

Item No.
3

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 April 2015	Classification For General Release	
Report of Director of Planning		Wards involved St James's	
Subject of Report	Kings College, 160 Strand, London, WC2R 1JA		
Proposal	Redevelopment of 154-158 Strand to form a new academic building including facade retention of 152-153 Strand, alterations to the Strand building including an extension to the rear and alterations to the entrance. Redevelopment of the Quadrangle building including the creation of a new quadrangle courtyard to the King's Building and a new link to Somerset House East Wing. Alterations to the embankment entrance and associated works.		
Agent	Gerald Eve		
On behalf of	King's College London		
Registered Number	14/12215/FULL 14/12216/LBC	TP / PP No	TP/1143
Date of Application	11.12.2014	Date amended/ completed	11.12.2014
Category of Application	Major - Largescale		
Historic Building Grade	Grade I Listed Building		
Conservation Area	Strand		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Within Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

1. Grant conditional permission subject to a S106 legal agreement to secure:

- Compliance with the City Council's Code of Construction Practice, submission of a CEMP (Construction Environmental Management Plan) and a financial contribution of £38,500 per annum to the Environmental Inspectorate Team.
- Provision of public art in accordance with Condition 9 to a minimum value of £50,000.
- Measures to secure public access across the Quadrangle courtyard.
- The costs of monitoring the S106 agreement.

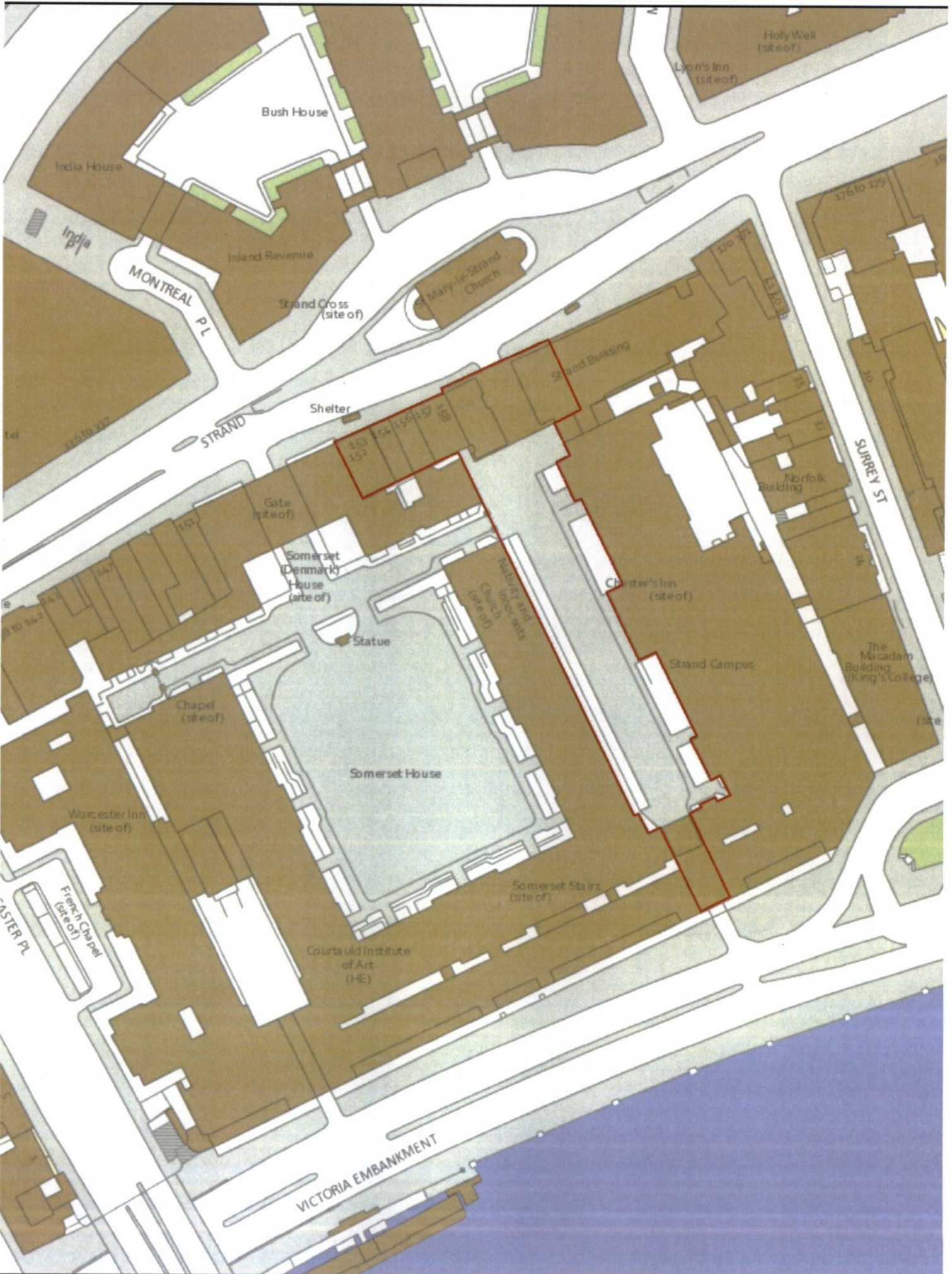
2. If within six weeks of the resolution to grant conditional permission the S106 legal agreement has not been completed and there is no immediate prospect of the legal agreement being completed, then

a) The Director of Planning shall consider whether it would be possible and appropriate to issue permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not:

b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete a S106 legal agreement within an appropriate timescale, and that the proposal is unacceptable in the absence of the benefits which would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

3. Grant conditional listed building consent subject to referral to the Secretary of State.

4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.





Kings College, 160 Strand, WC2

2. SUMMARY

The Kings' Strand Campus is bounded by the Strand to the north, Surrey Street to the east and Victoria Embankment to the south with Somerset House to the West. The application site occupies one of the most important historic sites within Westminster. Somerset House and King's College (main building) are both listed Grade I and together form one of the most highly regarded formal Georgian compositions in the country.

The application buildings to the Strand include Nos. 152 and 153 which are listed Grade II and numbers 154-158 which are unlisted buildings of merit. The Strand building houses the main entrance to the Campus and is made of reinforced concrete and was built in the early 1970s. The Quadrangle is the space between the Grade 1 listed facades of Somerset House East Wing and King's College occupying basement levels 1 and 2 and the Quadrangle courtyard area which provides access to the King's building, Somerset House East Wing, Fountain Court, the Strand and the southern terrace of Somerset House. There are a number of listed buildings located close to the Strand Campus including the Grade 1 Church of St Mary -Le Strand, Grade II* Waterloo Bridge and Grade II Marconi House and Bush House.

The whole site lies within the Strand Conservation Area, the Core Central Activities Zone (Core CAZ) but outside the West End Stress Area.

Planning permission and listed building consent is sought for " The redevelopment of 154-158 Strand to form a New Academic Building; including façade retention of 152-153 Strand; alterations to the Strand Building including an extension to the rear and alterations to the entrance; redevelopment of the Quadrangle Building including the creation of a new quadrangle courtyard to the King's building and a new link to Somerset House East Wing; alterations to the Embankment entrance and associated works."

The key issues relate to:

- Principle of retention behind the facade of a listed building.
- Loss of existing buildings in the conservation area.
- Impact of new building and extensions upon the setting of listed buildings and the conservation area.
- Impact of the proposed development upon the amenity of adjoining buildings.

The scheme has given rise to substantial opposition to the loss of the existing buildings on the Strand and the replacement building. It is however considered that whilst the proposals do cause some harm in terms of the loss of the unlisted buildings of merit and the impact of the "tower" on views from Fountains Court, it is considered that this harm is less than substantial to the heritage assets affected. The National Planning Policy Framework is clear that in such cases, development should only proceed if the other public benefits outweigh the harm. It is considered that the degree of harm caused is slight and that this is outweighed by the public benefits of maintaining the world class status of Kings which has been on this site for the last 185 years, by the quality of the replacement Strand buildings and the restored façade to the listed 152-153 Strand, by the improved design of the rear of the main Strand Building and by the major renovation and upgrading of the Quadrangle as a public space with improved access and connectivity.

The proposals are considered to comply with the relevant policies in the London Plan, Westminster's City Plan: Strategic Policies and the Unitary Development Plan and approval is recommended.

3. CONSULTATIONS

VICTORIAN SOCIETY

Strongly object to the scheme which would result in the unjustified demolition of four important buildings, thereby causing substantial harm to the character and appearance of the Conservation Area and harming the setting of two Grade 1 listed buildings.

ENGLISH HERITAGE (LISTED BUILDINGS)

Supports the scheme and consider that the public benefits arising from the scheme outweigh the loss of significance caused by the demolition of the unlisted buildings and the harm which this may cause to the Conservation Area.

ENGLISH HERITAGE (ARCHAEOLOGY)

No objections subject to conditions.

SAVE

Strong objections on grounds of insufficient justification for demolition and substantial harm to the conservation area. Demolition of 154-158 will have a visibly adverse effect on the special character and appearance of the area and the replacement building does not respect Westminster's heritage and local distinctiveness. Consider that the harm is not outweighed by benefits. Concern that listed building should be seen as an asset rather than a hindrance. Save challenges the idea that the buildings need to be demolished and request that the planning application be refused and consider that there would be strong grounds for challenge if the Council were minded to approve.

LAMAS

Strong objections on grounds of harm to the significance and setting of the extremely important heritage assets. Loss of existing buildings is regretted and new building contributes little and would have a detrimental impact upon the remaining Listed building. Proposed extension to the Strand building is totally unacceptable and would destroy any relationship with the historic buildings and would intrude into views from the main Somerset House courtyard and detrimentally affect the setting of the rusticated Doric gateway. Object to the proposed entrance from the Embankment.

ANCIENT MONUMENT SOCIETY

Object to the demolition of the 'Old Law Building'. A varied, historically rich townscape is to be replaced by a new monolithic structure, one with a single architectural language. The buildings to be destroyed are a pleasing mix not just of style and age but of colour-red brick, white stucco and honey stone. The newcomer is predominantly black which does not reflect the character of this section of the Conservation Area, and the townscape will be impoverished by the development.

WESTMINSTER SOCIETY

This project has the full support of the Society and we recommend it be approved.

ENVIRONMENT AGENCY

No objections and comments that the applicant has accurately assessed the risk of flooding and demonstrated that an emergency plan will be implemented to protect the site and occupants from flooding.

TFL

No objections raised. Considers that the increase in staff and students can be accommodated and welcomes inclusion of travel planning measures and cycle parking provision in

accordance with London Plan standards. Request TFL is consulted on the Construction Management Plan.

THAMES WATER

No objections with regard to water infrastructure capacity.

CLEANSING

No objections.

ENVIRONMENTAL HEALTH

No objections subject to conditions.

GO GREEN MANAGER

No objections subject to conditions.

ARBORICULTURAL OFFICER

No objections subject to conditions.

COURTAULD INSTITUTE OF ART

Raise objections on the inappropriate height and mass of the proposed extension to the Strand building; to the adverse impact on daylight and sunlight received by the Courtauld's building arising from the proposals; the arguable misrepresentation of the support for the proposals and the timing of the submission limiting time for proper consideration.

SOMERSET HOUSE TRUST

Overall we think that the scheme has many merits, however three objections are raised: Visual impact of the proposed tower as a result of the proposed height, mass and facade treatment, which we consider will adversely affect the setting of the Somerset House listed buildings; impact on the Courtauld Gallery's daylight and sunlight and lack of proper consultation.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 130 Total No of Replies: 68 objections

Five emails of support

Design

- Loss of existing buildings in the conservation area.
- Unacceptable harm to the conservation area and setting of Listed Buildings
- Loss of Grade 11 listed building
- Facadism of Listed Building
- Loss of old beautiful buildings which are an important part of the history of London and have great value.
- Boring uniformity
- Poor replacement design quality
- Proposed architecture mundane
- Adverse impact from Fountains Court, Somerset House.

Other

- Job of Westminster City Council to act as a custodian of our collective architectural heritage.
- Hope Councillors reject this application.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The Kings' Strand Campus is bounded by the Strand to the north, Surrey Street to the east and Victoria Embankment to the south with Somerset House to the West. The application site occupies one of the most important historic sites within Westminster. Somerset House and King's College (main building) are both listed grade 1 and together form one of the most highly regarded formal Georgian compositions in the country.

The application buildings to the Strand include Nos. 152 and 153 which are listed Grade II and Nos. 154-158 which are unlisted buildings of merit. The Strand building houses the main entrance to the Campus and is made of reinforced concrete and was built in the early 1970's. The Quadrangle is the space between the Grade I listed facades of Somerset House East Wing and King's College occupying basement levels 1 and 2 and the Quadrangle courtyard area which provides access to the King's building, Somerset House East Wing, Fountain Court, the Strand and the southern terrace of Somerset House. There are a number of listed buildings located close to the Strand Campus including the Grade I Church of St Mary –Le Strand, Grade II* Waterloo Bridge and Grade II Marconi House and Bush House.

The whole site lies within the Strand Conservation Area, the Core Central Activities Zone (Core CAZ) but outside of the West End Stress Area.

4.2 Relevant History

Permission was granted in July 1992 (90/0788A) for demolition and reconstruction of 152/153 Strand behind retained façade with redesigned ground floor façade to provide part 2 part 1 basement, ground and five upper floors; Demolition and redevelopment of 154/158 Strand to provide four basements, ground and five upper floors and plant within a double mansard roof; and Creation of enclosed area on Strand frontage.

A further permission was granted in February 1998 (97/974304) for similar works described as: Demolition and reconstruction of 152/153 Strand behind retained faced with redesigned ground floor facade, to provide part 2 part 1 basement, ground and five upper floors; Demolition and redevelopment of 154/158 Strand to provide four basements, ground and five upper floors and plant within a double mansard roof; and creation of enclosed area on Strand frontage.

Neither the 1992 nor the 1998 permissions were implemented.

From 1965, the whole row of buildings was used to house Kings' music and law teaching rooms but since 2011 they have not been used for educational purposes and are currently in a poor state of repair.

The Strand Building was granted outline permission in 1961 with details being approved in 1965, and was opened in 1972.

After King's acquired the lease of the vaults from Somerset House in 1947, they were demolished and the present Quadrangle Building was constructed.

5. THE PROPOSALS

Planning permission and listed building consent is sought for " The redevelopment of 154-158 Strand to form a New Academic Building; including facade retention of 152-153 Strand; alterations to the Strand Building including an extension to the rear and alterations to the

entrance; redevelopment of the Quadrangle Building including the creation of a new quadrangle courtyard to the King's building and a new link to Somerset House East Wing; alterations to the Embankment entrance and associated works."

In summary, the three key elements of the proposal are as follows:

- **The Old Law building and the New Academic Building**

The proposals include the demolition of the unlisted 154-158 Strand and the partial demolition behind retained façade and refurbishment of the Grade II listed 152-153 Strand. This element of the building will remain distinctive from the rest of the New Academic Building both internally and externally and the existing non-original mansard will be replaced by a new more traditional mansard above the retained façade. The proposed new Academic building will comprise part 2 part 3 basements, ground and part four part six upper floors, including various setbacks at upper levels, all for flexible academic and learning space on the upper floors with a public venue space being provided at ground floor level and lecture theatres and plant at the basement levels. The ground floor venue will provide access through the Strand Campus and to the Arthur Paula Lucas Lecture Theatre in the basement which will provide a publicly accessible theatre venue for performances, conferences, film screenings and other events.

- **The Strand building**

The proposals include the erection of a ground plus part five part eight storey extension to the south of the Strand building, which will overlook the redeveloped Quadrangle courtyard and will provide flexible academic teaching and learning space on the upper floors and a coffee bar at part ground floor level. The existing frontage to the Strand Building entrance will be refurbished and improved, including partial re-cladding around the entrance and a barrier free access route for pedestrians from the Strand to the Quadrangle courtyard.

- **The Quadrangle Building**

The proposed new quadrangle building will sit within the footprint of the existing building and will provide seminar rooms, commons areas, private study areas, a replacement lecture theatre and ancillary café. The new building would link to the Quadrangle courtyard and create stronger links between the Strand campus and the East Wing of Somerset House through the continuation of an enclosed bridge link at lower ground level 1 and via new entrances at Embankment level. The proposals include the new Quadrangle courtyard which will provide a high quality public space which will provide access from the Strand through to Riverside Terrace and Fountain Court. The intention for the courtyard area is for it to be used for a variety of formal and informal university functions as well as by the general public. On the Embankment, it is proposed to enhance and restore the existing arches which provide access to basement level 2 of the current Quadrangle Building to provide an attractive and notable entrance to the campus at this lower level.

King's College London is seeking to expand and upgrade its academic facilities on its Strand Campus in order to maintain and strengthen the university's world-class status. At present, the existing buildings and spaces on the campus are not performing as well as they should be in this world class university. The lack of space on the Strand Campus has also led to King's taking a range of short term leases in recent years in buildings close to the Strand while at the same time decommissioning major spaces which are not fit for purpose, with the Quadrangle Building and 152-158 Strand being prime examples. In order to continue to be represented on the world's higher education stage, the university vitally needs to upgrade and expand its facilities on the Strand Campus.

The proposed scheme represents the next phase of investment in the campus and has been developed in the context of Kings' vision for the Strand Campus- "The vision is to transform the historic Strand Campus into a welcoming, flexible and connected hub for stimulating academic endeavour. The university will enhance its engagement with the King's community,

the public and its partners across the arts, science, public policy and legal arenas, in accessible facilities fit for one of the world's top 20 universities at the heart of London."

6. DETAILED CONSIDERATIONS

6.1 Land Use

King's College is one of England's oldest and most prestigious university institutions: a multi-faculty research-led university college based in the heart of London with over 24,000 students, of whom more than 6,200 are postgraduates. The latest 2014-15 QS International Rankings (2014-15) ranked King's College at the 16th best university in the world.

The Strand is King's founding campus, with the King's building built between 1829 and 1831 on land granted to the university next to Somerset House. King's has five academic campuses in London.

The Strand Campus currently accommodates around 12,000 students and 1,300 staff across four major academic areas covering Arts and Humanities, Social Science and Public Policy, Natural & Mathematical Sciences and the School of Law. King's is committed to the Strand Campus and plans to grow the delivery of teaching here. However, for this growth to be sustained, the university needs additional high quality space with the intent to increase the student and staff community.

The university needs to invest in the Strand Campus in order to provide world-class facilities to an ever competitive market. King's would like to be able to attract the brightest students, and will only be able to continue to do so if it improves the facilities it can offer. This investment is in line with other universities across the UK and the world, who have recognised the vital importance of providing modern facilities in order to attract world-class students.

The table below illustrates the proposed increases in floorspace:

Development Proposals	Existing floorspace (Use Class D1) GEA m2	Proposed floorspace (Use Class D1) GEA m2	Net Change GEA m2
New Academic Building	2,753	4,399	+1,646
Strand Building Extension	5,626	6,861	+1,235
Quadrangle Building	3,491	4,126	+635
Total	11,870	15,386	+3516

The proposed redevelopment would create 15,386 (GEA) m2 of educational floorspace with a net additional uplift in floorspace of 3,516 (GEA) m2 with an anticipated additional 536 students and 58 staff representing an increase of 4.5%.

Within the London Plan, King's College is shown as being within the Central Activities Zone (CAZ) and within important clusters of specialised CAZ uses including legal, health, academic, state and 'special' uses including the university precinct in Bloomsbury/The Strand where such clusters will be supported under Policy 2.11. Paragraph 4.54 recognises that London's higher and further education sectors are important economic sectors in their own right with a key part to play in developing London's world city offer. Policies 3.18 and 4.10 give strong support for London's higher and further education institutions and their development,

recognising their needs for accommodation and the special status of the parts of London where they are located, particularly the Strand university precincts.

The Unitary Development Plan in Chapter 1 para 1.15 also recognises the special character of the Strand citing educational functions (King's College and London School of Economics) at the eastern end of the Strand.

In UDP Policy STRA 1, it is the City Council's aim to foster Westminster's key 'world class' city role including its education establishments and to allow sustainable developments that promote them. Westminster is an internationally renowned centre of academic excellence providing research and consulting services internationally and these elements collectively form a vital part of the overall appeal of London to residents, workers and visitors and are essential to London's continued success.

In-principle support for educational development is provided by the identification of these uses as a use to be protected within the CAZ, and UDP Policy CENT 1 protects and supports uses including Higher Education and other activities that make a significant contribution to the special role of Central London.

Education uses are also protected and supported by Westminster's City Plan Policies S27, S22 and S34 and UDP Policies SOC 1 and SOC 3.

In land use policy terms, it is considered that the proposal for new accommodation for King's College is wholly appropriate and in line with policies in the London Plan, Westminster's City Plan and the UDP.

6.2 Townscape and Design

6.2.1 Design and Townscape

The application site occupies one of the most important historic sites within Westminster. Somerset House and King's College (main building) are both listed grade I and together form one of the most highly regarded formal Georgian compositions in the country. Their importance is of international significance. The buildings to the Strand (Old Law Buildings) are a combination of listed buildings and unlisted buildings of merit. The whole site lies within the Strand Conservation Area.

The proposals constitute a significant intervention to this established townscape. The proposed works are extensive and require careful assessment. There are three main areas of work:

- The buildings fronting the Strand known as the Old Law Buildings.
- The works to the main Strand building.
- The works to the Quadrangle and associated access arrangements.

For the purpose of clarity, these three aspects of the scheme are considered separately, but the overall assessment of the proposal needs to consider the relative harm and benefits to the scheme as a whole.

6.2.2 The Old Law Buildings

These buildings constitute Nos. 152-158 Strand. These buildings have all undergone radical adaptation behind their retained facades in the C20. There is very little, if any, historic or architectural detail of significance within the interiors of these buildings. The significance of these buildings is restricted to their Strand facades.

Nos. 152 and 153 are listed Grade II and the proposal is to retain the façade, reinstate appropriate period shopfronts and rebuild the mansard roof, which is a later addition to the circa late C18 façade. This part of the proposal is considered uncontentious.

Nos. 154-158 are all identified as unlisted buildings of merit in the Strand Conservation Area Audit and as such there is a policy presumption for their retention. Again, it is only the Strand facades of these buildings that retain any significance. No. 154 dates from the late C19 and has a red brick façade with some decorative stone detailing. No. 156 has some unusual pitted decoration to the rendered façade. The building is thought to date from the C18 with the rendered façade being a later mid C19 addition. Nos. 157 and 158 date from the 1920s. Both these buildings are well mannered and have attractive decorative elements to the façade. Importantly, despite their later adaptation and rebuild, the buildings still largely represent the C18 plot widths, though engravings of that time indicate that they were of a uniform terrace design rather than individual designs.

The proposal is to demolish these buildings and construct a new academic building on the site, linked to, but architecturally distinct to the retained listed buildings at 152 and 153. The expression of the building is best described as a restrained contemporary version of the traditional Georgian terrace with punched windows in a masonry wall creating a strong rhythm of solid and void. It is considered important that the new building does not challenge Somerset House in terms of its status in the streetscene and great care has been taken to play down elements of the building that could otherwise become too assertive in the streetscene. The building parapet height steps just once as it rises towards the much higher Strand Building to the east. Above parapet level, two slightly curved roof storeys create a degree of animation to the façade and the slight setback reduces the bulk of the building in the streetscene. As the building height increases to the east it helps to mask the unsightly west flank wall of the Strand Building which is considered to be a negative feature in the townscape. The building line also extends forward of the existing to align with the currently projecting façade line of the main Strand Building, while retaining its current relationship with no. 152-153. This helps to smooth out this currently rather awkward step in the street façade and helps to reduce the visual impact of the Strand Building on views from the west. It is considered that the proposed building successfully manages the transition in scale, height and alignment between the retained listed buildings at No. 152-153 and the much bigger and more prominent Strand Building to the east.

The new building is proposed in brick with a stone lower ground floor. The colour of both stone and brick is a dark tone to help blend with the retained listed buildings and be distinct and subordinate to nearby Somerset House. The exact colour of brick and stone has yet to be determined, but it is considered that a dark tone is appropriate to this context. The applicants are also considering the possible use of dark stone for the upper levels, above parapet, which may help to further animate this level. It is proposed that the choice of materials will be conditioned in any approval.

There have been significant objections to the demolition of these properties. The Council for British Archaeology, the Victorian Society, the Ancient Monument Society Save Britain's Heritage and a number of individuals object to the loss of the buildings in principle. They generally consider that the facades should be retained with new development behind. English Heritage and the Westminster Society support the scheme.

The applicants explored the option of façade retention early on in the design process, but this was discounted for several reasons. The space requirements of King's College mean that there would be a need for additional roof storeys above the retained facades and this was considered problematic in design terms. The varying window heights and levels of the six different buildings meant that it would not be possible to create the level floors required by Kings without cutting across windows and having awkward cill heights internally. It was considered that the resulting designs were all inherently compromised by the retention of the

facades and, perhaps, more importantly, the integrity of the retained facades was compromised to the extent that they lost their integrity as individual buildings of worth. It was also felt that any new building on the site could better achieve the objectives of opening up the street frontage and allowing public access and views into the new building. In the final assessment, it was felt that the proposal for a new building on this part of the site resulted in a better overall design solution and brought significant benefits to this part of the Strand.

6.2.3 The Main Strand Building

The main Strand Building was opened in 1972 and provides an uncompromising face to the Strand and its neighbouring buildings and also to the Quadrangle to the rear. It is identified in the Strand Conservation Area Audit as making a neutral contribution. While the building makes some acknowledgement of neighbouring buildings by its architectural form, there is no doubt that its scale and monolithic nature is alien to the character of the area. Its style reflects the period in which it was built, but many would now consider it to be inappropriate to its conservation area setting. Nevertheless, the floorspace the building provides is invaluable to King's and there is no possibility of its removal. The proposed development seeks to improve the building's relationship to the Quadrangle to the rear, as well as improve connectivity and access and try and improve the appearance of the dominating blank flank west wall.

The works to the Strand entrance are intended to open up the main foyer to view from the street and make access, particularly into the Quadrangle, more attractive and welcoming for staff, students and the general public. The ground floor frontage to the foyer is remodelled with full height glazing and grey back enamelled glass while the entrance arch to the Quadrangle is lined in a material that brings depth and warmth, such as bronze. Gates, designed as decorative screens will secure the Quadrangle at night. These works are all welcomed and will improve public accessibility to the Quadrangle and the visitor experience generally.

The blank west wall to the main Strand Building is considered to be a negative feature both in views from the Strand and in views from Fountains Court. The proposal is to screen this area with a new, slim extension clad in a series of bronze coloured columns with glazing between. This is no higher than the existing main Strand Building and is considered to constitute a significant improvement in views of this part of the building.

To the rear, the proposal is to extend the 1970s building in a style and materials that is more sensitive to the historic ensemble of buildings around the Quadrangle, as well as providing much needed floorspace for students and staff. The works involve extending the main building up to "parapet" height in Portland stone with a traditional proportion of window to wall and the building of a higher vertical "tower" to articulate the new extension and provide the central focus on axis that the Quadrangle was originally intended to have. This "tower" is no higher than the existing main Strand Building. The style could be described as "stripped down classicism" which reflects the other Georgian buildings that surround the Quadrangle without trying to emulate or compete with their historic form and detail. In views from the Quadrangle, it is considered that this Portland stone extension provides significant improvement over the current situation with the main Strand building providing a jarring and over-dominant contrast to the more classical buildings to either side. The Council for British Archaeology, however, has objected to this extension. They consider it "totally unacceptable," they consider "the existing main Strand building is of some merit" and that the new building fails to respond to the parapet height of the historic buildings.

The tower element is also visible in views from Waterloo Bridge and the South Bank, in particular London View Management View (LVMF) 16A.1. The applicants have provided verified views images from these viewpoints. The "tower element" is clearly visible in these views, but it is seen against the backdrop of the main Strand building. Consequently, there is no appreciable loss of sky in the views and the "tower" merely reads as another incident in the

building mass above Somerset House. The amount of glass in the top of the tower has been further reduced to minimize any light glare in night time views from these viewpoints. There have been no objections to the views of the building from these viewpoints.

However, there have been objections to the impact of the “tower” element on views from Fountains Court in Somerset House. The Somerset House Trust, the Courtauld Institute and the Council for British Archaeology all object to the impact on views from Fountains Court of the tower and to a lesser extent the new Strand building and west wall treatment.

The roof to the new Strand building is just visible over the roof of Somerset House in certain views from Fountains Court. However, it is not considered that this detracts from the setting of Somerset House in any significant way as it is generally seen against the backdrop of higher buildings behind, the amount of sky that is lost is very small. Similarly, the re-facing of the west flank wall of the main Strand Building does not remove any sky from views and its “masking” of the ugly flank wall is considered to be a significant improvement.

Most of the objections relate to the “tower” which does have a significant impact on certain views from Fountains Court. The “tower” does remove an area of sky from the view thus enlarging the built form visible in these views. However, this is relatively small and much of the concern relates to the vertical emphasis of the “tower” and its use of Portland stone which some think makes the “tower” too dominating in views from Fountains Court. The applicants have produced verified views showing the impact of the tower on views from Fountains Court. They have also looked at different colour and type of materials, but remain of the view that Portland stone is the most appropriate material for this element of the building. They have amended the scheme to wrap the Portland stone further around the side of the Strand Building, which does help to reduce the “verticality” somewhat. It is highly subjective as to whether the views of the Strand Building, currently in situ, is more harmful to views than the current proposal. There is an element of familiarity with the current building which may affect an impartial assessment of benefit against harm. Officer’s assessment of the submitted material is that there is some harmful impact on limited views from within Fountains Court but that the overall “harm” is negligible and that other aspects of the scheme may be seen to provide sufficient public benefits to outweigh this harm. It is also considered that the existing main Strand Building also causes harm to these same views and it is considered that the form and materiality of the proposed “tower” would be an improvement over the existing building, even if there was slightly greater visibility from certain viewpoints.

6.2.4 The Quadrangle

The Quadrangle is the space between the Grade I listed façades of Somerset House East Wing and King’s College. It is one of the great unknown spaces of London, open to the public but rarely used or accessed by the public. It is the intention of this scheme to reconstruct this area to provide improved accommodation for Kings and also to provide a great public space and an improved access route through the site. The existing underground accommodation on the site was constructed in the 1950s following bomb damage during the Second World War. There is no architectural or historic significance to this building, though there are fragments of earlier fabric remaining from the Georgian vaults that used to be on the site.

The proposal is to demolish the 1950s accommodation and replace with new, to raise the height of the Quadrangle floor to provide level access to buildings to either side, to realign the lightwells to Kings, to make a non-invasive link to East Wing at below ground level, to repave and reconfigure the courtyard and to open the entrance to Embankment for general access. All of these works are considered to be uncontentious and, in general, hugely beneficial to the overall complex of Somerset House/Kings. The improved access from the Strand, referred to earlier, and Embankment will encourage public access to the Quadrangle and allow more people to enjoy one of the great historic spaces of London.

Some consultees have commented on the detailed design of the gate to Embankment and on the need to see further details of paving and other external works. The Embankment gate has been redesigned to retain the existing C19 cast iron gate with new glazed doors set back within the huge vaulted entrance. Further details of this will be conditioned in any approval, as will full details of paving and external landscaping and works.

In summary, it is considered that the proposals do cause some harm in the loss of the unlisted buildings of merit and the impact of the “tower” on views from Fountains Court. However, it is considered that this harm is less than substantial to the heritage assets affected. The National Planning Policy Framework is clear that in such cases development should only proceed if the other public benefits outweigh the harm. It is Officer’s assessment that the degree of harm caused is slight and that this is outweighed by the public benefits of maintaining the world class status of Kings which has been on this site for the last 185 years, by the quality of the replacement Strand buildings and the restored façade to the listed 152-153 Strand, by the improved design of the rear of the main Strand Building and by the major renovation and upgrading of the Quadrangle as a public space with improved access and connectivity.

6.2.5 Archaeology

The location of the site within the Ludenwic and Thorney Island Area of Special Archaeological Priority, clearly indicates that it has been at the heart of the development of London from the earliest times. There are some indications of prehistoric and Roman archaeology here, but of particular significance is the location of the site in a strategic riverine context within Lundenwic, the Saxon international trading settlement. The development forms a north-south transect across the Roman, Saxon and medieval and post-medieval river frontage, and has the potential to reveal foreshore, deposits, river walls/stairs/gates/revetments, embankment deposits and associated industries and settlement, including vaults/boat remains etc. The desk based assessment and various archaeological investigations on the site and nearby has projected the possible line of the Middle Saxon waterfront and the Tudor river wall across the site, and there remains the potential for elements of these and their associated deposits to survive here.

The site is also of significance with regard to its historic role contributing to place setting and the character of the growth of modern London. This relates to the formation of the great estates, and particularly the first Somerset House dating from 1547. Harm to the significance of the buried archaeological assets and their setting has been identified, but English Heritage (Archaeology) are happy to recommend it to the Local Planning Authority for approval subject to pre-commencement conditions requiring additional information before development commences.

6.3 Amenity Impact (Daylight/Sunlight)

The City Council seeks to protect and improve amenities for residents, workers and visitors and the relevant policies are UDP Policy ENV 13 and S29 in Westminster’s City Plan.

Proposals will normally be resisted by the City Council if they result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. Although the policies are primarily designed with regard to residential accommodation, the City Council may apply them to other uses such as schools and other activities where loss of daylight/sunlight in particular may prejudice the present use of the premises.

Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication ‘Site layout planning for daylight and sunlight’ (2011). Whilst daylight and sunlight impacts are generally only assessed against residential dwellings, there are some special circumstances where other non-domestic

properties such as hotels, hostels, schools and churches are required for testing, where the BRE guide states the occupants might have a “reasonable expectation of daylight.”

With regard to daylight, Vertical Sky Component (VSC) is the most commonly used method for calculating daylight levels and is a measure of the amount of sky visible from the centre point of a window on its outside face. This method does not need to rely on internal calculations, which means it is not necessary to gain access to the affected properties. If the VSC achieves 27% or more, then the BRE advises that the windows will have the potential to provide good levels of daylight. If, however, the light received by an affected window, with the new development in place, is both less than 27% and would be reduced by 20% or more as a result of the proposed development, then the loss would be noticeable.

In terms of sunlight, the BRE guidelines state that windows should be tested if they face within 90 degrees of due south but as none of the relevant windows face within 90 degrees due south no sunlight assessment has been undertaken.

The proposals will result in an increase in height and bulk compared with the existing buildings and the building most directly affected is the Courtauld Institute to the rear. No other properties are affected and no residential accommodation is directly affected.

The Courtauld Institute occupies the north wing of Somerset House which abuts directly onto the King's College demise. The windows affected by the proposal are lightwell windows facing north and four east facing windows onto the Quadrangle. Objections on daylighting grounds have been received from the Courtauld Gallery and the Somerset House Trust.

The lightwell windows facing directly north onto the application site are ground floor office storage. Office/meeting room at 1st floor level, W.C's at 2nd floor level and corridor space at 3rd floor level. Most of these windows are poorly lit and are predominantly artificially lit. The proposed development takes the building line up to the boundary of the site and increases the height of the building and will clearly have an impact on the amount of daylight received. Office windows are not however afforded the same level of protection as residential windows and as it is agreed that these specific rooms do not have a “reasonable expectation of daylight” an analysis by the applicants based on BRE guidelines has not been undertaken. The impact on these windows is not however considered sufficient to justify a refusal on daylighting grounds.

The applicants have however commissioned a daylight study by Point 2 Surveyors which includes an assessment of the east facing windows. This is on the basis that educational uses may have a reasonable expectation of natural light. The room most directly affected is a ground floor seminar/teaching space which has two east facing windows facing directly onto the Quadrangle beyond. Importantly, this room also enjoys light from windows on the south elevation, although one window above a door is blocked up. The eight storey extension to the rear of the Strand building will be located 4.7 metres away from the windows and will clearly have an impact on these east facing windows. The two ground floor windows will incur losses of 78% (from existing 11.89 VSC to 2.60 VSC) and 42.37% (from 13.3 VSC to 7.6 VSC). The daylight distribution analysis shows a reduction of 20.9% which is marginally above the recommended 20% margin. If the window which is currently blocked were to be included in the assessment, the impact would be less.

At 2nd floor level one window serves a corridor and the other serves an academic study/office which is also served by another window on the south elevation. The study window would incur a 46.2% loss (from an existing 19.00 VSC to proposed VSC of 10.21). The daylight distribution shows that there would be a loss of only 1%, which is well within the recommended 20% reduction and this is due to another window on the south elevation.

On the basis of these results, whilst there will be an adverse impact in terms of loss of daylight and increased sense of enclosure to the east facing windows, it could not be argued that the impact would prejudice the current use of the building particularly with additional windows on the south facing elevation, and the impact on neighbouring properties is not considered sufficient to justify a refusal on planning grounds. The proposal is therefore in accordance with UDP Policy ENV 13 and Westminster City Plan policy S 29.

6.4 Transportation/Parking

The site is in an extremely accessible location, being close to a number of underground stations, rail connections, bus stops and cycle docking stations. The site has a Public Transport Accessibility Level of 6b (Excellent).

One of the central aims of the project is to improve permeability throughout the site. Improved access will be created via new building access points from the Strand, the Quadrangle and the Victoria Embankment. The opening up of the Quadrangle is to be welcomed and secured through a S106 legal agreement.

No car parking will be provided and indeed there is no dedicated parking on campus although there are a number of public off-street car parks within walking distance. With regard to cycle parking, the Travel Plan identifies that existing facilities on site are sufficient for the new development to comply with cycle standards. As part of the Somerset House East Wing proposals, 218 cycle parking spaces were provided in the 'old playground' between the King's building and Strand Lane. This was an overprovision of 112 cycle spaces and the additional spaces will be utilised by users of the proposed new development. In addition there is further cycle parking within the vicinity of the site-Sheffield stands are located on Lancaster Place (26 spaces), Wellington Road (14 spaces) and the Strand (22 spaces).

Most servicing will take place as existing from the servicing yard off Strand Lane which is entered via Temple Place. This will remain the principal access for all vehicular servicing for catering, postal services and waste removal. The number of vehicle trips to this service yard may increase slightly with the increased overall floor area but it is not anticipated to result in any operational difficulties and is considered acceptable.

Vehicle access from the Strand to the Quadrangle, which is currently by prior arrangement only for motorcycle parking, will be further restricted to be only for emergency access or for very occasional access during special events. The existing (unused) servicing access from the Embankment will be refurbished and will allow for an additional staff/student entrance to the lower level of the Quadrangle building. The refurbished entrance will still allow for occasional service vehicle access from Victoria Embankment.

During the construction period, it is likely that both the Strand and the Embankment entrances will be used, requiring a temporary relocation of a bus stop and bus route on the Strand and also a section of footpath on the Embankment would be required for construction vehicles. Both these arrangements are subject to approval by TFL.

Overall it is concluded that the transport aspects of the project are consistent with current planning policies and that impacts on the local transport networks can be accommodated successfully. Subject to a legal agreement to secure public access across the Quadrangle courtyard, the scheme is considered acceptable in highways terms.

6.5 Economic Considerations

Recent research conducted by Universities UK estimates that:

- For every 100 full-time jobs within universities, another 117 full-time equivalent jobs are generated through knock-on effects.
- For every £1 million of university output a further £1.35 million of output was generated in other sectors of the economy. King's attracts substantial export earnings. More than 8,500, or around a third of students, come from outside the UK, generating more than £100 million of tuition fees income each year.

King's has offices in the U.S.A, China, Brazil, India, in addition to strategic partnerships with leading universities worldwide and won more than £46 million of international research grants in 2013.

The proposed works would allow King's College to grow and enhance its academic floorspace, create more jobs and student places, and strengthen its position as a world class educational establishment. By opening up the Strand Campus to the public, King's College hopes to attract 150,000 visitors a year to view and participate in exhibitions, concerts, performances and events in the Forum and theatres, with potential connections to the wider cultural and visitor attractions of Somerset House and the Strand, as well as the West End and Westminster as a whole.

The proposals are in accordance with the NPPF, the London Plan, Westminster's City Plan and the UDP and the economic benefits generated are to be greatly welcomed.

6.6 Access

The scheme has been designed with accessibility as a key consideration from the outset.

Improvements to the Strand entrance are proposed to make a new public face for the university that is visually permeable and reflects the values of an institution with the desire to engage more with the public. The proposed opening of the Embankment entrance will dramatically alter the pedestrian movement through the King's Strand Campus. It will establish a new and public access, providing strong links to the cycle and pedestrian access along the embankment and connections to Temple Station.

Vertical accessibility has been improved with the provision of double-sided lifts in the New Academic Building lobby so that all levels at upper and lower floors of the Strand Building, Quadrangle and New Academic Building are accessible. Short ramps address changes of level to between the upper levels of the Strand Building and the New Academic Building.

The existing Arthur and Paula Lucas Lecture Theatre is to be made accessible from the new public space at ground level on the Strand and works are proposed to the theatre to bring it into use as a performance venue

Wheelchair access will be greatly improved over the existing situation with accessible W.C's and high visibility signage. The project has been developed with consideration of the 'Disability Discrimination Act 2005' and 'Planning and Access for Disabled People: A Good Practice Guide'. It is the intention that the building will be compliant with Part M of the Building Regulations 2010 and the Disability Discrimination Act (DDA) requirements.

6.7 National Planning Policy Framework (NPPF)

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Under the terms of the NPPF, the City Council can continue to give full weight to relevant policies in the Core Strategy and London Plan until 27 March 2013 even if there is a limited degree of conflict with the framework. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

The proposal is considered to be consistent with the key elements of the NPPF which are applicable to these proposals. These include:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Promoting sustainable transport
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the Natural Environment
- Conserving and enhancing the Historic Environment.

6.8 London Plan

The development is not referable to the Mayor but complies generally with London Plan policies.

6.9 Planning Obligations

On 06 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which make it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all of the following three tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

Policy S33 of the City Plan relates to planning obligations. It states that the Council will require mitigation of the directly related impacts of the development; ensure the development complies with policy requirements within the development plan; and if appropriate, seek contributions for supporting infrastructure. Planning obligations and any Community Infrastructure Levy contributions will be sought at a level that ensures that the overall delivery of appropriate development is not compromised.

From 06 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 06 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is likely to be introduced later in 2015. In the interim period, the City Council has issued interim guidance on how to ensure its policies continue to be implemented and undue delay to

development avoided. This includes using the full range of statutory powers available to the council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

A S106 legal agreement will be required to secure the following:

- a) Compliance with the City Council's Code of Construction Practice, submission of a CEMP (Construction Environmental Management Plan) and a financial contribution of £38,500 per annum To the Environmental Inspectorate Team.
- b) Provision of public art in accordance with Condition 9 to a minimum value of £50,000.
- c) Measures to secure public access across the Quadrangle courtyard.
- d) The costs of monitoring the S106 agreement.

The proposed development is not liable for a Mayoral CIL payment, nor is it liable for a Crossrail contribution under the SPD.

It is considered that the 'Heads of Terms' listed above satisfactorily address City Council policies. The planning obligations to be secured, as outlined in this report, are in accordance with the City Council's adopted City Plan and London Plan policies and they do not conflict with the Community Infrastructure Levy Regulations (2010 as amended).

6.10 Environmental Assessment Including Sustainability and Biodiversity Issues

Sustainability

The NPPF supports the delivery of renewable and low carbon energy and associated infrastructure and recognises this as being central to the economic, social and environmental dimensions of sustainable development.

Policy 5.2 of the London Plan refers to minimising carbon dioxide emissions and states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with following energy hierarchy:

1. Be Lean-Use less energy.
2. Be Clean-Supply energy efficiently.
3. Be Green-Use renewable energy.

Policy 5.2 E of the London Plan states that where specific targets cannot be fully achieved on-site, any shortfall may be provided off-site or through a cash in lieu contribution to secure delivery of carbon dioxide savings elsewhere.

Policy S28 of Westminster's City Plan: Strategic Policies requires developments to incorporate exemplary standards of sustainable and inclusive urban design and architecture. Policy S39 states that major development should be designed to link to and extend existing heat and energy networks in the vicinity, except where the City Council considers that it is not practical or viable to do so. Policy S40 considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least a 20% reduction in carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers it not appropriate or practical due to the local historic environment, air quality and/or site constraints.

The applicant has submitted an energy statement setting out the measures incorporated into the proposed development designed to meet the relevant policy targets. The proposed energy strategy seeks to make the fullest contribution to minimising carbon dioxide emissions including glycerol-fuelled Combined Heat and Power (CHP).

It is the intention to achieve a BREEAM 'Excellent' as a minimum although the project aspires to achieve 'Outstanding' if it is found to be technically and financially achievable.

The current scheme is policy compliant in terms of meeting the Council's 20% renewable energy target set out in Policy S40, with renewables resulting in a 28.9% carbon saving. This is to be welcomed. Overall, the development is predicted to achieve a 47% saving in Carbon dioxide emissions over part L 2010 baseline which exceeds the 35% 2013 target and exceeds the targets set out in the London Plan and the associated Mayoral SPG.

Overall the proposals are welcomed in sustainability terms and it is recommended that conditions are imposed to secure the measures proposed.

Biodiversity and Greening

The area is highly urbanised with no significant green spaces in the immediate vicinity. An ecological appraisal has been undertaken by the applicant and concludes that the development would not negatively affect biodiversity and measures are recommended to increase the levels of biodiversity on the site. To encourage biodiversity in line with Westminster's City Plan policy S38 and UDP policy ENV 17, bird, bat and invertebrate boxes are proposed and it is recommended that these be secured by condition. Initial proposals included soft landscaping in the Quadrangle courtyard, but this idea was dropped because of the impact upon the setting of the historic buildings.

6.11 Other Issues

Statement of Community Involvement

A number of consultation meetings have been undertaken with the various Building Users and Stakeholders, alongside on going consultation with Westminster City Council and English Heritage since 2013.

A three day public consultation was held between 3-5 November 2014 inviting comments from the public on the proposals. Invitations were sent to 150 local addresses. The exhibition was retained until 14 November and all staff and students were encouraged to attend to comment on the proposals.

59 consultation responses were received via feedback forms provided at the public exhibition and online feedback forms. Feedback from the public consultation shows that overall the scheme was generally well received and supported. 92% of respondents agreed that the proposals will help improve permeability throughout the site and 90% of respondents agreed that the proposals would result in a higher quality public realm. 66% agreed that the new buildings have been designed within their historic context whilst 80% of respondents felt that the works to the properties fronting the Strand would help to enhance the Strand frontage. Some respondents were concerned about the demolition of 154-158 Strand and some disliked the design of the Strand building extension and the New Academic Building. The opening up of the Embankment entrance was particularly well received.

Plant

The plant is to be located internally at Basement levels 1,2 & 3 and part 1 to part 5 of the New Academic Building. Environmental Health raise no objections in principle subject to conditions relating to the details of the plant and an accompanying acoustic report.

Flooding

The proposed development is largely in Flood Zone 1 with a small section located within Flood Zone 3. As the Strand Campus is an existing complex, the proposed development could not be located within an area of lesser risk and is therefore considered to be sequentially

appropriate, in line with NPPF requirements. As the proposed development does not increase the footprint of the existing site within Flood Zone 3 and comprises only redevelopment and internal alterations, it is not considered to be subject to the Exception Test. The Flood Risk Assessment concludes that there is a residual risk of flooding occurring to the immediate south of the site from a breach in the River Thames defences. Flood risk from all other sources of flooding is deemed to be low. The development would not increase the amount of impermeable area on the site. No objections have been raised by the Environment Agency or Thames Water.

Air Quality

The application site is located within the City of Westminster Air Quality Management Area, designated in 1999 due to exceedences of the relevant air quality standards for annual mean nitrous oxide concentrations and the 24-hour particulate matter concentrations.

URS Infrastructure & Environment UK Limited have been commissioned to undertake an air quality assessment in association with the planning application. The development includes a Combined Heat and Power Plant (CHP) powered by glycerol.

Overall the proposed development is 'not significant' in terms of local air quality and the site is considered to be suitable for the proposed use since no short term air quality objectives are predicted to be exceeded at receptors within the site.

Environmental Health has assessed the report including the use of CHP powered by Glycerol and consider the proposals to be acceptable.

Crime and Design

King's College's ambition for the Strand Campus is to provide a safe and secure environment which provides open and easy access. Through consultation with Metropolitan Police and consideration of 'Safer Places: The Planning System and Crime Prevention', a crime prevention strategy has been developed which incorporates natural surveillance and a CCTV system with a clear visual link of public activity in Quadrangle running North-South between Strand and Riverside Terrace entrances.

Consultation

Objections have been raised on the grounds of inadequate consultation and misleading representations in the submitted documents about consultation and measures of agreement. Officers are satisfied that there has been sufficient time for consultation.

Recent acquisitions

Concerns have been raised in relation to recently announced acquisitions including a large part of Bush House and how that affects King's stated need for large amounts of new space. In response, King's have provided the following information:

In 2012 King's identified a deficit in space (of 2,500sqm in 2016 and 17,000sqm by 2026) for its planned expansion of 150 extra academics and 2,250 extra students by 2016. The option selected at that time was to redevelop the Strand campus in 4 or 5 phases which would have meant subsequent redevelopment of premises in Surrey Street and at the junction of Surrey Street and the Strand, which would have provided less than ideal accommodation over an extended development period with considerable risk, program and capital cost implications. The opportunity now made available at the Aldwych quarter provides both the necessary decant space for the implementation of this current phase and a further increased expansion now proposed through a revised academic strategy which includes a new Business School. The immediate availability of 18,600m² in Bush House and Strand House followed by a further 9,300m² in 10 years time in Melbourne House and King House, greatly assists in

providing the now forecast growth of 4,350 full time students and 240 F.T.E. staff over the next 10 years.

7. Conclusion

It is recognised that King's College and other higher educational institutions play a very significant role in the City of Westminster and in London as a whole, and the need for the university to enhance its competitiveness with other top universities is acknowledged.

The proposed New Academic Building and Learning Commons will provide an important addition to King's College.

Whilst the proposals do cause some harm in terms of the loss of the unlisted buildings of merit, and the impact of the "tower" on views from Fountain Court, it is considered that this harm is less than substantial to the heritage assets affected. The degree of harm caused is considered slight and this is outweighed by the public benefits of the scheme.

The scheme has given rise to significant objections on a number of planning grounds. However, for the reasons set out in the report, these objections cannot be supported. The scheme accords with policies in the London Plan, Westminster's City Plan and the UDP and is recommended for approval subject to conditions and a S106 legal agreement.

BACKGROUND PAPERS

1. Application forms.
2. Letter dated 4 March 2015 from the Victorian Society.
3. Letter dated 26 January 2015 from English Heritage (Archaeology).
4. 3a Letters dated 23rd March 2015 and xxxx from English Heritage (Listed Buildings)
5. Email dated 3 February 2015 from LAMAS.
6. Letter dated 27 February 2015 from Ancient Monuments Society.
7. Memorandum dated 30 December 2014 from the Westminster Society.
8. Letter from Environment Agency dated 9 January 2015.
9. Email dated 13 January 2015 from TFL.
10. Email from Thames Water dated 29 December 2015.
11. Email dated 15 January 2015 from Cleansing.
12. Emails dated 4 February 2015 and 2ns April 2015 from Environmental Services,
13. Emails dated 13 March 2015 and 19 December 2014 from Go Green manager.
14. Email dated 19 January 2015 from Trees section.
15. Letter dated 29 January 2015 on behalf of Courtauld Institute.
16. Letter dated 16 February 2015 from Somerset House Trust.
17. Email dated 6 March 2015 from 20 Carlton House Terrace London.
18. Email dated 6 March 2015 from 108 Lewes Road Haywards Heath.
19. Email dated 18 January 2015 from F.Kosma 9 Alexandroupolis.
20. Email dated 16 January 2015 from Puddelugsgatan 36 Vasteras.
21. Email dated 15 January 2015 from 782b Holloway Road London.
22. Email dated 12 January 2015 from 4 Lockhart Street London.
23. Email dated 11 January 2015 from 11a Melrose Road London.
24. Email dated 8 January 2015 from 3 Astley House Rowcross Street London.
25. Email dated 6 January 2015 from 5 Liverpool Grove Walworth London.
26. Email dated 3 January 2015 from 392 Albany Rd London.
27. Emails dated 18 December and 2 January 2015 from 8 The Dell Crystal Palace London.
28. Email dated 5 March 2015 from 44 Westbourne Rd Penarth.
29. Email dated 15 February from St Antony's College 62 Woodstock Rd Oxford.
30. Email dated 13 February 2015 from 66 Longman Court Stationers Place Apsley.

31. Email dated 12 February 2015 from 3 Ethel street London.
32. Email dated 16 February 2015 from Flat 24, Skipwith Buildings, Portpool Lane London.
33. Email dated 18 February 2015 from 4a Kincaird Rd London.
34. Email dated 26 February 2015 from 15 Spicer Close London.
35. Email dated 3 February 2015 from 140 Randolph Avenue Maida Vale.
36. Email dated 3 February 2015 from 215 Hospital bridge Road Twickenham.
37. Email dated 1 January 2015 from 166 Waverley Street Ottawa.
38. Email dated 2 February from 14 Westmoreland Way Sprotborough Doncaster.
39. Email dated 2 February 2015 from 9 Craigwell Avenue Feltham.
40. Email dated 2 February 2015 from 45C King Henry's Walk London.
41. Email dated 2 February 015 from 47 Haldon Road London.
42. Email dated 2 February 2015 from 2 Willow Vale Chislehurst.
43. Email dated 2 February from 75a Alma Rd Bristol.
44. Email dated 2 February from 13 Newent Close Peckham.
45. Email dated 2 February 2015 from 49 Hillfield Park Muswell Hill London.
46. Email dated 2 February 2015 from Vale Court Cottage Chippenham.
47. Email dated 2 February 2015 from Hoisdorfer Landstrasse 97a Grosshansdorf.
48. Email dated 2 February 2015 from 39 Braxfield Road London.
49. Email dated 2 February 2015 from 16 Lavers Rd London.
50. Email dated 30 January 2015 from Flat 18 Back Church Lane London.
51. Email dated 30 January 2015 from 19 Lambs fields Sherbourne.
52. Email dated 30 January 2015 from Flat 13, Oakleigh Court Murray Grove London.
53. Email dated 30 January 2015 from 10 Aubrey Walk London.
54. Email dated 30 January 2015 from Flat 6 Lichen Court Queens Drive London.
55. Email dated 2 January 2015 from 141 Nether St London.
56. Email dated 17 December 2014 from 44 Manor Way Ruislip.
57. Email dated 1 December 2014 from willow House Wargrave.
58. Email dated 17 December 2014 from 4 Sandhurst Road Bexley.
59. Email dated 18 December 2014 from 1 Tillingham Way London.
60. Email dated 18 December 2014 from 46 Tregarvon Road London.
61. Email dated 18 December 2014 from 4 Northgate Beccles.
62. Email dated 18 December 2014 from 50 Pott Street London.
63. Email dated 18 December 2014 from 44 the Triangle Goswell Road London.
64. Email dated 18 December 2014 from 54 Chatsworth Great Holm Milton Keynes.
65. Email dated 18 December 2014 from Flat 33 Draymans Court London.
66. Email dated 18 December 2014 from 5 Stort Lodge Hadham Road Bishops Stortford.
67. Email dated 18 December 2014 from 20 Sandon Street Blackburn.
68. Email dated 18 December 2014 from 36 Ashleigh Grove Newcastle upon Tyne.
69. Email dated 18 December 2014 from Roehampton University London SW15.
70. Email dated 18 December 2014 from 27 Netheravon Road Chiswick London.
71. Email dated 18 December 2014 from 99 Charlotte Street Fitzrovia London.
72. Email dated 18 December 2014 from Flat 1 10 Smedley Street London.
73. Email dated 18 December 2014 from 30 Cherry Gardens Bishops Stortford.
74. Email dated 18 December 2014 from 56 Tideside Court Harlinger Street London.
75. Email dated 19 December 2014 from 19 Marsh Baldon Oxford.
76. Email dated 19 December 2014 from Flat 50 4 Cottage Road London.
77. Email dated 20 December 2014 from 3 Taplow House London.
78. Email dated 20 December 2014 from 31 Westleigh Avenue London.
79. Email dated 21 December 2014 from 145 Jessie Rd Southend.
80. Email dated 28 December 2014 from Oldfield Farm Alveston Bristol.
81. Email dated 30 December 2014 from 37 Cambria Road London.
82. Email dated 30 December 2014 from Luton.
83. Email dated 31 December 2014 from New South Wales Australia.
84. Email dated 9 March 2014 from Flat 3, 36c English Street London.

- 85. Email dated 1 April 2015 from Highways Manager
- 86. Email dated 19 March 2015 from 5 Athelstane Grove, London
- 87. Letter from SAVE Britain's Heritage dated 9 april 2015.
- 88. Email dated 28 March 2015 from 131 Marlborough, 61 Walton Street London
- 89. Email dated 24 March 2015 from Anderson Terzic, The Exchange at Somerset House.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SUE BROWN ON 020 7641 5033 OR BY E-MAIL –sbrown2@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** Kings College, 160 Strand, London, WC2R 1JA
- Proposal:** Redevelopment of 154-158 Strand to form a new academic building including facade retention of 152-153 Strand, alterations to the Strand building including an extension to the rear and alterations to the entrance. Redevelopment of the Quadrangle building including the creation of a new quadrangle courtyard to the King's Building and a new link to Somerset House East Wing. Alterations to the embankment entrance and associated works.
- Plan Nos:** 1315 SU 001, SU 100, SU 101, SU 102, SU 103, SU 104, SU 105, SU 106, SU 107, SU 108, SU 109, SU 111, SU 112, SU 113, SU 120, SU 121, SU 200, SU 201, SU 202, SU 203, SU 204, SU 205, SU 220, SU 230, SU 240, SU 250, SU 300, 1315 FR 100, FR 101, FR 102, FR 103, FR 104, FR 105, FR 106, FR 107, FR 108, FR 109, FR 111, FR 112, FR 113, FR120, FR 121, FR 200, FR 201, FR 202, FR 203, FR 204, FR 205, FR 220, FR 230, FR 240, FR 250, FR 300, 1315 P000, P 001 RevB, P 100 RevB, P101 RevB, P102 RevB, P103 RevB, P104 RevB, P105 RevB, P106 RevB, P107 RevB, P108 RevB, P109 RevB ,P111 RevB, P112 RevB, P113, P120, P121, P 200, P201 Rev A, P202 RevA, P203 RevA, P204 RevA, P205 RevA, P220 RevA, P230, P240, P250, P300 RevA Gerald Eve Planning Statement December 2014, Hall McKnight Design and Access Statement December 2014, Mola Historic Environment Assessment December 2014, Hall McKnight Schedule of Works for Listed Building Consent December 2014, URS Schedule of works to Listed Building December 2014, Montagu Evans Heritage, Townscape and Visual Impact Assessment December 2014, Encon Ecological Appraisal December 2014, Biodiversity Study March 2015, URS Energy Strategy December 2014, URS Sustainability Statement December 2014, URS Ventilation Extraction Plant Report December 2014, URS Planning Noise Assessment December 2014, URS Air Quality Assessment December 2014, URS Flood Risk Assessment December 2014, GWP Final Pre-Assessment Report December 2014, RLB Preliminary Site Waste Management Plan December 2014, Alan Baxter Transport Statement December 2014, Alan Baxter Travel Plan December 2014, RLB Preliminary Construction Management Plan December 2014, URS Structural Methodology Statement December 2014. Emails dated 29th January 2015 and 1st April 2015, Letter dated 26th March 2015.

Case Officer: Sue Brown

Direct Tel. No. 020 7641 5033

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent by Environmental Sciences in special circumstances (For example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 4 Before you begin to use the new university buildings, you must apply to us for approval of a Travel Plan. The Travel Plan must include details of:
- (a) A comprehensive survey of all users of the university;
 - (b) Details of local resident and business involvement in the adoption and implementation of the Travel Plan;
 - (c) Targets set in the Plan to reduce car journeys to the university;
 - (d) Details of how the Travel Plan will be regularly monitored and amended, if necessary, if targets identified in the Plan are not being met over a period of 5 years from the date the new university buildings are occupied.

At the end of the first and third years of the life of the Travel Plan, you must apply to us for approval of reports monitoring the effectiveness of the Travel Plan and setting out any changes you propose to make to the Plan to overcome any identified problems.

Reason:

In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007. (R45AB)

- 5 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless

and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 6 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

- 7 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the Class D1 use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be

expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the **** use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) The location of most affected noise sensitive receptor location and the most affected window of it;
- (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;
- (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
- (f) The proposed maximum noise level to be emitted by the activity.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 8 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Conditions 5,6 and 7 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 9 You must apply to us for approval of a scheme of public art . You must not start work on the

public art until we have approved what you have sent us. The public art must be installed in accordance with the approved details within two years of the occupation of the building. You must maintain the approved public art and keep it on this site. You must not move or remove it.

Reason:

To make sure the art is provided for the public and to make sure that the appearance of the building is suitable. This is as set out in DES 7 (A) of our Unitary Development Plan that we adopted in January 2007. (R37AB)

10

Pre Commencement Condition

A) No development including demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the investigation under Part A, then before development commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of further archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

11 Pre Commencement Condition

No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has produced a detailed scheme showing the complete scope and arrangement of the foundation design and ground works, which have been submitted to and approved by the local planning authority.

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

12 You must apply to us for approval of details of the following parts of the development :
1) air intake and extraction systems .

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Strand Conservation Area and to protect the environment of neighbouring occupiers. This is as set out in S25 , S28 S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 , DES 5 or DES 6 or both and ENV 6 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 13 The development shall achieve BREEAM New Construction (2011 ed.) with an "Excellent" standard achieved. (or any such national measure of sustainability for refurbishment that replaces that scheme of the same standard).

A post construction certificate confirming this BREEAM standard has been achieved must be issued by the Building Research Establishment, and submitted for approval by the Local Planning Authority within 9 months of completion on site. In the event that the development fails to achieve the agreed rating, a full schedule and costing of remedial works required to achieve this rating shall be submitted to and approved by the City Council within 2 months of the submission to the City Council of the Post Construction Review. Thereafter the schedule of remedial works must be implemented on site within 3 months of our approval of the schedule or the full costs and management fees given to the Council for offsite remedial actions.

Reason:

To comply with policy S 28 and S25 of Westminster's City Plan: Strategic Policies (November 2013), which expects that development within Westminster addresses the wider environmental impacts of the development and to also support Policy 5.3, 5.4 and 5.11 of the London Plan (2011).

- 14 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application.

Glycerol Combined Heating and Power Plant

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 15 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application.

Bird boxes
Bat boxes
Invertebrate boxes

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 16 You must apply to us for approval of details of the location and number of bird, bat and invertebrate boxes. You must carry out this work according to the approved details before you start to use the building.

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 17 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

- 18 Pre-Commencement Condition

You shall submit and have approved in writing by the local planning authority, a construction logistics plan before any works (including demolition) commence on site. You must carry out the measures included in your plan throughout the demolition and construction period.

Reason:

To manage and minimise the impact on the transport network and make suitable and safe provision for pedestrians and cyclists.

- 19 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character and appearance of the Strand Conservation Area and the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 20 You must apply to us for approval of samples of facing and paving materials you will use, including glazing, and elevations, floor and roof plans annotated to show where the materials are to be located. You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan

that we adopted in January 2007. (R26BE)

- 21 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 22 Notwithstanding that shown on the approved plans, you must apply to us for approval of detailed drawings of the following parts of the development:
- i) gate, door and entrance arrangement to the Embankment entrance including new screen and fascia panel at 1:50 scale with details, including fixings into historic fabric at 1:10 scale.
 - ii) typical elevation details at 1:50 scale
 - iii) ground floor elevation to the Strand at 1:50 scale
 - iv) new gates and external doors at 1:10 scale
 - v) new balustrades and railings at 1:10 scale
 - vi) new windows at a scale of 1:10 scale with x-sections at 1:5 scale
- You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to these details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 23 You must apply to us for approval of detailed drawings of a hard landscaping scheme which includes the surfacing of any part of the site not covered by buildings. This scheme must allow for the retention/re-use of the historic stone setts to the East Wing Somerset House lightwell. You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the development in accordance with these details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 24 You must apply to us for approval of a lighting strategy for the external areas of the development, including details of light fittings, fixings and level of illumination.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES

1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

2 As this development involves demolishing the buildings on the site, we recommend that you survey the buildings thoroughly before demolition begins, to see if asbestos materials or other contaminated materials are present - for example, hydrocarbon tanks associated with heating systems. If you find any unexpected contamination while developing the site, you must contact:

Contaminated Land Officer
Environmental Health Consultation Team
Westminster City Council
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Phone: 020 7641 3153
(I73CA)

3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

4 Asbestos is the largest single cause of work-related death. People most at risk are those working in the construction industry who may inadvertently disturb asbestos containing materials (ACM's). Where building work is planned it is essential that building owners or occupiers, who have relevant information about the location of ACM's, supply this information to the main contractor (or the co-ordinator if a CDM project) prior to work commencing. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/asbestos/regulations.htm (I80AB)

5 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:

* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the

hazard arising be reduced to a safe level if avoidance is not possible;

* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 6 You must ensure that the environment within a workplace meets the minimum standard set out in the Workplace (Health, Safety and Welfare) Regulations 1992 with respect to lighting, heating and ventilation. Detailed information about these regulations can be found at www.hse.gov.uk/pubns/indg244.pdf. (I80DB)
- 7 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.
Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
- * Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;
 - * Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
 - * Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;
 - * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
 - * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 8 Buildings must be provided with appropriate welfare facilities for staff who work in them and for visiting members of the public.
Detailed advice on the provision of sanitary conveniences, washing facilities and the provision of drinking water can be found in guidance attached to the Workplace (Health, Safety and Welfare) Regulations 1992. www.opsi.gov.uk/SI/si1992/Uksi_19923004_en_1.htm

The following are available from the British Standards Institute - see <http://shop.bsigroup.com/>:

BS 6465-1:2006: Sanitary installations. Code of practice for the design of sanitary facilities and

scales of provision of sanitary and associated appliances
 BS 6465-3:2006: Sanitary installations. Code of practice for the selection, installation and maintenance of sanitary and associated appliances. (I80HA)

- 9 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)
- 10 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
- * Window cleaning - where possible, install windows that can be cleaned safely from within the building.
 - * Internal atria - design these spaces so that glazing can be safely cleaned and maintained.
 - * Lighting - ensure luminaires can be safely accessed for replacement.
 - * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).
- More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm.
- Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)
- 11 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 12 Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.
- 13 The development of this site is likely to damage heritage assets of archaeological interest. After the evaluation works detailed above are completed the applicant should submit detailed foundation designs informed by the results of these investigations for approval.
- 14 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 15 Please let our arboricultural team (020 7641 2922) know when you are going to start work on the site. It would be useful if you could give us at least five working days' notice of this date. This will allow us to inspect your tree-protection measures during the work. (I92BA)

- 16 Condition 17 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:
- * the order of work on the site, including demolition, site clearance and building work;
 - * who will be responsible for protecting the trees on the site;
 - * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
 - * how you will deal with accidents and emergencies involving trees;
 - * planned tree surgery;
 - * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
 - * how you will remove existing surfacing, and how any soil stripping will be carried out;
 - * how any temporary surfaces will be laid and removed;
 - * the surfacing of any temporary access for construction traffic;
 - * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
 - * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
 - * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
 - * the place for any bonfires (if necessary);
 - * any planned raising or lowering of existing ground levels; and
 - * how any roots cut during the work will be treated.
- 17 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)
- 18 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 19 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to:

- a) Compliance with the City Council's Code of Construction Practice, submission of a CEMP (Construction Environmental Management Plan) and a financial contribution of £38,500 per annum to the Environmental Inspectorate Team.
 - b) Provision of public art in accordance with Condition 9 to a minimum value of £50,000.
 - c) Measures to secure public access across the Quadrangle courtyard.
 - d) The costs of monitoring the S106 agreement.
- 21 Conditions 5,6,7 and 8 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 22 You are advised to contact TFL regarding changes during construction works.

DRAFT DECISION LETTER

- Address:** Kings College, 160 Strand, London, WC2R 1JA
- Proposal:** Redevelopment of 154-158 Strand to form a new academic building including facade retention of 152-153 Strand, alterations to the Strand building including an extension to the rear and alterations to the entrance. Redevelopment of the Quadrangle building including the creation of a new quadrangle courtyard to the King's Building and a new link to Somerset House East Wing. Alterations to the embankment entrance and associated works.
- Plan Nos:** 1315 SU 001, SU 100, SU 101, SU 102, SU 103, SU 104, SU 105, SU 106, SU 107, SU 108, SU 109, SU 111, SU 112, SU 113, SU 120, SU 121, SU 200, SU 201, SU202, SU 203, SU 204, SU 205, SU 220, SU 230, SU 240, SU 250, SU 300, 1315 FR 100, FR 101, FR 102, FR 103, FR 104, FR 105, FR 106, FR 107, FR 108, FR 109, FR 111, FR 112, FR 113, FR120, FR 121, FR 200, FR 201, FR 202, FR 203, FR 204, FR 205, FR 220, FR 230, FR 240, FR 250, FR 300, 1315 P000, P 001 RevB, P 100 RevB, P101 RevB, P102 RevB, P103 RevB, P104 RevB, P105 RevB, P106 RevB, P107 RevB, P108 RevB, P109 RevB, P111 RevB, P112 RevB, P113, P120, P121, P 200, P201 Rev A, P202 RevA, P203 RevA, P204 RevA, P205 RevA, P220 RevA, P230, P240, P250, P300 RevA
Hall McKnight Design and Access Statement December 2014 (For information only), Mola Historic Environment Assessment December 2014, Hall McKnight Schedule of Works for Listed Building Consent December 2014, URS Schedule of works to Listed Building December 2014, Montagu Evans Heritage, Townscape and Visual Impact Assessment December 2014, , RLB Preliminary Site Waste Management Plan December 2014, RLB Preliminary Construction Management Plan December 2014, URS Structural Methodology Statement December 2014. Emails dated 29th January 2015 and 1st April 2015, Letter dated 26th March 2015.

Case Officer: Sue Brown

Direct Tel. No. 020 7641 5033

Recommended Condition(s) and Reason(s):

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)
Reason:
To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)
- 3 You must apply to us for approval of samples of facing and paving materials you will use, including glazing, and elevations, floor and roof plans annotated to show where the materials

are to be located. You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 Notwithstanding that shown on the approved plans, you must apply to us for approval of detailed drawings of the following parts of the development:
- i) gate, door and entrance arrangement to the Embankment entrance including new screen and fascia panel at 1:50 scale with details, including fixings into historic fabric at 1:10 scale.
 - ii) new windows at a scale of 1:10 with x-sections at 1:5 scale
 - iii) new doors at a scale of 1:10

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must apply to us for approval of detailed drawings of a hard landscaping scheme which includes the surfacing of any part of the site not covered by buildings. This scheme must allow for the retention/re-use of the historic stone setts to the East Wing Somerset House lightwell. You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the development in accordance with these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must apply to us for approval of a lighting strategy for the external areas of the development, including details of light fittings, fixings and level of illumination.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 8 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3 to 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

6.0 THE PROPOSALS

6.6 THE STRAND ENTRANCE

6.6.3 APPEARANCE



Fig 6.38: Proposed View looking west



Fig 6.39: Close up of proposed view looking west

6.0 THE PROPOSALS

6.5 THE NEW ACADEMIC BUILDING

6.5.4 SCALE AND TOWNSCAPE



Fig 6.34: Evening view along Strand as proposed



6.0 THE PROPOSALS

6.7 THE STRAND BUILDING EXTENSION

6.7.3 SCALE AND TOWNSCAPE



Fig 6.44: Existing view from Fountain Court

6.0 THE PROPOSALS

6.7 THE STRAND BUILDING EXTENSION

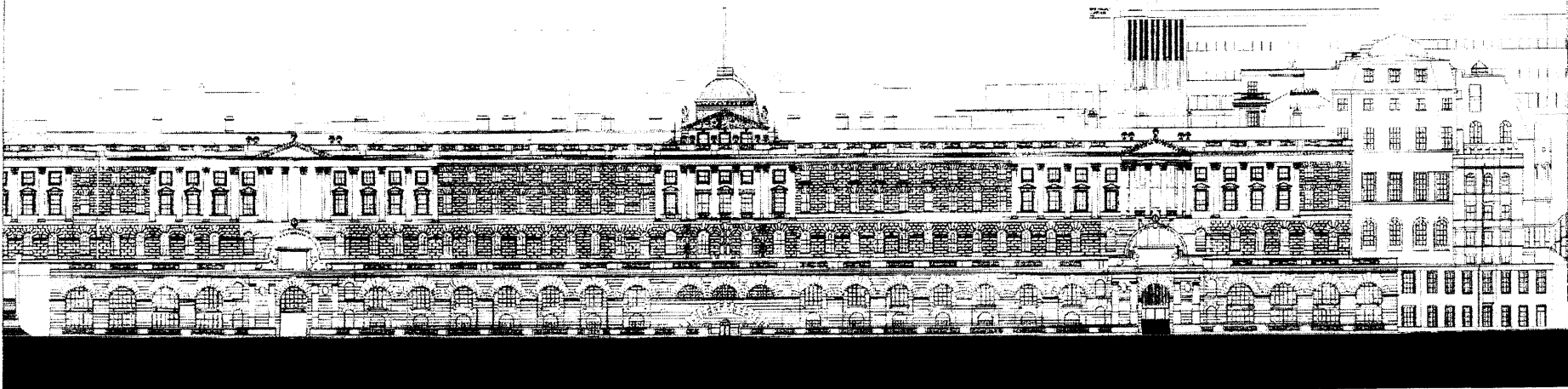
6.7.3 SCALE AND TOWNSCAPE



Fig 6.45: Proposed view from Fountain Court towards rear of New Academic Building



STRAND ELEVATION



VICTORIA EMBANKMENT ELEVATION

24.2

AMMORTEN

715

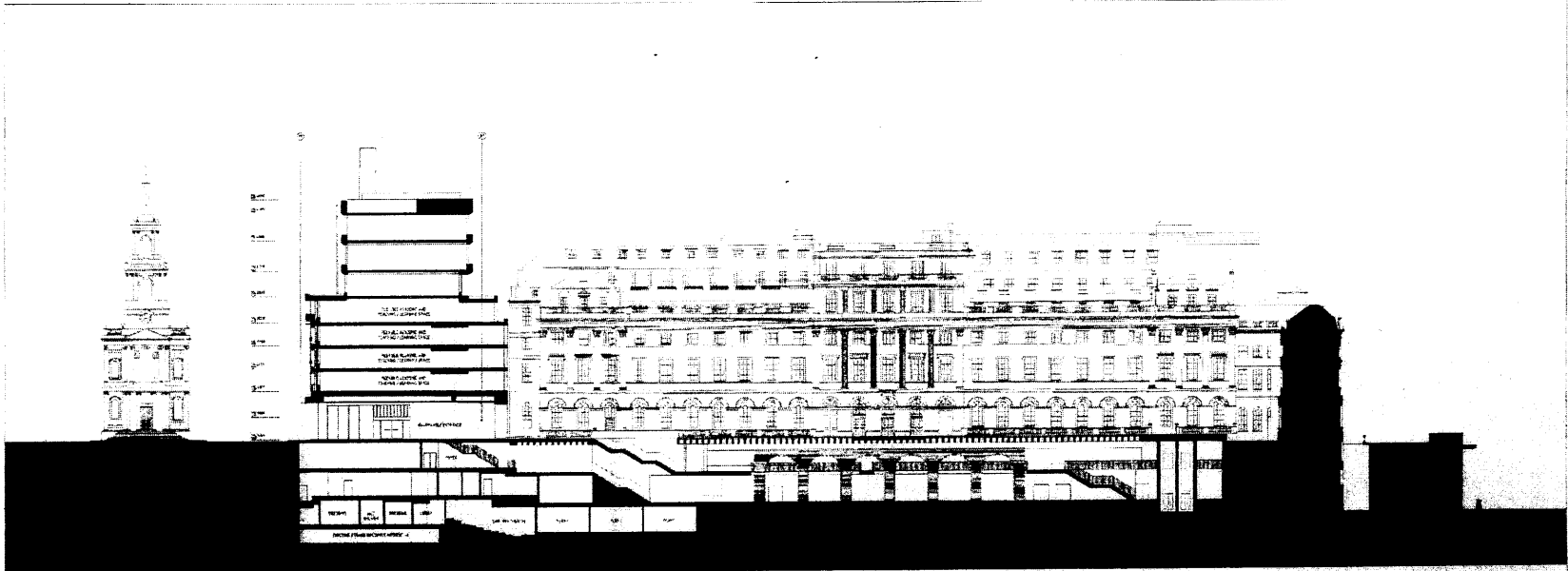
CLIENT
THE NEW ASSURANCE & INVESTMENT
CORPORATION LIMITED
LONDON

ARCHITECT
HALL MCKNIGHT
LONDON

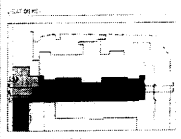
STRUCTURE
THE ASSURANCE & INVESTMENT
CORPORATION LIMITED

HALL MCKNIGHT

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

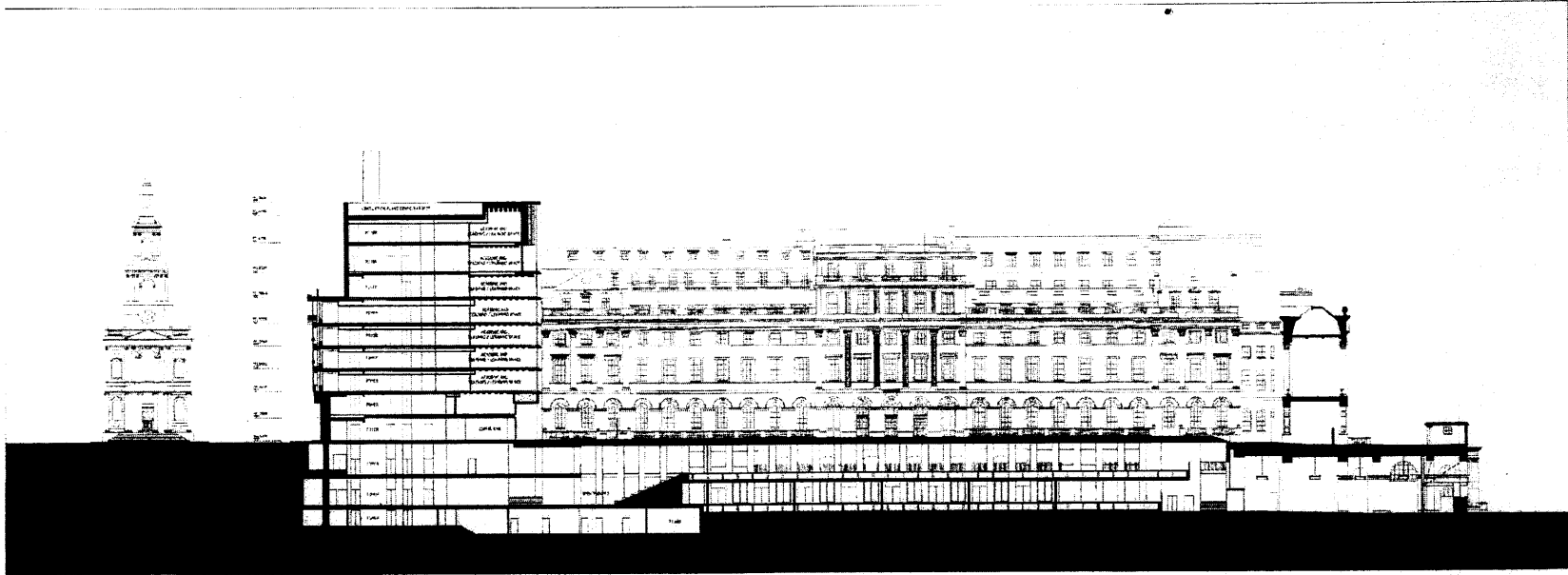


SECTION 03



HALL MCKNIGHT
SECTION 03
SECTION 03

- AREA 2000
- 1. 12" x 12" CONCRETE
 - 2. 4" x 8" x 16" JOIST
 - 3. 1" x 4" x 8" JOIST
 - 4. 1" x 4" x 8" JOIST
 - 5. 1" x 4" x 8" JOIST
 - 6. 1" x 4" x 8" JOIST
 - 7. 1" x 4" x 8" JOIST
 - 8. 1" x 4" x 8" JOIST
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 - 11. 1" x 4" x 8" JOIST
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 - 20. 1" x 4" x 8" JOIST



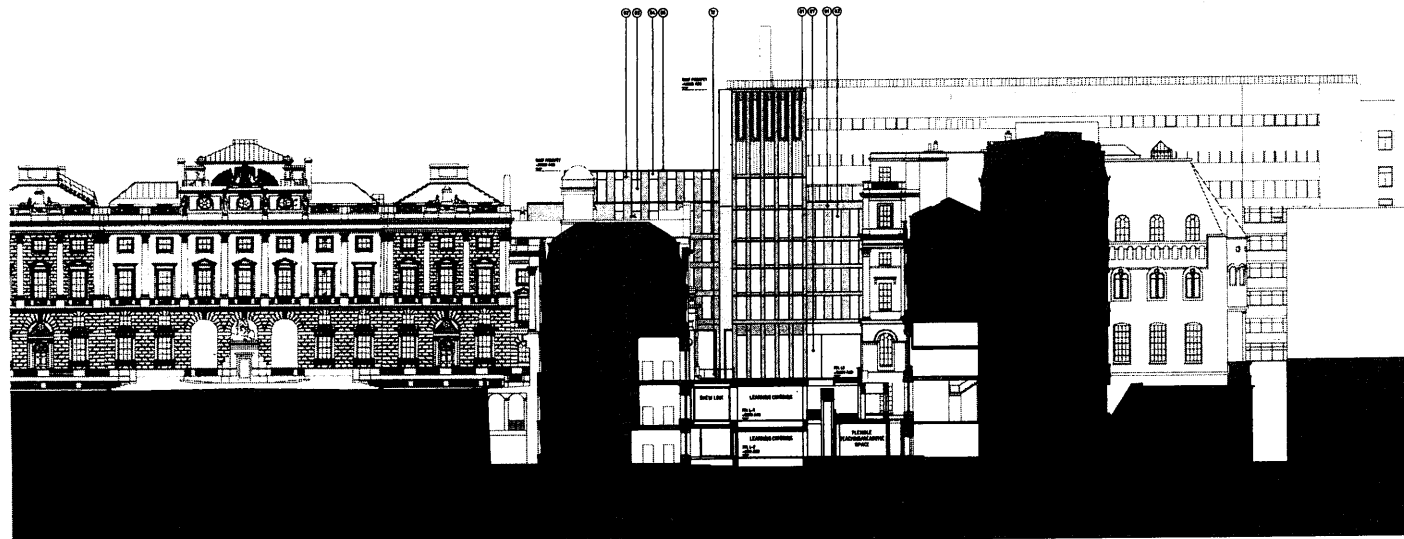
SECTION 04

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SECTION 04
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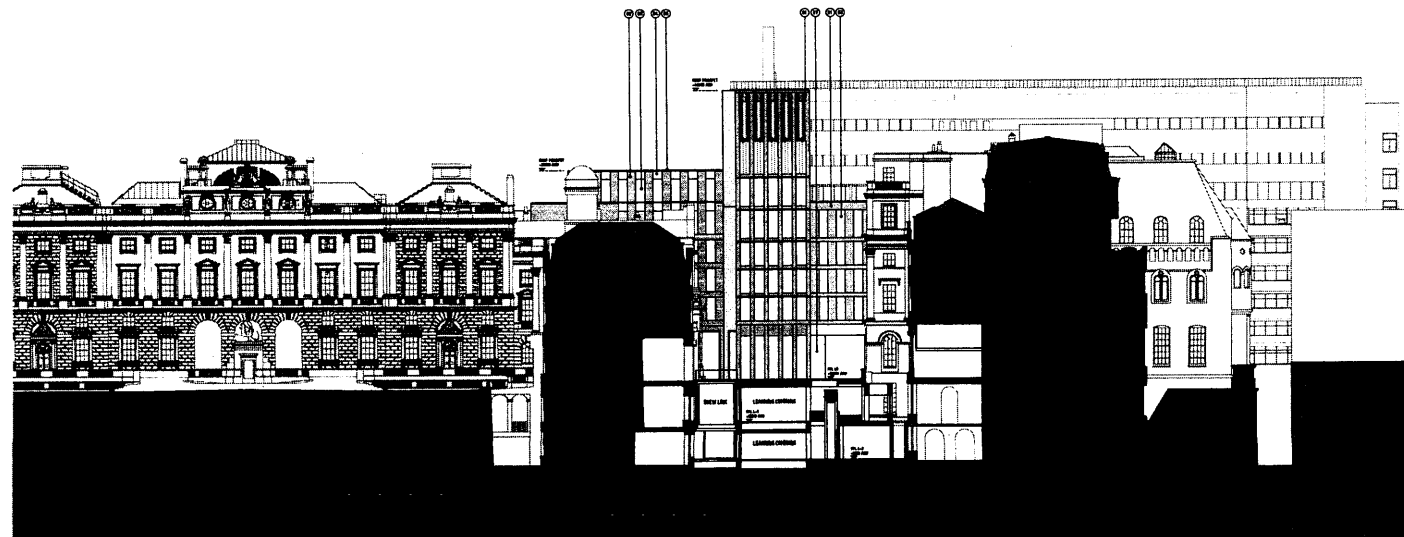
AREA 2000

NO.	DESCRIPTION	QTY	UNIT	AMOUNT
1	12" x 12" CONCRETE			
2	4" x 8" x 16" JOIST			
3	1" x 4" x 8" JOIST			
4	1" x 4" x 8" JOIST			
5	1" x 4" x 8" JOIST			
6	1" x 4" x 8" JOIST			
7	1" x 4" x 8" JOIST			
8	1" x 4" x 8" JOIST			
9	1" x 4" x 8" JOIST			
10	1" x 4" x 8" JOIST			
11	1" x 4" x 8" JOIST			
12	1" x 4" x 8" JOIST			
13	1" x 4" x 8" JOIST			
14	1" x 4" x 8" JOIST			
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17	1" x 4" x 8" JOIST			
18	1" x 4" x 8" JOIST			
19	1" x 4" x 8" JOIST			
20	1" x 4" x 8" JOIST			

HALL McKNIGHT
 ARCHITECTS
 1000 PINE STREET
 ST. LOUIS, MO. 63101
 314-437-1000
 www.hallmcknight.com

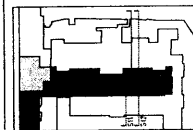


SECTION 11



SECTION 12

LOCATION KEY



- 1. NEW ACADEMIC BUILDING
- 2. STRAND BUILDING EXTENSION AND REFURBISHMENT
- 3. QUADRANGLE BUILDING

ABBREVIATION KEY

- 01 PORTLAND STONE
- 02 BRICK
- 03 HIGH PERFORMANCE WINDOW
- 04 RECESSED REAR FACE FAIRED POLISHED CONCRETE
- 05 STONE COPING
- 06 BRONZE FRAMING
- 07 ANODISED ALUMINIUM PANEL
- 08 POWDER COATED STEEL BALUSTRADE, BRONZE FINISH
- 09 BLACK ENAMELLED BRASS CLADDING
- 10 STONE PAVING
- 11 WALL ON GLASS
- 12 GLASS BALUSTRADE

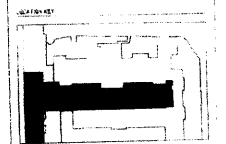
NOTES

PROJECT
THE NEW ACADEMIC BUILDING AND
LEARNING COMPLEX AT THE STRAND,
UNIVERSITY COLLEGE LONDON

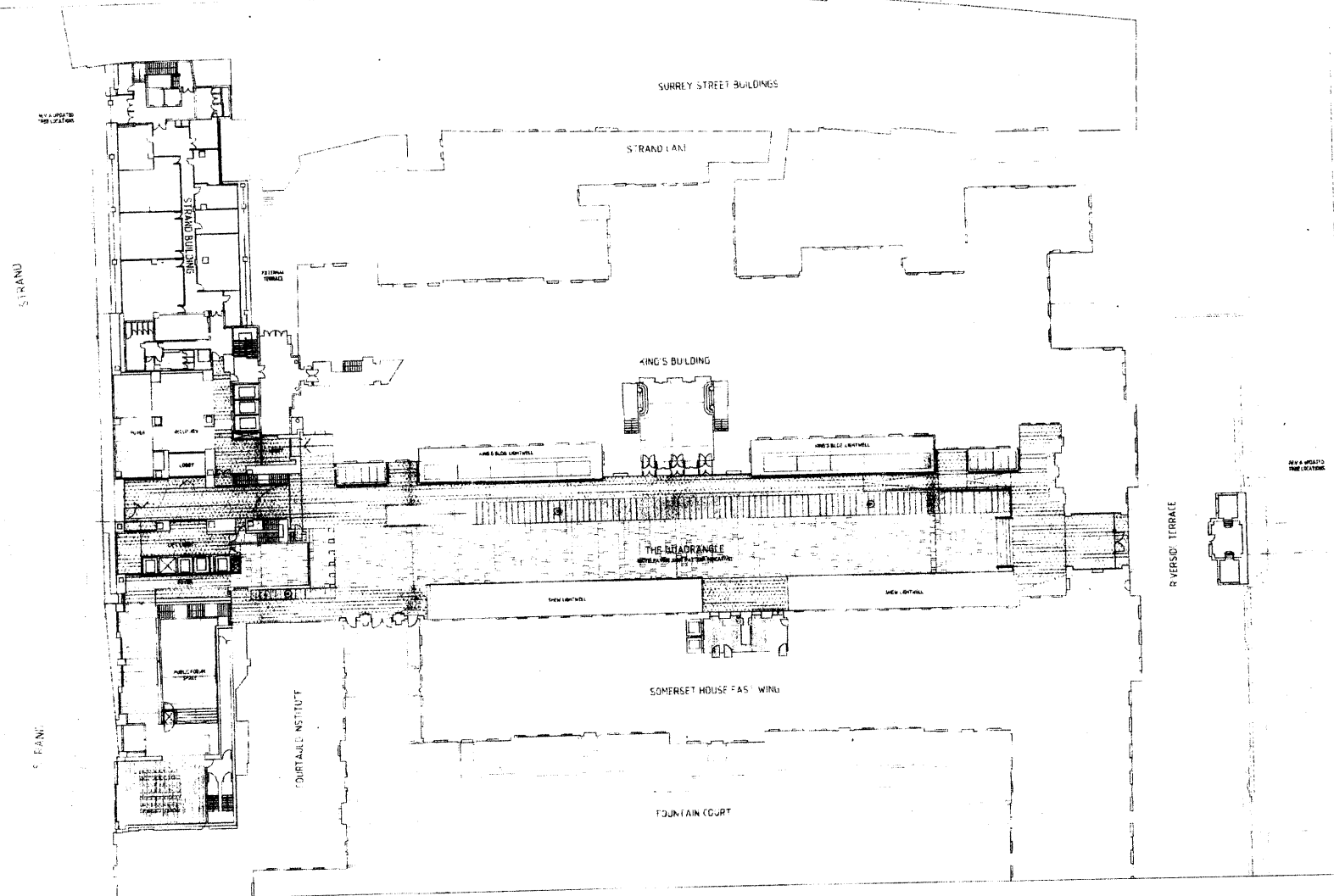
CLIENT
UNIVERSITY COLLEGE LONDON
STRAND
LONDON
WC2R 2LS

REVISION NO.	DATE	BY
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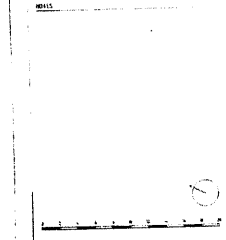
HALL McKNIGHT
 8111 PORTFOLIO
 120 NEWTON SQUARE RD
 BELLEVUE
 WA 98007
 T: +1 206 276 2600
 F: +1 206 276 2600
 E: info@hallmcknight.com
 TITLE: ARCHITECTURAL SECTION DRAWING
 DATE: 2011.05.10
 DRAWN BY: J. JONES
 CHECKED BY: M. JONES
 SCALE: 1/8" = 1'-0"



1. NEW ACADEMIC BUILDING
 2. STRAND BUILDING (EXISTING AND FUTURE 3-10)
 3. QUADRANGLE (EXISTING)



- FINISHES:
- 01. POLISHED GLOSS
 - 02. FIBRE
 - 03. HIGH PERFORMANCE UNIDON
 - 04. BESESSSED HEADED UNPAVED POLISHED CONCRETE
 - 05. STONE COPING
 - 06. ANODISED ALUMINIUM PANELS
 - 07. UNPAVED ALUMINIUM PANELS
 - 08. STAINLESS COATED STEEL BALUSTRADE BRONZE FINISH
 - 09. STAIN COATED STEEL BALUSTRADE
 - 10. STONE PAVING
 - 11. WOOD BRICKS
 - 12. GLASS BALUSTRADE



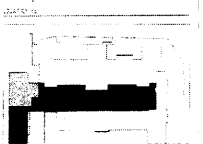
PROJECT:
 THE NEW ACADEMIC BUILDING AND
 LEARNING CENTRE AT THE STRAND
 ARCH. CO. EST. CHECK

CLIENT:
 KING'S COLLEGE LONDON
 STRAND
 LONDON
 WC2R 2LS

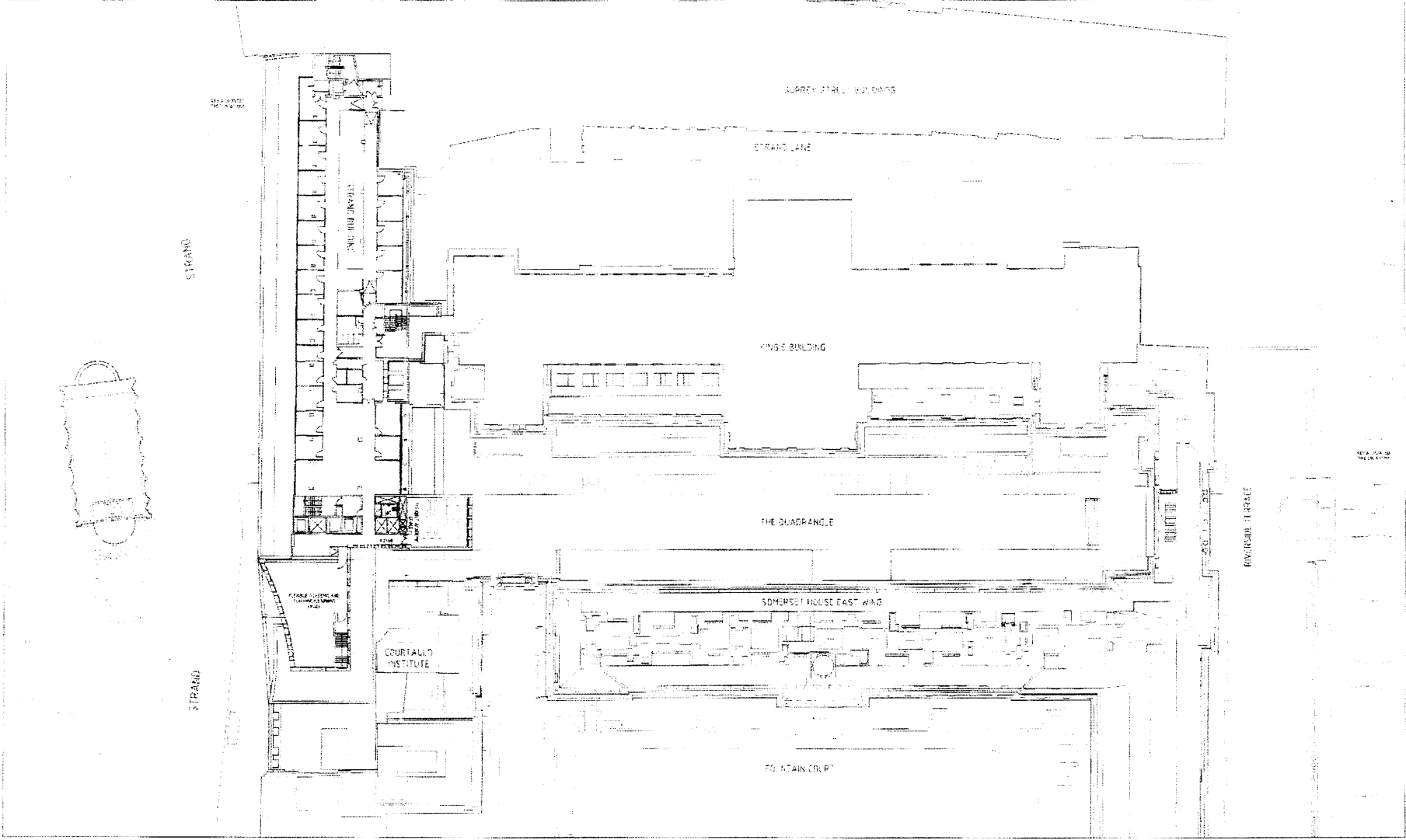
DISCIPLINE	NAME	DATE
ARCHITECTURE	MARK MC KNIGHT	20/11/11
PLUMBING	DAVID BROWN	20/11/11
MECHANICAL	DAVID BROWN	20/11/11
ELECTRICAL	DAVID BROWN	20/11/11

HALL McKNIGHT

ARCHITECTS
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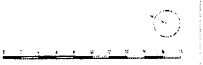
1. PLAN AND SECTION DRAWINGS
 2. EXHIBIT DRAWINGS AND STATEMENTS
 3. SUPPLEMENTAL LIST



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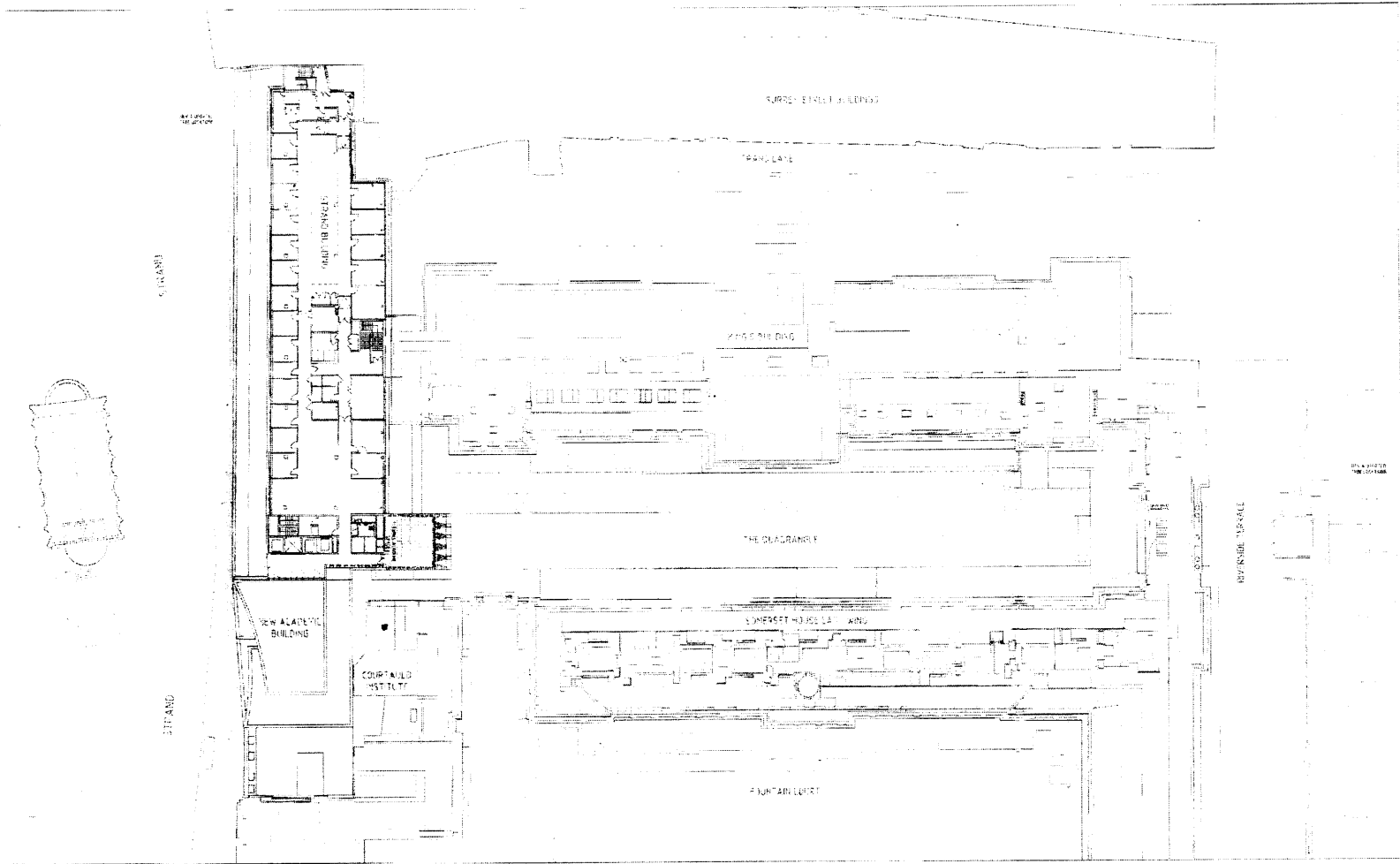
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NO.	DESCRIPTION	DATE
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2	REVISED	1951
3	REVISED	1952
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6	REVISED	1955
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79	REVISED	2028
80	REVISED	2029
81	REVISED	2030

HALL McKNIGHT
 ARCHITECTS
 100 UNIVERSITY AVENUE
 TORONTO, ONTARIO
 M5S 1A5
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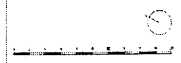
1. ALL EXISTING LINES
 2. PROPOSED LINES
 3. EXISTING AND PROPOSED
 4. EXISTING BUILDING



CASE NO.

DATE

SCALE



PROJECT
 THE HALL McKNIGHT
 1000 N. 10TH ST. S.W.
 ALBANY, GA. 31706

CLIENT
 THE HALL McKNIGHT
 1000 N. 10TH ST. S.W.
 ALBANY, GA. 31706

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/1/68
2	FINAL	10/1/68
3	AS BUILT	10/1/68

HALL McKNIGHT

DATE: 10/1/68
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: B