



Ewan Campbell
Planning Department
Camden Council
Camden Town Hall
WC1H 8ND

29 June 2022

Dear Ewan,

EASTMAN DENTAL HOSPITAL - SECTION 73 APPLICATION FOR AMENDMENTS TO PLOT 1

On behalf of our client, University College London, we write to provide additional and amended details in connection with application 2021/1809/P.

This is a minor material amendment to the planning permission 2020/5791/P granted on 21 June 2021 for partial redevelopment of the site, including to the former Royal Free Hospital (Plot 1); Eastman Dental Clinic (Plot 2); Levy Wing (Plot 3); Frances Gardner House and the Riddell Memorial Fountain within the courtyard of the former Royal Free Hospital, for medical research, outpatient facility and academic (Use Class D1) floorspace.

The changes to this application include:

- The lowering of the height of the link between the retained Alexandra Wing and the new Plot 1 building;
- The relocation of the high level vent to the roof of the southern pediment of the Alexandra Wing and the introduction of a low level vent in the southern façade of the Alexandra Wing;
- Additional details in support of the demolition and construction methodology for the Alexandra Wing; and
- Changes to the flues on the new Plot 1 building, moving from six flues to four flues, with changes to height, width and structural support of the flues.

The proposed amendments to the approved design can be summarised as follows:

- Lecture theatre east façade – internal rearrangement to create a single large flexible space capable of being used as a lecture theatre or seminar space, with associated external alterations;
- East façade updates – changes to the location of doors and fire exits on this elevation;
- North west corner façade – change of detailing to align the treatment of the northwest corner of Plot 1 with the southwest corner;
- Façade level changes – changes to the internal floor and ceiling heights with no change to the overall height;
- Firefighting lift – incorporation of an additional lift required to meet the fire strategy and to provide equitable access around the building, including additional high and low level vents;
- Alexandra Wing demolition and construction methodology – clarification on the proposed methodology for demolition and restoration to deliver the approved form of development for the Alexandra Wing; and

- Changes to the flues on the new Plot 1 building, moving from six flues to four flues, with changes to height, width and structural support of the flues.

Additional application documents

The original amendment application submitted in March 2021 was supported by the following documents:

- Covering letter prepared by WSP;
- Completed planning application form, prepared by WSP;
- Completed Community Infrastructure Levy form prepared by WSP;
- Amended proposed drawings prepared by Hawkins\Brown;
- Design & Access Statement Addendum prepared by Hawkins\Brown;
- Heritage Statement Addendum prepared by Alan Baxter;
- Environmental Impact Assessment Statement of Conformity prepared by Trium
- Gable Condition Survey Report prepared by PAYE; and
- Fire Strategy Letter prepared by Buro Happold

In addition to this covering letter, we now submit the following additional or updated documents:

- Updated Amended proposed drawings prepared by Hawkins\Brown;
- Updated Design & Access Statement Addendum prepared by Hawkins\Brown;
- Air Quality Addendum prepared by AQC;
- Plant Noise Addendum prepared by Hoare Lea;
- Southern Pediment Removal Plans prepared by PAYE;
- Gable Dismantle Schedule prepared by PAYE;
- Stone Storage Photos; and
- Alexandra Wing Southern Pediment restoration design note prepared by ISG.

For clarity, the full list of approved and proposed drawings are listed in **Appendix 1**.

Proposed Development

LINK BRIDGE

The height of the link between the retained Alexandra Wing and the new Plot 1 building has been lowered so that it matches the height of the approved scheme. The only difference in the external appearance between the approved and the proposed amendment is the width of the horizontal band at the top of the link. This is shown in pages 31-34 of the Design and Access Statement Addendum.

VENTS FOR FIREFIGHTING LIFT

With the introduction of the firefighting and equal access lift in the Alexandra Wing, there is a requirement for both high level and low level vents. Following discussions with officers, it has been concluded that the roof is a more sensitive and appropriate location for the high level vent. The design team has tested locations within the roof and consider the southern pitch to be the most appropriate. The colour of the vent would match the roof.

The low level vent would be located above the door in the southern elevation of the Alexandra Wing. These vents are shown on pages 49-54 of the Design and Access Statement Addendum.

ADDITIONAL DETAILS ON DEMOLITION AND RESTORATION OF ALEXANDRA WING

The reinstatement of the southern pediment was approved under the original planning permission, as a scholarly restoration of the original design, using materials to match the existing. Images in the original Design and Access Statement showed the restored pediment being added on top of the existing façade, which extended up to first floor level.

A review of the condition of the existing façade was undertaken by PAYE, a stonework and restoration specialist in December 2020. The Gable Condition Survey Report, submitted with the amendment application, concluded that: *“The stonework to the gable and columns is severely weathered and in poor condition throughout. The faces of the stonework are spooling/ delaminating and most of the definition to the arris’ and feature details have been lost through the weathering process. It is not therefore possible to retain this section of the façade in place and following removal it will be assessed further for reinstatement.”*

Ramboll, the structural engineer, produced a Structural Strategy in December 2020, which (aligning with the recommendation from PAYE) recommends that this section of the façade should to be removed and reinstated due to concerns about its condition and structural integrity, with works to retain it in situ being more damaging than the process of removing and reinstating. *“Current plans are to dismantle the damaged southern façade down to cornice level, and carefully reconstruct this concurrently with the construction of the new southern core. It is likely that repairs will be required to the retained façades following detailed inspection. It is envisaged that the majority of these repairs will be aesthetic, if required by the architect, however, there may be a requirement for some structural repair work, especially to the damaged southern façade. Decorative stonework, such as cornices and overhangs may also require remedial work to ensure that there are securely tied into the existing structure.”* This Structural Strategy was submitted and approved under 2020/5791/P),.

Following the advice from both PAYE and Ramboll, the demolition of the first floor section of the southern pediment was then undertaken in February 2021.

The removal of the stones was undertaken by the stonework and restoration specialist, PAYE. All stones were given individual references and their locations were recorded in plan, elevation and section. A schedule of the stones was prepared, which also identified initial comments on their condition. The plans, elevation, section and schedule are enclosed.

The stones have been carefully wrapped, labelled and placed in storage ready for further assessment prior to the reinstatement of the southern pediment. Photos of the stones in storage are enclosed.

Prior to the reinstatement work, PAYE will carry out further assessments of the condition of the stones. The methodology for this is set out in ISG Southern Pediment Design Restoration Note.

It is proposed that as much of the removed stonework as is feasibly possible. Where it is not feasible to use the original stones from the first floor level due to their poor condition, the reinstatement will be carried out using materials to match the existing. The faithful reinstatement of the original appearance using materials to match existing is the same approach to be taken to the section of façade at second floor level.

Following the structural advice from Ramboll, the optimum time to reinstate the façade is concurrently with the construction of the southern core behind it, in order to ensure that the

retained and reinstated parts of the façade can be connected into the new build items behind and are structurally sound. This work is due to be carried out in 2023. Undertaking works to reinstate the façade before this time would not be in the best interests of the long term condition of the retained façade.

This application is supported by:

- PAYE Gable Condition Survey
- PAYE Gable Schedule
- Southern Pediment Elevation, Sections and Plans
- Photos of the stones in storage
- ISG Southern Pediment Design Restoration Note

CHANGES TO FLUES

The detailed design of the rooftop plant has been progressed with additional technical input from the specialist subcontractors. The design has undergone updated load assessments, detailed review with specialist suppliers and updated acoustic assessments. This process has resulted in some minor design amendments, most notably to the configuration of the central strobic flues.

- Reduction in number of flues, from six to four;
- Increase in flue diameter by approximately 250mm
- Increase in flue height by approximately 550m
- Introduction of structural support for the flues;
- Omission of the overcladding

The visual appearance of the flues is shown on pages 67-76 of the Design and Access Statement Addendum.

This application is supported by:

- An air quality addendum which confirms that the proposed changes to the flues would have no impact on the conclusions of the application stage air quality assessment; and
- A noise addendum which confirms that the proposed changes to the flues would result in a slight improvement in noise performance and demonstrates that with the identified mitigation measures it will be possible to meet the noise requirements set out in the conditions.

CONCLUSIONS

The need for amendments to Plot 1 has arisen from further detailed design development and technical coordination following the grant of planning permission and through further discussions with the users, the contractor, specialist façade advisors, London Fire Brigade, LB Camden Planning, Design and Conservation officers and the design team. These are minor amendments that require small changes to the approved internal arrangements and elevations for Plot 1, but do not affect the overall appearance or nature of the approved development. They do not increase the amount of floorspace or change the scale and massing of the building. These are minor amendments in the context of the development as a whole and would be largely imperceptible, both in isolation and cumulatively.

Overall there are no material adverse impacts of the proposed amendments and the proposals accord with the development plan and material considerations would weigh in favour of granting planning permission.

In the meantime please do not hesitate to contact me or Sophie Rae should you have any queries.

Yours sincerely



Simon Roberts

APPENDIX 1 – LIST OF APPROVED AND PROPOSED DRAWINGS

	Approved under 2020/5791/P	Proposed under 2021/1809/P (<i>italics denotes no change from previously approved</i>)
Plot 1 drawings	(BEMP-HBA-P1-)	
Plot 1 Level B2 GA Plan	B2-DR-A-20-1100 Rev. P02;	B2-DR-A-20-1100 Rev. P04
Plot 1 Level B1 GA Plan	B1-DR-A-20-1101 Rev. P02;	B1-DR-A-20-1101 Rev. P04
Plot 1 Level 00 GA Plan	00-DR-A-20-1102 Rev. P01;	00-DR-A-20-1102 Rev. P03
Plot 1 Level 01 GA Plan	01-DR-A-20-1103;	01-DR-A-20-1103 Rev 02
Plot 1 Level 02 GA Plan	02-DR-A-20-1104;	02-DR-A-20-1104 Rev 02
Plot 1 Level 03 GA Plan	03-DR-A-20-1105;	03-DR-A-20-1105 Rev 02
Plot 1 Level 04 GA Plan	04-DR-A-20-1106;	04-DR-A-20-1106 Rev 02
Plot 1 Level Roof Plan	RF-DR-A-20-1107;	RF-DR-A-20-1107 Rev P02
Plot 1 Level Roof Plan	RF-DR-A-20-1108;	RF-DR-A-20-1108 Rev P02
Plot 1 Elevations	ZZ-DR-A-20-(1210-1215)	ZZ-DR-A-20-(1210-1215) Rev P02
Plot 1 Sections	ZZ-DR-A-20-(1300-1303)	ZZ-DR-A-20-(1300-1303) Rev P02
Plot 1 Elevation Bay Studies	ZZ-DR-A-21-(1400-1406)	ZZ-DR-A-21-(1400-1403) Rev 02; 1404 Rev 01; 1405 Rev 02; and 1406 Rev 01
Plot 1 Roof Level Plan Demolition		RF-DR-A-00-1155
Plot 1 West Elevation Demolition		ZZ-DR-A-00-1254
Plot 1 North Elevation Demolition		ZZ-DR-A-00-1255
Plot 2 drawings	(BEMP-HBA-P2-)	
Plot 2 Level B1 GA Plan	B1-DR-A-20-1100;	<i>B1-DR-A-20-1100;</i>
Plot 2 Level LG GA Plan	LG-DR-A-20-1101;	<i>LG-DR-A-20-1101;</i>
Plot 2 Level 00 GA Plan	00-DR-A-20-1102;	<i>00-DR-A-20-1102;</i>
Plot 2 Level 01 GA Plan	01-DR-A-20-1103;	<i>01-DR-A-20-1103;</i>
Plot 2 Level 02 GA Plan	02-DR-A-20-(1104-1105);	<i>02-DR-A-20-(1104-1105);</i>
Plot 2 Level 03 GA Plan	03-DR-A-20-1106;	<i>03-DR-A-20-1106;</i>
Plot 2 Level Roof GA Plan	RF-DR-A-20-1107;	<i>RF-DR-A-20-1107;</i>
Plot 2 Elevations	ZZ-DR-A-20-(1200-1205);	<i>ZZ-DR-A-20-(1200-1205);</i>
Plot 2 Sections	ZZ-DR-A-20-(1300-1301);	<i>ZZ-DR-A-20-(1300-1301);</i>
Plot 2 Bay Studies	ZZ-DR-A-21-(1400-1403).	<i>ZZ-DR-A-21-(1400-1403).</i>
Plot 3 drawings	(BEMP-HBA-P3-)	
Plot 3 Level B2 GA Plan	B2-DR-A-20-1100 Rev P02;	<i>B2-DR-A-20-1100 Rev P02;</i>
Plot 3 Level B1 GA Plan	B1-DR-A-20-1101 Rev P02;	<i>B1-DR-A-20-1101 Rev P02;</i>
Plot 3 Level 00 GA Plan	00-DR-A-20-1102 Rev P03;	<i>00-DR-A-20-1102 Rev P03;</i>
Plot 3 Level 01 GA Plan	01-DR-A-20-1103 Rev. P02;	<i>01-DR-A-20-1103 Rev. P02;</i>

Plot 3 Level 02 GA Plan	02-DR-A-20-1104 Rev P02;	<i>02-DR-A-20-1104 Rev P02;</i>
Plot 3 Level 03 GA Plan	03-DR-A-20-1105 Rev P02;	<i>03-DR-A-20-1105 Rev P02;</i>
Plot 3 Level 04 GA Plan	04-DR-A-20-1106 Rev P02	<i>04-DR-A-20-1106 Rev P02</i>
Plot 3 Level 05 GA Plan	05-DR-A-20-1107 Rev P02;	<i>05-DR-A-20-1107 Rev P02;</i>
Plot 3 Level 06 GA Plan	06-DR-A-20-1108 Rev P02;	<i>06-DR-A-20-1108 Rev P02;</i>
Plot 3 Level Roof GA Plan	RF-DR-A-20-1109 Rev P02;	<i>RF-DR-A-20-1109 Rev P02;</i>
Plot 3 Sections	ZZ-DR-A20-(1300-1302 Rev. P02);	<i>ZZ-DR-A20-(1300-1302 Rev. P02);</i>
Plot 3 Elevations	ZZ-DR-A20-(1200 Rev P02, 1201 Rev. P03, 1202 Rev. P03 and 1203 Rev. P02)	<i>ZZ-DR-A20-(1200 Rev P02, 1201 Rev. P03, 1202 Rev. P03 and 1203 Rev. P02)</i>
Plot 3 Bay Studies	ZZ-DR-A-21-(1401-1405 and 1406 Rev. P02);	<i>ZZ-DR-A-21-(1401-1405 and 1406 Rev. P02);</i>
Site wide drawings	(BEMP-HBA-SW-)	
Phasing Plans	ZZ-DR-A-08-(1101-1105);	(superseded by phasing plans approved under s106)
Proposed Location Plan	ZZ-DR-A-20-(1005 Rev. P02)	ZZ-DR-A-20-(1005 Rev. P04)
Proposed Site Plan	ZZ-DR-A-20-(1010 Rev. P03);	ZZ-DR-A-20-(1010 Rev. P05)
Sitewide Level B2 GA Plan	B2-DR-A-20-1100 Rev. P02;	B2-DR-A-20-1100 Rev P05
Sitewide Level B1 GA Plan	B1-DR-A-20-1101 Rev. P01;	B1-DR-A-20-1101 Rev P05
Sitewide Level 00 GA Plan	00-DR-A-20-1102 Rev. P03;	00-DR-A-20-1102 Rev P05
Sitewide Level 01 GA Plan	01-DR-A20-1103 Rev. P02;	01-DR-A20-1103 Rev P04
Sitewide Level 02 GA Plan	02-DR-A-20-1104 Rev P02;	02-DR-A-20-1104 Rev P04
Sitewide Level 03 GA Plan	03-DR-A-20-1105 Rev. P02;	03-DR-A-20-1105 Rev. P04
Sitewide Level 04 GA Plan	04-DR-A-20-1106 Rev. P02;	04-DR-A-20-1106 Rev. P04
Sitewide Level 05 GA Plan	05-DRA-20-1107 Rev. P02;	05-DRA-20-1107 Rev. P04
Sitewide Level 06 GA Plan	06-DR-A-20-1108 Rev. P02;	06-DR-A-20-1108 Rev. P04
Sitewide Level Roof GA Plan	RF-DR-A-20-1109 Rev. P02;	RF-DR-A-20-1109 Rev. P04
Site Elevations	ZZ-DR-A-20-(1200-1203; 1204 Rev. P03)	ZZ-DR-A-20-(1200-1203 Rev P02; 1204 Rev P05)
Site Sections	ZZ-DR-A-20-(1300-1301 Rev. P02, 1302-1303 and 1304 Rev P.02).	ZZ-DR-A-20-(1300-1301 Rev. P04, 1302-1303 Rev P02 and 1304 Rev P.04).
Site wide Roof Level Plan Demolition		RF-DR-A-00-1156 Rev P01
Site wide Roof Level Plan Demolition		RF-DR-A-00-1157 Rev P01
Site Section AA Demolition		ZZ-DR-A-00-1350 Rev P01
Site Section DD Demolition		ZZ-DR-A-00-1353 Rev P01
Frances Gardner House drawings		
Frances Gardner House Roof Plan	BEMP-HBA-FGH-RF-DR-A-20-1100	