Landscaping has formed an integral part of the design process for our proposals at 70-86 Royal College Street. The initial concept diagrams identified landscaped roof terraces and winter gardens at the core of the plan. This principle has been maintained and reinforced as the proposals have been developed.

The key landscaping components are highlighted in the schematic below and consist of:

> 5th Floor Roof Terrace 3rd Floor Roof Terrace Potting sheds Horizontal planters/vertical greening Streetscene

BDP Landscape have provided specialist landscape design expertise to develop a scheme that complements and enhances the architectural approach to the building's design. The following pages provide an overview of the landscaping elements - full details are provided within the separate Landscaping report











The rooftop is defined by the two pavilion structures linked by a landscaped garden. The pavilions are positioned to north and south with the gardens providing patient and staff recreation space. The pavilions and planting have been designed to form structures in a landscape giving long views over the



## 5th Floor Roof Terrace



FSC-approved timber bench Section through roof garden and green roof



Section through pavilion, roof garden and green roof



















Knautia macedonica

Panicum virgatum

Spring blossom

Acanthus spinosus











Royal College Street







Above -Visual showing pavilions in a landscape Left - Suggested planting palette





The Third Floor roof terrace is defined by the flanking walls of the Golden Lion pub and the new building fronting Royal College Street. This creates the opportunity for an entirely different landscaping approach to the main roof terrace, offering patients and staff a shaded area with a typical London roof terrace character. The terrace has been designed to provide seating and dwelling space, surrounded by raised planters enclosing the central space.



## 3rd Floor Roof Terrace



Section through terrace



















Helichrysum microphyllum 'Silver mist'

Hellebor

Pitto

Royal College Street



Above -Visual showing shaded terrace Left - Suggested planting palette











Section detail - typical projecting planter

Ian Chalk Architects : February 2020



Low-level planting - Vinca minor alba



Climbing plants - Trachelospermum jasminoides

### Suggested planting palette

## Horizontal planters









Projecting from the rear of the building, the cantilevered potting shed spaces provide external amenity space to each ward floor. This element also presents an opportunity to green the mews elevation and create a focal point.

Multiple levels of planting will provide patients with access to semi-private external spaces. The raised planters with shrubs and climbers will offer patients the ability to interact, pot and tend to plants in a safe environment.









Hedera helis 'Variegata'

Lonicera japonia 'Halliana'

Trachelospermum jasminoides

### Suggested planting palette

## Potting sheds







Existing birch tree





As part of the proposals, enhancements are proposed to the current public realm and street scene. The proposals seek to create a high quality environment comprising a cohesive and coordinated palette of stone surfacing materials that respond to the site context. The selected materials are durable, suited to the environmental conditions, and are designed to accommodate the anticipated footfall.

All public realm enhancements follow best practice, British Standards and Camden's own streetscape design guidance. As such all footways proposed complement the wider Camden material palette with high-quality and robust adoptable materials specified.

Additional street trees are proposed as part of this application - the choice of tree has been made to complement the existing tree species in this section of the footway. Further discussions will be required with Camden on the public realm works and streetscape enhancements.



Entrance - external paving continuous to interior





### Suggested street tree

Betula utilis jacquemontii 'Snow Queen'





Aerial view - from north



Street view - Royal College Street looking south



### Street view - Royal College Street looking north



Street view - Royal College Street entrance

An independent Townscape Assessment has been undertaken by Montague Evans - they have formed a key part of the Design Team and have helped shape and guide the design. For further details refer to the separate Townscape Report







### HERITAGE ASSET PLAN

### Application Site

### Conservation Areas 🔀

- Regents Canal CA Kings Cross St Pancras CA
- sted Buildings
- Grade I 1. All Sain Grade II
- 91-99, Royal C
- 85C, 87 and 89, Royal Colleg Street

Locally Listed Bu

CHARTERED SURVEYOR 5 BOLTON STREET, L T: 020 7493 4002 F: 020 7312 7548

From the outset, sustainability has formed a fundamental part of our approach to designing and shaping the brief and building presented within this application. The following policies are relevant to our proposals:

Camden Local Plan 2017 Camden Development Policies 2010 – 2025 Camden Core Strategy 2010 – 2025 London Plan - 2016, adopted Draft London Plan - version July 2019

### BREEAM

The building is to be designed to meet BREEAM Excellent requirements for BREEAM New Construction (2018) Healthcare. BDP are acting as both BREEAM Assessors and Advisory Professionals - following initial design stage assessment and review of the proposals a target score of 75.75% has currently been achieved. This exceeds the minimum 70% required to meet BREEAM Excellent. A full BREEAM pre-assessment is provided separately

### Energy

As set out in the London plan, the proposals have been designed to achieve a 35% reduction in CO<sub>2</sub> emissions against Building Regulations Part L 2013. This is to be achieved through:

- Passive design measures
- Provision of 100% of heating and domestic hot water by Air Source Heat Pumps
- 200sqm of Photovoltaics at roof level and in line with the landscape strategy

Further carbon reductions through passive design measures will be investigated as the design progresses. Furthermore, when designing the building and its components, we have taken a fabric first approach where possible. Measures will include:

> Maximising air-tightness Using high value insulation Optimising/minimising solar gain through the provision of openings and shading.

Thermal comfort modelling has been undertaken for key spaces against both CIBSE TM59 and Healthcare Guidance HTM 03-01 criteria. We took an iterative approach to the design utilising the thermal modelling as an important tool to inform the overall building design. The results identified a selection of rooms that are expected to overheat and, as such, will require cooling (namely the dayrooms).

To prevent overheating without mechanical cooling, the glazing would need to be significantly reduced from 41.7m2 to 6m2. This would result in a significant reduction in daylight penetration to these spaces and also inhibit views out, impacting on the mental well-being and recovery time of patients, and also increasing lighting loads. To minimise overheating horizontal projecting canopies have been introduced externally. These overhangs provide shading to the western elevation and reduce the solar gain internally.

Natural ventilation was initially considered, although Noise and Air

Pollution survey results have meant that this is not possible. Mechanical ventilation is currently specified to ensure the comfort and safety of patients. Full thermal modelling will be undertaken once the internal layout and client brief is confirmed and finalised.

### Transport

The PTAL report for postcode NW1 0TH confirms that the site has an accessibility index of 43.6 and is in a 6b zone, with 6b having the highest accessibility indices/best access to public transport. With strong transport links, the provision of cycle spaces (in line with the draft London Plan requirements), and limited access to parking, the need to travel by car is minimised.

### **Biodiversity + Ecology**

There is no green space present within the existing site. The proposals provide new green infrastructure as follows:

Ground Floor level - the proposals increase the overall number of trees from 2no. to 4no. at the front of the building. The 2no. existing semi mature trees to the street will be maintained if possible.

Building Façades - the front and rear elevations will be greened through the use of planters/climbing plants within the upper floors

Roof level - Two accessible roof terraces containing a variety of planting are proposed. Green roofs are proposed to inaccessible roof areas

The increased provision of rich environments is intended to encourage and increase the biodiversity and species mix on the site.

The scheme includes extensive blue roofs to the Third and Fifth Floor roof terraces.

Fifth Floor - Both extensive (inaccessible) and intensive (accessible) roof systems are proposed within the top level terrace

Third Floor - An intensive roof space is proposed within the lower terrace

As well as enhancing ecology, the above measures will help reduce surface water runoff. The existing site is comprised of hard standing and buildings, with no soft/permeable land cover.

The areas of soft landscaping, green roof and, as such, permeable land cover will increase, thereby reducing surface water runoff compared to the existing site. The blue roof also provides an additional form of attenuation. Pre- and post-development surface water runoff calculations will be provided at a later date.





# 9.0 Sustainability

Detailed transport analysis has been undertaken by Curtins. Independent reports detail the transport proposals ensuring that the redevelopment of 70-86 Royal College Street complies with the relevant planning and highways policies. These reports include:

Transport Assessment Delivery and Servicing Plan Interim Travel Plan

Based on the analysis undertaken, it has been demonstrated that the proposed development will not result in a material impact on the local transport network. The site benefits from a high level of public transport provision and is within cycling/walking distance of a number of amenities. As part of the proposals, on-site cycle provision is proposed for both short and long stay. The net increase in public transport users is not expected to result in a material effect due to the frequency of services available.

In terms of vehicle movements, the assessments demonstrate that the proposals will result in a net decrease of 76 vehicular trips per day. A new disabled parking bay and an ambulance bay are proposed within the service yard - the disabled bay is anticipated for use by staff. In addition, the proposals create a new on-street disabled bay - discussions are ongoing with Camden to identify the location of the bay, with its location is intended to provide access for disabled visitors. Deliveries and servicing needs have been identified through discussions with the Trust. The Transport Assessment anticipates up to a maximum of eight vehicle trips per day which represents a reduction from the site existing use.

Access to the service yard is via a vehicle crossover from Royal College Street - the design and material choice has been selected to ensure pedestrian priority, with a continuous kerb edge to the footway and the crossover defined by a granite sett pad at pavement level. This is discussed in more detail within the Landscaping Report.



Ground Floor - showing access to service yard



### Landscaping - crossover to service yard



This statement has been prepared to support the planning application for 70-86 Royal College Street. The content of the statement is based on the plans submitted to the London Borough of Camden. The statement confines itself to issues of relevance to a planning stage only. Detailed issues relevant to Building Control approval will be dealt with as part of a further statement at a later stage.

### **Design Standards followed**

The following legislation and guidance has been followed in the preparation of the design:

Approved Document M The Disability Discriminations Act 1995 HBN 00-04 HBN 04-01 HBN 03-01 HTM 05-02 BS8300-2:2018

### Description of Development

Demolition of existing tyre service depot and construction of a new 72 bed intermediate, step-down, healthcare facility with out-patients clinic and associated office accommodation.

### **External Access**

### **Car Parking**

1no. disabled car parking bay will be provided on site within the service yard. Subject to ongoing discussions with Camden, 1no. new on-street disabled bay will also be provided.

### **Public Transport**

The project is located in the London Borough of Camden and is well served by public transport. The PTAL report for postcode NW1 0TH confirms that the site has an accessibility index of 43.6 and is in a 6b zone, with 6b having the highest accessibility indices/best access to public transport. Bus stops are located within a 1 minute walk away on Royal College Street. The closest tube stations are Camden Town and Mornington Crescent within 10 minutes walk. National and international rail connections are available at King's Cross/St Pancras, also within 10 minutes walk.

### Cycles

The proposal provides secure bike storage for a total of 70.no bicycles (60no. long stay and 10no. short stay)

### Pedestrian Approach

The approach to the building is via the existing public footway on Royal College Street - level access will be provided to all entrances.

### **Routes to Entrances**

Entry to the building is via the footway on Royal College Street. Level access and thresholds will be provided to all entrances.

### Horizontal and Vertical Circulation

As a primary healthcare facility, the building has been designed to be fully accessible throughout to all areas and all floors.

Horizontal circulation is level throughout the whole of the building once inside Vertical circulation is to be provided through the introduction of a new passenger lift serving all floors

### **Toilet Facilities**

Public accessible WCs are to be provided to all floors. All bedrooms will be provided with accessible WCs

### Fire services/Means of escape

Fire tender access is provided directly from Royal College Street. Means of escape to all floors is provided via the central core, as well as via two escape stairs to each end of the building.

### Waste + Refuse

Disposal holds are provided at each level to each ward. Each disposal hold has the capacity to store waste for 2-3 days. A shared waste store is also provided at Basement Mezzanine for office and out-patient clinic use.

All waste will be separated between: general waste, recycling and clinical waste. There will be 3no. collections per week - on the day of the relevant collection, refuse bins will be taken to the loading bay and held within the refuse standing area to await collection.

# 11.0 Access Statement

The proposals have been conceived to design out crime and minimise risks to the building and its occupants. Given the nature of the facility, many occupants are likely to be elderly and infirm, with increased vulnerability - this has been a major consideration as the plans have been developed.

As a semi-public building, with occupants including staff, patients and visitors, we have been conscious of designing a facility with a high degree of control to movement into and out of the building. From the arrival point, the main entrance is directly overlooked by the reception area. The reception will be staffed at all times and sliding metal screens have been provided which will be lockable. This allows the front entrance to be full-secured if necessary.

The service yard is accessed via a controlled sliding vehicle gate. Within the yard, provision has been made for a porter and security - this will provide surveillance to the vehicle entrance. The two escape stairs onto the street will only be accessible from inside to prevent trespassing. A single point of access is provided to the rear of the building, limited to the central core and visible from reception.

Access to the upper floors is via the central core. Entry to this core will be access controlled via the main reception - on the upper floors, access into each ward space will be also access controlled and monitored from the ward reception - this will ensure only those who are permitted can access the ward spaces.

In addition to the above design principles, the Design Team consulted with the local Crime Prevention Design Officer, Jim Cope. A meeting was held on 5th November 2019; following this meeting, a number of design changes were made to take on board advice. This includes:

- Access to the rear will be limited to the central core which is visible from reception
- All windows to the rear will be raised above ground with a solid stallriser and no openable glazing units at lower level
- Fire escapes will be alarmed and include CCTV coverage
- Cycle storage has been located within secure lockable internal spaces
- Secure lockable cabinets will be provided for storage of medications and equipment
- Out-patients clinic will be accessible from the main reception only with no separate entrance to the street
- Doors and gates will be designed to meet LPS1175 SR1 standards
- Windows will be designed to meet Pass 24 standards where openable

# 12.0 Secured by Design