Heritage, Design & Access Statement

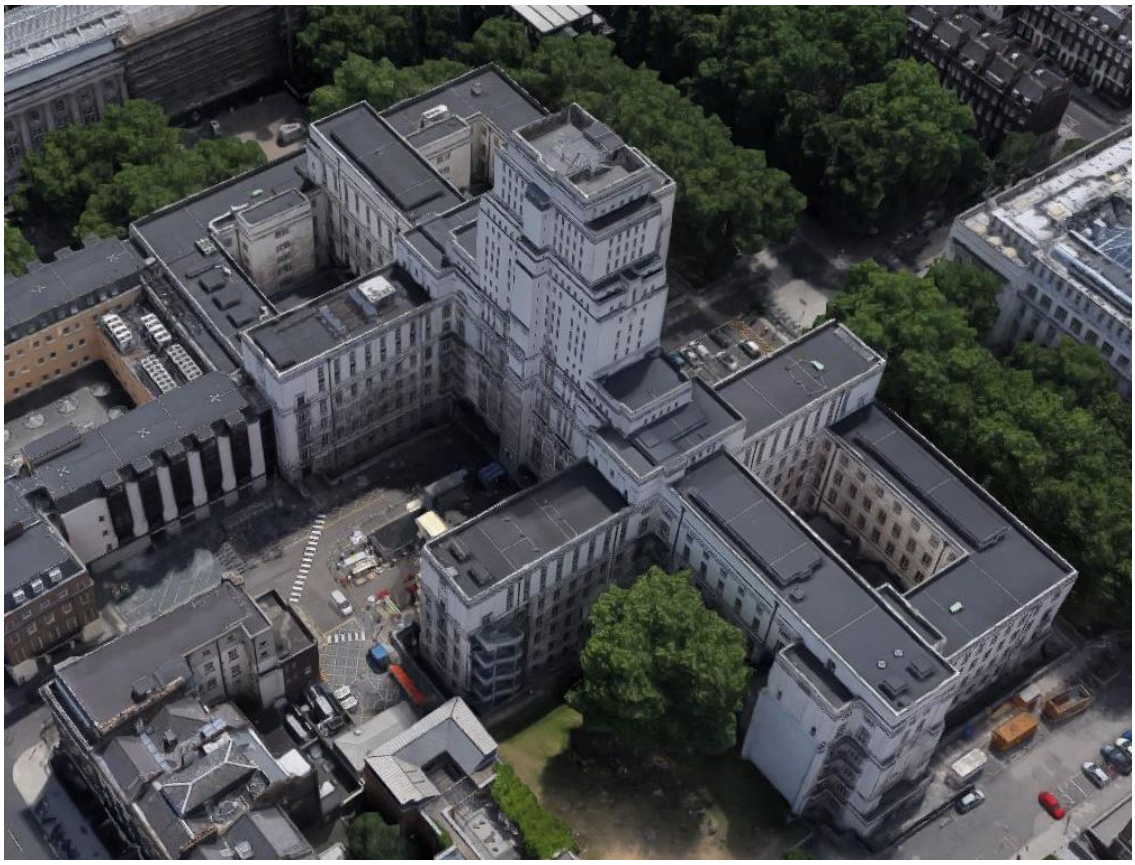
PV Installation at Senate House, Malet St, Bloomsbury, London WC1E 7HU
University of London

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

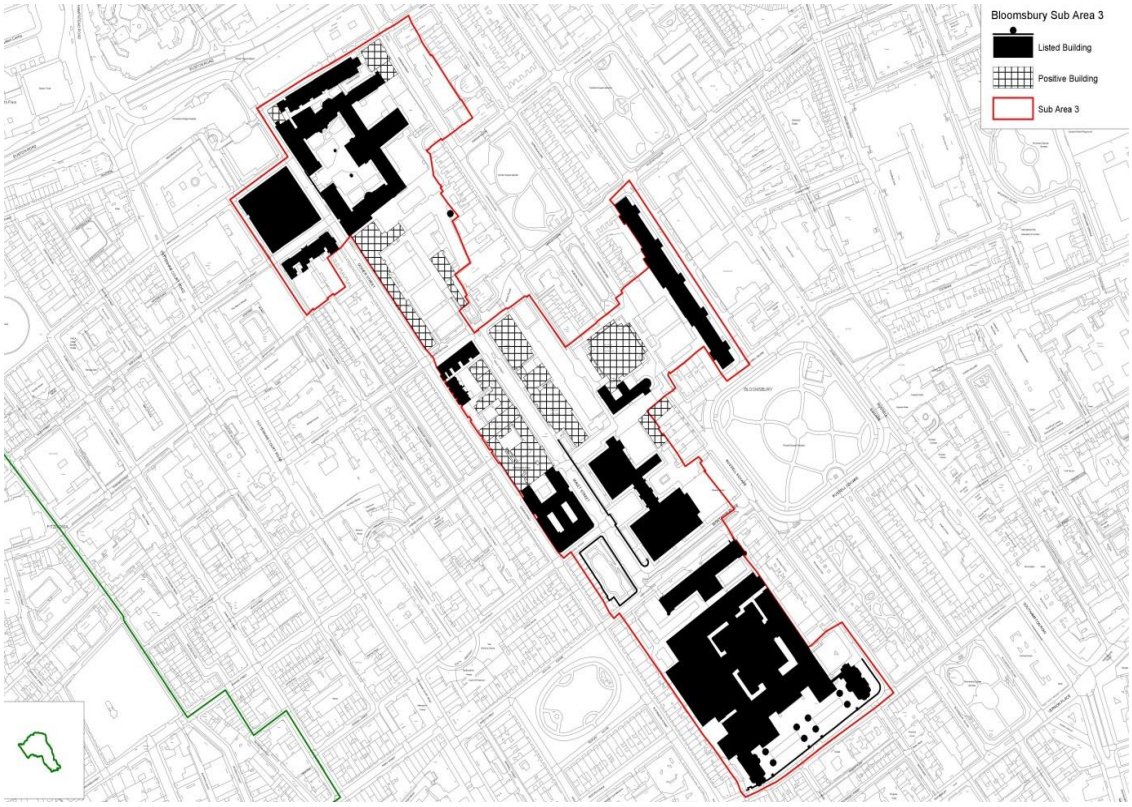
- Senate House is Grade II* listed University of London building by Charles Holden[2] and a key focal point in Bloomsbury. It is used as the ceremonial and administrative home for the University of London.[3]
- Its tall tower can be seen in a variety of views in the local area.
- Senate House was constructed in 1932-38, faced in Portland Stone in an Art Deco style.
- There are plain facades, and detailed doors. The roofs are flat and hidden behind parapets.
- The frontage is set back from Malet Street behind tall railings and mature trees.
- 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. Camden Council requires that historic details that are an essential part of the area's character will be preserved.[4]

View of the Senate House (Wikipedia)

[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] Historic England, *Senate House and Institute of Education and Attached Railings*, https://historicengland.org.uk/listing/the-list/list-entry/1113107
[3] University of London, *The History of the Senate* House, https://london.ac.uk/about-us/history-university-london/history-senate-house
[4] 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



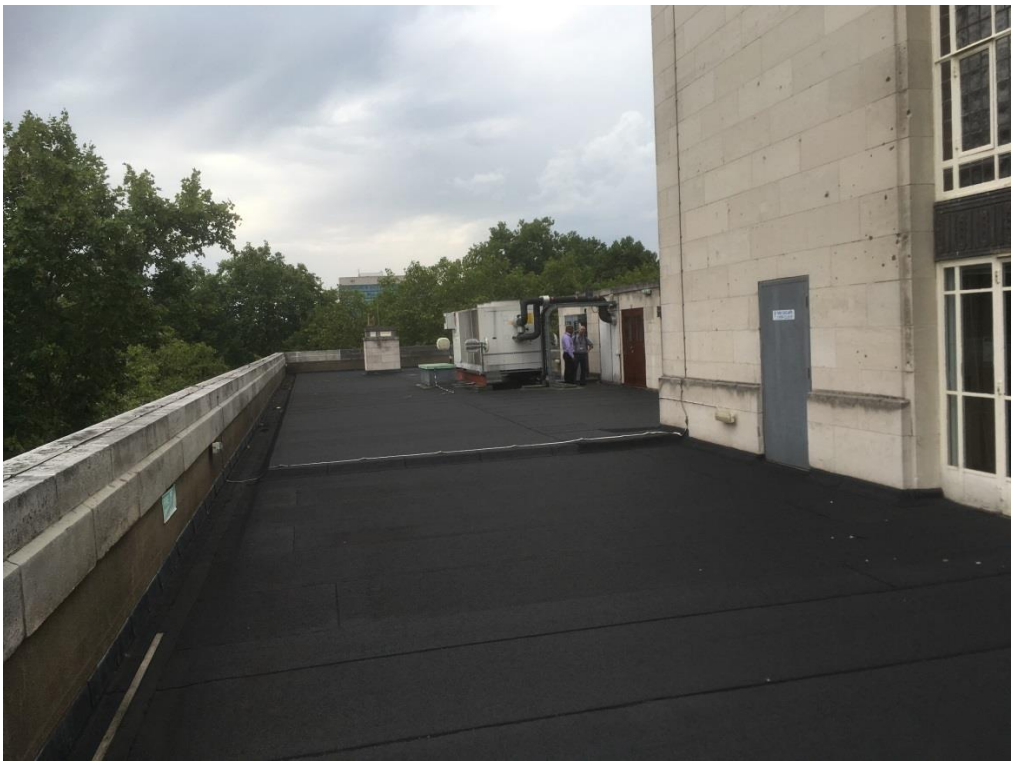
Aerial Views of the Senate House (Google Maps)



Map of Bloomsbury Conservation Plan Area 3

Map of Senate House in Context (Historic England)

Views of Existing Roof



The Principles of and Justification for the Proposed Works

- It is proposed to install 184 photovoltaic panels on 2 wings of the existing flat roof.
- The large, flat and easily accessible roof lends itself to this function.
- The panels will provide renewable energy, contributing to the Local Authority's Sustainability goals.[5]
- The panel layout has been designed to fit neatly on the existing roof in a regular arrangement. The panels will not negatively impact any characteristic historical elements.
- The panels would be mounted at 10° from the horizontal. The maximum height would be approximately 500mm. They would be hidden from view below by the existing parapets.
- The justification is to provide renewable energy for the building
- The design principles are minimal impact to the listed building, and no visual impact from the street.

Proposed layout of panels

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

The impact of the proposal on the significance of a heritage asset and its setting

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 Senate House or the Bloomsbury Conservation Area.

The PV panels proposed are a ballasted system, protected by rubber feet. Therefore the listed fabric of the building will not be affected.

There is no additional ducting required.

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. Senate House itself is a listed building so the panels have been arranged in an orderly and appropriate manner. They will be professionally installed to avoid damage to the historic fabric.

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 or the Listed Building. The PV panels will not damage the fabric of Senate House nor have any 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 184 proposed solar panels to be installed on the rooftop of Senate House will have an estimated total energy output of 46.553 MWh per annum.

The approximate CO2 emissions that will be avoided as a result of the new solar panels will be approximately 20.9 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.[6]

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