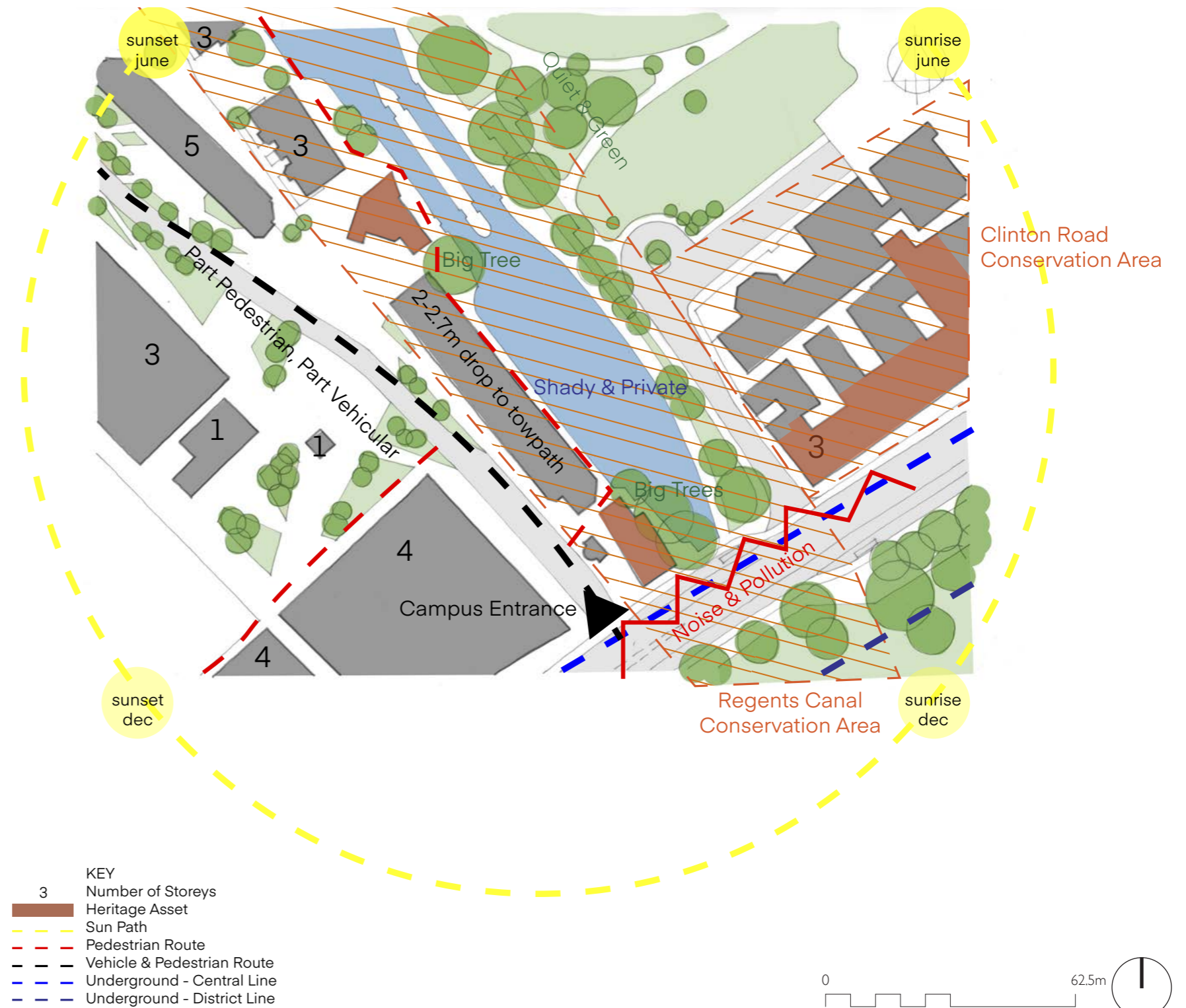


4.4.6 Existing site - Analysis

Site constraints

The following site constraints exist:

- Conservation area
- ARC building is locally listed
- Asbestos is present within the ARC building
- The lock keeper's cottage is a heritage building in a conservation area setting and a rare surviving example - the only remaining lock keeper's cottage on this section of Regent's canal.
- Regent's canal and historic towpath canal wall structure
- Emerging Architectural Priority Area
- Mile End Park is designated Metropolitan Open Land
- Established trees on the site
- Noise and poorer air quality closer to Mile End Road
- Active vehicular and pedestrian entrance at the East Gate
- London Underground lines (exact position still to be determined)
- Changes in level between ground level and towpath level
- Site width is limited
- Existing services run under Westfield Way
- Hatton House provides some services provisions (scope not yet confirmed by QMUL) to the other resident buildings to the North
- The Regents Canal and Mile End Park are ecologically sensitive (refer to Section 13)
- Arts 1 building the Westfield Way fire tender access and escape doors to be maintained



4.5 Site heritage context summary

The development site is located within the south east quarter. The development site is located within the Tower Hamlets section of the Regent's Canal Conservation Area (the conservation area continues through the neighbouring boroughs of Hackney and Islington and beyond). There are two existing buildings on the site which are heritage assets:

- no. 357 Mile End Road (also known at QMUL as the ARC building)
- Lock keeper's cottage

Further information on each of these buildings and their existing condition and setting is included in section 4.4 and also within the Heritage Statement, included separately within this application.



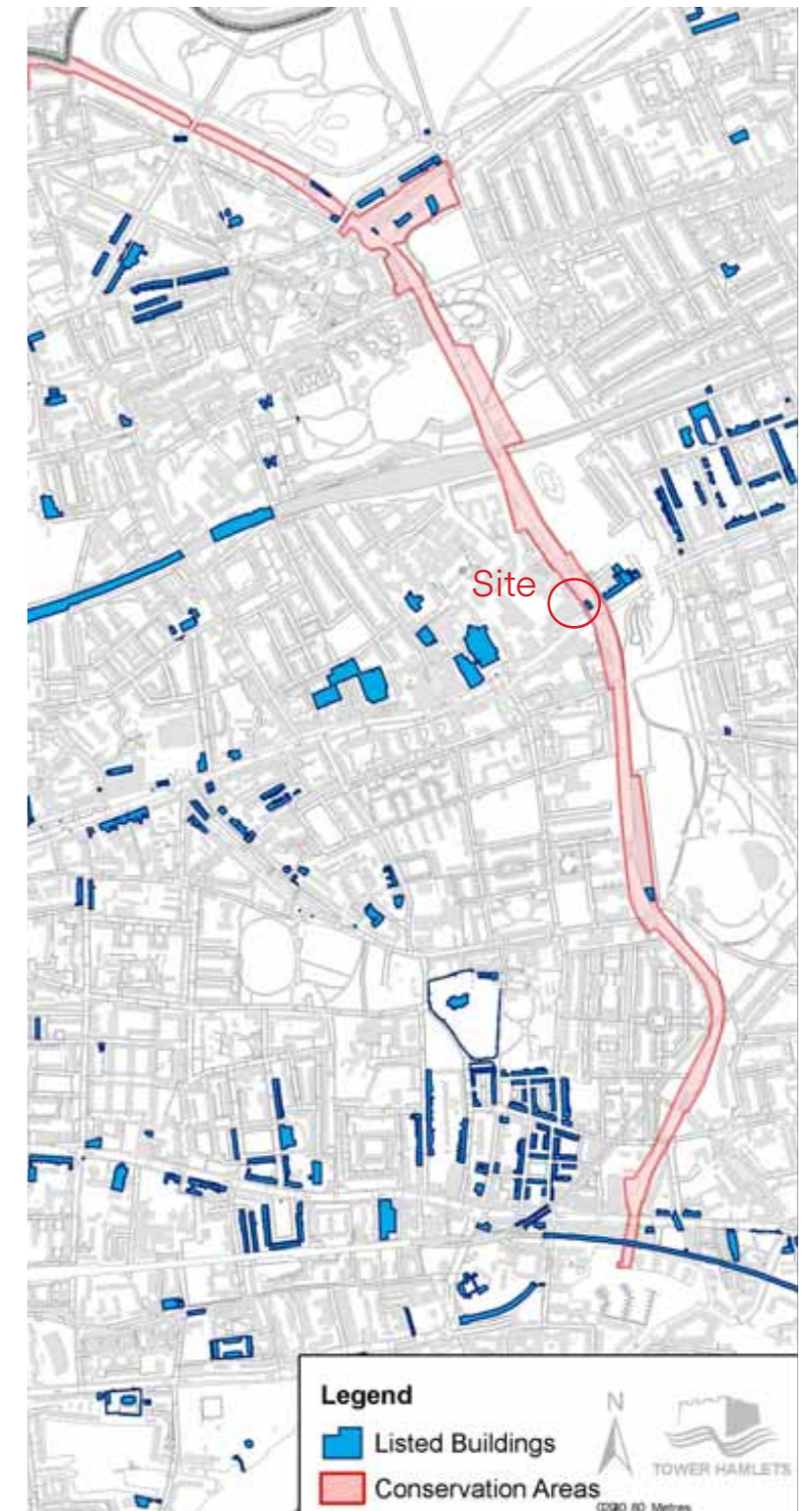
no. 357 Mile End Road



Lock Keeper's Cottage

The development proposals described in section 7 seek to retain and refurbish the Lock Keeper's Cottage. It is proposed that the rear extensions to 357 Mile End Road are removed and the original building refurbished. The development of the design in relation to the conservation area setting and these heritage assets is covered in section 6.

The site is also located within a tier 2 Archaeological Priority Area. An Archaeologist has been appointed and has provided a desk based assessment which is included separately within this application.



Extract of LBTH Regent's canal conservation area 2009 indicating site location

4.6 Site opportunities

Presence and identity

A new building visible from Mile End Road, alongside the Mile End Lock basin of the Regent's Canal will provide the opportunity for a gateway building at the East Gate to the campus and a significantly improved presence on Mile End Road. The current entrance arrangement between the Arts 1 building and no. 357 Mile End road provides limited presence for the University. To address this lack of presence, QMUL have resorted to hanging large banners on the end of the Arts 1 building.

Welcoming and pedestrian friendly

The current East Gate provides a rather unwelcoming vehicular entrance at what is a major pedestrian route into the campus for those arriving from the east and Mile End Underground station. A new entrance arrangement creates an arrival space from the Mile End Road, providing an opportunity for a more pedestrian friendly approach into the campus.

Direct access from Mile End Road to the Canal

Currently no.357 Mile End Road limits the view from the Mile End Bridge to the Regents canal and access is hidden from view around the back of the building via a steep metal stair. The removal of the rear extensions would open up the Canalside and allow direct access from Mile End Road to the west side of the Regent's canal.

Improved canal-side environment

The canal-side path between Hatton House and the Regent's Canal is only two metres wide and devoid of activity because plant rooms occupy Hatton House at the canal path level. There is the opportunity to position a new building which widens the path and enhances the canal-side setting. The University are committed to improving and optimising access to and use of the Regent's Canal and are also currently in discussions with Tower Hamlets about providing controlled access to the north to provide a link to Meath Gardens during the day and an alternative route to Mile End Park via the pedestrian bridge.

Community facing

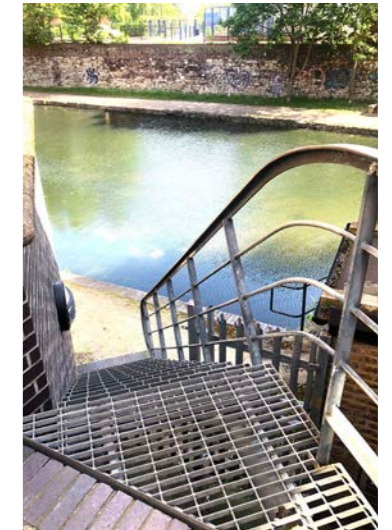
The new arrangement of the eastern gate gives renewed prominence to the existing heritage asset fronting the Mile End Road and the new SBM building which is set back from this. Both buildings have the potential to be community facing. This aligns well with the SBM's desire to be more visible in the local business community and the LAC's aspiration to provide free legal advice and engage in public legal education with the local community.

Exploiting topography

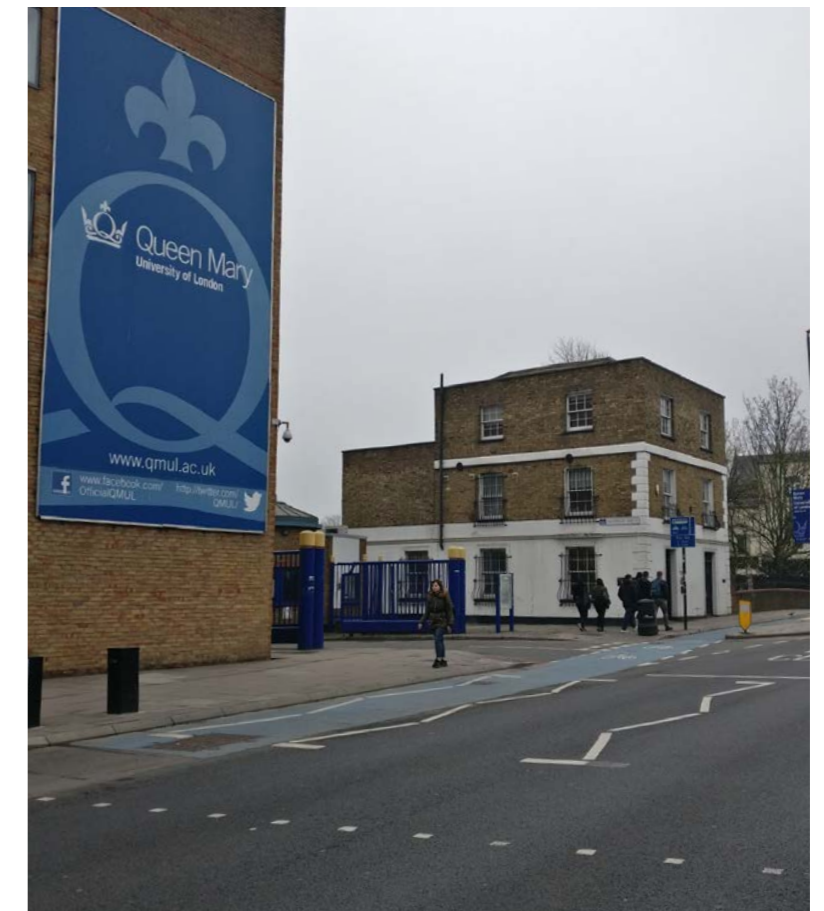
The topography of site is such that there is a change in level between the Westfield Way ground level and the canal side path level next to the Mile End Lock Basin. Hatton House does not currently exploit this change in level and locates plantrooms at the lower ground level which present a blank facade to the canal basin. There is the opportunity with a new building to tie in with existing site levels and provide an upper ground entrance storey level that relates to the campus and an active lower ground storey that engages with and provides active frontage to the canal basin.



Hatton House and the canal-side path - existing condition



No access to canal from Mile End Road and restricted access via a steep metal stair behind no. 357 Mile End Road



Limited built presence on Mile end road

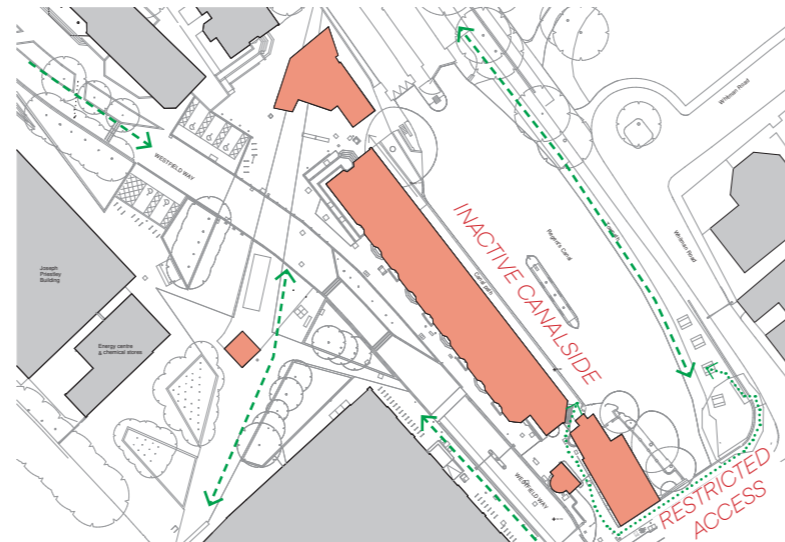
Public realm

A new building provides the opportunity for significant enhancements to the public realm including relandscaping the square to the north of Arts 1, improved access to the canal, a re-landscaped square behind the Lock Keeper's Cottage that resolves the current haphazard arrangement of parking, cycle parking, seating and refuse bins .. There is the potential to extend and link the green boulevard to the north that was established with the Westfield Student Village development.

Advantages of the agreed development site

In summary the University have chosen the proposed site for the School of Business and Management as it offers the following opportunities:

- Locates the School in close proximity to other Schools within the Humanities and Social Sciences Faculty (improving way-finding).
- Outward-facing, visible landmark building and a key node for QMUL identity.
- Opportunities to engage with the community and represent the ethos of the Business School.
- Enhances the public realm at QMUL including the canal-side setting.
- Creates a new entrance into the campus
- Enhance routes, connectivity and accessibility.
- Enhances the setting for the Lock Keeper's cottage and 357 Mile End Road.
- Refurbishment of existing buildings. Heritage assets are given a new purpose.
- Creates a new entrance through the campus by extending the west canal side path all the way through to Meath Gardens.
- No loss of teaching space as a result of the initial demolition of Hatton House (student accommodation is re-provided elsewhere).



Existing access routes



Potential for improved access to canal and links to the park



Bins currently positioned next to the Lock Keeper's cottage



Parking and cycle parking outside the lock keeper's cottage



Arts 1 viewed from the boulevard to the north

5.0 The brief

5.1 Aspirational brief

Queen Mary University of London (QMUL) is proud of being a uniquely diverse organisation whose values highlight its connection to the local East End community.

The School of Business and Management (SBM) sits within the Faculty of Humanities and Social Sciences. The School has undergone significant growth in recent years and now requires a larger building to deliver an increased and improved teaching offer. It has also gained popularity in delivering joint degree programmes with other schools, further increasing demand for new courses. The School prides itself on providing a unique education in the field, centring on the values of social justice, sustainability and good governance. This involves engaging with all three sectors of the economy and in particular, forming partnerships with local community groups.

The School is currently based in the Bancroft Building which is a research building that has been re-purposed over the years as office and teaching space. The building is heavily used beyond its original purpose and the School has expanded rapidly and outgrown the space available. The School is ambitious and aspires to create facilities that reflect its ambitions and to support the programmes it hopes to deliver in the future.

There is an aspiration to make the eastern boundary of the campus more attractive and welcoming to students by creating a pedestrian friendly entrance that is a strong beacon for the campus. There are also excellent opportunities to provide enhanced public realm around the building and take advantage of the location, which is adjacent to the Regent's Canal and opposite Mile End Park. QMUL envisage a wider canal-side path being utilised by staff, students and the community; creating a lively extension to the building as it spills out at the lower ground floor level. QMUL is also eager to improve way-finding around campus and improve the student experience by co-locating facilities

to create distinct quarters. The SBM will contribute to this strategy with its adjacency to Arts 1, Arts 2 and Laws forming a strong Humanities Quarter. This forms a strong feature in the masterplan which was developed for the campus and informs the supplementary planning document. It is also a fantastic location for an outward facing Business School with connectivity to the local community and views to the City and Canary Wharf.

QMUL also envisage this being a prime location to forge links with SME's and larger companies in the City by providing excellent facilities for conferencing and events, which will further expand the horizons for staff and students.

Overall, QMUL are excited at the prospect of utilising this high profile site to place a high-quality landmark building for the Mile End Campus, whose architecture and openness will represent QMUL's core values, forge strong links with the local community and create an impressive new eastern entrance to the Mile End Campus. Simultaneously, the building will provide a home for the rapidly expanding Business School and additional teaching facilities to ease a significant strain which is already present across its estate.

QMUL has been ranked as the country's top university for social mobility in a 2021 report by the Institute for Fiscal Studies in partnership with the Sutton Trust and Department for Education. 80% of the Business School's undergraduate students are from greater London with 40% of those students from East London. Half of these local students have a yearly household income of less than £20,000 which means they are less likely to have access to suitable study spaces at home. The study spaces provided in this building will be extremely useful for this group of students and spaces supporting groupwork will allow students to work together and interact. It will also provide significant opportunity for local undergraduate students, generally from lower social capital backgrounds, to connect with postgraduate students with richer social capital.

No. 357 Mile End Road will be revitalised by becoming the new home for the Queen Mary Legal Advice Centre (LAC), which is a free community law centre which opened in 2006. It provides clients with free individual legal advice (and in some instances representation); and engages in public legal education with the local community (secondary school students, primary school students and prisoners). The prominent location on Mile End Road makes the service more visible to the local community.

QMUL has been ranked as the country's top university for social mobility in a 2021 report by the Institute for Fiscal Studies in partnership with the Sutton Trust and Department for Education. 80% of the Business School's undergraduate students are from greater London with 40% of those students from East London. Half of these local students have a yearly household income of less than £20,000 which means they are less likely to have access to suitable study spaces at home. The study spaces provided in this building will be extremely useful, valuable and meaningful for this group of students and spaces supporting groupwork will allow students to work together and interact. It will also provide significant opportunity for local undergraduate students, generally from lower social capital backgrounds, to connect with postgraduate students with richer social capital.

5.2 Functional brief

The new building is to provide a new home for the School of Business and Management and should represent the unique ethos and values of the School. There are three core elements of the functional brief:

- Centrally timetabled teaching spaces with an emphasis on large cabaret style teaching rooms.
- Social learning space throughout the building accessible to all students at QMUL.
- Office and meeting spaces for academics, admin staff and post graduate students.

The School of Business and Management's 'Vision' and 'Mission' is illustrated opposite. The proposals for community engagement are also expanded upon and included in the Planning Statement included separately within the application.

5.3 Summary of public benefits

The following are the key public benefits established by the brief:

Education

- Facilitates growth and expansion of the University within LBTH
- School of Business and Management visible within the community
- Facilitate support for local businesses and entrepreneurs
- Increases the number of places for local students

Community Benefit

- Provides space for the QMUL Legal Advice Centre which provides free legal advice to the local community
- Includes a new café in the Lock Keeper's cottage adjacent the canal lock which will be open to the public
- Increased social and economic benefits from more jobs and services

Design quality and the public realm

- Improves pedestrian access at the East Gate entrance to QMUL
- Creates new public realm spaces including new squares
- Improves connectivity and access to the canal
- Widens and improves the canal-side setting
- The high quality of the proposed building, improves the townscape of Mile End Road
- Contributes to public safety of the existing public realm, by introducing passive overlooking



PRME Principles for Responsible Management Education

CHAPTER UK AND IRELAND

CW MUN change the world



Example programmes organised by SBM

6.0 Design development & consultation

6.1 Pre-application summary

The following pre-application design meetings were held with the London Borough of Tower Hamlets (LBTH), the LBTH Conservation and Design Advisory Panel (CADAP), the Canal and River Trust (C&RT):

- Pre-app meeting 1 - 6 October 2021
- Pre-app meeting 2 - 15 December 2021
- Briefing meeting with Mayor Biggs and Cllr Asma Islam - 20 January 2022
- C&RT pre-app meeting - 27 January 2022
- Pre-app meeting 3 - 8 February 2022
- CADAP review - 14 February 2022
- Strategic Development Committee Briefing – 16 February 2022

The context and precedent studies included in Appendix C have informed the design development and a summary of the lessons learnt from these studies are included in the following section (6.2). Key consultation topics and design responses that have informed the final proposals are covered in section 6.3. For further information about the consultation process, refer to the Planning Statement and the Statement of Community Involvement submitted in support of this application. The development of the proposals has been heritage led with the heritage consultant involved in the early stage design process and pre-app meetings.

The preliminary proposals at the beginning of the pre-application process responded to the Supplementary Planning Document (and in particular the Canalside Case Study) which was developed by QMUL and LBTH. The current proposals also takes into account the design investigations and feedback obtained from the refused 2019 scheme. Below is a history of the previous proposals for a new School of Business and Management on this site.

6.2 July 2019 application

The School of Business and Management project (also on the Hatton House site) commenced RIBA stage 1 in March 2018 and was developed through to a planning submission and to RIBA stage 4. The proposals were recommended for approval by the planning officers (following preapplication consultations) but were not consented at the LBTH planning committee on the 5th November 2019 (Application reference, PA/19/01422).

Reasons for refusal:

1. *The proposed development, by reason of the demolition of the locally listed no. 357 Mile End Road, would result in harm to the character and appearance of the Regent's Canal Conservation Area. The harm, whilst significant, would be less than substantial and would not be outweighed by the public benefits of the proposed development.*
2. *The proposed development, by reason of its height, scale, mass and relationship with existing non-designated heritage assets including the Lock Keeper's Cottage, would result in harm to the character, appearance and heritage significance of both the Regent's Canal Conservation Area and the Clinton Road Conservation Area. The harm to each of these heritage assets, whilst significant, would be less than substantial and would not be outweighed by the public benefits of the proposed development.*



2019 application - View from the towpath adjacent the lock



2019 application - View from Mile End Road



June 2020 pre-application proposal - View from Mile End Road

6.3 June 2020 pre-application

Revised proposals were developed in 2020 which retained part of 357 Mile End Road (Locally Listed Building) and shortened the proposed SBM building. These proposals were presented at a pre-application meeting held 22nd May 2020. LBTH response to the changed scale and massing are summarised below:

Although the footprint of the proposed building has been reduced somewhat, the combination of the height and scale of the building, particularly at the northern and southern sections of the building, and its overall mass, draws attention to its overbearing and awkward juxtaposition with the Lock Keepers Cottage and the LLB. This is particularly apparent in the visualisations, elevations and section plans shown in the submitted Design and Access Statement (DAS). To address this, officers suggest creating a more sympathetic transition between the smaller scale heritage assets and the proposed building. A possible solution could be to reduce the height at both the southern and northern ends of the building.

Overall, the revised scheme has demonstrated that carrying out incremental changes to the previous scheme, albeit it with a slightly smaller footprint, has not enabled the applicant to resolve concerns about the impact of this building on surrounding heritage assets. On this basis, it is considered that there is an opportunity for this pre-application to re-think the scheme more holistically, and to reconsider the building footprint. This is also apparent when considering the narrowness of the canal-side path, as demonstrated in the canal side views in the submitted DAS, which shows limited space for people to pass, thus creating a potential safety concern being so close to the canal edge.

Notwithstanding all the above, it is noted that since the meeting, a revised pack has been submitted to the council detailing further reductions in mass at either end of the building. The comments within this letter still stand in relation to scale, design and appearance, but nevertheless, the steps taken to reduce the building's overbearing on the non-designated heritage assets are encouraging. The project was subsequently put on hold and LBTH developed a Supplementary Planning Document (SPD) engaging with QMUL as key consultees.



Current proposal - SBM not visible from this viewpoint

6.4 Pre-app summary

The SPD is described in Section 3.0, Planning Context. The SPD was approved and adopted by the LBTH cabinet in summer 2021 and has been used as the design framework for the latest development of the SBM.

The SPD canalside case study establishes a material context for the further development of the SBM proposals. Discussions held with LBTH's architects (Haworth Tompkins) provided an insight into the floor to floor heights and floor footprints (smaller than the previous scheme) that had been assumed in the SPD and the basis of the sketch diagrams and views included within the SPD. The overall height of the building in the SPD is not defined and the SPD states this should be tested however officers considered that the proposals presented in the October 2021 pre application meeting was of a greater height and mass than they were comfortable with.

While the SPD indicated a building of lower ground level and ground plus 6 floors, it also had only allowed for lower floor to floor heights than proposed for the SBM project. This limited the overall height of the building. The requirement for set backs in the SPD further create volumetric constraints in delivering a viable building for the University against the minimum requirements of the brief.

It is important to note that that following the design shown in the SPD in isolation does not guarantee a planning permission for the site and while an interpretation of the SPD was presented at the Pre-App Meeting 1, the design team has responded to the specific feedback from planning officers on the scale, height and massing.

6.5 Lessons learnt from precedent studies

The canal context

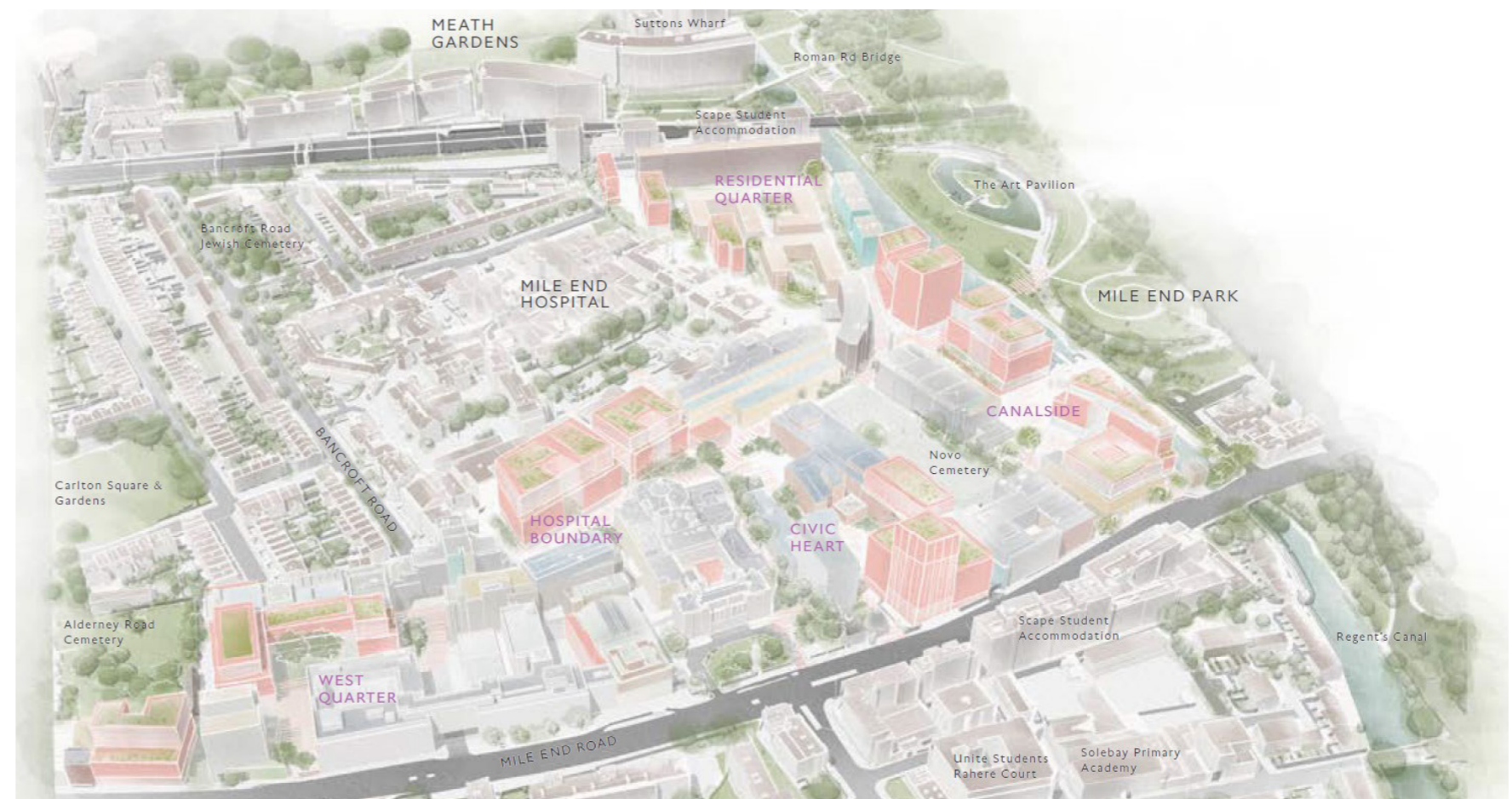
The canal side architecture is extraordinarily varied (as

summarised in Appendix C) but is not predominantly low. There are very many examples of large and tall buildings. These include new and historic developments which reflect its commercial and industrial heritage. Those associated with the industrial heritage are typically substantial, often monolithic buildings of some mass and height. The industrial buildings on the site, previously known as Commercial Wharf although not tall were of significant length and ran parallel to the canal.

The monolithic quality of the larger historic buildings is often broken up by brick piers and vertically expressed bays which give the elevations a strong and rhythmic grain. Modern precedents such as Suttons Wharf utilise a set back of the top storey to reduce the apparent mass of the blocks. Regardless



SPD document



Aerial view of the QMUL Mile End campus extracted from the SPD document

of height, the most people-friendly buildings along the canal are those with active frontages at ground and first floors. These have a human quality that buildings which “blind” or “closed facades” lack even if they are of a more domestic scale.

The objectives for the canal side are to:

- Widen the canal side route on the west bank and improves access at the Mile End Road to create better connectivity across the canal
- Create space for canal side activity
- Create a busy vibrant, student led area that is welcoming to all
- Evoke human scale through permeability and transparency of lower floors
- Develop elevations which support visible activity and passive surveillance
- Take advantage of long views and propose a building of significant scale commensurate with the importance of QMUL

Mile End Road context

There is a similar variation in building scale along the Mile End Road. Appropriately, given the civic and educational importance of the University many of the tall buildings, such as the Mathematical Sciences Building and the Department of Physics face onto the Mile End Road. However, there are other precedents too: the Scape Building and the Ocean Estate both consist of blocks of significant length and mass.

The Scape building, a mix of student residential and teaching space is tall: the highest block at nine storeys with storey heights of approximately 3m. The Ocean Estate, a collection of 1950s blocks consists of six to seven storeys.

Active frontage

More significant than height or mass to the pedestrian experience is the lack of active frontages that these buildings present. The Ocean Estate has no active frontage and whilst the Scape Building has a café and reception space it has no

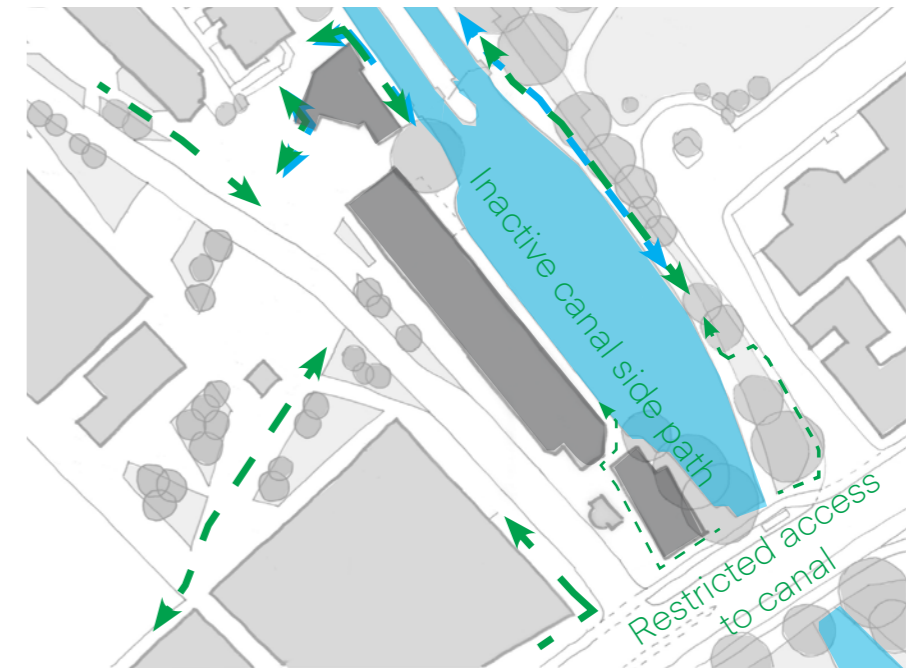
public realm and the blocks are built to the back of pavement line. Whilst the Queen’s Building with its generous set back and permeable façade is a welcome contrast, other QMUL buildings along Mile End are less successful. The stretch of QMUL frontage is typified by a rather opaque quality with limited transparency. Where entrances have been incorporated these are mostly unused because they cannot be adequately supervised.

East gate entrance

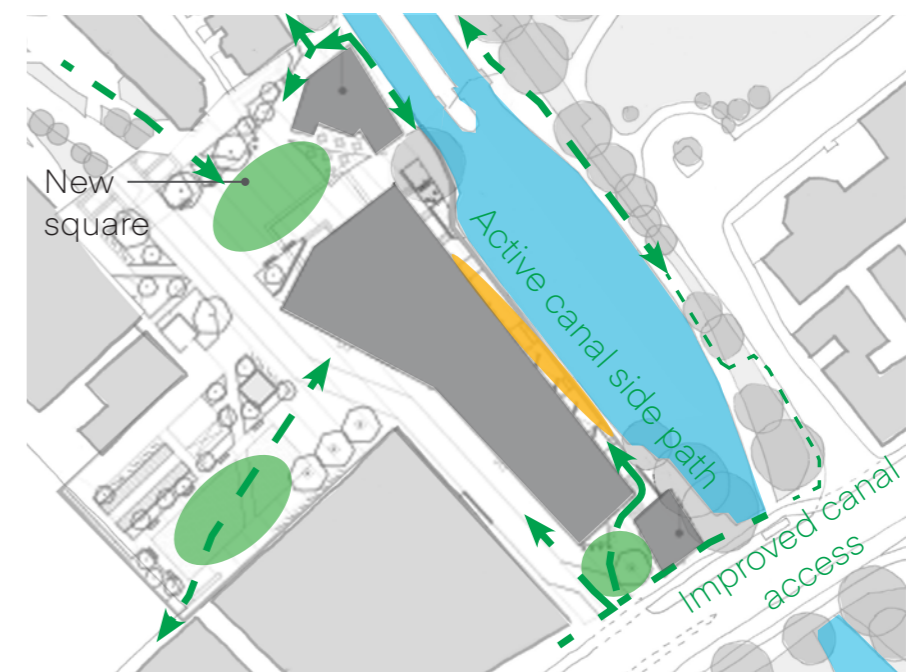
The eastern entrance to the campus, Westfield Way is very different from the largely pedestrian route into the campus alongside the Queen’s Building which although accessible by vehicles, prioritises pedestrians. Dominated by a heavy security presence and designed for vehicles rather than pedestrians this entrance to the site feels like a back door and is unwelcoming to both those on foot and members of the community.

The objectives for the Mile End Road are therefore to:

- Respond to the scale of current and future proposed QMUL buildings
- Create a notable ‘book end’ to QMUL campus enhancing civic/educational identity on Mile End Road (the refurbished Maths building providing the other ‘book end’ at the western end of the campus)
- Invite access to the Campus and its facilities
- Create a transparent ground floor that is active and inviting
- Provide access to and improve view of the canal
- Create a plaza at the campus entrance (with the retention of 357 Mile End Road) to provide an arrival space for pedestrians to safely navigate their way into the campus



Existing Site Plan



Proposed Site Plan

or down to the canal.

- Transform a vehicular “back-door” entry with heavy security presence into an inviting pedestrian focused boulevardPublic consultation

6.6 Key consultation response

Height, Scale and Mass

The precedent studies included in chapter 4 show that the proposed height and scale of the building are in line with recent developments and consistent with historic precedents. At the first Pre-App Meeting a taller seven storey (plus lower ground) building was tested on the site before a six storey (plus lower ground) proposal was brought forward at Pre-App Meeting 2.

The shape of the site and desired setbacks from the heritage assets largely dictates the building footprint and where the major internal spaces can be located, and these factors in turn define the volume. To limit the overall height of the building and therefore address concerns over scale of the mass, the teaching spaces have been located on the lower storeys and these storeys have been provided with a greater floor-to-floor height as appropriate to larger teaching spaces. The academic office spaces have been located on the upper floors and the floor-to-floor heights reduced to limit the overall height. The building has been set back at the fourth floor level to the north and south to reduce the height where the new building sits adjacent the heritage assets.

Concerns were expressed at Pre-App Meeting 1 that the mass was too imposing on the heritage assets and planning officers asked for a more sensitive massing. In response, a floor level was removed from the proposal. The setbacks were also increased to the north and south at level 4, particularly at the southern end, where the upper mass sits in relation to 357 Mile End Road.



Refused scheme (GIA = 8336m²)



Pre-application June 2020 (GIA = 7568m²)



Pre-application October 2021 (GIA = 6900m² approx.)



Option 1 following October Pre-app (GIA = 6520m² approx.)



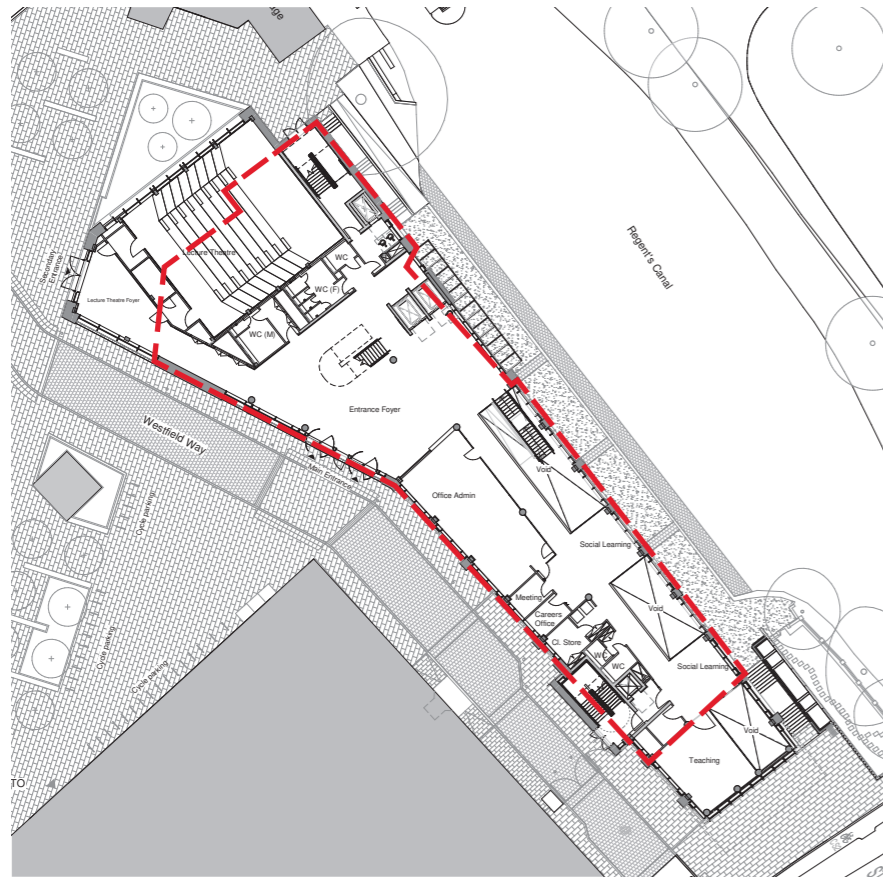
Option 1a following October Pre-app (GIA = 6430m² approx.)



Option 2 following October Pre-app (GIA = 6320m² approx.)



Stage 2 December 2021 (GIA = 6636m²)



Proposed footprint shown dashed over 2019 application floorplan



Red line indicates the reduction in massing following Pre-App 2

At Pre-App Meeting 2 there was still some reservation about the width of the mass at the northern end in relation to the Lock Keeper's cottage. The planning officers requested that the mass which was visible beyond the cottage be reduced when viewed from the north so that there was more visible sky. In response the footprint was chamfered at the north-west corner to allow the mass to be reduced in bulk when viewed against the Lock Keeper's cottage.

At a consultation meeting with the Canal and River Trust they said they were now pleased with the reduction in the massing and the setback from 357 MER and relationship with the Lock Keeper's.

At Pre-App Meeting 3 officers thought the reduction in the mass against the Lock Keeper's cottage was a positive improvement and that while the massing was still large in relation to the residential scale building it could be dealt with through appropriate architectural treatment.

Members of the CADAP were supportive of the scale and massing of the proposed development and thought the massing worked well and the scheme was sympathetic to its context.

Devices to break-up the building mass along the canal
The SPD outlined that there should be interest and variation provided along the length of the canal to break down the mass. It noted that the building line should be fragmented when viewed from the towpath and Mile End Park. Following the first Pre-App Meeting the design team was asked to look at ways of breaking up the mass along the eastern canal-facing elevation. A few key moves were introduced to break down the length of the façade and provide depth:

- A recess was introduced at the centre with a high degree of transparency. This level of transparency was also replicated on the western façade to allow views through the building to the canal and park, from the campus.

- A number of projecting brise soleil bays were added to the east façade to create a sense of depth through shadow and as they were introduced either side of the more glazed central zone they served to break-down the façade into three parts, thereby reducing the expression of length.

At the second Pre-App meeting it was suggested that the bays were too deep and they were reduced in depth following this. It was also suggested that they be moved up a level on the canal side as it was seen to be too 'cramped' under the horizontal element. The design team tested this and also the removal of the horizontal element of the bay and found that this solution not only maintained the human scale but removed the sense of compression.

Increasing visibility into the campus

Planning officers requested in Pre-App Meeting 1 that the footprint of the building did not splay out to become wider at the northern end as this limited the view into the campus from the eastern campus gateway at Mile End Road and increase the sense of enclosure between Arts 1 and the SBM.

This was reviewed but was not pursued as increased width at the northern end of the footprint (as shown in the SPD) is required to accommodate the large cabaret style teaching spaces which are central to the brief and the core requirements of the School. A softening of the angle of the splay of the footprint was investigated (as requested following Pre-App Meeting 2) but it was found that the teaching space could not be of sufficient size to be fit-for-purpose if this was introduced.

In Pre-App Meeting 2 it was suggested that a chamfering of the footprint at the north-west corner of the footprint would also increase the view through by locally reducing the width without altering the angle of the splay. This was incorporated as far as possible without adversely impacting the teaching spaces and had the effect of opening up the view between the SBM building and Arts 1 through to the campus and

reducing the sense of enclosure between the Arts 1 building and the SBM.

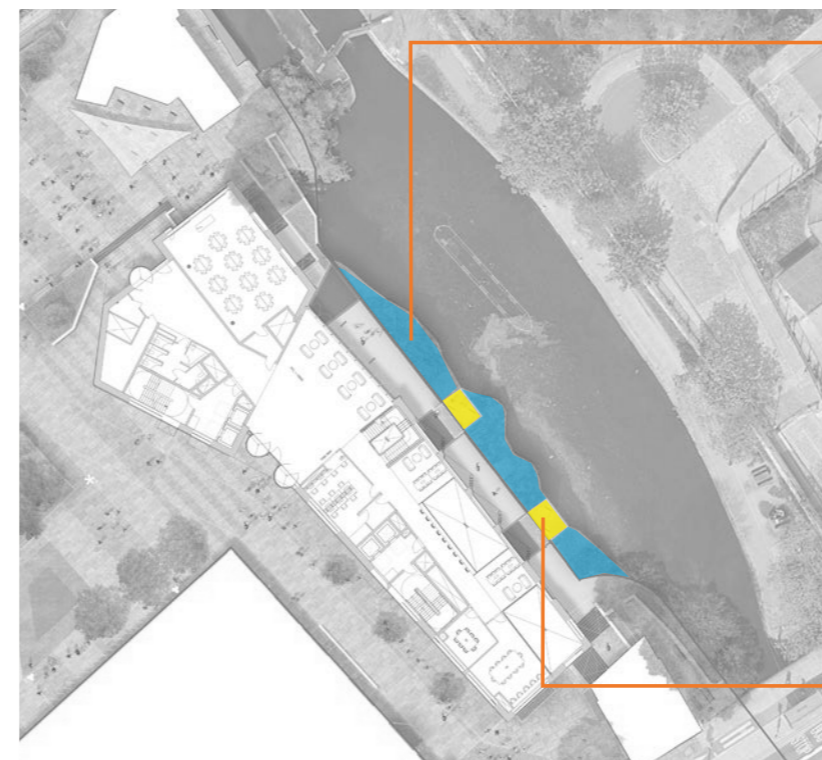
Architectural expression of the upper storeys or 'crown'
 At Pre-App meeting 2 LBTH advised that while they were supportive of the elevational treatment of the eastern façade, they felt that the fin treatment to the crown and central area detracted from the lower parts of the building and appeared too busy. Following this feedback a number of studies were looked at and presented at Pre-App Meeting 3 which included recessing the fins, increasing the spacing of the fins and removing the projecting angled bays. The most successful was judged to be the fins to the crown being set back and reduced in depth. Removing or increasing the spacing of the fins led to the upper floors appearing more monolithic. The fins to the central area are also an important device to connect the base and crown of the building. The tone of the materials also has an important role in the expression of the upper storeys and limiting the contrast in materials takes the emphasis away from the crown and aids the building to appear more cohesive.

At Pre-App Meeting 3 officers were supportive of the moves made to integrate the crown and refine the fins. They requested more cohesion between the northern and southern ends of the eastern facade and in particular asked that the area or solidity to the north of the glazed middle section be reviewed as this was reading too solid and out of balance with the southern end. To address this, larger window modules were introduced to match the southern portion of the facade and the solid areas either side of the glazed central zone were made equal in width.

The canal side setting/ width of canal side path

The retention of 357 Mile End Road has allowed a small plaza to be introduced at the eastern gateway to the campus. This serves to provide a safe space off the busy Mile End Road to pause, prior to moving down to the canal side. The new stair

down to the canal is much more generous in width than the existing stair and will have a green wall to one side, on the 357 Mile End Road extension to draw visitors down to the canal. This project has taken the opportunity to widen the canal side path and to allow enough width that seating can be introduced along the canal to allow spill out student activities as well as additional public seating for the café at the Lock Keeper's Cottage. There is also an associated benefit in public safety and comfort through passive surveillance of the existing public areas which currently suffer from anti-social activities. Although a gate is proposed at Mile End Road, the proposal is to allow unrestricted access to the canal from the Mile End Road except out of hours when it would be closed overnight for health and safety and security reasons. The Canal and River Trust were very supportive of the landscaping strategy for improved access to the canal and 'biomatrix' reedbeds and canal planting. They noted any floating platforms would need to be carefully located and they would consult internally on the viability of these. Refer to the



Proposed landscape showing the eastern campus gateway

Floating raft planting system (e.g. Biomatrix) with pockets of open water for submergent planting and water quality testing



Precedent - Biomatrix floating raft planting system

Possible decks to canal edge with table / chairs

Proposal showing canalside landscape proposals

landscape strategy included separately with this application for more details.

The main entrance

The Graduate Centre is a strong precedent on the campus of a building at a gateway point (on Bancroft Road) that uses glazing to activate the roadside frontage where café seating is located behind but the building entrance is further beyond and visible from the gateway entrance.

In Pre-App Meeting 1 planning officers indicated that they would prefer the main building entrance to be located off the Mile End Road campus entrance plaza to activate this frontage. It was discussed that this location would be operationally very difficult to manage for the University as it would be outside the campus secure line, it would not address the main pedestrian routes identified in the SPD and it would be difficult to accommodate in the plan as this end of the footprint is quite narrow. The Graduate Centre is a strong precedent on the campus of a building at a gateway point (on Bancroft Road) that uses glazing to activate the roadside frontage where café seating is visible but the building entrance is further beyond and visible from the gateway entrance. To respond to the Mile End Road frontage being activated, a large picture window was introduced at ground level and a flexible study/ meeting space located here to act as a shop window.

The centrally located entrance also has the advantage of being located directly at the end of a clear desire line from the central and western parts of the campus and allows a strong visual connection through to the canal. In response to the feedback at Pre-App Meeting 1, the main entrance location was made highly visible from the Mile End Road entrance by introducing an overhanging mass to the levels above which served to highlight the entrance recess below. At Pre-App Meeting 2 the planning officers advised that this was not as strong as the entrance in the refused scheme; it felt to modest and low in height. To increase the grandeur of the entrance



The Graduate Centre, showing Bancroft Road elevation



View of the main entrance from Westfield Way

the projecting mass was raised up a storey so that the recess became double-height.

At Pre-App Meeting 3 officers requested that the height of the projecting mass be reviewed and more detail be provided to the projecting element. The height was reviewed but it was felt that a three storey projection was more successful. Detail was added to the projection to introduce solar shading and ventilation and fins added to the south face to echo the fins on the southern facade.

Articulation of the facades

At Pre-App 2 the planning officers thought that the Westfield Way elevation required enhancing when comparing its articulation to the eastern façade. They asked for more glazing to the blank areas of façade and they noted that the other facades needed to share a common language with the eastern façade. Despite the limitation of the western façade being home to the more service, amenity and circulation core uses of the building, more glazing was added to this façade, particularly at the ground level to activate Westfield Way. To speak to the eastern façade a detail of chamfered window reveals was brought through so that all facades shared a common recognisable language.

The current scheme addressed an issue raised in consultations for the refused scheme, which was that the northwest corner adjacent the lock and Lock Keeper's was sterile. This was the location of a stair core in the refused scheme. The current scheme looked to address this by relocating the core to the northwest, thereby freeing up this space to accommodate the large teaching spaces. This has meant the new scheme has been able to make the northern and eastern facades at this corner much more transparent and active.

The southern façade was identified during consultation with officers as needing more prominence and visual interest. To address this the shopfront glazing at the ground floor was extended up to the first and second floor and vertical fins



View of the main entrance from the Novo Cemetery approach

provided to address feedback from the CADAP that these rooms felt a bit 'exposed'.

At the final Pre-App meeting and subsequent workshop the horizontal floor-level banding was identified by officers as being overly-dominant. The horizontal banding was maintained at the first and fourth floor levels as a device to break down the height and give the building a comfortable 2-3-2 proportion from the canalside but removed elsewhere.

Following planning officer and CADAP feedback the glazing line to the external projecting bays was amended so that the bays became internal, useable space. The treatment of the return to the bays was also amended to vertical fins which allowed views out in the southern direction.

Materiality

At Pre-App Meeting 3 a materials palette of light grey brick, precast and bronze coloured metalwork was proposed. It was

felt that the grey brick contrasted too greatly to the heritage assets and this sentiment was echoed by both CADAP and the Strategic Development Committee. Following this the brick was changed to a buff colour, more sympathetic to the heritage assets. The contrast to the horizontal bands was also reduced to address comments by the CADAP that they were appeared overly dominant.

It was discussed and agreed with officers that the precast to the crown and the fins would benefit from a dolomite mica or similar additive which provides a sparkle to the precast and would catch the light, in turn lightening the top of the mass.

Westfield Way

Planning officers requested an additional view looking down Westfield Way at Pre-App Meeting 2 which was provided at Pre-App Meeting 3. A precast base was added to the base of the building to provide variation and appropriate scale to this facade.

When moving down Westfield Way, the scale of the space and the height of Arts 1 (and additional storeys as nominated in the SPD) and the proposed new building is very similar to other pedestrian routes linking squares or other open spaces such as Pancras Square at Kings Cross or New Street Square. It is similar too in length with a relatively short stretch of built-up space forming, appropriately, a threshold before it widens into a large square. These precedents show that such an approach can deal with large pedestrian flows.

During the day, rising bollards will prevent unauthorised access to Westfield Way with gates closing at night to protect the campus. The campus will have controlled access at night via the adjacent security point as they have had great success with this, following implementation during the pandemic, in reducing anti-social behaviour on campus at night. Clearly visible from the campus entrance point is the front door to the new School of Business and Management building, located in the heart of the building at the end of a strong campus desire line.

The Lock Keeper's Cottage

The aims to highlight the importance of the cottage and its relationship to the campus and proposes to create a new square to celebrate its importance historically and architecturally.

The design of the SBM building responds respects the Lock Keeper's Cottage in the following ways:

- The rear building line (north elevation) – there is a clear gap between the two buildings
- The building is setback sufficiently to allow the cottage to be visible from the Mile End Road bridge
- A degree of transparency or activity on the north elevation is an advantage
- Glimpses of the park are visible when approaching Lock Keeper's from within the campus
- The massing of the building – a setback of the northern end of the building (as discussed above)



- The Lock Keeper's Cottage should be the focal point of the new plaza

Setting back from the Lock Keeper's Cottage

In comparison to the refused scheme, the rear building line has been adjusted so that there is a clear gap of over 5.5m (in comparison to the refused scheme of 1.8m) between the end of the cottage and the end of the SBM building. The loss of floor area has meant that a minimum width needed to be provided at the northern end of the building if it is to accommodate six large cabaret teaching spaces. The reduction in the footprint to the north-west (as discussed previously) somewhat mitigates the wider building footprint at this end by opening views from Westfield Way into the campus.

The Lock Keeper's Cottage was originally designed to be canal facing and therefore turned its back on the campus. The RIBA Award winning modern extension to the cottage sought to modify this one-sidedness by creating a new entrance from the campus aligned to a strong desire line across the existing square behind Arts 1. Whilst the entrance addressed this, the new function as a cafe means that a degree of transparency to the interior of the building will be advantageous so minor works have been proposed to increase glazing and access.

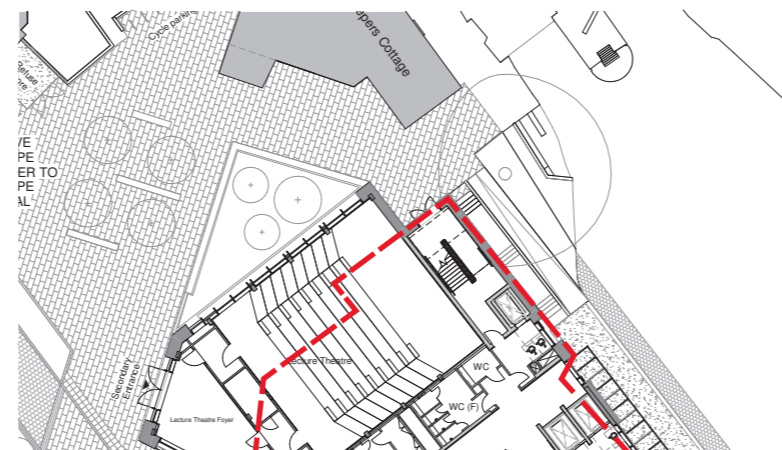
Redefining the Lock Keeper's Cottage within a new square

At present the Lock Keeper's "square" is ill-defined and neglected: a left-over space of ad hoc cycle racks, parking, and bin storage without any proper edges. The new square would be of a more intimate scale than the square bounded by Arts 1 and the Joseph Priestley Building but fully defined by the enclosing buildings and the new, de-cluttered landscape, suitable for flexible event uses.

The additional cut back of the northwest corner of the proposed building opens views on the approach through to the Lock Keeper's from the Novo Cemetery (a Grade II listed

park and garden), where a key cross campus route meets the existing Arts 1 Square. The combination of the northwest cutback and the retreat of the northernmost building line, compared to the refused scheme, will allow the Lock Keeper's Cottage to preside over a brand new square which is pivotal in linking new and existing public realm spaces. This was very much as envisaged by the GLA who, in the previous refused scheme, saw an opportunity "to stitch together the proposed new square and existing public realm to create an attractive, usable and pedestrian centric space that creates a link between the campus, canal and Mile End Park".

To assist in achieving a human scale where the SBM building sits adjacent the Lock Keeper's, it is proposed that the ground floor of the building is as transparent and open as possible. At ground level the views will be into the interactive cabaret teaching space which has been piloted by the School based around project group work and non-didactic forms of learning. This will be reminiscent of the highly popular lecture theatre in the Graduate Centre which animates and gives character to the adjacent public space. The building also changes material where the secondary entrance wraps around to meet the main entrance, to reinforce the human scale. This line is helpful in terms of the perceived massing of the building in that it is both sympathetic to the scale of the Lock Keeper's Cottage and defines the zone that most impacts the experience of the building by a pedestrian within the square.



Proposed footprint shown in red with 2019 application underlaid



Rear view of cottage and carpark (2005)



Cottage extension (2006)



Proposed view of new plaza with SBM building to the right

Repurposing the Lock Keeper's Cottage

The CADAP which took place for the unsuccessful scheme suggested that the cottage be made into a café to animate the square, this has been realised in the current scheme. The relocation of the café into the Lock Keeper's cottage will not only repurpose and reinvigorate the heritage asset but will also link it, via the new public space, to the new SBM building. This is why a secondary entrance has been located at the northern end of the SBM building. Increasing the visibility into the Lock Keeper's cottage will encourage use and further support this connection, therefore glazing will be introduced facing the square. The sill height will also be lowered, and glazed doors introduced, to the canal side elevation of the building. Introducing areas of glazing to both the east and west elevations will support the connection between the new plaza and the canal. The first floor will be utilised to provide two bookable events spaces. The Canal and River Trust were very supportive of relocating the café here to highlight the asset of the lock.

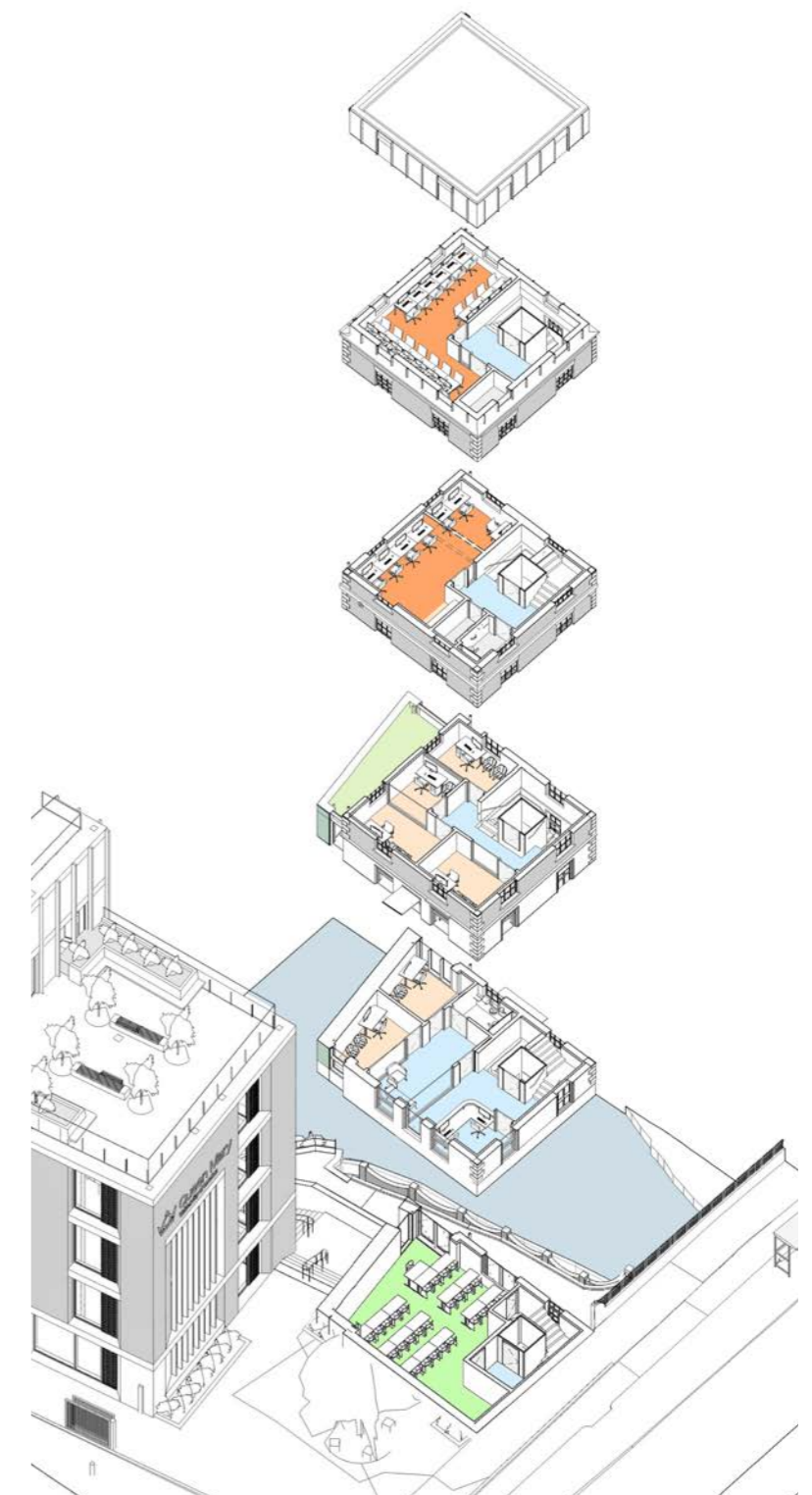
Retaining 357 Mile End Road

At the first Pre-App Meeting two sketches of a single storey top level extension were tabled, one of 357 Mile End Road (MIR) with a contemporary extension and one with a more traditional mansard extension. Planning officers gave clear feedback that their view was that a contemporary extension was more appropriate here. At Pre-App Meeting 2 a simple modern box was proposed and the idea that it would have some sort of illumination at night to act as a beacon for the eastern campus entrance. The officers supported an extension but encouraged the volume of the extension to be set back more from the existing external walls. In response a greater set back was achieved however it was noted that the original footprint area is already quite limited and the further that the top floor setback, the less viable it proved to be as a space. It was also noted that a significant proportion of the floorspace was already consumed by vertical circulation and the further the top storey steps in, or is offset, the more this circulation area increase. A section study was tabled at Pre-

App Meeting 3 to demonstrate the height of the mass shown was required to provide suitable accommodation within and excessive parapets were not being proposed. This was slightly reduced following feedback at Pre-App meeting 3. Feedback at the CADAP identified that too great a setback weakened the expression of the volume.

Officers were supportive of 357 Mile End Road (MER) becoming the home for the QMUL Legal Advice Centre but queried whether the space was suitable given the acoustic and vibration issues, caused by the tube lines below, which had been identified as part of the unsuccessful scheme. The design team provided details at the Pre-App Meeting 2 about the proposed mitigation and noted that a sprung floor solution was not viable here and instead proposed the following next steps:

- Analyse the latest noise and vibration survey results
- Conduct an intrusive survey of existing structure (to inform floating floor options)
- Develop a box-in-box lightweight solution for lower ground floor teaching space (not feasible for whole building)
- It was noted that vibration was a matter dealt with elsewhere on campus and had been discussed with the Legal Advice Centre.



In Pre-app 2 Meeting 2 planning officers felt that fenestration would assist the façade of the roof extension to not appear overly dominant as a mass. Flush windows have been included in the proposals which speak to the existing windows in the facades below. A number of materials tests were presented at Pre-Application Meeting 3, a simple clean form was thought to be best achieved through a glazed rainscreen cladding with uplighting to serve as a beacon to the eastern campus entrance. At Pre-App Meeting 3 officer's feedback was that the vertical panelisation was not assisting the expression of the mass. Following this the panels and windows were widened. Following feedback from the CADAP that the extension should speak to the new SMB building a small vertical fin was added which helped provide a layer of detail to the mass, as did a setback parapet detail. The double storey (lower ground and ground) extension to the rear of 357 MER was supported as was the use of a green wall to aid in drawing visitors down to the canal and neutralising the extension.

6.7 Strategic Development Committee Briefing

On the 16th of February 2022 a briefing session was held with LBTH's Strategic Development Committee. The feedback generally was that this was a much more sympathetic design than the refused scheme and the changes were welcomed. They recommended the material palette and extension to 357 Mile End Road were carefully considered in relation the heritage assets. They also stressed the importance of the landscape design.

6.8 Public consultation

An online public exhibition was held prior to the submission of the application as well as SBM student consultation both online and in-person. Further detail is provided in the Statement of Community Involvement included separately within the application. An overview of the final exhibition boards are included within this document.

6.9 London Underground

London Underground (LU) infrastructure runs close to the site and follows Mile End Road. The eastbound and westbound District Line tunnels run beneath Mile End Road, whilst the eastbound Central Line tunnel runs close to the site boundary and under the southern edge of no.357 Mile End Road. Where an outside party wishes to undertake work near to or on the railway and there is a risk of those works affecting the LU asset (or those using or operating it), then the design and method of undertaking the works is to be agreed in writing with LU and executed strictly in accordance with the agreed method. QMUL's structural and civil engineers (AECOM) have engaged with LU Asset Protection and the project has been appointed and met with an Outside Parties Engineer.

Central Line

The central line eastbound tunnel is the closest to the site. The west bound tunnel will not be affected by the proposed development. The tunnels were shield driven in the 1930s with an internal diameter of 12 feet (~3.7m) and flexible cast iron wall linings. The crown of the tunnel is ~5.5m below the proposed basement slab level. LU prohibits piling within a 3m easement from the face of their asset. LU's requirements with regards to piling are understood and will be adhered to.

District Line and Hammersmith & City Line

To the west of Globe Bridge, the eastbound and westbound District Line and Hammersmith & City Line tracks pass beneath Mile End Road, sharing a single tunnel of "covered way" construction, comprising masonry arch supported on concrete side walls. Masonry head walls are present at either end of the bridge and the large tunnel is split into two tunnels, both of twin bolted cast iron construction, each with an internal diameter of approx. 5.5m.

LU Asset Protection

In addition to meetings with LU, it is anticipated that the following works and submissions will be required in order to gain LU approval:

- Correlation Survey to confirm location of LU assets and proximity to proposed development
- Ground Movement Assessments to determine potential impact of proposed development on LU assets
- Pre-Condition Surveys
- Movement Monitoring, the scope of which will be determined appropriate to the results of the Ground Movement Assessments
- Post-Condition Surveys

The following documents will be referred to for further guidance.

- Advice on LU Infrastructure Protection Process to Outside Party;
- LU Guidance G0023 Infrastructure Protection – Special Conditions for Outside Parties Working On or Near the Railway.

Existing Survey Information

On the 23 October 2018, the Outside Parties Engineer issued the survey information relating to the adjacent LU tunnels. The information is taken from LU's archives; therefore correlation surveys are required to confirm their accuracy. These surveys are currently being undertaken. The archive data has been used to produce a site constraints drawing. An extract of the drawing is included above, showing the proximity of the eastbound Central Line tunnel to the proposed development. AECOM are currently undertaking the Ground Movement Assessment, which will be verified against the correlation survey once received. On completion of the Ground Movement Assessment, AECOM will engage with LU to agree a scope of movement monitoring.



Annotated extract of LUL archive drawing

7.0 Design proposals

The following is a summary of the SBM proposals:

- 6476sqm (GIA) of educational floor space
- A variety of different sized teaching spaces
- A variety of academic and administrative offices and workspace
- Student social, study and learning spaces
- A campus facing main entrance

Alongside the SBM summary above, the proposals also include:

- The refurbishment of existing Lock Keepers Cottage
- The reconfiguration and refurbishment of existing 357 Mile End Road

7.1 Use, setting and form

Use:

The proposed new building on the site of Hatton House will be home to the School of Business and Management (SBM). The proposed building has three primary uses:

- Academic offices and support space
- Social learning and public spaces
- Teaching space

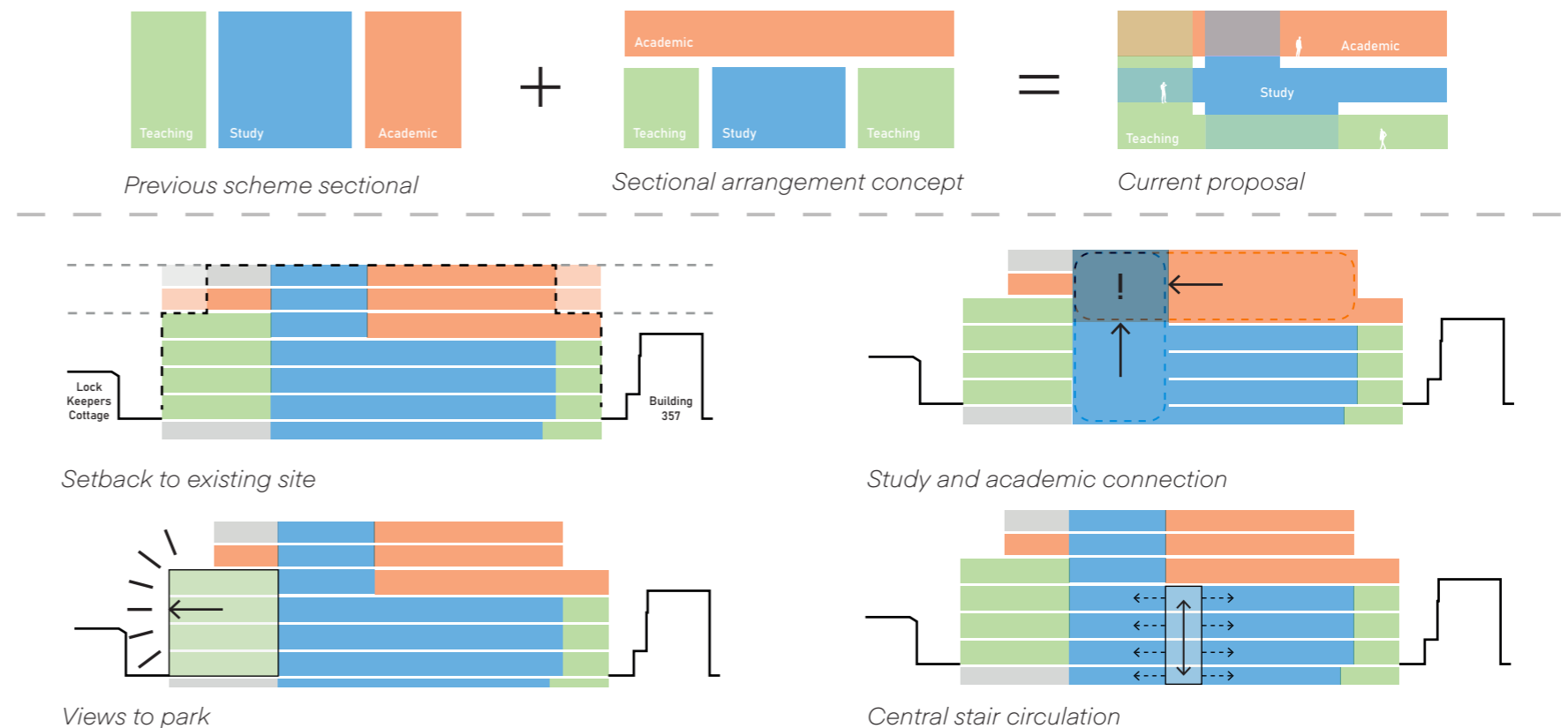
The proposed building contains academic accommodation and teaching spaces which will provide a valuable contribution to meeting the SBM's current needs. In addition, the teaching spaces have been designed to suit SBM's teaching pedagogy, which favours smaller group sizes than other University courses, typically between 20 and 60 people. The teaching pedagogy also often involves longer sessions with lecturer led presentations followed by group work and discussion.

The proposed building will be open to and actively used by the broader University campus community. This is both

essential for the University and in keeping with the SBM's identity. The building will help address the University's shortfall of centrally timetabled teaching spaces, of all sizes. In addition, it will also provide approximately 400 desk spaces for student learning.

The existing Look-keeper's graduate centre (LKGC) provides educational space for the QMUL Humanities department and is located at the North-east of the application site, overlooking Mile End lock. At present, the Look-keeper's graduate centre comprises of a mix of seminar rooms and offices, which are under-utilised. The proposals seek to refurbish and restore the existing Lock Keeper's to provide a new café and bookable event space which can be used by students, staff and visitors to the campus. The proposals for the Lock Keeper's will regenerate this important heritage asset, creating a destination on the eastern edge of the campus.

357 Mile End Road, also known by the University as the 'Arts Research Centre' is used by the University for office accommodation and is located to the south-east of the application site, directly fronting the Mile End Road. The existing building suffers from noise and vibration issues making it inadequate for its current use. 357 Mile End Road is a locally listed heritage asset. Accordingly, the proposals seek to retain and modify the existing building to provide a new home for the University's Legal Advice Centre (LAC). The LAC provides clients with free legal advice and engages in public legal education with the local community. The buildings prominent and visible location works well to support the LAC's ethos. The building will house a multifunctional teaching space, consultation rooms alongside staff and student workspace.



Setting

The proposed site as described in section 4.4 is at the southeast corner of QMUL's Mile End Campus, fronting onto the Mile End Road to the south, Westfield way to the west and the Regent's canal to the east. The new SBM building will replace the existing Hatten House student residential block. No.357 Mile End Road and the Lock Keepers cottage are Important heritage bookends to the site and will be altered and sensitively refurbished as part of the proposals.

The new SBM building responds respectfully to the neighbouring heritage assets. The proposed building is set back on the south from the existing 357 Mile End Road. This creates an arrival space to the campus and connects the Mile End Road with the Regent's canal below. To the North, the proposed building is pulled back from the existing Lock Keepers Cottage, opening up and connecting the campus with the canal side.

Form

The proposed SBM building is six storeys high (plus a lower ground floor) and steps down two storeys at the northern and southern ends adjacent to the Lock Keepers Cottage and 357 Mile End Road. The building is 23 m high from ground floor to roof level. A glazed balustrade is set back at roof level to provide a discreet guarding. An additional plant enclosure at roof level is set back further.

The proposed SBM building has a tapered form with a narrow southern wing which widens out towards the northern end. The west elevation is parallel to the Arts 1 building. The east elevation is parallel to the Regent's canal edge. The north elevation is perpendicular to the canal edge and set back from the Lock Keepers, opening up the canal side. The south of the building is set back from the retained section of 357 Mile End Road, creating a new pedestrian access point to the canal side.



Axonometric view of proposal looking north east

The building navigates a change in level across the site from Westfield Way to the canal side path, which sits around 2.8m lower. The main entrance is at ground floor level (Westfield Way) with secondary entrances at lower ground level (canal side path).

The concept diagram to the right illustrates the relationship between the three key elements of the brief. The large teaching spaces are located at the wider northern end of the building near the Lock Keeper's Cottage. Student study space and academic workspace are respectively located at the lower and upper levels of the narrower southern end. Central student learning space links the two ends and activate the canal edge at the lower levels. This organisation is not only sensible spatially but allows teaching spaces to be stacked one above the other, leading to a more efficient arrangement of structure and services as well as clarity in terms of wayfinding.

The lower two levels of the building are more transparent and public, linking campus and canal – and their different levels - through the building. That transparency rises through the central zone where student learning and open plan workspace are located.

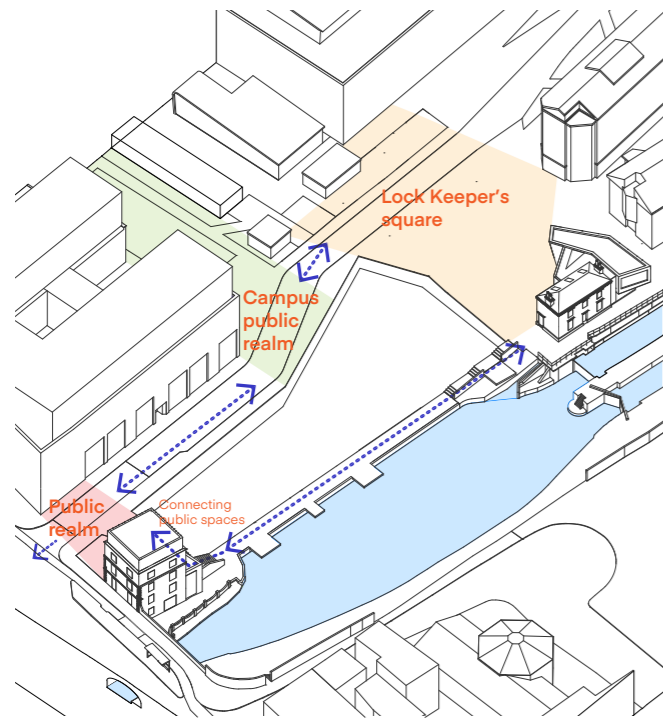
The Heritage Assessment outlines the historic interest in No. 357 as part of the development of Mile End Road (particularly the construction of Regent's Canal). The building's architectural interest is concentrated in its external appearance. Its interior has been altered substantially with little historic fabric remaining. Accordingly, the proposals set out on the following pages look to remove the rear extensions and sensitively adapt and restore the exterior of the original building facing onto the Mile End Road.

The form of the building is cut back to express the original footprint and four storey mass. A small two storey extension is proposed to rationalise the relationship between No. 357 and the SBM and to gain additional area required to accommodate the Legal Advice Centre (LAC) brief. An external stair between the buildings creates a new route and a positive relationship between the two buildings and the canal side. A green wall leading down to the canal side will reduce the visual impact and enhance the landscape proposals.

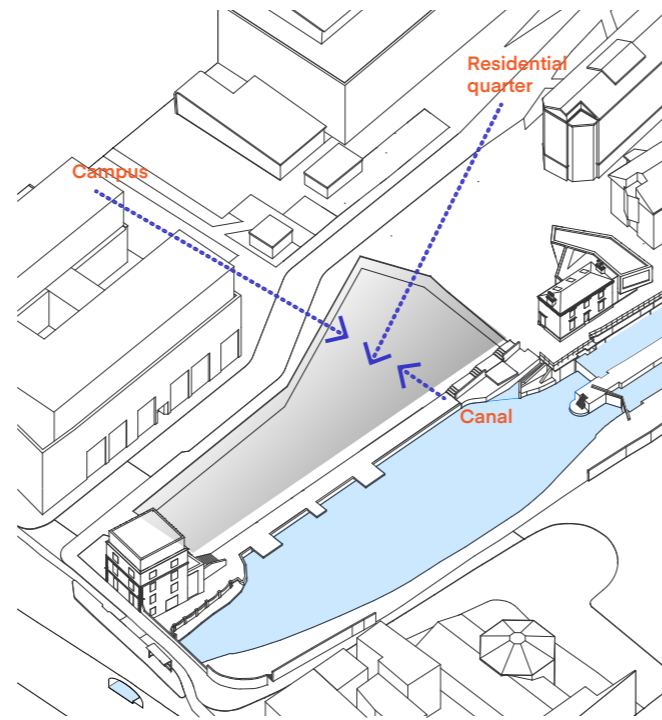
An additional floor will be added to No. 357 (in line with the adopted SPD). A contemporary / semi-translucent structure will top the existing building, adding valuable area and creating a positive relationship with the new SBM building.

The Lock Keepers Cottage consists of a two-storey 19th-century brick cottage, and a recent metal-clad extension. The new extension takes the form of a cranked "wing", sitting perpendicular to the canal and cottage. It includes a new two storey atrium, which acts as an entrance foyer linking the old and new via raking staircases. It is proposed that the form and massing of the Lock Keeper remains unchanged.

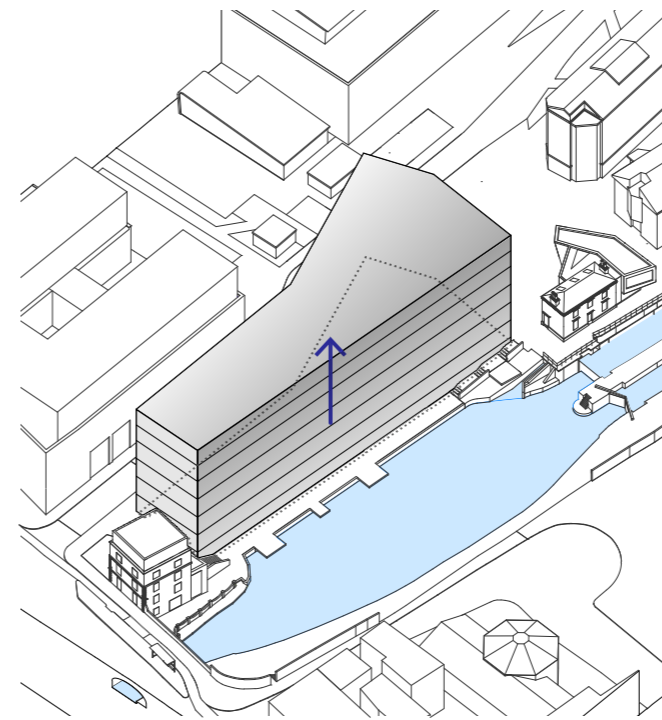
The relationship of the new building with the existing heritage assets to the north and south, provides a catalyst for enhancing public realm. The retention of No.357 and subsequent setting back of the new SBM building creates an arrival space to the campus from the Mile End Road. The arrival space will create a visual link with the Regent's canal and provide a welcoming entrance to the campus. The Arts One cloister sits directly opposite the main entrance, connecting the SBM with campus beyond. The student plaza to the north links the Lock Keepers with the SBM's second entrance. This new section of public realm provides an open space for events and multifunctionality. (Refer to section 7.9 and the landscape strategy included separately with this application).



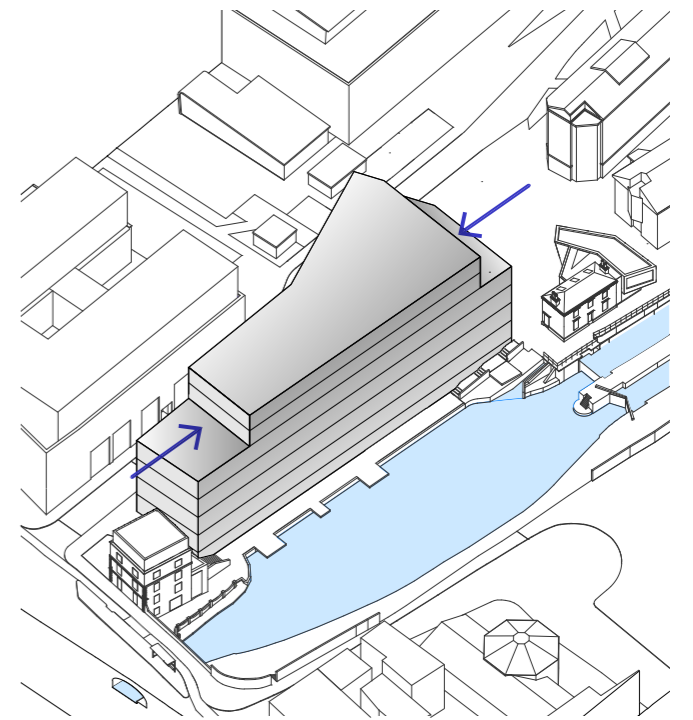
1. Articulating the public realm



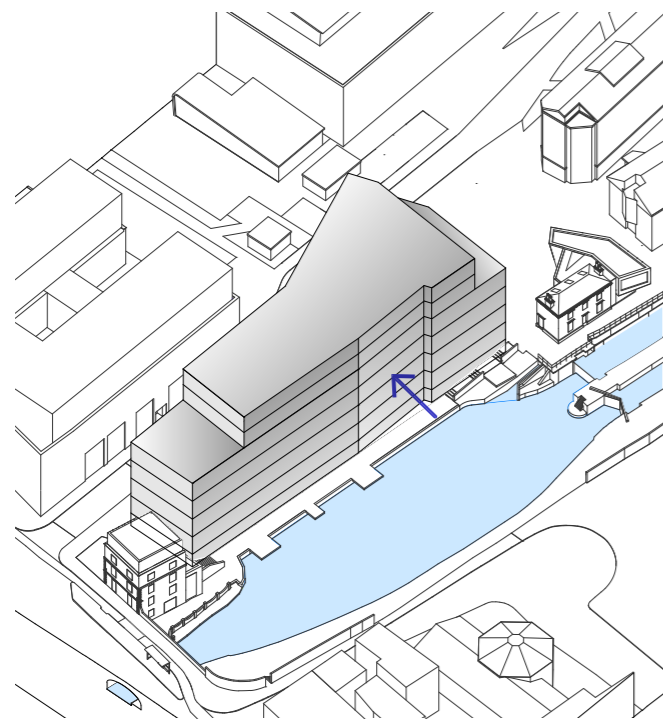
2. Generation of building perimeter



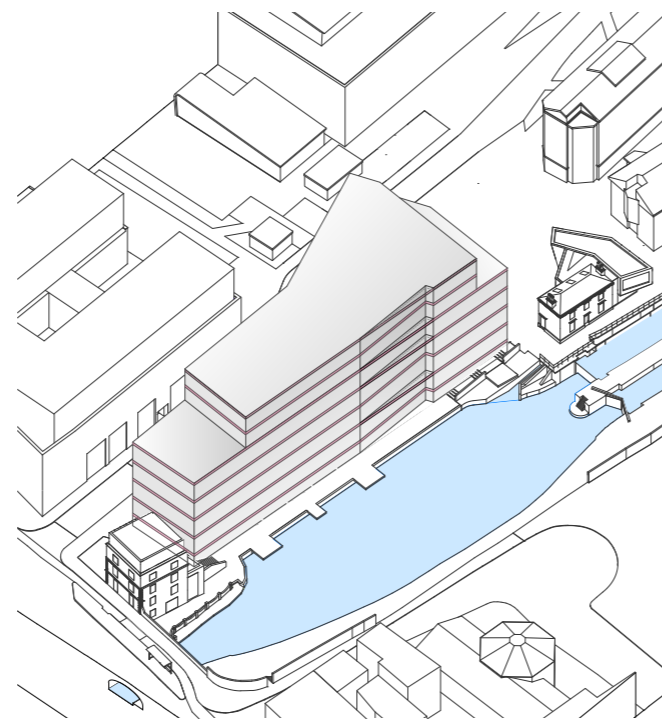
3. Extrusion of site boundary



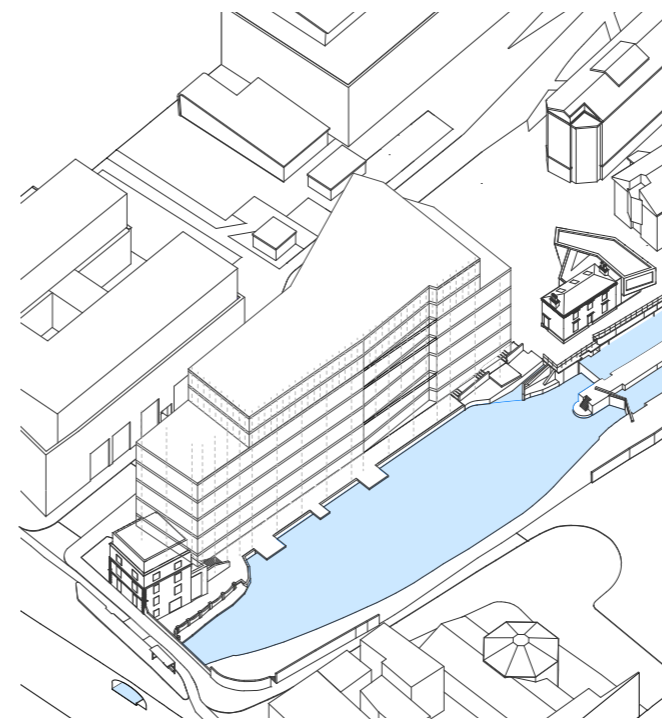
4. Setback from heritage assets



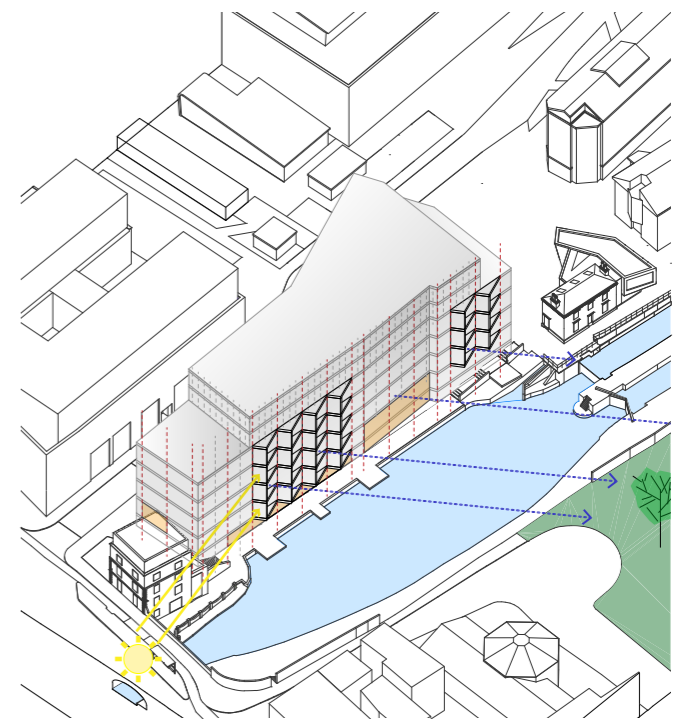
5. Inflection



6. Human scale - express horizontality



7. Human scale - articulate facade



8. Views, shading & articulation



View from Mile End Park