to avoid noise pollution and to mitigate where necessary to achieve an acceptable noise environment. Policy A4 refers to Noise and Vibration Thresholds, which are set out within the Appendix of the plan. Planning permission will not be granted for developments likely to generate unacceptable noise and vibration impacts, or noise sensitive development in locations which experience high levels of noise, unless appropriate attenuation measures can be provided. As stated above, the surrounding buildings are commercial in nature and in academic use with no known residential properties in close proximity to the site.

7.45 An Environmental Noise Survey, and Acoustic Testing Report produced by Hann Tucker sets out the current baseline noise conditions, the impact of the developments and the noise environment for future occupants and neighbours.

7.46 Whilst there are no specific industry guidelines for University buildings, the most appropriate guidelines within Building Bulletin 93 (BB93), 'Acoustic design of schools: performance standards' (February 2015) have been referred to.

7.47 The studies found that the dominant noise source was noted to be road traffic and mild construction noise from Byng Place. The proposed plant has been assessed against Camden's plant noise emission criteria which found the plant noise emission criteria can be achieved at 1 metre from the nearest noise sensitive residential windows.

7.48 The results of the airborne walls tested (excluding those partitions with doors to corridors) fall within the BB93 range for airborne sound insulation within refurbishments. The impact floors tested just fell within BB93 requirement for impact sound insulation within refurbishments. In addition, the results of the reverberation time measurements indicate rooms are likely to be capable, with similar future furnishings, of achieving BB93. All walls, floors and ceilings will be highly acoustically treated, including the windows and doors accommodated within them to control external noise into the laboratories.

Energy and Sustainability

7.49 London Plan Policy 5.2 and Local Plan policy CC1 encourage development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the Mayor's Energy Hierarchy to be lean (use less energy), be clean (supply energy efficiently) and be green (use renewable energy). In accordance with this Policy, the Mayor has set out targets for carbon dioxide emissions reductions outlined in the

Building Regulations. Residential buildings are expected to be zero carbon and nondomestic buildings are as per Building Regulation requirements.

7.50 London Plan Policy 5.3 'Sustainable design and construction' removes requirements for the Code for Sustainable Homes but continues to require development to demonstrate that sustainable design standards are integral to the proposal, including its construction and operation.

7.51 We note the requirements and aspirations set out in Camden's Local Plan Policy CC2 for non-domestic developments of 500sqm of floorspace or above to achieve "excellent" in BREEAM assessments and encouraging zero carbon in new development from 2019.

7.52 The proposals involve refurbishing and extending a Grade II listed building. Camden's planning guidance (CPG3 Sustainability) notes that special consideration will be given to buildings that are protected e.g. listed buildings to ensure that their historic and architectural features are preserved. Given the historic nature of the building the opportunities to implement sustainability measures are limited as the proposals involve retaining the existing structure of the building. Furthermore, Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty with regard to the determination of listed building consent applications:

"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

7.53 Therefore this statutory duty would override any local policy in relation to BREEAM should the proposals include alterations that would result in harm to the listed building simply to meet local policy criteria as CPG3 alludes to.

7.54 A Energy and Sustainability Statement prepared by Twin and Earth is submitted alongside this application and provides further information.

7.55 The proposed development comprises two parts being the refurbished listed element (32 Torrington Square) comprising 380 sqm (GIA) and the associated Annex comprising 444 sqm (GIA). The total GIA of the scheme is 824 sqm therefore is classified as a 'minor development' whether buildings are considered independently or as a whole.

7.56 The Annex is relatively well shaded to the west and east from the surrounding buildings which will limit heat gain to the site. High performance solar control glazing with a g-value of 32% (0.32) and 40% (0.4) have been specified in the South and North façade respectively. The glazing is also set back from the façade with deep reveals which will provide additional shading.

7.57 Heat loss will be limited through specifying thermal performance of the glazing, façade, roof and floor which is significantly improved on the minimum values set out within Part L2A 2016.

- 7.58 32 Torrington Square is a listed building and therefore improvements are limited; however, the specification of high reflective internal roller blinds and loft insulation is anticipated to have a significant positive impact.
- 7.59 Energy consumption and carbon emissions associated with space heating and domestic hot water (DHW) will be minimised by specifying high efficiency condensing boilers with low NOx emissions performance in both new and refurbished parts of the development.
- 7.60 Space cooling will be provided in the Annex using high efficiency Air Cooled Chillers with an EER of 3.6. The system will be configured to provide cooling on a floor by floor basis, allowing full zonal control on each floor.
- 7.61 The development is located near to the Bloomsbury Heat and Power network. However, connection is not currently viable due to the condition and capacity of the existing Plant. Nevertheless, a district heating pipe for future supply will be provided towards the front of the building.
- 7.62 A feasibility study was undertaken to evaluate the viability of incorporating low and zero carbon technologies however none of these were considered viable for the assessed development. Although it is understood that the development should aim for a 20% on site renewable energy supply, this is not possible due to site constraints. Despite this a robust strategy has been provided that achieves the following:

New Build Annex

- 10% improvement over a Part L 2016 Building Regulations compliant development.
- A BREEAM pre-assessment has been produced with input from the design and has identified a BREEAM score of 72.5% Excellent rating can be achieved.
- Compliance with Criterion 3 of Part L 2A Building Regulations.

32 Torrington Square

- 47% improvement over the existing refurbished development.
- The net value of the proposed environmental improvement (e.g. lighting, lighting controls, heating etc.) will be at least 10% of the net construction value.
- A BREEAM pre-assessment has been produced with input from the design and has identified that a BREEAM score of 60.1% Very Good rating can be achieved.

Air Quality

- 7.63 Since 2000, the whole of the LBC has been designated as an Air Quality Management Area due to high concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀). Local Plan Policy C1 demonstrates the Council's ambition to improve health and well-being in Camden noting the contribution air quality has on this. This is supported by Policy CC4 which requires developments to take into account their potential impact on air quality and the exposure of prospective occupants of development, by way of an air quality assessment.

- 7.64 London Plan Policy 7.14 requires an Air Quality Neutral Assessment to be undertaken in relation to transport emissions and building emissions. Developments should be at least air quality neutral and minimise exposure to poor air quality. The supporting Air Quality Assessment prepared by the Waterman Group provides an assessment of the potential air quality implications of the proposed development.
- 7.65 The main likely effects on local air quality during construction relates to nuisance dust. The potential for dust emissions during demolition activities, earthworks activities, construction activities and trackout activities is considered to be of small magnitude. Given that there are estimated to be 1-10 receptors within 20m and that PM10 concentrations are below 24ug/m³, it is considered the area is of low sensitivity to human health impacts. The overall risk impact of dust emissions is considered low risk therefore no mitigation measures are proposed.
- 7.66 Considering the current traffic movements around the Site, the likely effect of construction vehicles exhaust emissions are considered to be insignificant during the construction period. In addition, all construction plant now need to comply with the London Low Emission Standards set out for Non-Road Mobile Machinery (NRMM), as such it is considered that no significant effects are predicted for construction plant and no quantitative assessment is required. It is therefore considered that the likely effect on local air quality would be insignificant.
- 7.67 Whilst mitigation measures are not required, a range of environmental management controls have been recommended in accordance with best practice and are detailed within the supporting Air Quality statement. It is considered that with these measures adopted the residual effects would remain insignificant.
- 7.68 In accordance with LLAQM.TG(16), only the short-term Air Quality Strategy (AQS) objectives apply for future users of the site. The nearest automatic monitor shows the short-term objectives for NO₂ and PM₁₀ are below the respective AQS objectives. Based on the monitoring data the future concentrations for future users of the Development are considered insignificant.
- 7.69 Given the area of the site and the duration of the construction phase (commencing January 2018 and completing early 2019), in accordance with the IAQM guidance, a quantitative assessment of the exhaust emissions from construction traffic is not required.
- 7.70 The proposed development is proposed to be car free and is not considered to increase the number of vehicle trips. In addition, the proposed combustion plant would meet relevant emission levels. As such the proposed development is not expected to give rise to air quality impacts during operational phase and no further mitigation measures are required.

Construction Management Plan

- 7.71 Local Plan policy T4 states that, where appropriate, Construction Management Plans may be required to be submitted alongside planning applications. These should set out how the movement of goods and materials will be managed and how the impacts of excavation, demolition and construction will be managed.

- 7.72 Local Plan policy A1 also refers to the use of Construction Management Plans to ensure that the impact of development upon neighbouring occupants is appropriately managed.
- 7.73 Policy CC4, with regards to air quality, notes that appropriate mitigation measures (with regards to dust and emissions during construction works) should be addressed with the Construction Management Plan. The GLA SPG The Control of Dust and Emissions During Construction (2014) is also relevant in this respect.
- 7.74 Policy A5 notes that Construction Management Plans are generally required in relation to basement development.
- 7.75 A Construction Management Plan has been prepared by Bisset Adams Architects. This document includes the proposed construction management arrangements with regards to the considerations set out in Camden's Construction Management Plan pro forma and their minimum requirements for building/construction/demolition sites. The submitted Construction Management Plan is considered to address the requirements of the above planning policies and material considerations.

Basement Impact Assessment

- 7.76 Local Plan Policy A5 and the accompanying supporting text requires that the impacts of basement excavation should be assessed and mitigated, including with regards to drainage, flooding, groundwater conditions and structural stability. CPG 4 provides further guidance with regards to how Camden assesses the potential impact of basement development and what the contents of a Basement Impact Assessment (BIA) should include.
- 7.77 A BIA been prepared by Webb Yates and is based on the following stages: screening, scoping, site investigation and study, impact assessment, and review and decision making; please refer to the accompanying assessment for more details.
- 7.78 The proposed development includes a lower ground floor level within the Annex. 32 Torrington Square has an existing lower ground floor level which is approximately 90sqm with a depth of approximately 1.8m from street level to finished floor level. The proposed lower ground floor within the Annex is approximately 130sqm with a depth of 4.3m from street level towards the west elevation along Torrington Square. Due to the level differences on site the lower ground floor level is similar to ground level at the rear side of the building.
- 7.79 As the depth of the new lower ground floor is deeper than the depth of the existing foundations there is potential for differential movement to occur. The underpinning works and construction sequence will therefore be carefully planned to ensure that this is minimised and the impact is negligible or very slight.
- 7.80 A borehole study identified the surface strata as made ground to a depth of 0.35mBGL to 1.5mBGL, underlain by medium dense, very sandy gravel. London Clay formation was found at 3.0mBGL in the deep borehole. The investigation proved the existing buildings are founded on gravel. In addition, during drilling, the groundwater level was recorded at 4.00m and 6.00m depth, groundwater was not encountered in the shallow exploratory holes however monitoring visits found groundwater recorded in in the gravel at ~2.5mBGL.

- 7.81 Based on the current groundwater levels, excavation beneath the water table is not envisaged. If groundwater is encountered at the lower part of the excavation, the gravel will be stabilized by injecting resin for local excavation and to stop waterflow into the excavation. The London clay is found approximately 1.0m below excavation level and water flow into the excavation can thereby be mitigated through local injection of the gravel around the perimeter.
- 7.82 The site is identified as being in Flood Zone 1 and as such is at low risk from surface water flooding. The lower ground floor structure has been designed with two waterproofing systems: reinforced concrete with structurally integral protection to BS 8102, and a drained cavity system. All units within this level have two means of egress and flood defences in the form of slot drains at doors and upstands on slabs are to be implemented. As such, the basement design is considered to meet requirements of the LBC policies and guidance.
- 7.83 To minimise ground movement a raft foundation solution has been proposed, utilising a 600 mm thick raft foundation to distribute the load of the new building to the loadbearing ground below. The raft foundations are located at different levels, connected by a vertical raft structure to ensure that the rafts will distribute the load. Underpinning of neighbouring buildings are to be founded at the level of the excavation for the proposed raft foundations, to ensure that load transfer from the proposed building and the neighbouring buildings straight to the loadbearing ground.

Flood Risk

- 7.84 The site is located in Flood Zone 1 so is at low risk from surface water flooding from rivers and seas. The courtyard at the rear of the property is a natural low point. However the risk of surface water flooding from this area into the new proposed basement as a result of surcharging of nearby drains is low and highly unpredictable and there is not validation to prevent future developments based on this.
- 7.85 To mitigate the low risk of flooding a new drainage system to deal with any surface water runoff from and around the building will be installed and any drainage connecting directly to the public sewer from the new proposed basement will be fitted with non-return valves to prevent any surcharge from the public sewer backing up into the building drainage. There will also be a building maintenance schedule put in place for the below ground drainage system. Surrounding proposed ground levels will also be made to slope away from the building to prevent surface water flows entering into the building as a result of the unlikely event of the drainage system failing.
- 7.86 As 32 Torrington Square is a listed building and is an internal refurbishment changes to the existing below ground drainage system will be kept to a minimum and existing drainage connections will be reused where possible.
- 7.87 For the Annex the surface water and foul drainage networks from the building will be kept separate until the point of connection into the existing combined sewer. The surface water discharge from the site will be controlled to 5l/s via the use of a flow control.

Transport and Servicing

- 7.88 London Plan Policy 6.3 notes that development proposals should ensure that impacts on transport capacity and the transport network are fully assessed. Development should not adversely affect safety or capacity of the transport network. It is also necessary for the cumulative impacts of development on transport infrastructure to be taken into account
- 7.89 London Plan policies 6.9 and accompanying table 6.3 sets out the cycle parking requirements of the London Plan. Cycle parking should be secure, integrated, convenient and accessible. Table 6.3 notes that cycle parking areas should allow easy access and cater for cyclists who use adapted cycles. It is noted that all cycle parking should be consistent with the London Cycling Design Standards, or subsequent revisions.
- 7.90 A Transport Assessment is submitted in support of this application and provides the technical and detailed assessment of transport considerations relevant to the proposals.

Car Parking

- 7.91 Local Plan Policy T2 states that the Council seeks to limit the availability of parking and require all new developments in the borough to be car-free. Onsite parking should be limited to accessible spaces where necessary, and/or essential operational or servicing needs. The supporting text notes that parking for disabled people should be provided where necessary and should consider availability to on-street parking spaces for blue badge holders in the area.
- 7.92 The Council expects development to be car free in the Central London Area in which the site is located. Furthermore, the site benefits from having a high PTAL rating of 6b meaning that it is highly accessible by public transport.
- 7.93 The proposals do not include any car parking. Four accessible spaces on Malet Street were observed to be occupied by one blue badge holder only, and residual parking capacity was observed in pay & display spaces. The pay & display spaces provided on Gordon Square were observed to be 50% occupied. As such, it can be concluded that during the morning peak period, when the majority of staff will be expected to arrive, residual on-street parking capacity exists. Should demand for accessible spaces be generated, it is expected to be accommodated on-street.

Cycle Parking

- 7.94 Local Plan Policy T1 seeks to promote sustainable transport by prioritising walking, cycling and public transport in the borough. A total of 12 cycle parking spaces in accordance with the London Plan standards (Policy 6.9), in the form of six Sheffield stands. Additional cycle facilities such as shower, changing facilities, a drying cupboard and lockers will also be provided on site within the Annex.

Servicing, Refuse and Recycling

- 7.95 A Waste Management Plans and Operations report has been prepared by Birkbeck and provides further details in accordance with Local Plan Policy A1. The building will be serviced as per the current arrangements and will be managed closely by the Facilities section of Birkbeck's Estates Department. Waste and recycling bins will be available on every floor which will be emptied daily and taken to the waste compound approximately

50m from the site. This is the main storage area for all Birkbeck waste and is collected throughout the week by a number of waste contractors.

8. Conclusions

- 8.1 It is proposed to refurbish 32 Torrington Square and develop an Annex immediately to the north (formerly 33 Torrington Square) as a 'Toddler Lab' comprising a Centre for Brain and Cognitive Development (CBCD). The Annexe will comprise a new 4 storey building over basement that is contextual with 32 Torrington Square and the remaining terrace of houses which it forms part of. The proposals provide a high quality architectural refurbishment, which will greatly enhance the appearance of the building as well as the local vicinity.
- 8.2 The proposed development will be an extension of the Babylab currently located in the Henry Wellcome Building and a re-provision and upgrade of facilities previously at 32 Torrington Square prior to the building being vacated.
- 8.3 The Toddler Lab will be a unique and world leading facility understanding development disorders in young children. Using the latest wireless technologies, the new Toddler Lab will enable the advanced scientific study of brain development for children from 18 months to 5 years in an environment simulating familiar surroundings for toddlers.
- 8.4 The planning application provides an opportunity to redevelop and maximise the opportunities of this brownfield site in line with paragraph 49 of the NPPF which encouraging the effective use of land by reusing land that has been previously developed (brownfield land).
- 8.5 Overall, it is consider that the proposals accord with the relevant planning policies and should therefore be granted consent.

Appendix 1: List Entry

NUMBERS 27-32 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 27-32 AND ATTACHED RAILINGS

List entry Number: 1379012

Location

NUMBERS 27-32 AND ATTACHED RAILINGS, 27-32, TORRINGTON SQUARE

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 28-Mar-1969

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478376

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2982SE TORRINGTON SQUARE 798-1/94/1637 (East side) 28/03/69 Nos.27-32 (Consecutive) and attached railings

GV II

Terrace of 6 houses. 1821-25. Built by James Sim, in partnership with James Sim Jnr and Robert Sim. Yellow stock brick with stucco ground floor and plain 1st floor sill band. 4 storeys and basements. 2 windows each. Nos 31 and 32 slightly projecting. Round-arched doorways with pilaster-jambs and cornice-heads, fanlights (Nos 28 & 29 radial patterned) and panelled doors. Gauged brick flat arches to recessed sash windows with original glazing bars; to the 1st floor, continuous cast-iron balconies. Plain stucco 3rd floor sill band. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with acorn finials to areas. HISTORICAL NOTE: No.30 was the home of Christina Georgina Rossetti. (Hobhouse H: Thomas Cubitt; Master Builder: London: -1971: 85; Summerson J: Georgian London: London: -1945: 182-83).

Listing NGR: TQ2981282105

Selected Sources

Books and journals
Hobhouse, H, Thomas Cubitt Master Builder, (1971), 85
Summerson, J, Georgian London, (1945), 182,183

National Grid Reference: TQ 29809 82106



Appendix 2: Planning History

1. Ref. 2016/4137/T, Withdrawn Decision, July 2016 | Notification of Intended Works to Tree(s) in a Conservation Area.
2. Ref. 2015/5575/L, Granted, December 2015 | Internal and external alterations including partial rebuild of the upper part of the existing elevation, strengthening of existing ceilings, levelling floors, repointing of existing brickwork and other localised repairs to the front elevation.
3. Ref. 2008/5111/L, Granted, March 2009 | Alterations associated with display of 400mm x 400mm wall mounted brushed stainless steel tray sign.
4. Ref. 2004/1765/L, Withdrawn Decision, May 2004 | The provision of disabled access ramp to main building.
5. Ref. 9501455, Grant Full or Outline Planning Permissn., October 1995 | Installation of air-conditioning unit under basement area steps and an extract fan on the front elevation at basement level. as shown on drawing numbers BC/TS/1B number 1 and number 2 and as revised by letter dated 22nd September 1995.
6. Ref. 9570253, Grant List. Build. Or Cons. Area Consent, October 1995 | Installation of air-conditioning unit under the basement area steps and an extract fan with a decorative ventilation grille on the front elevation at basement level. as shown on drawing numbers BC/TS/1B number 1 and number 2 and as revised by letter dated 29th September 1995.
7. Ref. HB2132, Listed Conditional, June 1979 | Internal alterations on ground, first and second floors to provide smoke lobbies, and the removal of a partition in the first floor front room.

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