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London Borough of Camden
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06.07.18

Ref:

1615

Dear Sir / Madam

Section 73 Application for Planning Permission and Listed Building Consent – The Italian Hospital, 40-41 Queen Square, London, WC1N 3AJ

We write on behalf of our client, Great Ormond Street Hospital for Children NHS Foundation Trust, to submit a Section 73 planning application and listed building application in respect of the change of use of the existing building, associated external and internal alterations and extensions to the existing building to create a dedicated sight and sound outpatient's facility. We seek to remove Condition no. 5 of listed building consent, application reference 2017/3938L, regarding the insulated internal wall lining.

The following documents form part of the application:

- Heritage Statement Addendum
- Energy and Sustainability Assessment
- 1615-ST-Q1-ZZ-DR-A-5450 - A12 - Details - Walls & Partitions _ Internal Wall Insulation Upgrade - Detail
- Application Form

The addition of internal insulated wall lining (IWL) was requested by Camden during the original application period, instead of raising the mansard, to provide additional insulation above the existing roof, as this was considered too intrusive to the streetscape. It was requested that providing IWL be considered to see whether gains can be made in respect of the building's external envelope to offset any potential under achievement in u-values to the insulation inside the existing roof construction.

Whilst IWL is not usually acceptable within listed buildings due to the harm caused to the historic building, many of the perimeter walls are plain given the 1990s alterations. There is, however, a need for sensitivity around the chapel and main stairwell, the most richly detailed part of the listed building. As discussed with Camden previously, IWL would not be proposed to these areas and as such a continuous thermal envelope is not achieved. The detailing to window reveals has been considered and shown on drawing 5450, which shows the window sill boards would need to be increased in depth to accommodate the IWL; this is a technically incomplete solution as there is a 'weak' point to the sill.

An energy pay back period has been calculated for installing the IWL at to the Italian Hospital as a minimum of 72 years. The client, GOSH, deem this unacceptable. By way of comparison, when installing photovoltaics, our engineers would normally look for a 15 year pay back period; this pay back period is nearly five times greater. This is set out fully on page 8 - 9 of the Energy and Sustainability Statement by KJ Tait Engineers.

The Heritage Statement concludes that whilst the listed building has been substantially altered internally, the windows are very much part of the character of the building which add historical and architectural interest to the rooms. To accommodate the IWL, the window openings will become narrower by 80mm (typically 7% reduction of the width of the window) and the reveals 90mm deeper (typically 30% increase of the reveal). This will cause a level of harm to the listed building.

We ask this letter and the documents enclosed are considered with respect to removing the condition. Should you require any further details in respect of this application please contact Sonnemann Toon Architects LLP.

Yours Sincerely,

Laura Massey
Architect

For and on behalf of Sonnemann Toon Architects LLP