

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This Design and Access statement accompanies the application submitted by NHS Property Services for the installation of replacement 3no. replacement boilers, 2no. replacement pumps, 2no. replacement calorifier pumps, 1no. replacement mechanical control panel and 3no. boiler flues in the B1/015 Plant Room in the basement at the south-western corner of the Hunter Street Health Centre. The changes will deliver an effective and efficient heating and hot water system, which will support the operation of the health centre.

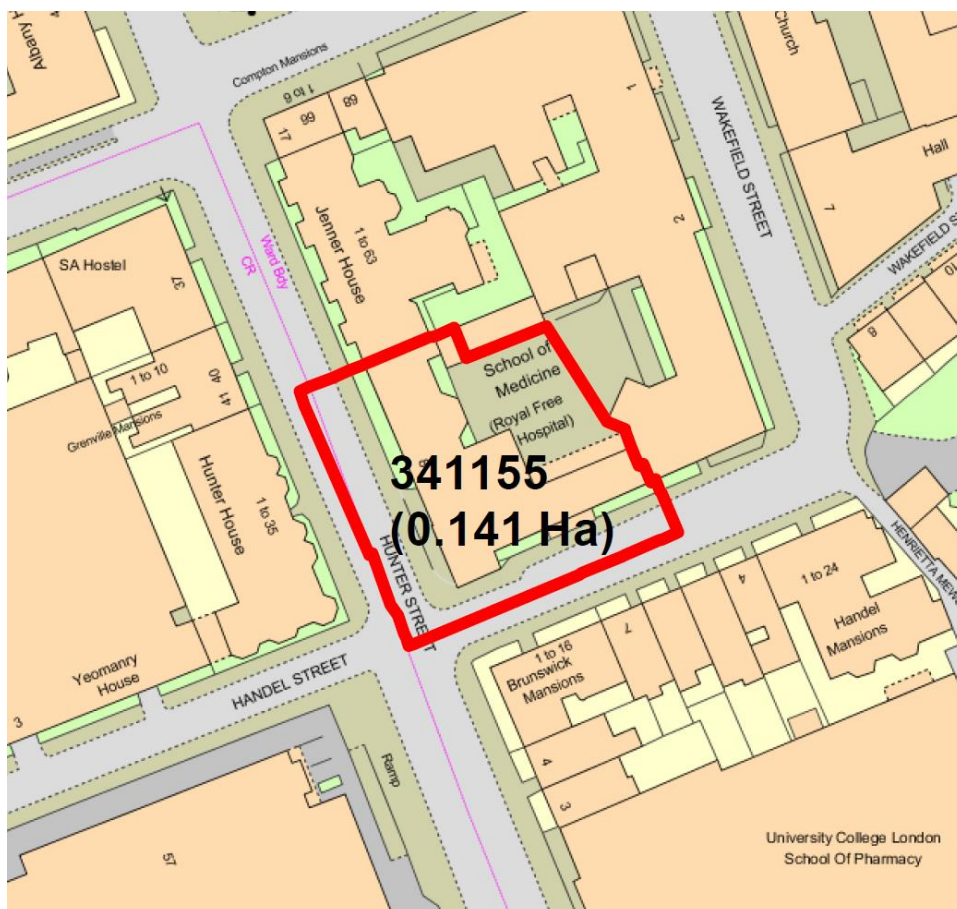


Figure 1 – Site Plan

CONTEXT

The consideration for the proposal is the adherence to Planning Policy in regard to historic environment.

Paragraph 189 of the NPPF (2019) states 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.

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."

The new boilers will be located within the basement plant room, on the footprint of the existing boilers. The replacement boiler flues will penetrate through the southern wall to the light well on Handel Street, below street level. Works also include 2no. sets of pumps, 2no. replacement 440l indirect cylinder calorifiers, and a replacement mechanical control panel, all within the footprint of the existing versions. This setting has informed the proposal in order to minimise impact on any heritage assets.

This approach is in line with Local Plan Policy D2 in that it seeks to improve the efficiency of a listed building, thus conserving the building in viable use and reducing its energy consumption. Paragraph 7.62 of the Camden Local Plan 2017 welcomes proposals that reduce energy consumption of listed buildings without causing harm to the special architectural and historic elements, replacement boilers are listed as a means to achieve this.

This proposal is also in line with Local Plan Policy C1 in that it contributes to the health and well being of the community through improving the systems and efficiency of this health facility.

The proposal has been designed to have a minimum impact on the special interest of the building and ensure that health facilities can continue to be used effectively, thereby assisting in ensuring the building remains in long term viable use.

This approach is also in line with London Plan (2016) Policy 5.4 which encourages the retrofitting of buildings with efficiency measures in order to reduce the environmental impact of urban areas.

DESIGN AND ACCESS

Site Location and Proposals

The proposals relate to the installation of plant and associated piping linked to the southern external lightwell within the Hunter Street Health Centre.

Use

The proposals will provide new boilers, related machinery, and boiler flues within Hunter Street Health Centre which will support the efficient operation of the existing health centre.

Amount

The 3no. replacement boilers, 2no. replacement pumps, 2no. replacement calorifier pumps and 1no. replacement mechanical control panel will be installed at floor level in the B1/015 Plant Room.

Replacements will cover an area that is less than or equal to the existing elements. Three flues will be installed at ceiling height and will penetrate the external southern wall, extending to 110mm (figures 3 and 8).

Scale

The proposed plant has been designed at an appropriate scale to not be overbearing within the Listed Building. Three openings will be made to allow the required flues to navigate through to the external lightwell (figures 2, 5 and 6).

Appearance

The proposed development will largely consist of replacement machinery, and three additional flue networks. The enclosed Pre-Construction Information provides further information on the overall description of the proposed piping and machinery to be installed (document reference NTBS3223 HUN - 05). The proposed flues will penetrate through the southern wall into the external lightwell (figures 2, 9 and 10), limiting the visual impacts of the works.

Layout

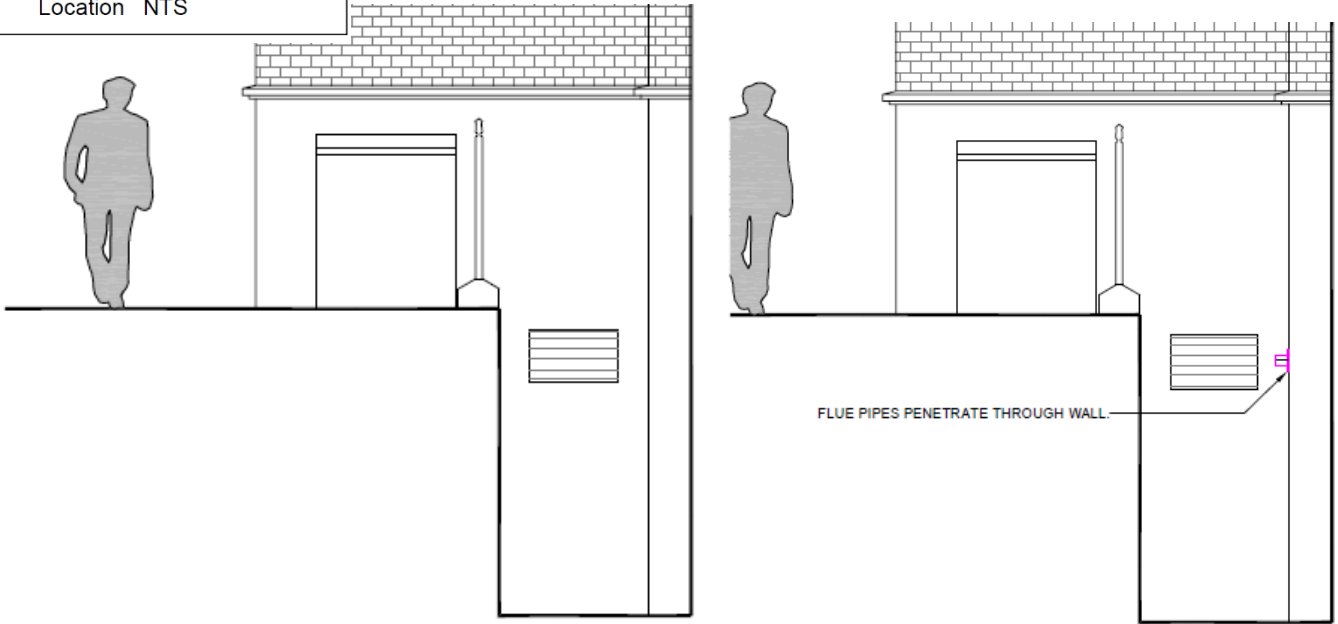
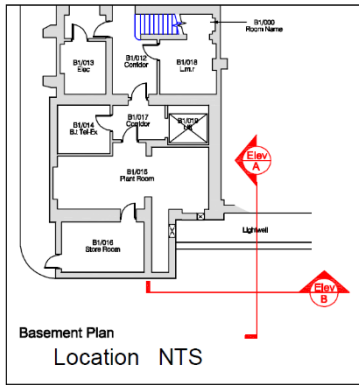
The proposed boilers, and related machinery, will be located within the basement plant room to the south-western corner of the building (figures 1 and 3). The proposed flues will be installed within the southern lightwell on Handel Street and will feed through to the basement plant room, as shown on Figures 3 and 8 below.

Access

The proposals will not impede on access or circulation around or to the building.

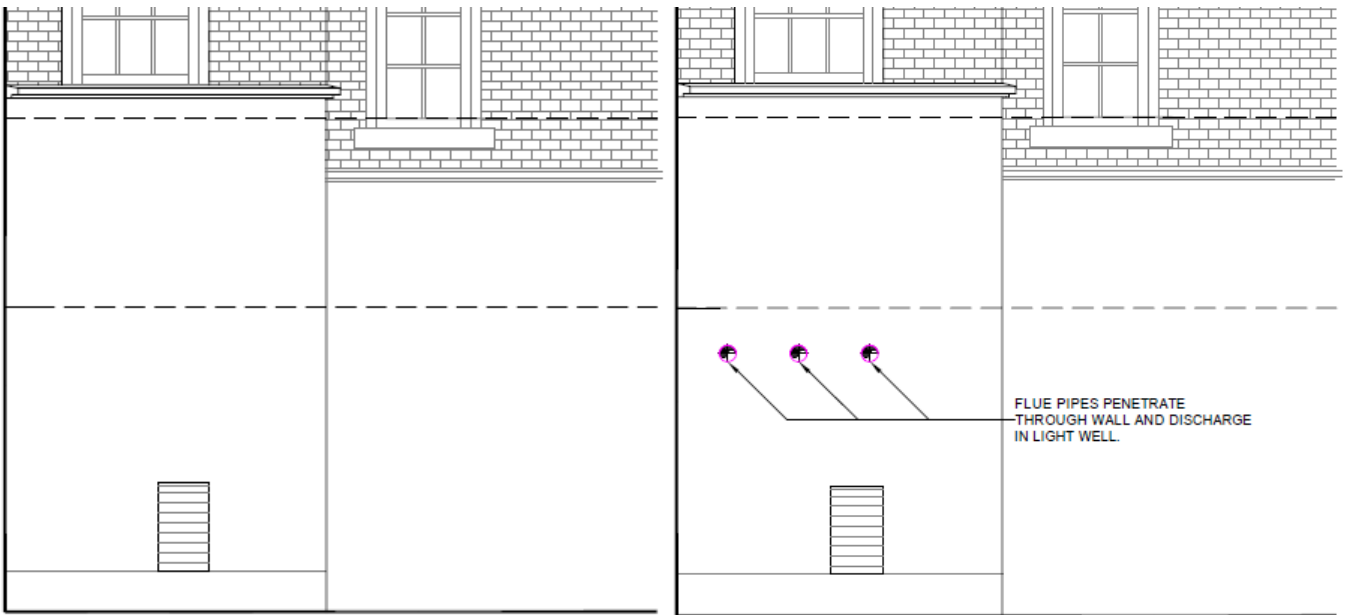
Acoustics

The replacement plant will be internal and not be detrimental in terms of acoustics and noise.



EXISTING ELEVATION A

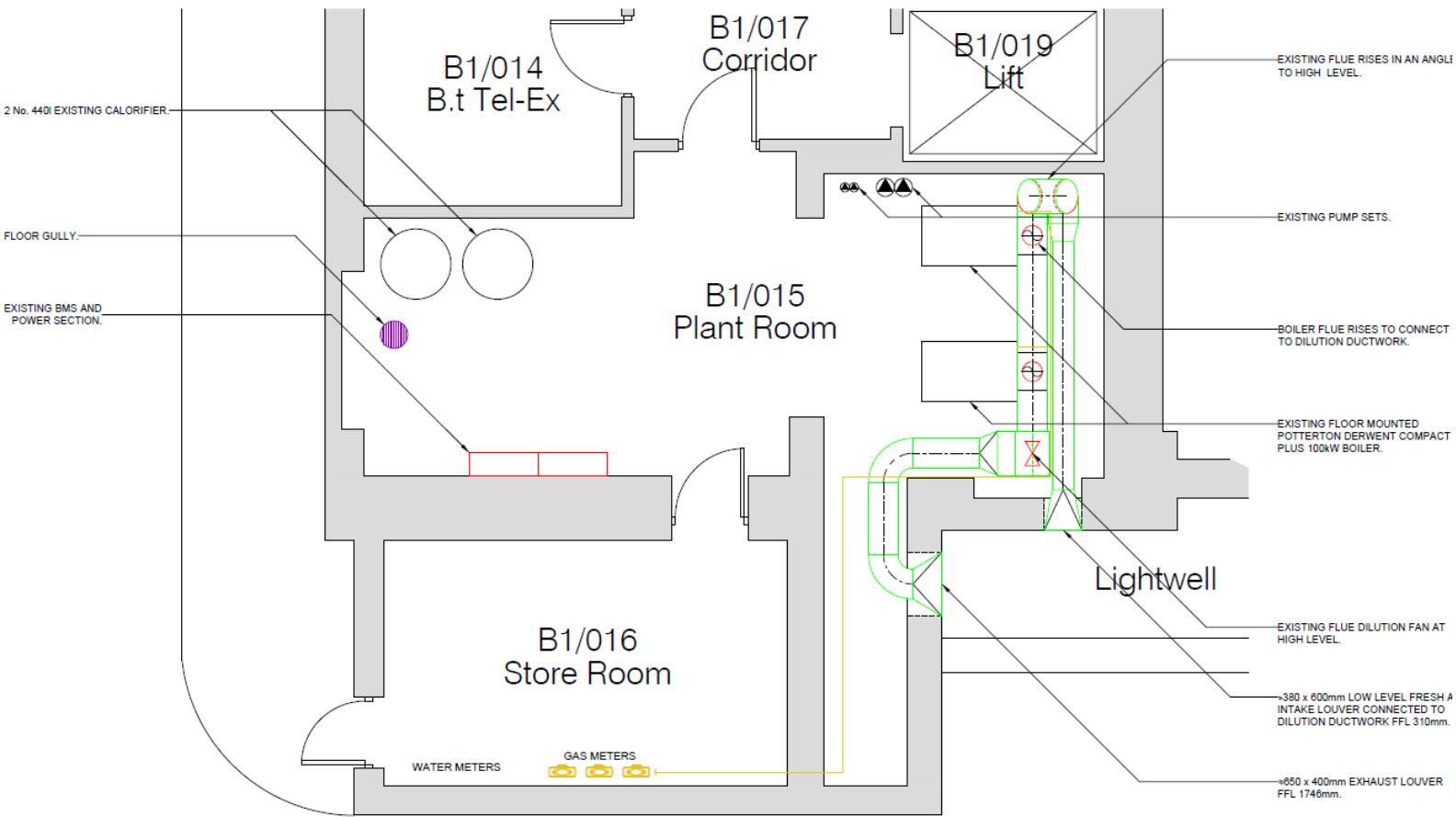
FLUE ELEVATION A



EXISTING ELEVATION B

FLUE ELEVATION B

Figure 2 – Existing and Proposed Elevations



BASEMENT PLAN

Figure 3 – Existing Floorplan – Basement Plant Room



Figure 4 – Existing boilers and flues



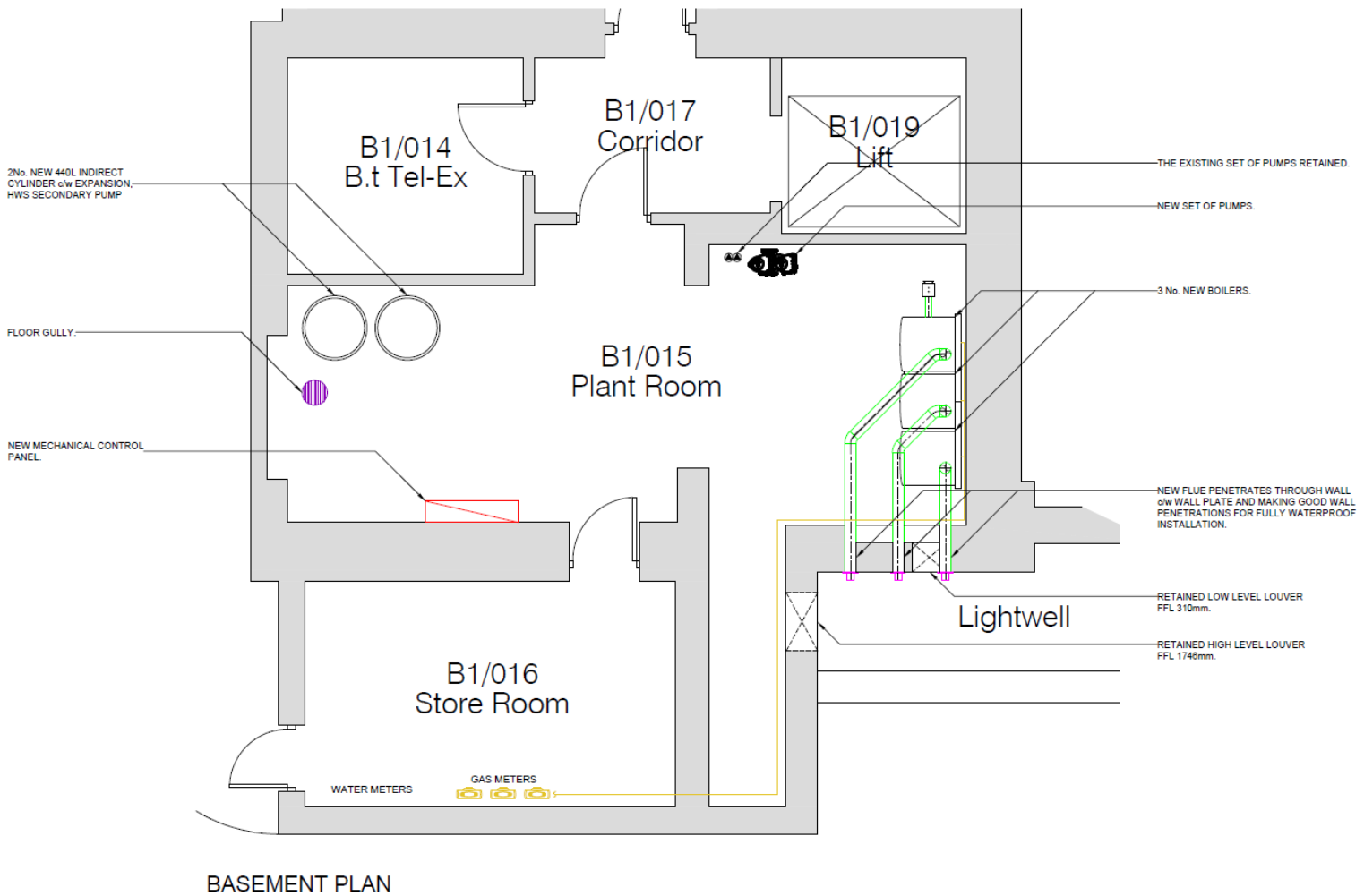
Figure 5 – Existing Cylinder Calorifiers



Figure 6 – Existing Pumps



Figure 7 – Existing Flues



BASEMENT PLAN

Figure 8 – Proposed Floorplan – Basement Plant Room



Figure 9 – View of lightwell from pavement level



Figure 10 – Lightwell, location for proposed flues

HERITAGE

This section will appraise the heritage impact of the proposals.

Hunter Street Health Centre forms part of the Former London School of Medicine for Women, and is located within the Pimlico area of the London Borough of Camden.



Figure 11 – Hunter Street Health Centre



Figure 12 – South-western corner of Hunter Street, including the lightwell in which work will be accommodated.

The Historic England description of the site advises that the property forms the south-western corner of the Former London School of Medicine for Women, which is bound by Hunter Street, Handel Street and Wakefield Street.

The school was founded in 1874 by a group led by Sophia Jex-Blake and including Elizabeth Garret Anderson, Emily Blackwell, Elizabeth Blackwell and Thomas Henry Huxley. The school originally operated from a large house in Henrietta Street (renamed Handel Street in 1888).

Students of the school originally required sympathetic male doctors to provide teaching, but in 1877 the Royal Free Hospital opened its wards to female students, the first teaching hospital in Britain to do so. In 1898 the school officially became the London (Royal Free Hospital) School of Medicine for Women.

Works started on a purpose-built medical school in 1897, led by notable architect J.M Brydon who had previously designed the Elizabeth Garrett Anderson Hospital on Euston Road. The C-shaped plan was developed in three successive stages. The first Stage, the Pfeiffer Wing fronting onto Wakefield Street, was completed in 1898. The Handel Street Stage was completed by 1899, and the final stage along Hunter Street was completed by 1900.

By 1914 the school was the largest of Britain's Women's University Colleges, at 300 students, and required further development to double the number of laboratories and lecture theatres.

The property is constructed of red brick with stone and gauged brick dressings, with tiled mansard roofs, dormers and tall brick chimney stacks with stone cornices. Designed in a Queen Anne style.

The return to Handel Street consists of two stepped and shaped gables with gauged brick detailing on the south-western and south-eastern corners. Then, set back, there are 9 window bays and a central first floor Venetian style window. This frontage is made up of two storeys, plus basement and dormer roof storeys.

REASONS FOR DESIGNATION

The Former London School of Medicine for Women, built in 1897-1900, is listed at Grade II for the following principal reasons:

- **Historical:** Strong links with Elizabeth Garrett Anderson, a notable figure in both medical and women's history. Garrett Anderson served as Dean of the school between 1883 and 1903, overseeing the rebuilding of the school, and its merging with the University of London. Further, the school represents the first purpose-built medical school for women in Britain.
- **Architectural:** Handsome Queen Anne Style to the designs of J.M. Brydon.

IMPACT AND BENEFITS

The proposal involves the installation of 3no. new boilers and associated pumps, calorifiers, control panel and flues. Existing boilers have reached the end of useful life, replacement will ensure the continued capacity of the Hunter Street Health Centre hot water and heating and ensure ongoing operation of a much-needed healthcare service.

CIBSE have recommended a maximum useful life for the existing boilers of 20-25 years, the existing units are approximately 25-30 years old.

Substantial consideration has been given to the model of the replacement boilers, flues and material being used for the work to ensure that it is not visually intrusive within the setting of the grade II listed building. Various options for the location of the flues were also considered to ensure that its proposed positioning would create the least visual impact on the building. In addition to which, wherever possible sustainable materials will be used for the proposed works.

The proposal seeks to avoid any obvious areas of 'heritage significance' and outside of the installation of the flues there is little change proposed to the external appearance. The proposed location of the flues is to the southern elevation, shadowed by the stepped-out gable to the south-western corner, and below pavement level within the existing lightwell.

CONCLUSION

The proposals will deliver an effective hot water and heating system, which will support the efficient operation of the Hunter Street Health Centre.

The primary impact on the building will be external (in terms of the works to the southern lightwell) however, the flue openings are minor in both scale and visual impact due to the size and location within the lightwell. The works will have no perceivable long-term impact on the grade II listed building. There will also be minor alterations internally however, as the proposal is for machinery within the footprint of that which it replaces, the works will have a minimal impact on the aesthetics of the grade II listed building.