### Key Issues

The key considerations and constraints that have influenced the layout and design of the proposed Barts Square development included:

- Engaging with local businesses and property owners on and off-site to establish how noise from the development will effect their current business activities;
- Responding to concerns raised by the local residents, community groups and interested parties, including the NHS, about daylight / sunlight impacts;
- Sensitivity issues in relation to listed buildings and Smithfield Conservation Area in close proximity to the site;
- Party wall negotiations;
- Extensive consultation undertaken, and due consideration given to the views of City of London (CoL) Planning Officers, English Heritage (EH), Greater London Authority (GLA), Commission for Architecture and the Built Environment (CABE)/Design Council, and neighbours to the site;
- Meeting access requirements and opportunities to improve public realm; and
- Amending elements of the design in terms of height, set back, balcony and entrance cut outs, and façade treatment and materials in order to respond to concerns about wind microclimate impacts, disturbed views, overshadowing, reductions in internal daylight to adjacent buildings, and driver safety as a result of solar glare.

### Purpose of the Project

The key objective of the proposed development was to regenerate the vacant site with a mix of uses including:

- New high specification, Grade A Office space to achieve Building Research Establishment Environmental Assessment Method (BREEAM) Excellent level;
- Character Office space to achieve BREEAM Excellent;
- A mix of one, two and three bedroom high specification new homes to achieve Code for Sustainable Homes (CfSH) Level 4;
- Restaurants and cafés in Bartholomew Close;
- Retail units along the key pedestrian route of Little Britain; and
- The public realm to be sensitively upgraded to create a more pedestrian friendly environment in Bartholomew Close.

### Description of the Project

The proposed development will provide a residential led, mixed use scheme, totalling 66,321 square metres (m²) Gross External Area (GEA) of floor space. The proposed development comprises:

- 215 residential units (1-3 bedrooms);
- 31,758m² GEA of office space (B1 land use);
- 574m² GEA of retail space (A1 land use);
- 1,878m² GEA of Restaurant/Bar Space (A3-A4 land use); and
- 61 car parking spaces, 410 cycle spaces and 50 motorcycle spaces.
Lessons Learnt

A comprehensive Environmental Statement (ES) and other planning application documents were completed within the client’s timeframes. Subsequently, additional information resulted in an addendum to the original proposal and ES.

Setting the Baseline Position:
The former St Bart’s Hospital site (proposed development site) was undergoing decommissioning at the time of the application, where hospital activities were being decanted to the new hospital site. As a result, during the production of the EIA the real life baseline was continually evolving. However due to the unrealistic nature and complexities associated with undertaking an assessment of an evolving baseline, a decision was made to assess under the reasonable assumption that the baseline would be of a fully decommissioned site.

Assessment of a Part Operational Site:
Given the restricted complexities of the baseline situation and access to different units within the site boundary under different ownership, a phased approach to development was required. This would allow certain portions of the site to be developed while other portions would still be undergoing the decanting processes. This would also allow these activities to remain operational while the equivalent parts were consecutively being moved to the new hospital site. Although a vacant baseline was adopted, the impacts of each phase had to be assessed within the supporting information to take a range of scenarios into consideration.

Cultural Heritage:
None of the buildings on site are Listed, however due to the site’s connection with a Conservation Area a number of buildings have been identified of ‘merit’ due to their façade qualities. As a result, each building was assessed separately to establish how each building could be refurbished while maintaining the outer façade features, helping to conserve the overall character of the area.

Consultation:
Consultation with statutory and non statutory bodies was undertaken through a formal Scoping Opinion, a series of meetings and a public exhibition. Responses were received from an extensive list of interested parties including, but not limited to, business owners (Butchers Hall), the NHS (St Barts Hospital) and local residents who all raised concerns about the proposed development on the current activities surrounding the site. In light of the comments received additional surveys were carried out and the design was revised, with an addendum submitted to the CoL to outline the changes to the scheme and assess the environmental effects.

Views:
The site is also located within the Panorama from Alexandra Palace to St. Paul’s Cathedral (as defined by the draft London View Management Framework, 2011), which sets limits on the height of new development. As a result, the design of the office block was remodelled a number of times in order to soften the impact of the proposed development on the skyline.

Contact Details
Kat Lees
Senior Environmental and Waste Management Consultant
Infrastructure & Environment UK Limited
St George’s House, 5 St George’s Road, London, SW19 4DR
Direct Tel: +44 (0) 208 944 3565
Switchboard: +44 (0) 208 944 3300
Fax: +44 (0) 208 944 3301
Email: Katherine.Lees@urs.com

For access to more EIA case studies and hundreds of non-technical summaries of Environmental Statements visit:
www.iema.net/qmark