

1766 - BARCLAY HOUSE PLATFORM LIFT
PLANNING, DESIGN AND ACCESS STATEMENT

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CONTENTS

INTRODUCTION	3
Introduction	3
GOSH Location	3
GOSH Masterplanning	3
Barclay House	3
PLANNING HISTORY	4
Great Ormond Street Masterplan	4
THE NEED FOR PLANNING CONSENT	4
DESIGN AND ACCESS	5
Existing Use	5
Proposed Use	5
Proposed Design	6
Works to Date	11
Amount, Scale and Siting	11
Appearance, Character and Materials	11
Access and Landscape	11
PLANNING POLICY	12
Planning Policy Framework	12
Local Planning Designations	12
LONDON PLAN, 2018	12
Inclusive Design – Policy D3	12
CAMDEN LOCAL PLAN, 2017	12
Policy C6 – Access for all	12
Policy C1 - Health and wellbeing	12
Policy D1 - Design	12
Policy D2 - Heritage	12
POLICY COMPLIANCY	13
CONCLUSION	13

INTRODUCTION

This Planning, Design and Access Statement supports an application for the installation of new Equality Act compliant external platform lift within the lightwell area of Barclay House, along with the renewal of rainwater pipes on the Ormond Close elevation and the replacement of three doors on the Boswell Street, Barclay House Courtyard and Great Ormond Street's lighwell elevations.

GOSH Location

GOSH runs its services from a campus in Bloomsbury, in the London Borough of Camden. The main campus is bounded to the north by Guilford Street, to the east by Guilford Place and Lamb's Conduit Street, Queens Square to the west and Great Ormond Street to the south, after which the hospital is named. Additional buildings owned by the Trust for hospital services are positioned adjacent to the main campus, two of which is Barclay House and Weston House.

GOSH Masterplanning

A Development Control Plan (DCP) for the hospital has been in process since 1985. In 2015 a revised Masterplan was produced to update the original DCP proposals to address current clinical needs and growth expectations. The Masterplan sets out a framework to complete the redevelopment programme in two further phases over the course of 15 years up to 2030. The Masterplan was approved by LB of Camden and adopted by the Trust Board in February 2016.

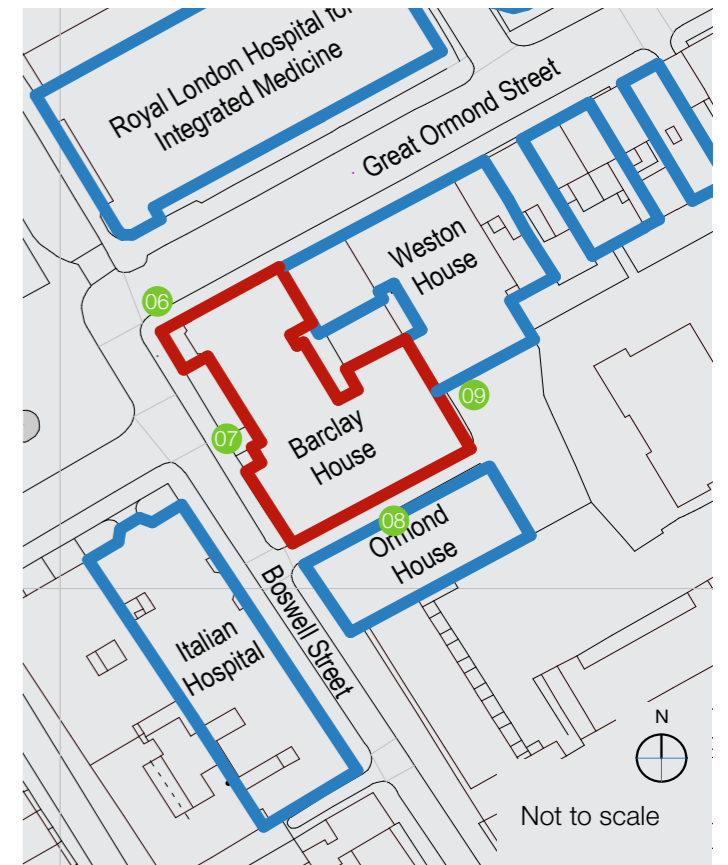
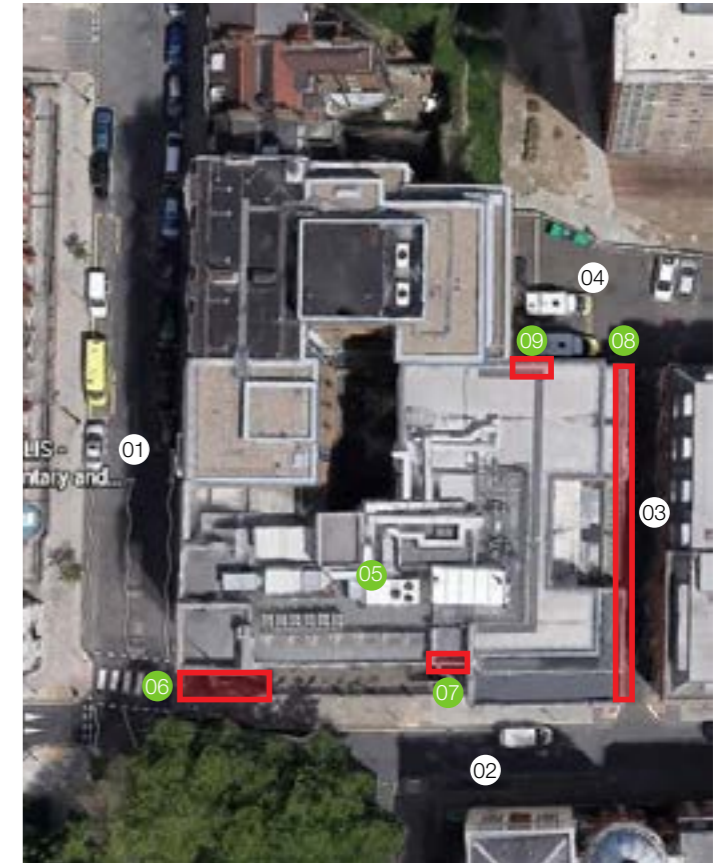
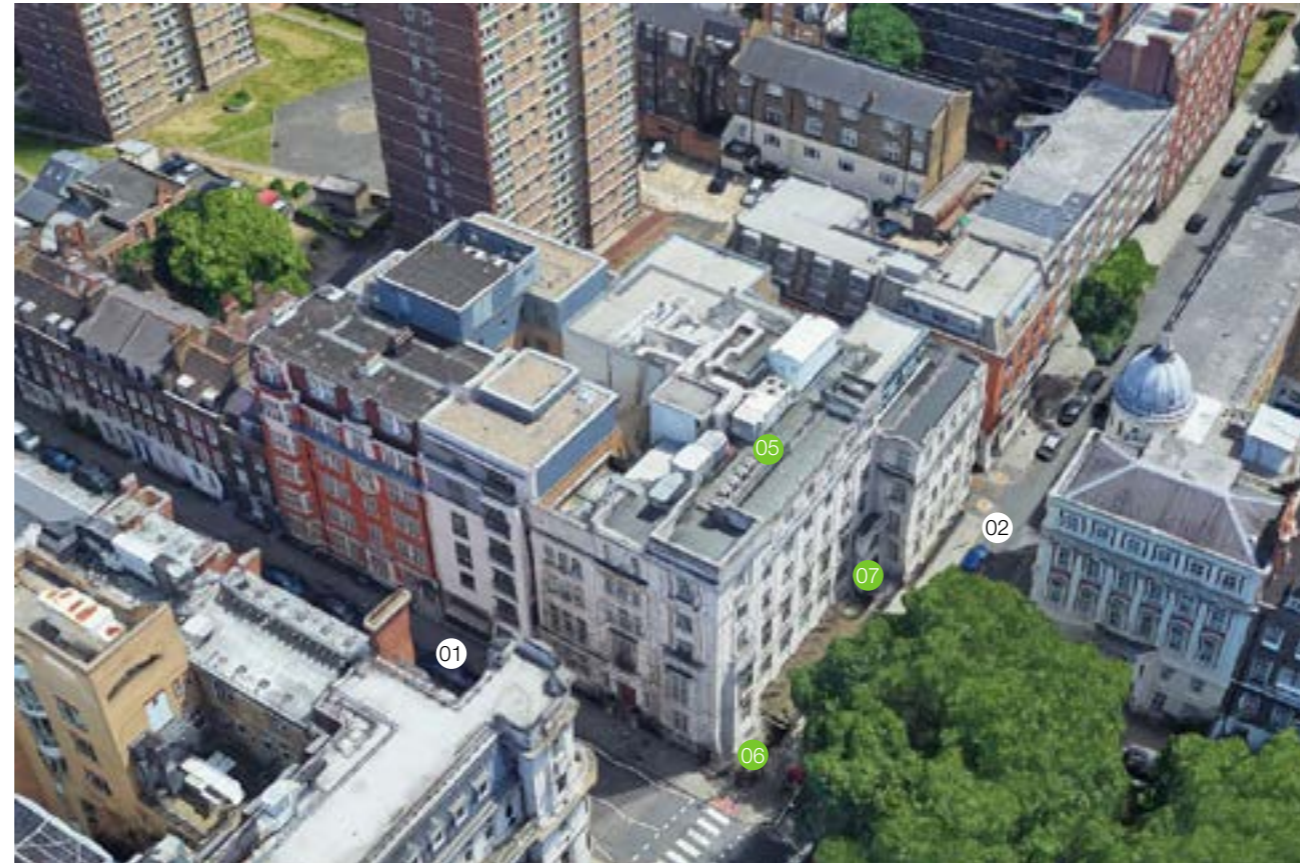
Barclay House

Barclay House is located within Bloomsbury conservation area, however the building itself is not listed. The five storey building, including an open lightwell area at basement level, sits at the end of a terrace comprised of Victorian hospital buildings and Georgian and Victorian townhouses, ranging from three to seven storeys.

Barclay House is positioned on the south western edge of the campus, on the corner of Great Ormond Street and Queen Square. The main entrance to the building is on Great Ormond Street. A private gated secondary entrance is located on Queen Square.

Key

- Site Boundary
- 01 Great Ormond Street
- 02 Boswell Street
- 03 Ormond Close
- 04 Barclay Hse Courtyard
- 05 Barclay House
- 06 Lightwell / Site
- 07 Boswell St's door to be replaced
- 08 Ormond Cl's rainwater pipes to be renewed
- 09 Barclay Hse Ctyd's door to be replaced



PLANNING HISTORY

Great Ormond Street Masterplan

The Trust is currently in the process of updating the Hospital's existing facilities to deliver an improved model of care into the 21st Century. Redevelopment of the wider campus is now substantially underway, with a number of buildings and associated public realm already completed, occupied or under construction. This includes: the Morgan Stanley Clinical Building, which opened in 2012; the Premier Inn Clinical Building, due to open in October 2017; and the Zayed Centre for Rare Disease in Children, due for completion end of 2018.

Full applications as part of the wider masterplan include:

- 2015/5353/P Chillers on the roof of the Variety Club Building
- 2017/3377/P Southwood Courtyard Building i.e. iMRI building
- 2018/2105/P Site wide bicycle application
- 2017/3933/P Italian Hospital
- 2017/5066/P Nursery building

There is no previous planning history for Barclay House.

THE NEED FOR PLANNING CONSENT

The proposals falls within the definition of development as a structural alteration for building operations under section 55 of the Town and Country Planning Act 1990. The proposals are not subject to permitted development rights afforded to hospitals, under Part 7, Class M of the General Permitted Development Order 2015, as the site is within five metres of the boundary of the premises.

The proposal seeks to install a disabled access lift for Barclay House. The building does not currently have an entrance which is accessible for wheelchair users. All exiting entrances at Queen Square and Great Ormond Street have stairs preventing inclusive access.

It is intended that the Executive Team and main hospital boardroom are set to be relocate to Barclay House. Although Barclay House is not a primary treatment facility, GOSH have set a general requirement to provide equal access to visitors and patients across its estate.

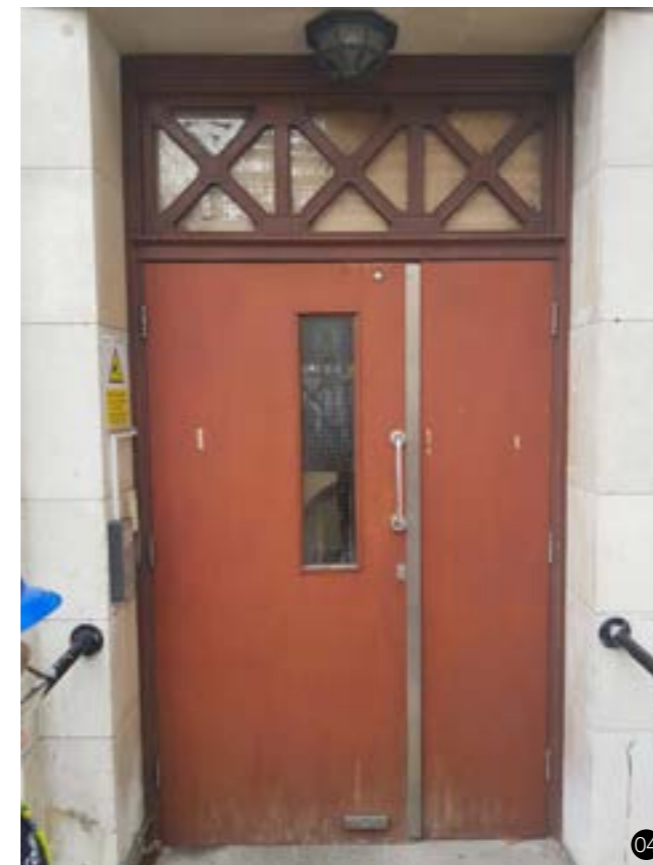
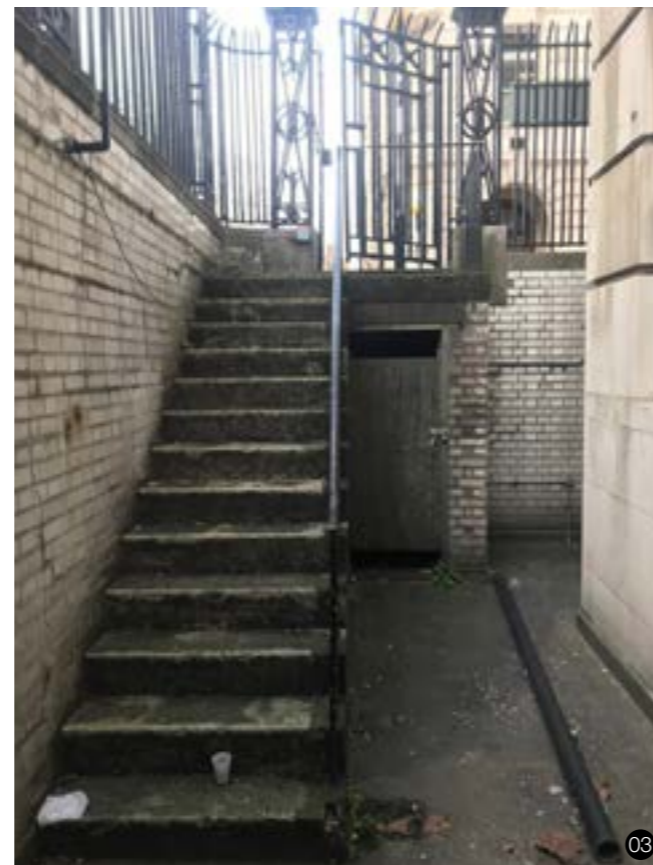
DESIGN AND ACCESS

Existing Use

The existing site area is a lightwell that provides access to Basement level from the Great Ormond Street. This passageway is not currently used by the visitors or the general public, thus there are no accessible provisions in place.

Proposed Use

The proposal seeks to alter the existing lightwell to install a new platform lift that will provide wheelchair access to Barclay House from Great Ormond Street.



Key

- 01 Lightwell front gate (Great Ormond Street)
- 02 Existing lightwell stair and Basement door
- 03 Existing lightwell stair and storage enclosure
- 04 Existing Boswell Street double door
- 05 Existing Ormond Close rainwater pipes

DESIGN AND ACCESS

Proposed Design

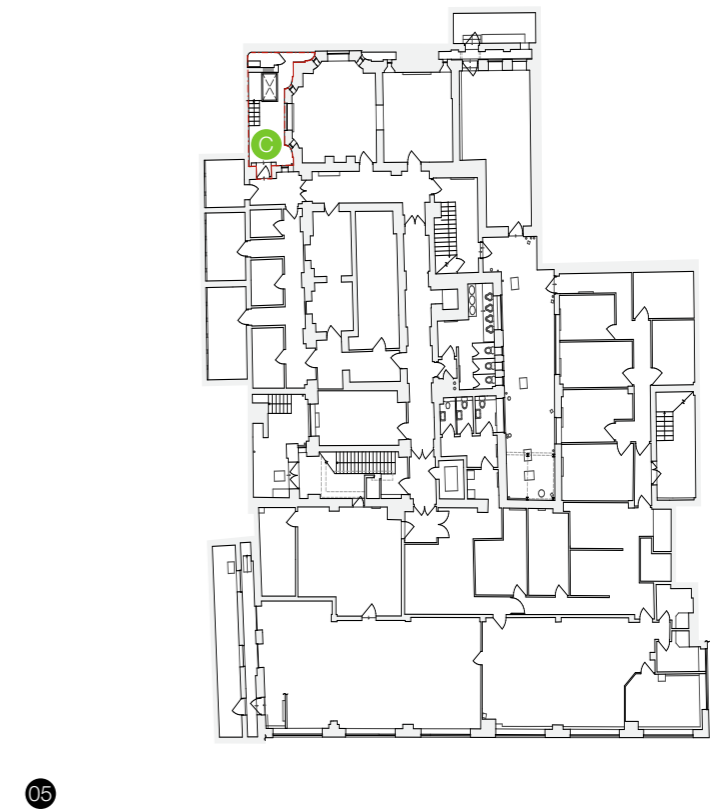
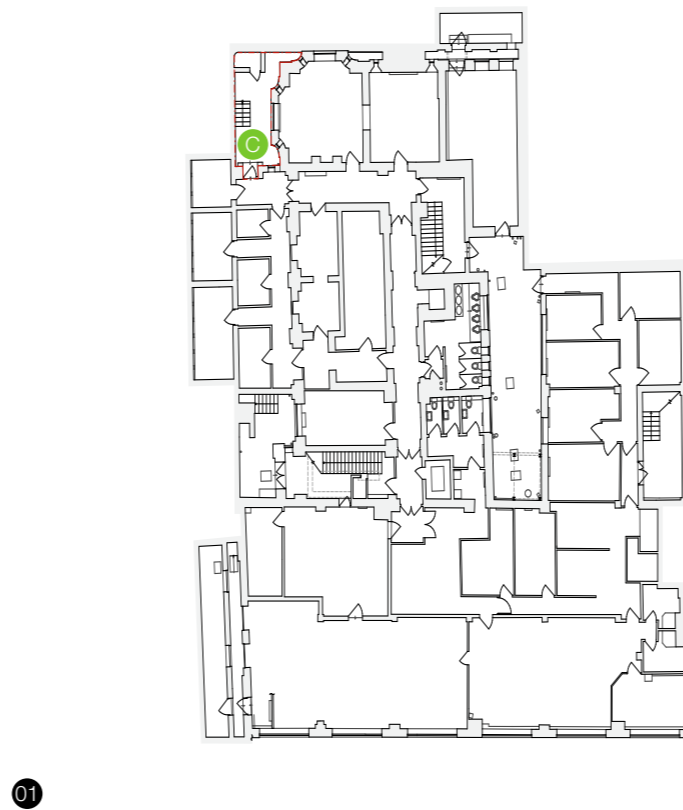
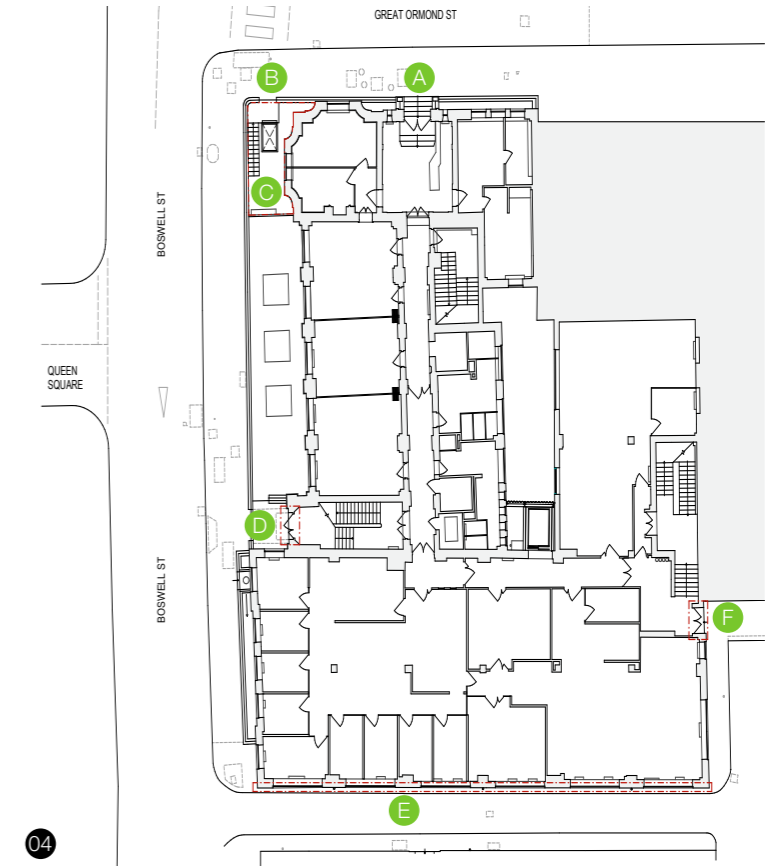
The intended layout proposes alterations to the existing lightwell at basement level with the inclusion of a new platform lift.

Additional localized works will include the following:

- Replacement of existing double door with new solid core stained (mahogany) door to match existing in the Boswell Street elevation.
- Renewal of existing rainwater pipes with new black painted PVC rainwater pipes to match existing in the Ormond Close elevation.
- Replacement of existing double door with new solid core stained (mahogany) door to match existing in the Barclay House Courtyard elevation.
- Replacement of existing single door with new solid core stained (mahogany) door to match existing in the Great Ormond Street's lightwell elevation.

Key

- Scope of works
- 01 Existing Basement
- 02 Existing Ground Floor
- 03 Proposed Basement
- 04 Proposed Ground Floor
- A Existing Main Entrance
- B Proposed Wheelchair Entrance
- C Lightwell
- D Boswell Street's door to be replaced
- E Ormond Close's rainwater pipes to be renewed
- F Barclay House Courtyard's door to be replaced



DESIGN AND ACCESS

Proposed Design

The proposal will not alter the existing railing; the existing facade will remain unchanged.



Key

- Scope of works
- 01 Existing Great Ormond Street Elevation
- 02 Proposed Great Ormond Street Elevation
- A Existing Main Entrance
- B Proposed Wheelchair Entrance

DESIGN AND ACCESS



01

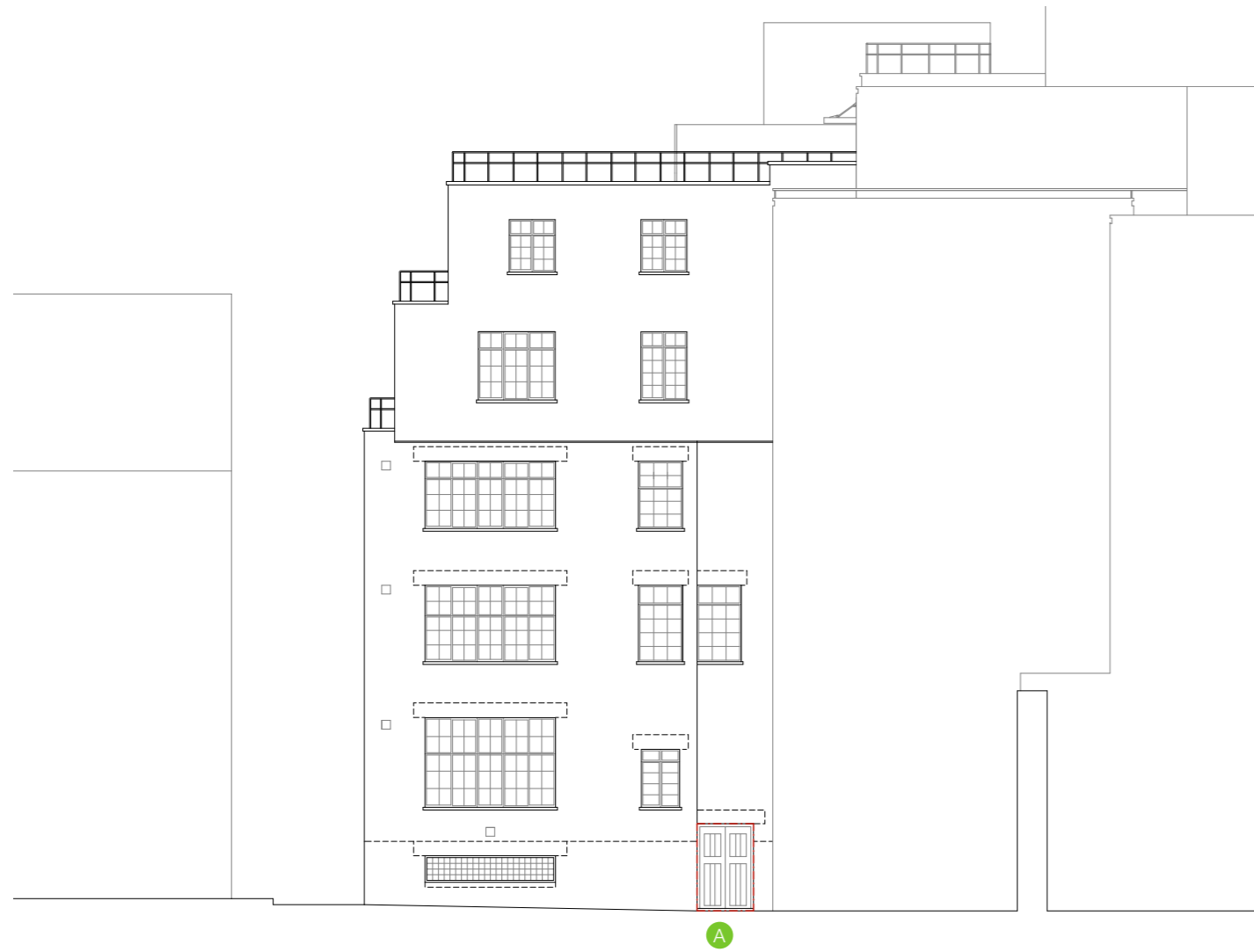


02

Key

- Scope of works
- 01 Existing Boswell Street Elevation
- 02 Proposed Boswell Street Elevation
- A Existing door to be replaced
- B Proposed new door

DESIGN AND ACCESS



01



02

Key

- Scope of works
- 01 Existing Barclay House Courtyard Elevation
- 02 Proposed Barclay House Courtyard Elevation
- A Existing door to be replaced
- B Proposed new door

DESIGN AND ACCESS



01



02

Key

- Scope of works
- 01 Existing Ormond Close Elevation
- 02 Proposed Ormond Close Elevation
- A Rainwater pipes to be renewed

DESIGN AND ACCESS

Works to Date

The works described in this report have not yet commenced.

Amount, Scale and Siting

The site lightwell area is 18.4sqm. The lightwell layout is arranged to provide access to the new external stair and platform lift at street level and maintenance access to the existing storage enclosure at Basement level.

Appearance, Character and Materials

The new galvanized steel metal stair will have a black powder coated finish RAL9004 to match existing surrounding fence. The platform lift aluminium frame will also be powder coated RAL9004 to match.

The existing lightwell staircase will be demolished, the existing timber door accessing the lightwell storage enclosure will be removed and its opening will be blocked. The brickwork on the retained wall would be repaired and redecorated to match the existing. A new opening will provide access to enclosure from its west end. A timber door will be installed, painted RAL9004 signal black.

The existing double doors on the Boswell Street and Barclay House Courtyard elevations will be replaced by a new solid core stained (mahogany) door to match existing. Existing frame and fanlights will be retained on the Boswell Street elevation. The exiting single door leading to Basement within the lightwell's Great Ormond Street elevation will also be replaced by a new solid core stained (mahogany) door to match existing. The three new doors will suit their existing structural openings.

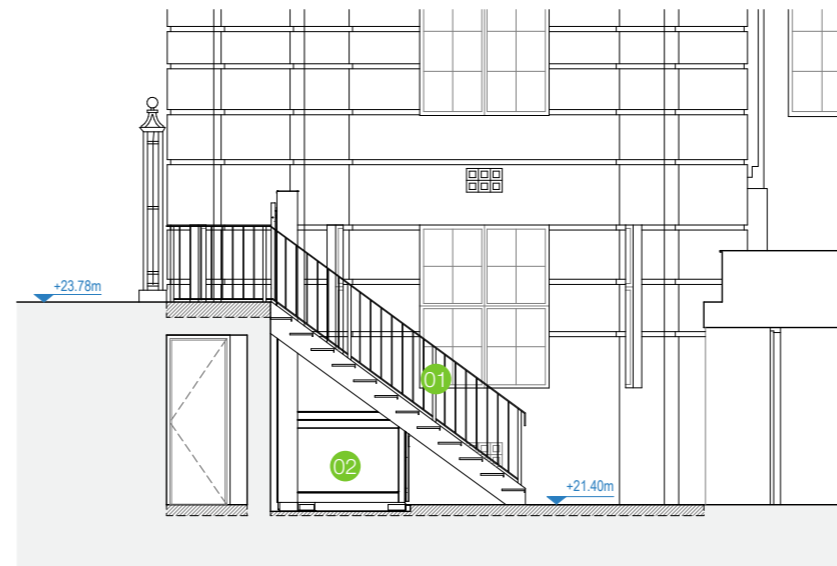
The existing rainwater pipes on Ormond Close will be replaced by new RAL9004 signal black painted PVC rainwater pipes.

Access and Landscape

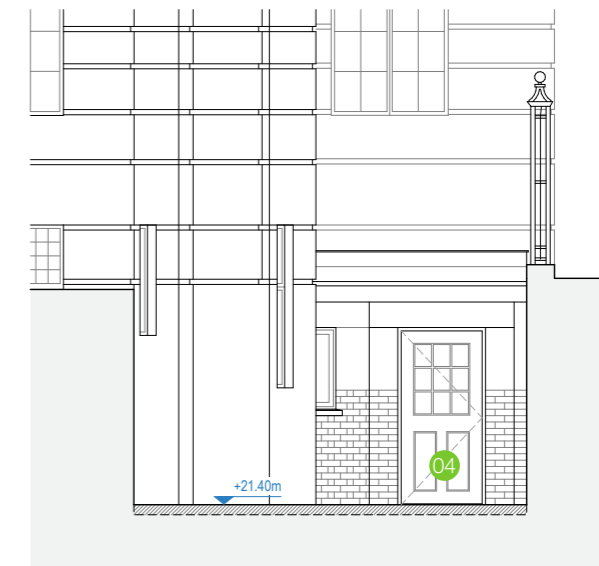
The existing lightwell and stair landing finish floor levels will be raised to create a step-free access at Basement and street level. Yorkstone paving is proposed for both the lightwell and the new stair landing.

Key

- 01 New galvanized steel stair
- 02 New platform lift
- 03 New timber door onto storage enclosure
- 04 New solid core stained door onto Basement level
- 05 Platform lift product image



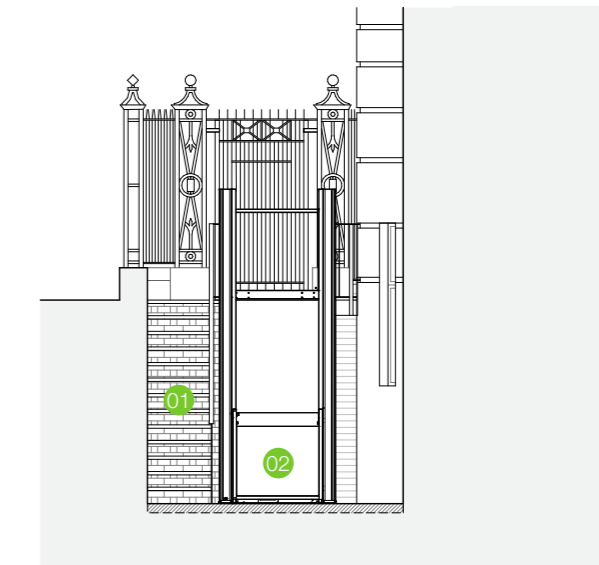
Proposed Section A-A



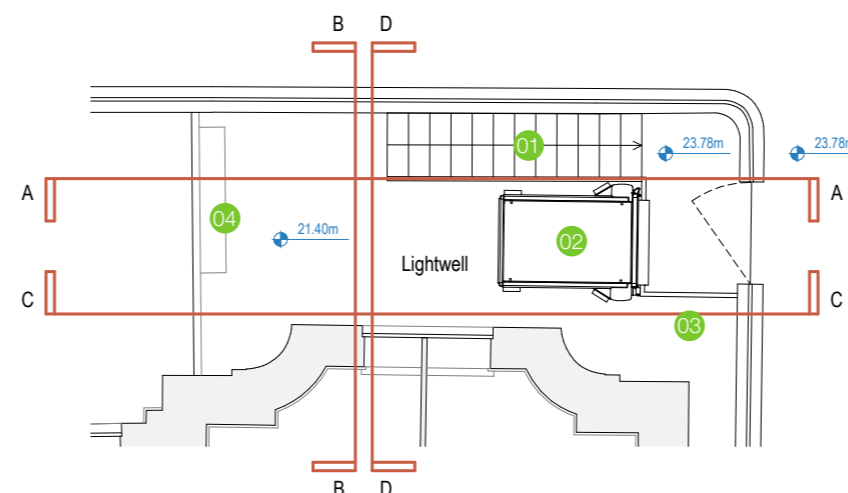
Proposed Section B-B



Proposed Section C-C



Proposed Section D-D



Proposed Section C-C



PLANNING POLICY

This section sets out the planning policies which inform the proposed scheme.

Planning Policy Framework

- NPPF, 2018
- Draft London Plan, 2018
- Camden Local Plan, 2017

Local Planning Designations

- Conservation Area - Bloomsbury
- Designated Views: background assessment area

LONDON PLAN, 2018

Inclusive Design – Policy D3

The London Plan sets out the requirement that development proposals provide the highest standards of accessibility by delivering inclusive environments that meet the needs of all Londoners. Proposals should ensure buildings are convenient and welcoming with no disabling barriers. The Plan sets out a minimum requirement for at least one lift per core which should be suitable for fire evacuation.

CAMDEN LOCAL PLAN, 2017

Policy C6 – Access for all

The inclusion of a disabled access lift meets the Council's requirement that everyone should be able to get to and use buildings and the spaces between them. The Camden Local Plan sets out that all development of buildings and places, including alterations or refurbishment of existing buildings, to be inclusively designed and usable by all to promote equality of opportunity, along with the removal of barriers that prevent people from accessing facilities and opportunities.

Policy C1 - Health and wellbeing

The Council seek to improve and promote strong, vibrant and healthy communities by ensuring local services support health, social and cultural wellbeing.

The Council require development to support the provision of new or improved health facilities, in line with Camden's Clinical Commissioning Group and NHS England requirements; and protect existing health facilities in line with Policy C2 Community facilities. Development should positively contribute to creating high quality, active, safe and accessible places.

Policy D1 - Design

The Council require development to secure high quality design. Development is required to;

- respects local context and character;
- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction and adaptable to different activities and land uses;
- comprises details and materials that are of high quality and complement the local character;
- integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- is inclusive and accessible for all;
- promotes health;
- is secure and designed to minimise crime and antisocial behaviour;
- responds to natural features and preserves gardens and other open space;
- incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- preserves strategic and local views;
- Carefully integrates building services equipment. The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policy D2 - Heritage

The Council seek to preserve and enhance the borough's heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments, historic parks and gardens and locally listed heritage assets.

Proposed development must prevent any loss of or substantial harm to a designated heritage asset unless it can be demonstrated that the proposal will achieve substantial public benefits that outweigh that harm or loss.



General

- Growth Area
- Central London Area
- Site Allocations proposal site (see below for names)
- Fitzovia Area Action Plan
- Euston Area Plan
- Regent's Park Estate renewal and infill
- Euston station and tracks special policy area
- Areas with a made Neighbourhood Plan (refer to the Neighbourhood Plan at www.camdem.gov.uk/neighbourhoodplanning)

Built environment

- Conservation area
 - Ancient Monument
 - Archeological Priority Area
- Designated views:

- Viewing Corridor
- Lateral Assessment Area
- Background Assessment Area

POLICY COMPLIANCY

The proposal compiles with the policy requirements set out in the London Plan and LB of Camden Local Plan ensuring suitable infrastructure is provided to cater for all mobility access needs. Through the installation of a disabled access lift, the proposal seeks to ensure the GOSH estate is inclusive, safe, promotes health and wellbeing and is accessible for all users.

Although located within a conservation area, Barclay House is not listed. No substantial harm will come to the conservation area designation, as the proposed lift is situated and hidden within the buildings lightwell. The decorative railings surrounding the front perimeter also help to conceal any potential visibility. On this account the proposal will respect the local character and surrounding context, whilst increasing public benefit.

Conclusion

The location of the platform lift is considered an appropriate setting for the following reasons:

- it is within the property site boundary so it doesn't invade the public space
- visible location for visitors on the same elevation as the main access
- the area is accessible to staff
- the lightwell provides sufficient space for an efficient and safe access for wheelchair users