Heritage, Design & Access Statement

PV Installation at International Hall, Lansdowne Terrace London WC1N 1AS

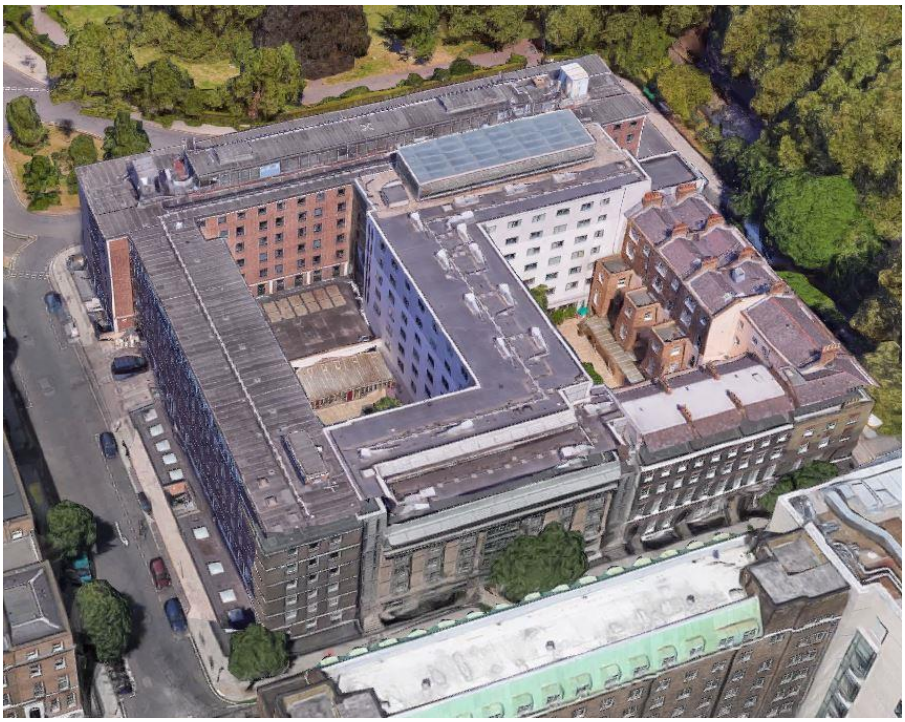
University of London

The Site and the Significance of the Heritage Asset[1]

- International Hall is a student accommodation building, originally built in 1963.[2] It is not listed, but is within a conservation area. The building sits comfortably within the streetscape, a similar height and brick colour to the surrounding buildings and set back slightly from the pavement. Its flat roofs cannot be seen from the street.
- The Bloomsbury Conservation Area extends from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east. The majority of buildings in the area are 3-4 storeys tall.[3]

Photo of International Hall from the street

[1] Camden Council, *Heritage Statements*, 2016, https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/heritage-statements
[2] Wikipedia, *International Hall, London*, https://en.wikipedia.org/wiki/International_Hall,_London
[3] Camden Council, *Bloomsbury Conservation Area Appraisal and Management Strategy*, 18 April 2011, http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2694014



Aerial view of International Hall

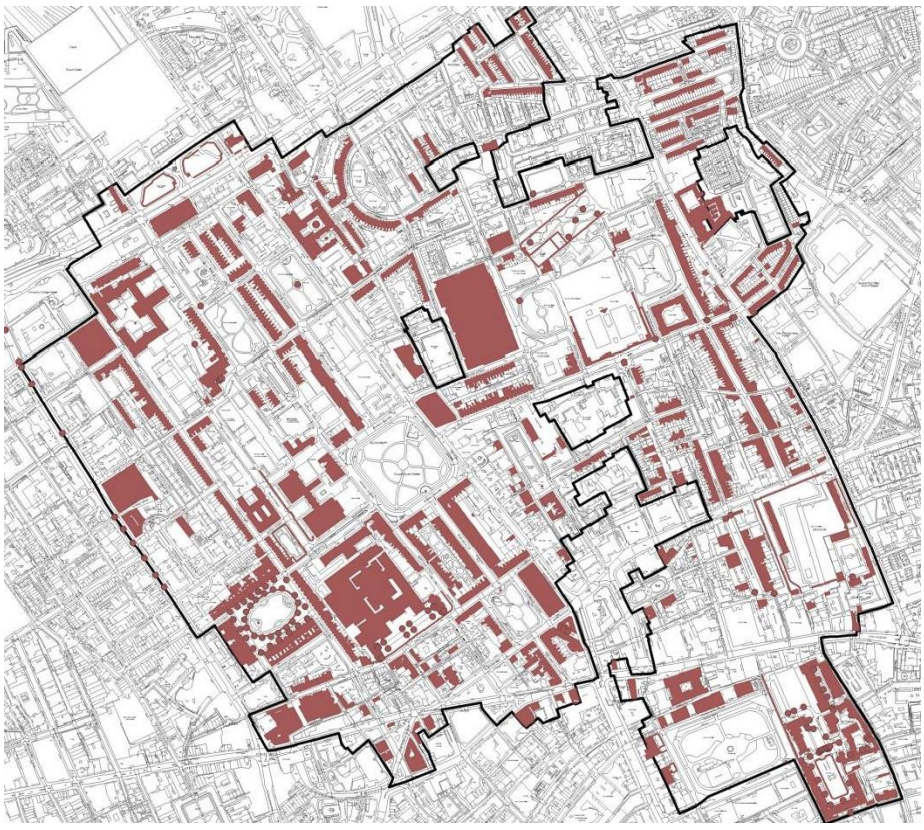
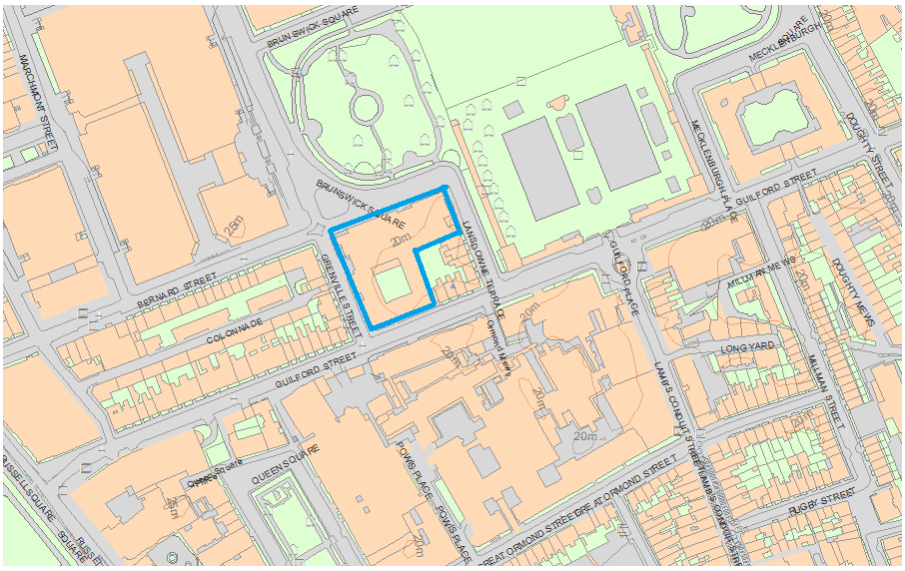


Photo of Bloomsbury Conservation Area
Listed buildings in red and International House in Blue (Camden Council)



Map of International Hall in Context (Historic England)

Views of the Site (Google Maps)

Street View

The Principles of and Justification for the Proposed Works

- It is proposed to install 158 photovoltaic panels in 3 locations on the existing flat roofs.
- The large, flat and easily accessible roofs are ideal for this function.
- The panels will provide renewable energy, contributing to the Local Authority's Sustainability goals.[4]
- The panel layout has been designed to fit neatly around the existing features of the roof in a regular arrangement, which allows easy access to the panels.
- The panels would be mounted at 10° from the horizontal. The maximum height would be approximately 500mm.
- The justification is to provide renewable energy for the building.
- The design principles are to have minimal impact on to the building, and no visual impact from the street.

[4] https://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2706623

Photo of existing roof

Proposed layout of panels

The impact of the proposal on the significance of a heritage asset and its setting, does it cause substantial harm

The PV panels would not be seen from street level or surrounding buildings. There would be no detrimental impact on the appearance or character of International Hall or the Bloomsbury Conservation Area.

The proposed installation would not cause harm to the building, the surroundings or the conservation area.

The steps that have been taken to avoid or minimise any adverse impacts on the significance of the asset

The panel configuration and specification has been designed to have no visual impact from street level and therefore on the conservation area. International Hall itself is not a historic asset; however the panels have been arranged in an orderly and appropriate manner. They will be professionally installed to avoid damage to the existing fabric and allow future removal or replacement.

Access

The proposal will not affect the access to the building or around the site. The roof is not accessible to the public and this will remain the same. The panels will be arranged in such a way as to allow maintenance access to them. The proposal will therefore have no adverse impact on the access of the existing building.

Conclusion

The proposal will be unseen from the street, and will have no negative impact on the Conservation Area. The PV panels will not damage the fabric of International Hall nor have an adverse visual impact. The proposal is justified by the environmental benefits provided by the installation of the PV panels, especially considering its large scale.

Sustainable Design and Construction Statement

The 158 proposed solar panels to be installed on the rooftop of International Hall will have an estimated total energy output of 41.511 MWh per annum.

The approximate CO2 emissions that will be avoided as a result of the new solar panels will be approximately 18.6 tonnes in year 1.

The installation of these PV panels will improve the sustainability and energy performance of the building, contributing to the Local Authority's Sustainability goals.[5]

[5] https://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=2706623