



Queen Mary
University of London

Design and Access Statement

School of Business and Management

April 2022

NHA

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Executive Summary

Summary of proposals

This application seeks permission for a 6,522 sqm new academic building for QMUL at the south eastern corner of the Mile End campus, fronting onto the Regent's Canal and a providing a new arrival space on Mile End Road. Also included in the application is the refurbishment of the lock keeper's cottage (to house a new café and publicly bookable vents space) extensive new landscaping and the sensitive refurbishment and remodelling of no. 357 Mile End Road, which is currently proposed to house the University's free Legal Advice Centre.

The new academic building will replace Hatton House (a vacant student accommodation building) and will be home to the School of Business and Management (SBM). It will be seven storeys in height - one storey lower than the previous refused scheme - and comprise of a lower ground floor at the canal lock basin level, and upper ground floor plus five storey(s). The building will provide high quality teaching space, academic office accommodation and student study space.

Brief and need

The proposed site for the new building ideally locates the school in close proximity to other buildings within the same faculty of Humanities and Social Sciences. The site will also place the School in a prominent outward facing location that will help promote the core aims of the school and be more visible and accessible within the community and in particular the local business community.

There is a significant need to develop and expand the QMUL Mile End campus estate to allow the continued delivery of outstanding education and research and to safeguard the University's economic and social contribution to the borough of Tower Hamlets and to East London.

The School of Business and Management has been very successful over the last few years and increasingly attracts greater numbers of local students to its programmes and

continues to outgrow the current premises in the Francis Bancroft Building. The new building is an important next step for the School on their path to AACSB (Association to Advance Collegiate Schools of Business) accreditation and also for the University as it will unlock the potential for further phases of development of the Mile End campus and provide an improved, more welcoming Eastern gateway to announce QMUL on the Mile End Road.

Since the refusal of the scheme in 2019 the pandemic has instigated fundamental change within higher education and the specific brief for the new building reflects SBM's developing needs and patterns of teaching with an even stronger need for large flat floor teaching spaces and more agile student study space and academic workplace within the building.

Supplementary Planning Document

Following the refusal of the previous scheme, Tower Hamlets have developed and adopted a Supplementary Planning Document (SPD) with QMUL as stakeholders. The SPD

provides a new framework for any future development and the Canalside case study which forms the context for this project sets out a number of key design principles.

Heritage and context

The new School of Business and Management and associated new landscaping respects its setting within the Regent's Canal conservation area and provides an enhanced setting for the two non-designated heritage assets; the Lock Keeper's Cottage and no. 357 Mile End Road. The proposals will provide an improved and more welcoming entry point to the campus, improved public access to the canal and a vibrant canalside environment, high quality architecture and a visible presence in the Mile End community for the School.

Massing

The proposed building efficiently optimises suitable floor to ceiling heights for teaching space functions at the lower levels and academic office space at the upper levels using floor levels of different heights. To meet the critical volume of space, the development of the proposals has tested massing through Townscape and Visual Impact and Sunlight, Daylight and Overshadowing Assessments.



Refused scheme (2019)

*Height (Lower Ground to top of plant screen): 31.95m
Gross Internal Floor Area (GIFA) : 8336m²*



Revised scheme 2022

*Height (Lower Ground to top of plant screen): 28.65m
Gross Internal Floor Area (GIFA) : 6522m²*

The massing approach breaks the building up along its length into three distinct parts. The top two levels also setback at either end of the building (particularly at the Southern end) and provide fantastic roof terrace opportunities that respect the non-designated heritage assets at either end of the building. The proposed massing is considered to sit comfortably within the existing campus setting as well as the Mile End Road and Regent's canal settings.

Function

The internal layout and external form of the building are configured to respect the relationship with the surrounding context, the shape of the site and the three core elements of the brief (teaching, student study space and academic office space). The ground and lower ground floors provide for greater access for invited events and wider QMUL campus community access.

Materials

The surrounding local context has a wide variety of materials. The proposal for the new building is to use a simple palette of brick, precast concrete and bronze coloured aluminium. A light buff brick will complement the Arts 1 building and the London Stock bricks to the non-designated heritage asset buildings. The building is further articulated with generous openings within brickwork, projecting bays and fins along with a lighter and different treatment to the top two storeys, without aiming for a stark contrast with the base of the building.

The proposals provide a contrasting character to the two principal elevations, a more playful one that address the canal and the park and a more civic elevation that addresses the campus and signifies the main entrance that is visible from Mile End Road.

Sustainability

A strong focus on sustainability underpins the proposals, which is very much aligned to the School's own vision and ethos. In responding to the London Plan and Tower Hamlet's Local Plan, the proposals take a fabric first approach and

prioritise passive measures. The proposals adopt appropriate glazing ratios to minimize solar gains (balanced with planning needs active facades) and employ ventilation strategies that minimise heat loss all year round. Roof mounted photovoltaic panels and air source heat pumps provide renewable energy. Permeable paving and attenuation tanks within the new landscaping are the proposed Sustainable Urban Drainage System (SuDS). Biodiverse brown roofs are also included. The building is designed to achieve a BREEAM 'Excellent' rating and be a LETI pioneer project.

Consultation

An extensive pre-application consultation process has been undertaken prior to this submission with London Borough of Tower Hamlets (LBTH) along with a presentation to LBTH's

Conservation and Design Advisory Panel (CADAP). Further pre-application meetings have been held with the Canal and River Trust. The proposed scheme also benefited from earlier consultation in 2018/19.

An online public consultation was held in during January and February 2022. Throughout the pre-application process the designs have evolved and developed and responded to feedback and comments from consultees.

New application

Queen Mary University of London (QMUL) are delighted to submit this new application which we believe fully address the reasons for refusal of the previous application in 2019 and progresses the strategy for the future development of the Mile End campus as set out by the SDP.



View of the current proposals - top: a vibrant canalside environment. bottom: view from Mile End Road



View of the current proposals - top: view from Mile End Park, bottom: view from the towpath at Mile End Lock



View of the Mile End Road frontage



View from the towpath

1.0 Introduction

1.1 Introduction

This Design and Access Statement has been written in support of a Planning Application which seeks permission for the demolition of an existing student accommodation building (Use Class C2), the construction of a new building for teaching and educational purposes (Use Class F.1), refurbishment of two existing heritage assets, public realm works, landscaping and associated works. The site is within the Mile End Campus of Queen Mary University, London. The following is a summary of the chapters contained within this statement:

Chapter 2 (Background and need) outlines the background to the site and the proposed development within the context of the University's 2030 vision.

Chapter 3 (Planning context) summarises the site's planning history, planning policy review and a description of the key planning issues and the pre-application consultation associated with this application.

Chapter 4 (Local context and site) provides an overview of the city, heritage and archaeological context. It describes the character of the Mile End Road, Regent's canal and Mile End Campus and provides an analysis of the existing site.

Chapter 5 (The brief) provides an overview of the University's project brief and the brief development.

Chapter 6 (Design development and consultation) summarises the options reviewed, guiding principles and the design development through the consultation process.

Chapter 7 (Design proposals) demonstrates how the proposals meet the brief and respond to the site and its heritage constraints with high-quality design.

Chapter 8 (Access statement) provides a summary of the constraints and proposals for pedestrian, cycle and vehicular access and barrier free access design for all building users.

1.2 The Client – Queen Mary University of London

The Mile End Campus of Queen Mary University of London (QMUL) began life as the People's Palace. It was a collaborative project funded largely by the Beaumont Trust and the Draper's Company (a guild of the City of London) which established Technical Schools training new generations of tradespeople for the key industries of East London. As the schools grew, teaching was extended in the sciences and arts and humanities. In 1915 the schools were admitted to the University of London under the name of East London College, which changed again in 1934 to Queen Mary College after being awarded a Royal Charter. Subsequent mergers with Westfield College, St Bartholomew's and the Royal London School of Medicine and Dentistry established QMUL as it is today; a Russell Group university with unrivalled links to business and the public sector.

Queen Mary is a globally-leading research-intensive university enhancing the regional, national and international agenda. The student, research and public engagement profile is unique. QMUL push the boundaries of research and innovation and provide opportunities to individuals with talent and potential, irrespective of their background.

1.3 The design team

Queen Mary University of London appointed a design team led by Nicholas Hare Architects in 2021 and Gardiner and Theobald as project managers. The full team are listed on page 2 of this document.

1.4 Consultation

The School of Business and Management (SBM) project is an important project in the University's Estate Strategy for developing the Mile End Campus further and for achieving their 'Strategy 2030' vision. Building Design Partnership (BDP) have been engaged separately by the University and separate pre-application meetings have been held with LBTH and

QMUL to review the emerging Estate Strategy. For further detail refer to the 'Development Framework Document' included separately with this application.

Pre-application meetings for the SBM project were an invaluable opportunity to exchange thoughts and ideas about the emerging proposals with planning officers and establish clarity and agreement on a number of fundamental planning and design issues. Through an iterative process, the designs took account of concerns and comments received. More information on the design evolution is included in chapter 6.

1.5 The application

This Design and Access Statement (DAS) should be read in conjunction with the following documents which comprise the full submission:

- Application form
- Drawings
- Planning statement
- Development framework document
- Statement of community involvement
- Air quality assessment
- Biodiversity survey and report
- Daylight and sunlight assessment
- Energy statement
- Flood risk assessment
- Foul sewerage and utilities assessment
- Heritage assessment
- Landscaping strategy
- Lighting assessment
- Noise impact assessment
- Site waste management plan
- Sustainability assessment
- Preliminary drainage strategy
- Transport assessment and travel plan
- Arboricultural report
- Townscape and visual impact assessment
- Archaeological assessment
- Wind assessment



2.0 Background and need

2.1 Introduction

This chapter outlines the general background to the site and the proposed development within the context of the emerging QMUL Estate Strategy. It summarises the brief and the need for development.

2.2 The need for development

As set out in the accompanying Planning Statement, the University is planning to develop on the Mile End Campus, approximately doubling student numbers by 2030. This requires an additional 50 to 60,000 sqm of new floorspace at the Mile End Campus.

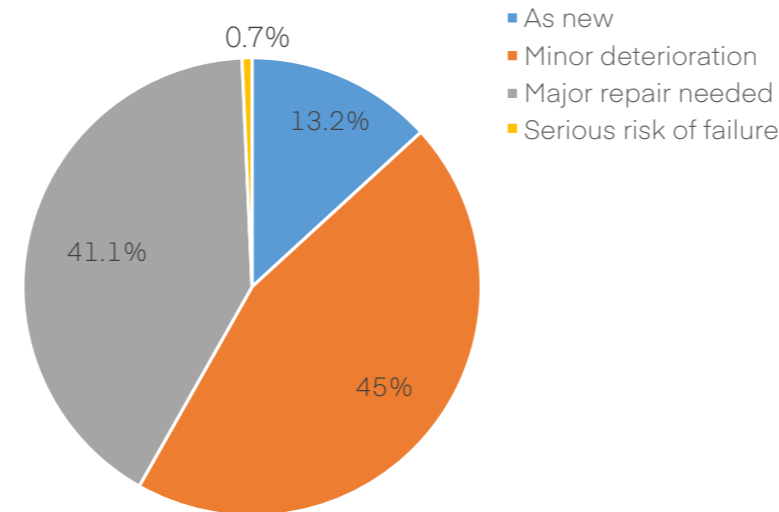
A high proportion of the Estate is in need of repair, replacement or refurbishment but the Mile End Campus is compact with no clear and readily available development sites. In addition, teaching spaces on the campus are in constant use, which results in a lack of decant space to enable phased development.

Following a review of available sites on the campus, the University chose the Hatton House site for the School of Business and Management (SBM) project. The rationale for the site selection and phasing of development sites on the campus has been discussed in detail to establish the Supplementary Planning Document (SPD). This development follows the SPD.

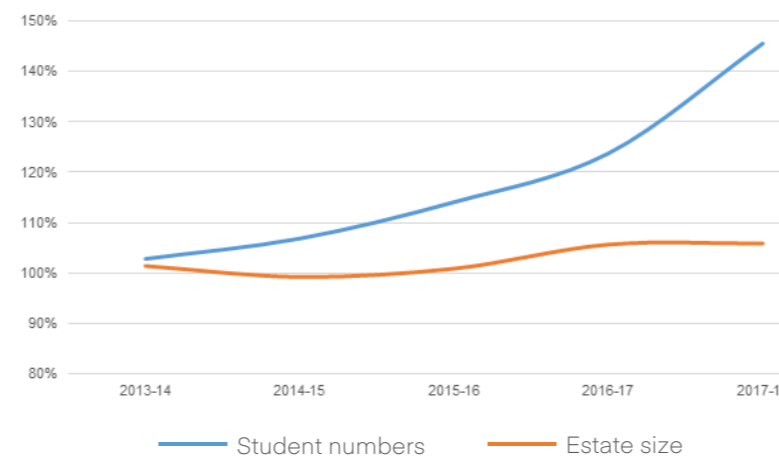
Hatton House is a student residential accommodation building providing 65 bedrooms (currently vacant) but it is also outdated and in need of significant refurbishment or replacement. The University are committed to re-providing and increasing the student residential accommodation elsewhere on and off campus. By demolishing Hatton House the SBM can be built without any loss of teaching space, which is critical to curriculum delivery.

2.3 The School of Business and Management

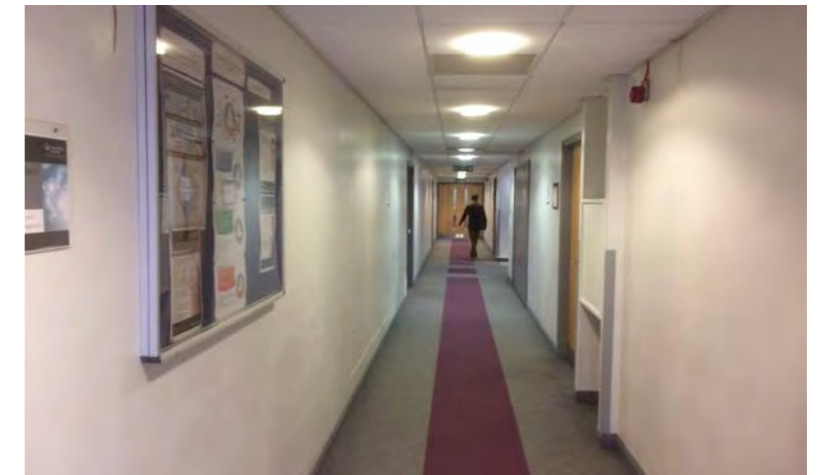
The School of Business and Management have outgrown their current accommodation within the Francis Bancroft building. It is also outmoded. The School has a growth and external engagement strategy that has informed the current brief. The University also has an urgent need for additional, centrally timetabled teaching space and social learning space on the campus, which the new building proposals go some way towards providing.



Condition assessment of nonresidential estate



Student numbers and estate size % growth since 2012/13



Existing SBM accommodation in the Bancroft building

A new building provides the opportunity for greatly improved facilities, improved student experience and enhanced external engagement facilities. The School of Business and Management is part of the Faculty of Humanities and Social Sciences. The site is well located as it is in close proximity to other Humanities and Social Science faculty buildings, which well serves students on joint programmes combining business elements alongside courses in languages, international relations or law.

The site location provides the opportunity for a community and business facing building to deliver the core purpose of the School of Business Management:

“To promote social justice, sustainability and good governance, in the management of private, public and voluntary organisations throughout ... research and education.”

The School of Business and Management’s mission is to:

- Conduct high quality research addressing the most challenging and pressing issues in business and government;
- Undertake problem-driven research transcending conventional disciplinary and methodological boundaries;
- Deliver a business education centred on the values of social justice, sustainability and good governance, and inspire students to be self-reflective and pursue those values throughout their professional lives; and
- Engage with those in private, public and voluntary sectors to create knowledge in service of our key values.

The QMUL School of Business and Management is unique amongst English business schools in its promotion of social justice, sustainability, and good governance as core principles. In an independent analysis of graduate incomes and backgrounds published in November 2021, it was ranked first out of 86 business schools for the social mobility of its graduates (report by the Institute for Fiscal Studies, the Sutton Trust and the Department for Education).

The School particularly values and seeks to enhance its relationship with the local community, through the education it delivers to the large number of East London school leavers who join its undergraduate programmes, and in initiatives for enterprise and entrepreneurship, particularly focused on local charities and social ventures.

The new building, through its high visibility on the Mile End Road, at the eastern campus gateway, and its focus on permeability will allow the School to expand their already significant role in supporting young people and communities in Tower Hamlets.

Examples of programmes and initiatives run by the School of Business and Management include:

- QMUL’s individual student volunteering programmes with local charities.
- SBM’s degree apprenticeship in partnership with local and national charities, running since September 2019.
- A ‘Flying Start’ 4 year degree in accounting, launching in 2022 in partnership with PwC who provide paid work placements, designed to diversify the accounting profession and support local young people into the profession.
- SBM’s Business Consultancy Agency. SBM wish to extend their successful QConsult programme of student-run, mini-consultancy projects to local community organisations.
- SBM’s mini accreditation courses in Excel and Project Management. SBM are keen to offer these courses beyond students to local education and social sector workers.
- Taster sessions for pupils from local schools and colleges wanting to find out more about business and management, and about the opportunities brought by university study more broadly.
- ‘Breakthrough!’, a SBM research and networking project for QMUL student women of colour, helping them progress to graduate level employment.



Many of these initiatives cannot expand due to a lack of space, either within the existing School of Business and Management, or on the campus more broadly. The new building would provide much needed space that would be prominent and outward facing – ideal for expanding the school’s community-facing projects.

“ELBA shares a concern with QMUL School of Business and Management that graduates from more disadvantaged backgrounds are not getting into higher level jobs at the same rate as more advantaged groups, and their earnings after graduation are lower. We share a goal to get more employers involved with more students from their very first days in SBM - so the employers can both help guide the students as they learn, but also get the chance to see just what amazing talent our students have. A prominent new building with an attractive design right on the threshold of the University will enable the School to become more visible within the community and to employers and businesses. It will be an attractive place for employers to come and get involved with students and staff. With space no longer a barrier, we will be able, for the first time to think more creatively about initiatives to increase our social mobility impact.”

Ian Parkes, School of Business and Management Advisory Board, Chief Executive of the East London Business Alliance (ELBA), Director of London Works

In addition, SBM works closely with the University’s QMUL’s Centre for Public Engagement, which supports local events, business, and volunteering fairs as part of the University’s commitment to impactful engagement with the local community.

2.4 Summary of the SBM brief

The key project objectives established by the stakeholders that informed the development of the new SBM brief were:

- A world class School of Business and Management
- Excellent facilities for innovative teaching, student social learning and academic research
- A community facing building
- A building that represents the unique ethos and values of the School
- A campus building that enhances the student experience of QMUL, particularly for local East London based students
- A building that can also be used for conferences, employer events and outreach initiatives
- A building that responds to hybrid working, teaching, and learning

- New School of Business & Management
- Lock Keepers Cottage
- 357 Mile End Road
- Other Humanities & Social Sciences faculty buildings
- Other campus buildings
- Campus area
- ↔ Site access

The brief agreed with QMUL established a requirement for a minimum of approximately 6500sqm of floor area within the building. Further information on the brief is included in section 5.



SBM building proposals within the Mile End Campus context



3.0 Planning context

3.1 Planning policy framework

The Town and Country Planning Act 1990 (the “1990 Act”) and the Planning and Compulsory Purchase Act 2004 (the “2004 Act”) establish the legislative basis for town planning in England and Wales.

Together these acts establish a “plan led” system which requires planning authorities to determine planning applications in accordance with the statutory development plan (the development plan) unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) (July 2021) is a material consideration in the determination of planning applications. In assessing and determining development proposals, the NPPF (2021) sets out that local planning authorities should apply the presumption in favour of sustainable development.

3.2 Development plan

The site is located within the London Borough of Tower Hamlets and as such the statutory development plan comprises the following:

- The London Plan (2021); and,
- London Borough of Tower Hamlets Local Plan: Managing Growth and Sharing the Benefits (2020).

A detailed summary of the main planning policy and policy issues are contained within the Planning Statement submitted and prepared by CBRE. The key planning designations pertinent to the site include:

- Regents Canal Conservation Area;
- Locally Listed Building No. 357 Mile End Road;
- Lock Keepers Cottage Undesignated Heritage Asset;
- Mile End Road Archaeological Priority Area;

- Trees in a CA – (All trees in Conservation Areas are protected, and some trees are also covered by Tree Preservation Orders (TPO’s). Notice must be given to the authority before works are carried out to any tree in the Conservation Area, and some works require specific permission); and,
- Mile End Park – Metropolitan Open Land.

3.3 Other Material Considerations

As set out above, the NPPF and emerging plan reviews form a material consideration in the determination of planning applications. Other material considerations include (inter alia) at the national, London and local levels:

- National Planning Policy Framework (NPPF) (2021);
- Regent’s Canal Conservation Area Appraisal (2009);
- Clinton Road Conservation Area Appraisal and Management Guidelines (2007).
- Queen Mary University London SPD (2021);
- Reuse, Recycling and Waste SPD (2021);
- LBTH Planning Obligations SPD (2021)
- LBTH Reuse, Recycle and Waste SPD (2021);
- LBTH Planning Obligations SPD (2021); and,
- LBTH Tall Buildings SPD (Draft).

The Queen Mary University London Supplementary Planning Document (SPD) was developed in 2021 with the involvement of the university. It covers the whole of the Mile End campus and addresses potential growth. It focuses on a number of ‘case study’ areas of which the Canalside case study is applicable to this project.

3.4 Key Planning Considerations

There have been a number of detailed discussions with the London Borough of Tower Hamlets regarding the proposals. The detail of the discussions has been set out within the Planning Statement prepared by CBRE. However for the purposes of this statement the pertinent planning

considerations have included:

- The demolition of Hatton House within the Regent’s Canal Conservation Area;
- The proposed height, scale and massing of the SBM in relation to the existing heritage and local context;
- The provision of community space in the form of a legal advice centre within No. 357 Mile End Road;
- The provision of a café within the Lock Keeper’s Cottage; and,
- Widening of the canal path to accommodate additional public realm and an area for social interaction.

All of these considerations are addressed in detail within the Planning Statement and addressed within this report from a design perspective.



4.0 Local context and site

The site is located at the East Gate of the Mile End Campus and is at the crossing point of the Mile End Road and the Regent's Canal. The site is a prominent gateway location that provides the new building with three contrasting and distinctive local contexts, namely:

- The Regent's canal (refer to section 4.1)
- The Mile End Road (refer to section 4.2)
- The Mile End Campus (refer to section 4.3)

A background to Queen Mary University of London was included in section 1.2. The University operate from five campuses; Mile End, Whitechapel, Charterhouse Square, West Smithfield and Lincoln's Inn Fields.

The largest campus is the Mile End Campus with the Queen's Building as the focal centrepiece of the campus on Mile End Road. Mile End Road also provides a link between the Mile End Campus and the Whitechapel campus as shown on the illustrative site context plan opposite.

The site also has a rich and important heritage context which is covered in more detail in section 4.4. A separate heritage statement also accompanies this application.



Queen's building, Mile End Campus on Mile End Road



Regents canal context - Mile End Lock basin



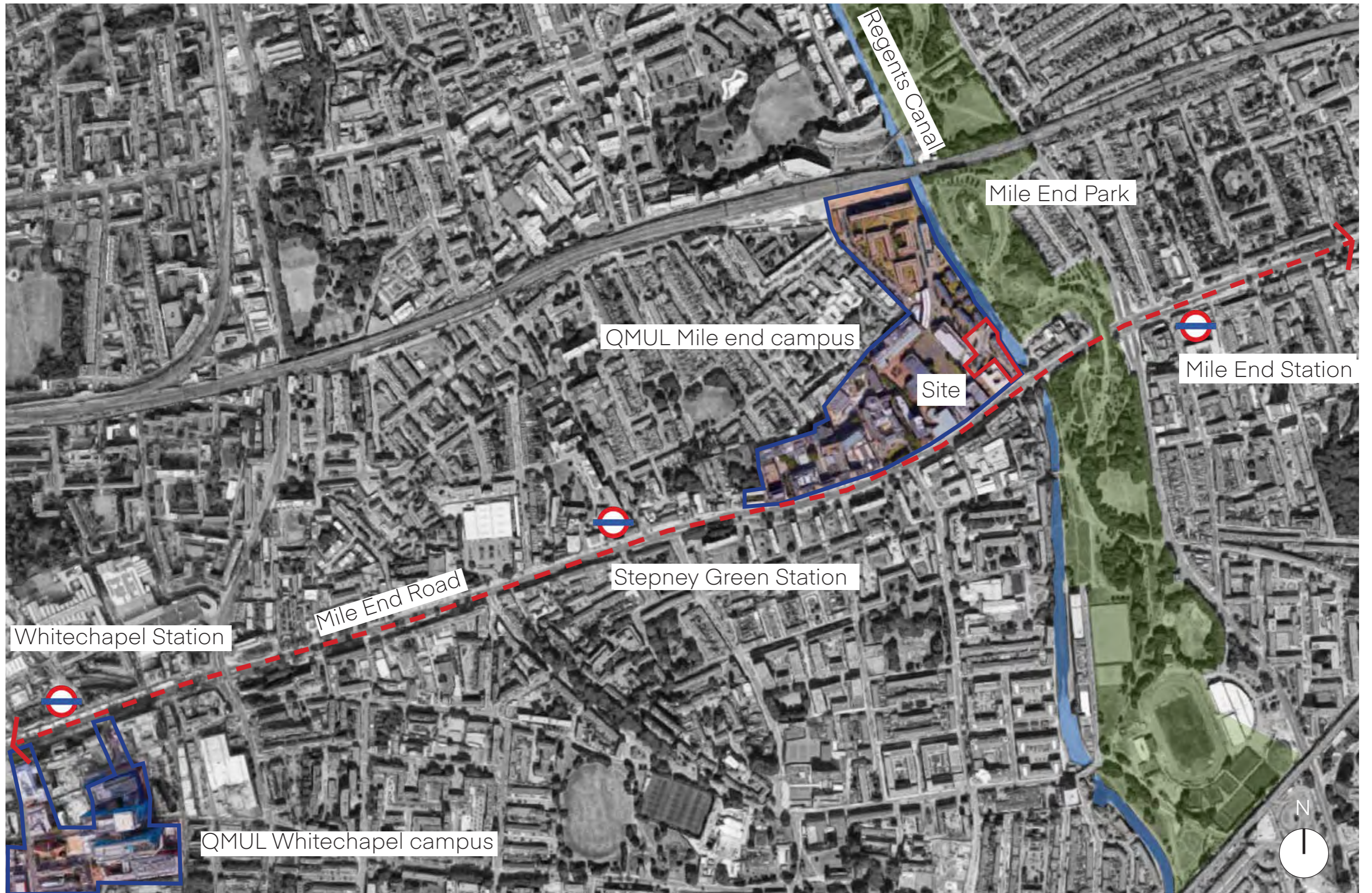
Mile End Road context - East gate



Mile End Campus context



Mile End Campus looking South towards Canary Wharf



Illustrative location plan (aerial photograph) identifying the site and both QMUL campuses on Mile End Road and the Regent's Canal and Mile End Park

4.1 Regent's Canal context

The site is located within the Regent's Canal conservation area and the eastern edge of the whole of the Mile End Campus is defined by the Regent's Canal.

In order to better understand the canal context (both the immediate and the wider contexts) a study was undertaken looking at the varied nature and changing character of this watercourse and the buildings along it, from the City Road Basin in Islington to Limehouse Basin where it meets the River Thames. A summary of the study is presented below. For further information and the full study refer to Appendix C1.

Regent's canal has undergone significant change over recent years in particular with developments at Paddington, Kings Cross, Camden Lock and Islington which have created popular, vibrant and thriving environments. These are relevant precedents for further development of the Eastern section of the canal between Victoria Park and the Thames.

Regents canal study

The following is a summary of the study of the changing character of the Regents canal from City Road to Limehouse basin. A pictorial overview is included on the illustrative plan opposite along with photographs, sketches and summary points included on the following two pages:

The stretch of the canal running past the City Road and Kingsland Basins is vibrant and of mixed use with buildings ranging from three to six storeys in height. From Actons Lock uses become more industrial and residential.

As the canal passes Victoria Park the mood becomes more tranquil as buildings are replaced by parkland. There is a change at Suttons Wharf and residential buildings rise up to sixteen storeys in height.

The canal then passes Queen Mary University and continues south through an industrial stretch at Johnson's lock and a residential section at Salmon Lane lock before meeting the Thames at Limehouse Basin

In studying the historic character of the canal it is clear that there has always been a wide variety of building types and activities along the canal and that ongoing change and evolution is a key characteristic of the Regent's canal.

Different areas have developed different characters from thriving multi-use, areas to residential, to tranquil green habitats. Building scales (both historical and modern) vary from small houses to larger blocks for residential use, offices and warehouses.

Modern developments along the canal have tended to be larger blocks, both in length and height. Where mixed use occurs and there is good connectivity to surrounding areas, the canal is thriving and people regularly use it as a traffic free route.

The most vibrant areas adjoining the canal are characterised by buildings which are permeable at ground level and engage with the canal-side setting. Conversely in some areas where there is limited frontage or links to surrounding streets it would seem that fewer people use the canal as a route, making it feel less safe. It is also rare for there to be access on both sides of the canal. Where this does occur, the tow path provides the active frontage while the other is localised, usually relating to residential use.



Regent's canal - Camden Lock



Regent's canal - Camden Lock

01. Vibrant Mixed Use

City Road Basin



03. Industrial Heritage

Actons Lock



04. Tranquil Parkland

Victoria Park



06. Educational

Queen Mary University of London



08. Residential Blocks

Salmon Lock



05. Residential Blocks

Suttons Wharf



07. Industrial Heritage

Johnsons Lock & Ragged House School



City Road



Kingsland Towpath & Basin

02. Vibrant Mixed Use

Key

Conservation area



Limehouse

Study of the changing character of the Regent's Canal from City Road Basin to Limehouse Basin




4.2 Mile End Road context

The following pages look at the townscape and character between Mile End Road and Stepney Green tube stations.

There are a number of conservation areas facing onto Mile End Road, reflecting the history and development of the area, some brought about naturally, others by necessity following bomb damage in the area.

The Queen Mary University of London Mile End Campus fronts a large portion of this section of Mile End Road. The building scale reflects this both in length, mass and height. Elsewhere, building scale varies between large blocks for residential use and smaller scale developments with commercial use at street level.

On the north side of Mile End Road, buildings back straight onto the pavement, with only a few exceptions such as the main entrance to Queen Mary campus at the Queen's Building. On the south side, buildings are often set back with landscaped areas in front. In some cases, this can result in a lack of active frontage on this side of the street.

-  QMUL Mile End Campus
-  Mile End Road
-  Mile End Park
-  Conservation area
-  Regents Canal
-  Regents Canal Conservation area



Illustrative plan indicating the Mile End Road in relation to the Mile End Campus, Regent's Canal and conservation areas

4.3 Campus context

The Mile End Campus has developed in an organic fashion around the 'Queen's Building' the earliest building which opened in 1887 and which was originally known as People's Palace. The Queen's building included the Queen's Hall (which was destroyed by fire in 1931) and the library. The replacement 'People's Palace' building opened next door to the Queen's building in 1936 and operated as a commercial theatre, cinema and music hall until Queen Mary College (later to become QMUL) acquired it in 1954.

The Mile End Campus expanded East in the 1980s to meet the Regent's canal following the consolidation of the Novo Cemetery. There are six distinct areas comprising the Mile End Campus:

- West - Estate either side of Bancroft Road entrance
- Central West - Queen's and People's Palace buildings
- North - Estate backing onto Mile End Hospital linked by Graduate square, geography square, library square
- Central East - Buildings surrounding the Novo cemetery
- North East - Westfield student village
- South East - Buildings either side of Westfield Way and fronting onto Regent's Canal

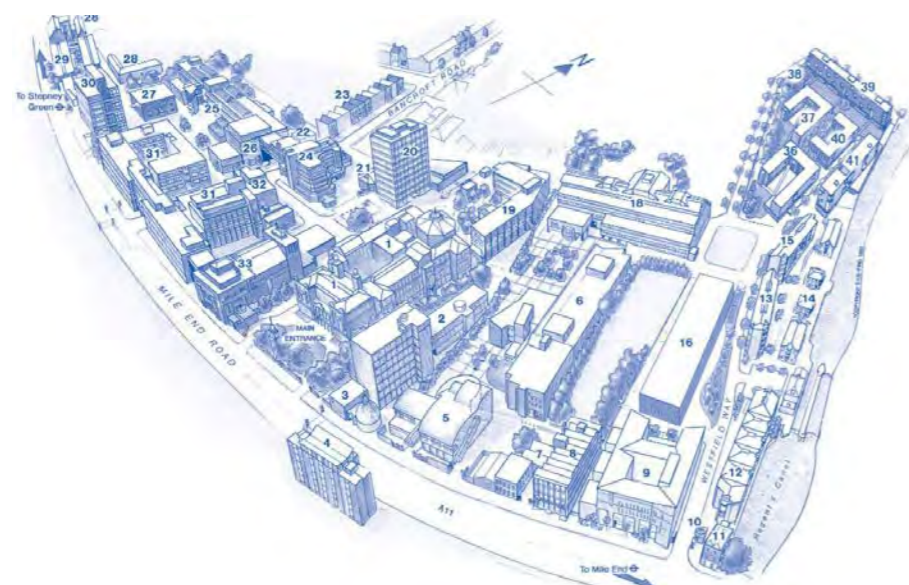


Illustration of the Mile End Campus prior to the Feilden, Scape and Graduate centre buildings



West - Graduate Square



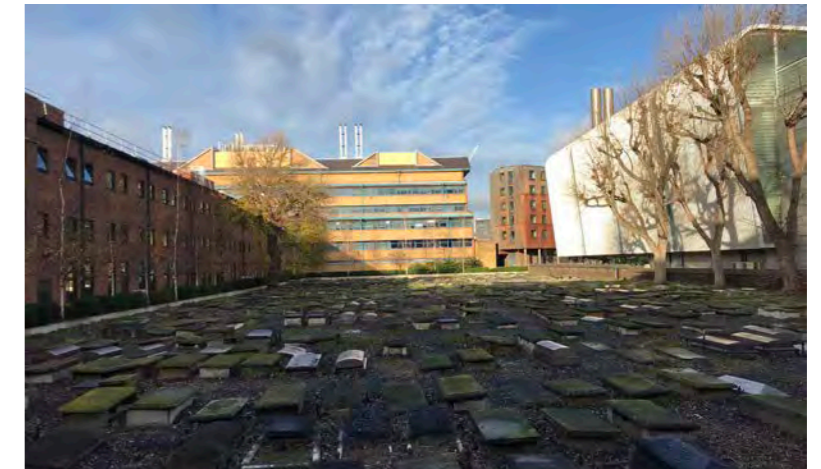
North - Bancroft building and Library Square



North east - Westfield student village



Central West - Queen's building 1898



Central East - Novo cemetery



South east - Bancroft building and Library Square

Overleaf: Aerial photo from the 1980s prior to the Eastern campus development (and the acquisition of cemetery lands)



4.4 Existing site

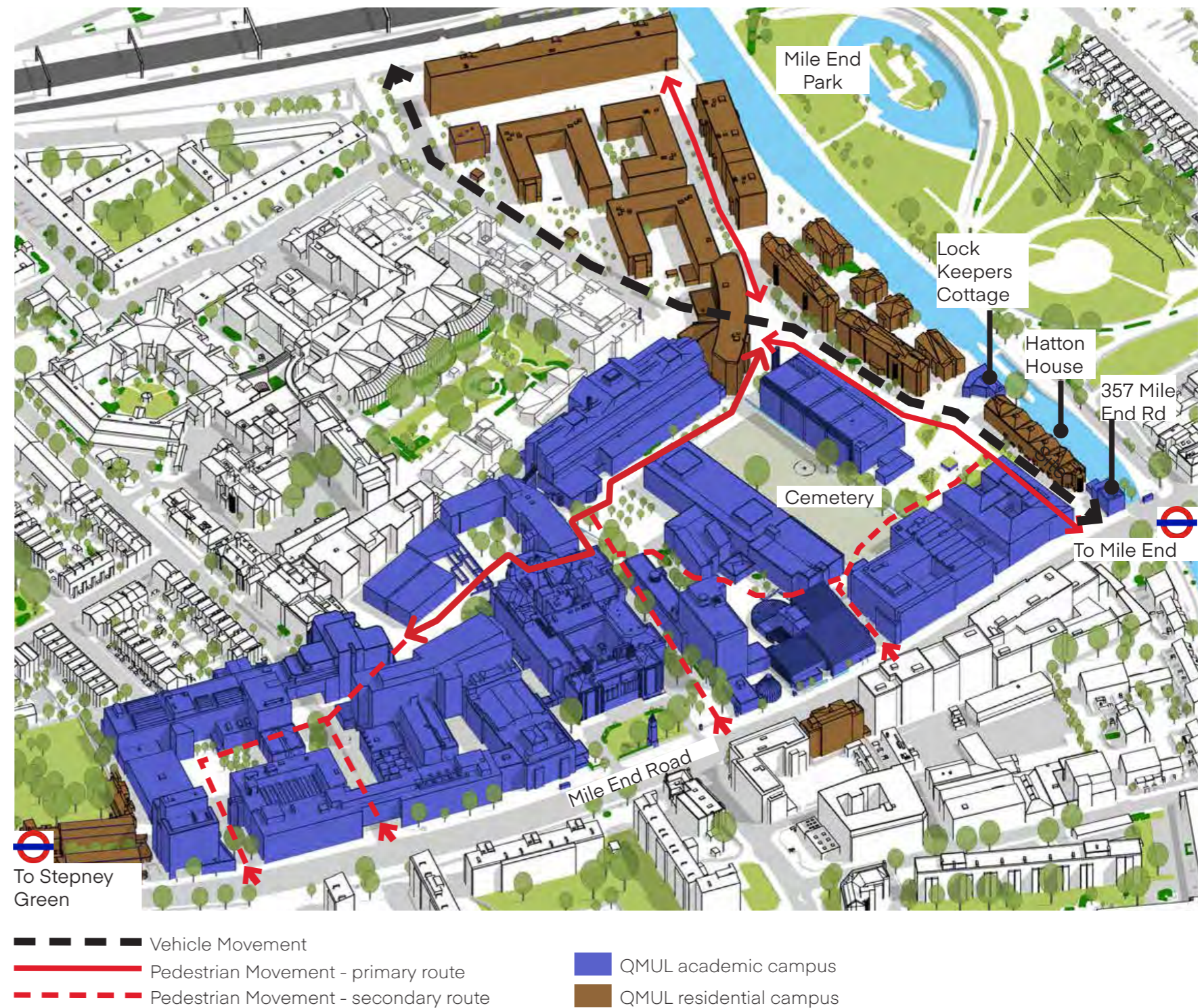
The site for the new School of Business and Management is currently occupied by four existing buildings (indicated in the part plan diagram below):

- Lock Keeper's Cottage (teaching and study space)
- Hatton House (student residential accommodation)
- Security lodge (a small gatehouse security building)
- no. 357 Mile End Road (University office accommodation)

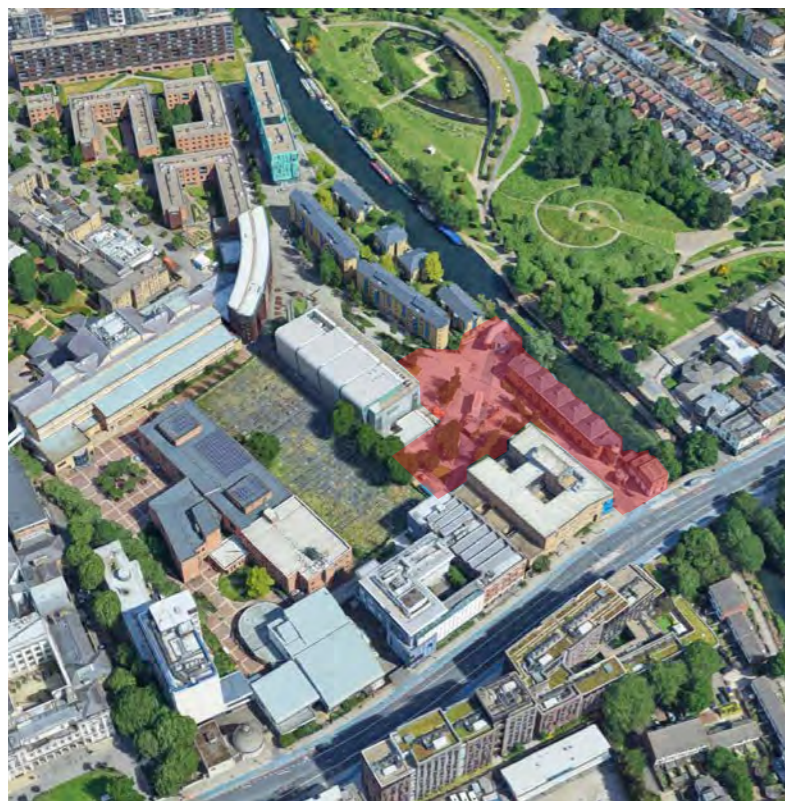
Photographs of the existing site are included on the pages overleaf.



Existing buildings on the site - not to scale



Mile End Campus - Source: QMUL, Estate Masterplanning Strategy May 2016, BDP (with additional annotation)



Aerial view of the site (edged in red) looking north east



Site plan 1:2500 @ A3

4.4.1 Existing site - Mile End Road



Key plan of site photos

③



1. View of 357 Mile End Road looking north



2. View of the East Gate looking southwest



3. View of the East Gate looking northeast

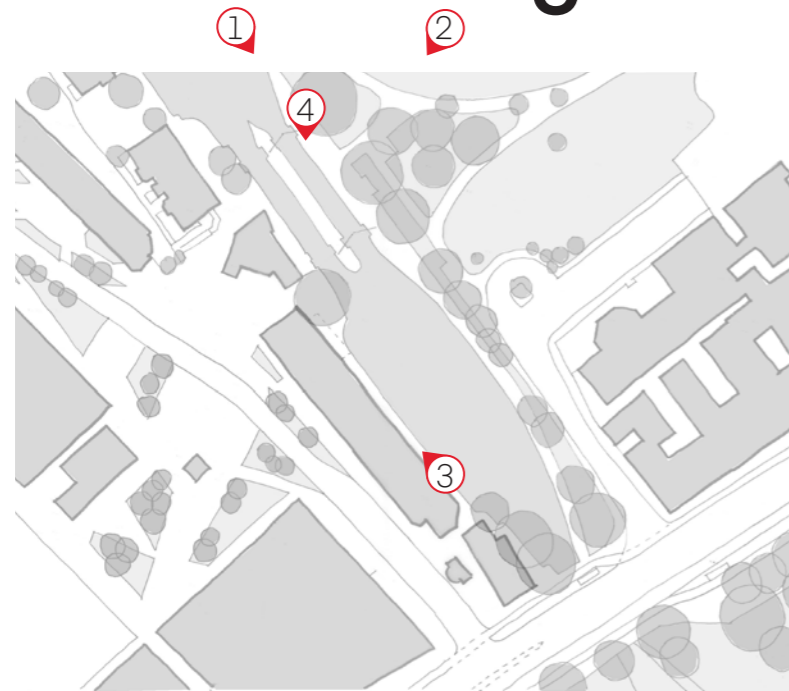


4. Mile end road looking west from the East Gate



5. View of Hatton House from the East Gate

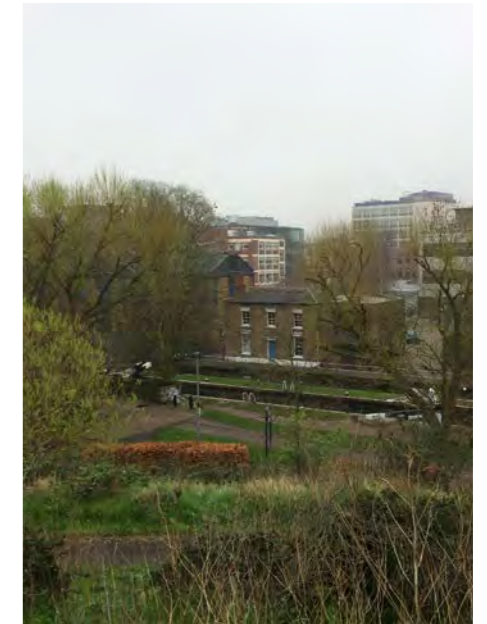
4.4.2 Existing site - Regent's Canal



Key plan of site context photos



1. Mile End Park viewed from eastern canal towpath



3. Inactive narrow towpath alongside Hatton House looking North



4. View of Hatton House and the lock keeper's cottage from Mile End Park

4.4.3 Existing site - Mile End Campus



Key plan of site photos



1. View of Arts 1 building, looking south



2. View of Hatton House, looking north



3. View of the Lock Keeper's Cottage looking east



4. View of Lock Keeper's Cottage, looking north east



5. View of Joseph Priestley building looking north

4.4.4 Existing site - No.357 Mile End Road

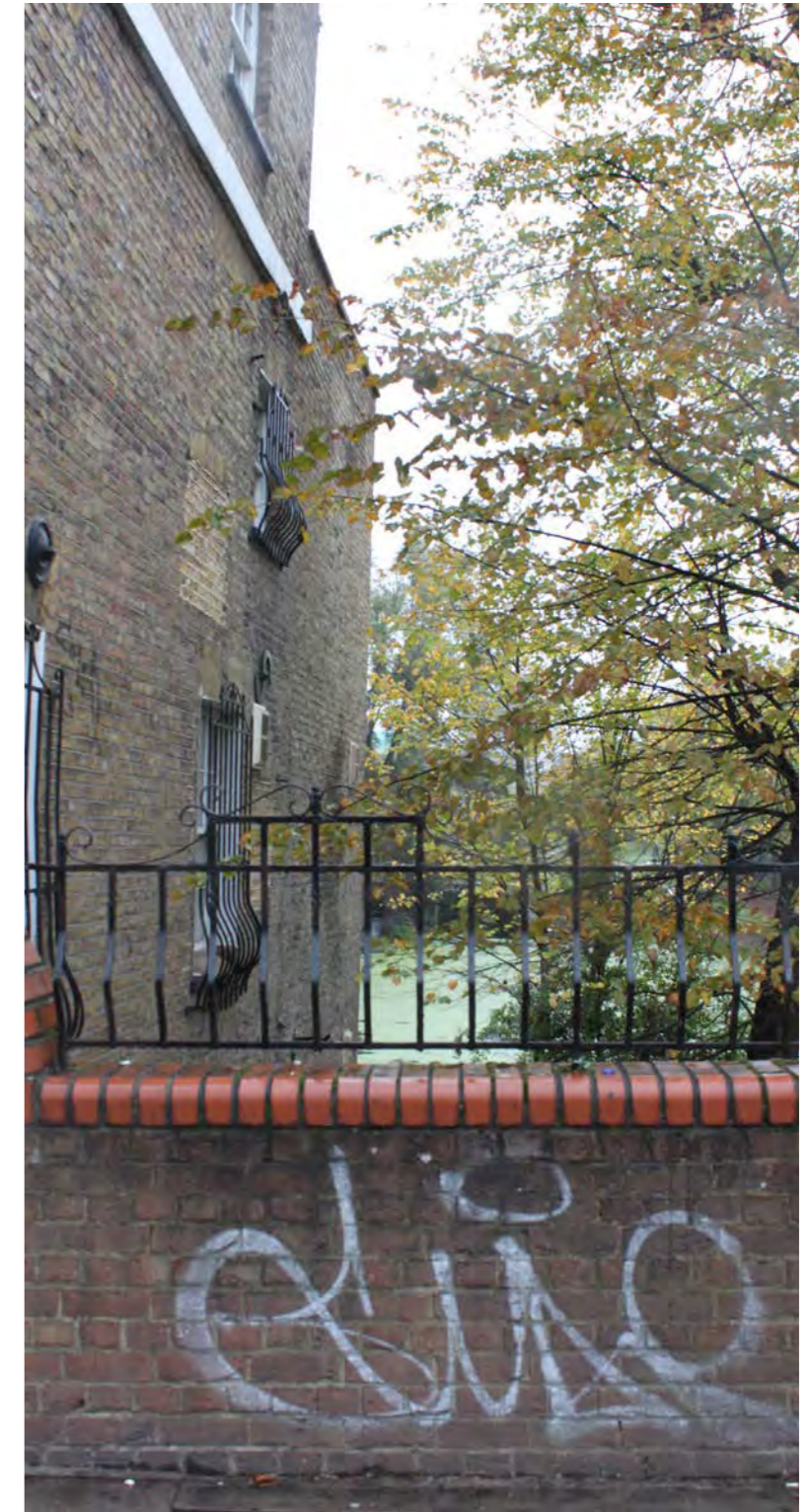
No. 357 Mile End Road is a locally listed three storey building with two storey and single storey rear extensions. It fronts onto Mile End Road with a basement at the canal basin level. It is also known by the University as the 'Arts Research Centre'.

The building relates more to Mile End Road than it does to the Regent's Canal. The history of the building is nonetheless linked to the canal through the Gardner family. The Gardners built no.357 and the terrace on the opposite side of the canal. They also owned and operated Commercial Wharf.

Although locally listed, the extensions and detrimental change have substantially altered its interest, even at a local level. The building's contribution to Mile End Road has been diminished by these changes.



1. No. 357 Mile End Road front elevations



2. No access to canal from Mile End Road

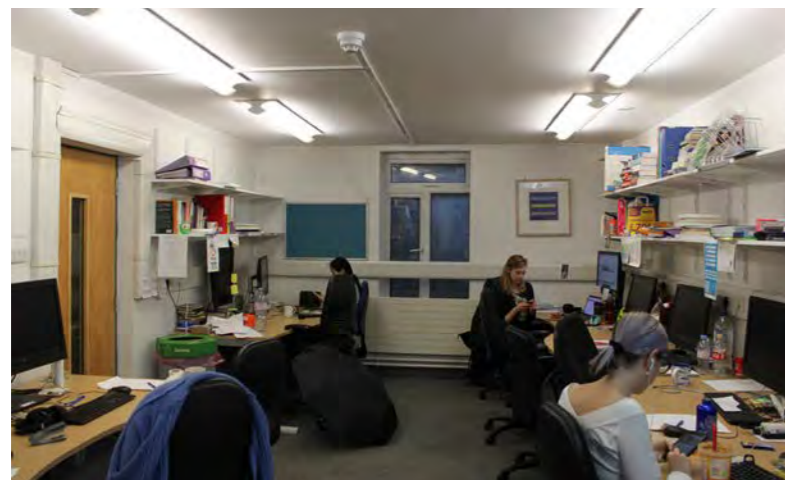
4.4.4 Existing site - No.357 Mile End Road



3. No. 357 Mile End Road - Westfield Way elevation



4. No. 357 Mile End Road canal elevation



No.357 Mile End Road - Basement work space

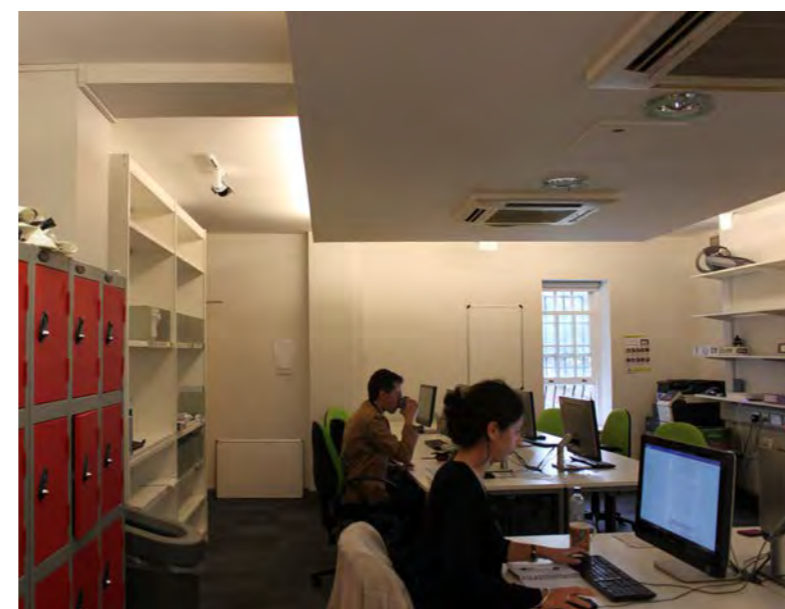
The east bound tunnel of the Central Line passes directly under the front of the building and the District Line tunnel is located centrally under Mile End Road (refer to section 6.9 for further detail).

Located at the prominent eastern corner of the campus, 357 Mile End Road in its current state is an unsuitable introduction to the campus and doesn't provide a statement of the University's identity and openness.

The building in its current form restricts views and access to the canal-side area and the Lock Keeper's Cottage and provides for a stretch of canal side area which is poorly overlooked and supervised and prone to anti-social behaviour, drug dealing and drug abuse.

The extension and refurbishment works proposed will provide a much-needed upgrade and improvement to transform this heritage building to be an appropriate marker of the eastern campus entrance.

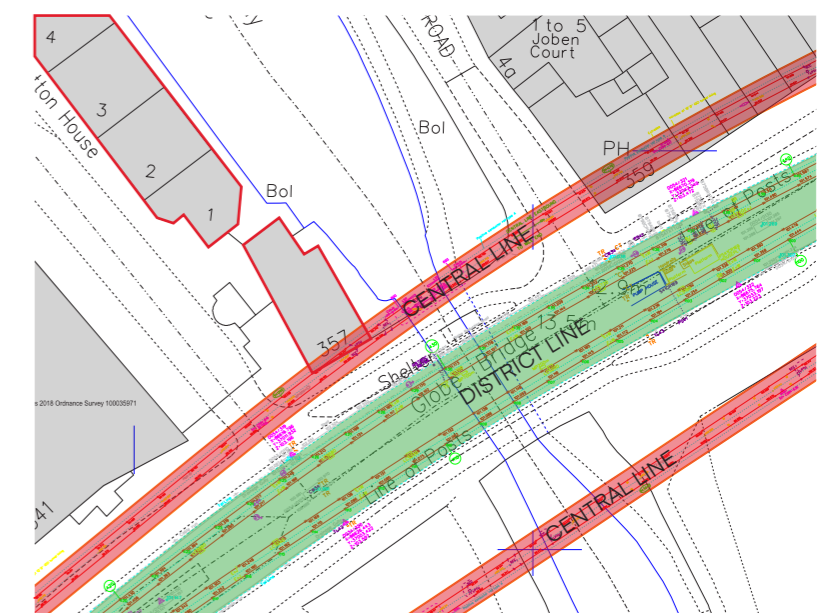
The noise and vibration experienced within this building (and many other buildings on the campus) are proposed to



No.357 Mile End Road - Second floor work space

be as far practically reduced though mitigation measures which include updated surveys, analysis and intrusive surveys informing a box-in-box solution to the lower ground floor where the most sensitive space is located; the teaching space. Refer to section 6.6 for further details on the proposed mitigation.

For further details, refer to the Heritage Statement included separately with the application.



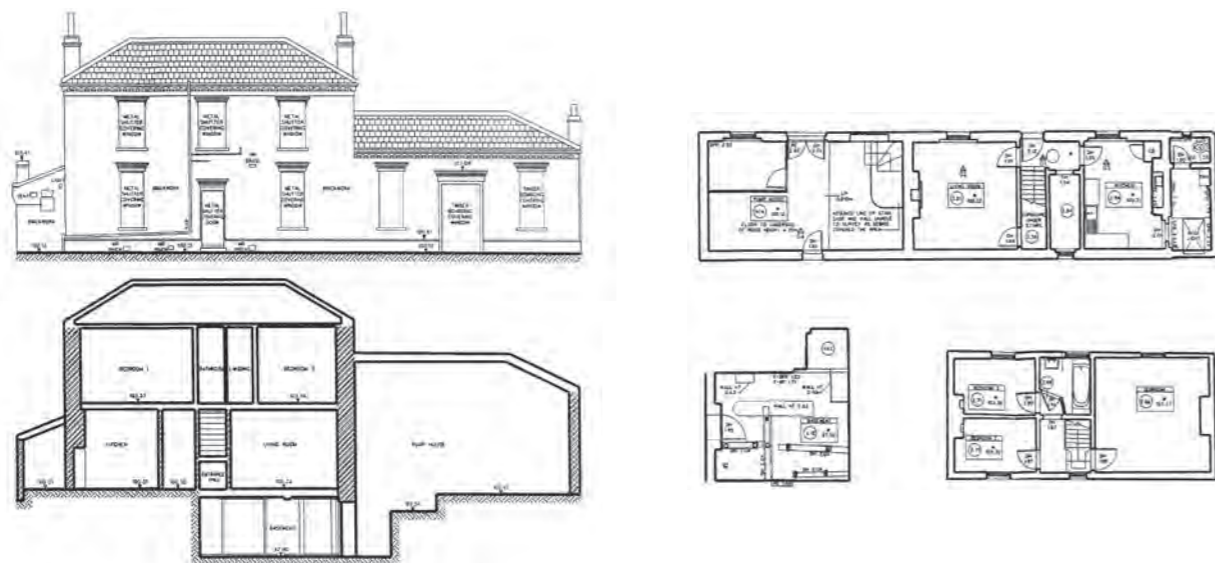
London Underground mapping, showing route of tube tunnels beneath and adjacent to no.357 Mile End Road

4.4.5 Existing site - Lock Keepers Cottage

The Lock Keeper's cottage at Mile End Lock is one of two remaining original Lock Keeper's cottages on the Regent's Canal. It is intrinsically linked to and orientated towards the canal. For further information refer to the Heritage Statement included separately with the application.

Prior to the rear extension (and removal of the pump house) in 2005, the building was almost wholly orientated towards the canal. Nineteenth century maps evidence how industrial buildings were located immediately behind it. Before it was modified, the building was in a dilapidated state and the space behind the cottage was a car park (as shown in the photograph opposite) with access and views to the canal limited.

The modifications to the cottage in 2005 provided a new elevation and rear entrance on the campus facing side of the building. The landscaping introduced feature bands of asphalt that ran up the side of the extension as blue render. The current landscaping to the square diminishes the setting of the lock keeper's cottage with car parking and cycle parking prioritised over seating and soft landscaping. This is something which this application looks to resolve and enhance.



Elevation, section and plans of Lockkeeper's Cottage, prior to demolition of pump house.



Historic photograph (unknown date) of the Lock Keeper's cottage viewed from the east bank of the Regent's Canal with warehouse buildings in the background



1862 (no. 357 and Lock Keeper's Cottage in yellow)



1870 (pub.1876) (no. 357 and Lock Keeper's Cottage in yellow)

4.4.5 Existing site - Lock Keepers Cottage



Cottage entrance (2004, prior to demolition of pump house)



Rear view of cottage and carpark. (2005)



View of the lock keeper's cottage and extension (2006)



Rear view of Cottage and Hatton House (2004)



Canal-side view of Cottage entrance and sluice (2004)



View of Lock Keeper's Cottage showing completed new extension and entrance (2006)

