

UNITED KINGDOM HOLOCAUST MEMORIAL & LEARNING CENTRE

Design and Access Statement
January 2026 Addendum

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on behalf of The Secretary of State for Housing, Communities & Local Government

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1.0 EXECUTIVE SUMMARY

Executive Summary

This DAS 2026 Addendum sets out our design proposals for the United Kingdom Holocaust Memorial and Learning Centre, and is supplemental to the 2018 original DAS and the 2019 DAS addendum

This Addendum sets out how the design has been updated in minor respects to accord with current regulations and policies, following changes to building regulations and other policies since the 2019 DAS addendum. While not a high-risk building under the Building Safety Act 2022, the UKHMLC design has been updated to take account of that Act.

During the passage of the Holocaust Memorial Act, the Secretary of State (i.e. Applicant for the UKHMLC) gave a number of commitments to the House of Lords Select Committee in relation to arrangements around the playground, visitor engagement with the Buxton Memorial and the refreshment kiosk. Following reviews carried out with the design team, the Secretary of State does not consider that any changes to the scheme design are necessary to make the planning application acceptable. However, six potential updated design options have been identified which are set out in this Addendum



View from the landform above the Memorial towards the Houses of Parliament.

1.1 MINOR DESIGN AMENDMENTS 2026

The design of the UK Holocaust Memorial and Learning Centre has been updated to ensure it is fully compliant with the latest regulations and policies

We have reviewed the scheme against the following key changes

- Full compliance with the latest building regulations
- Full compliance with the Building Safety Act 2022 with enhanced safety
- Policy changes / accessibility
- Product availability and manufacturing safety standards
- Confirm previous reports and assessments are current and update where required.
- Propose potential design options in response to the House of Lords Select Committee.



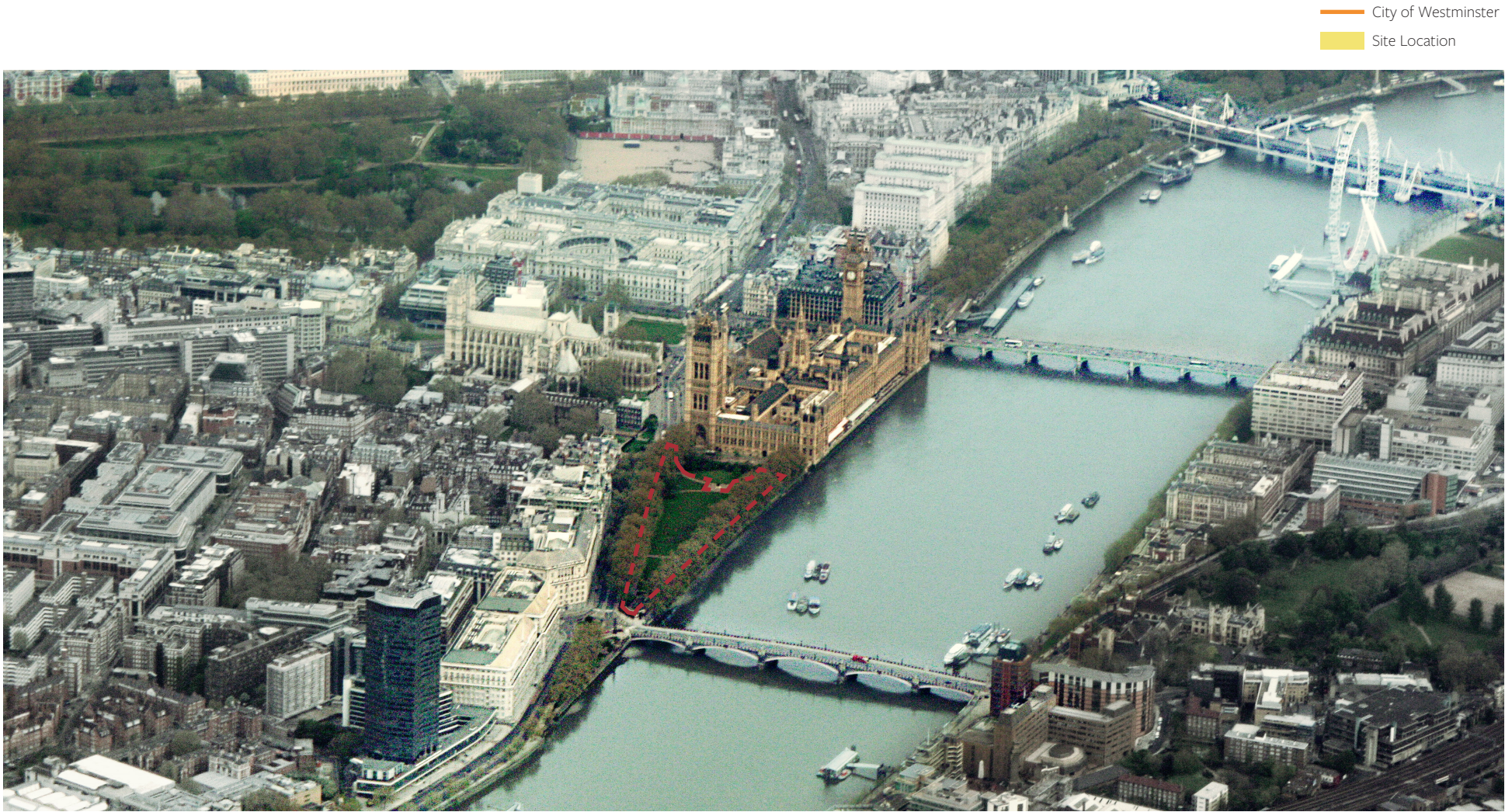
View of the Memorial from the River Thames

1.2 SITE ANALYSIS 2026

The site and its immediate surroundings remain unchanged between the 2018/2019 DAS and the 2026 Addendum.

The historic context of the site and its surrounds is unchanged from the 2018 DAS and 2019 Addendum. Impacts of the proposals are considered in the Townscape, Heritage, and Visual Impact Assessment

Minor changes to the surrounding transport network have been undertaken since the previous DAS 2018 /2019 Addendum, including improved crossing facilities and cycle routes, which are assessed within the Transport Assessment Addendum.



Aerial view of the site

City of Westminster
Site Location

Site Location

1.3 APPLICATION STRUCTURE 2026

This Design and Access Statement Addendum forms part of the Application for Planning Permission and has been prepared to enable the redetermination of the application. The DAS Addendum should be read in conjunction with the application drawings and the following supplementary documentation:

PLANNING DRAWINGS
perpared by Adjaye Associates

PLANNING STATEMENT ADDENDUM
Prepared by DP9

ACCESS STATEMENT ADDENDUM
Prepared by David Bonnett Associates

ENVIRONMENTAL STATEMENT ADDENDUM
Prepared by Atkins

HERITAGE, TOWNSCAPE AND VISUAL ADVISORS ASSESSMENT ADDENDUM
Prepared by Montagu Evans & Tavernor Consultancy

ARBORICULTURAL IMPACT ASSESSMENT
Prepared by Gustafson Porter + Bowman & Bartlett Tree Experts

WHOLE LIFE CARBON ASSESSMENT
Prepared by WSP

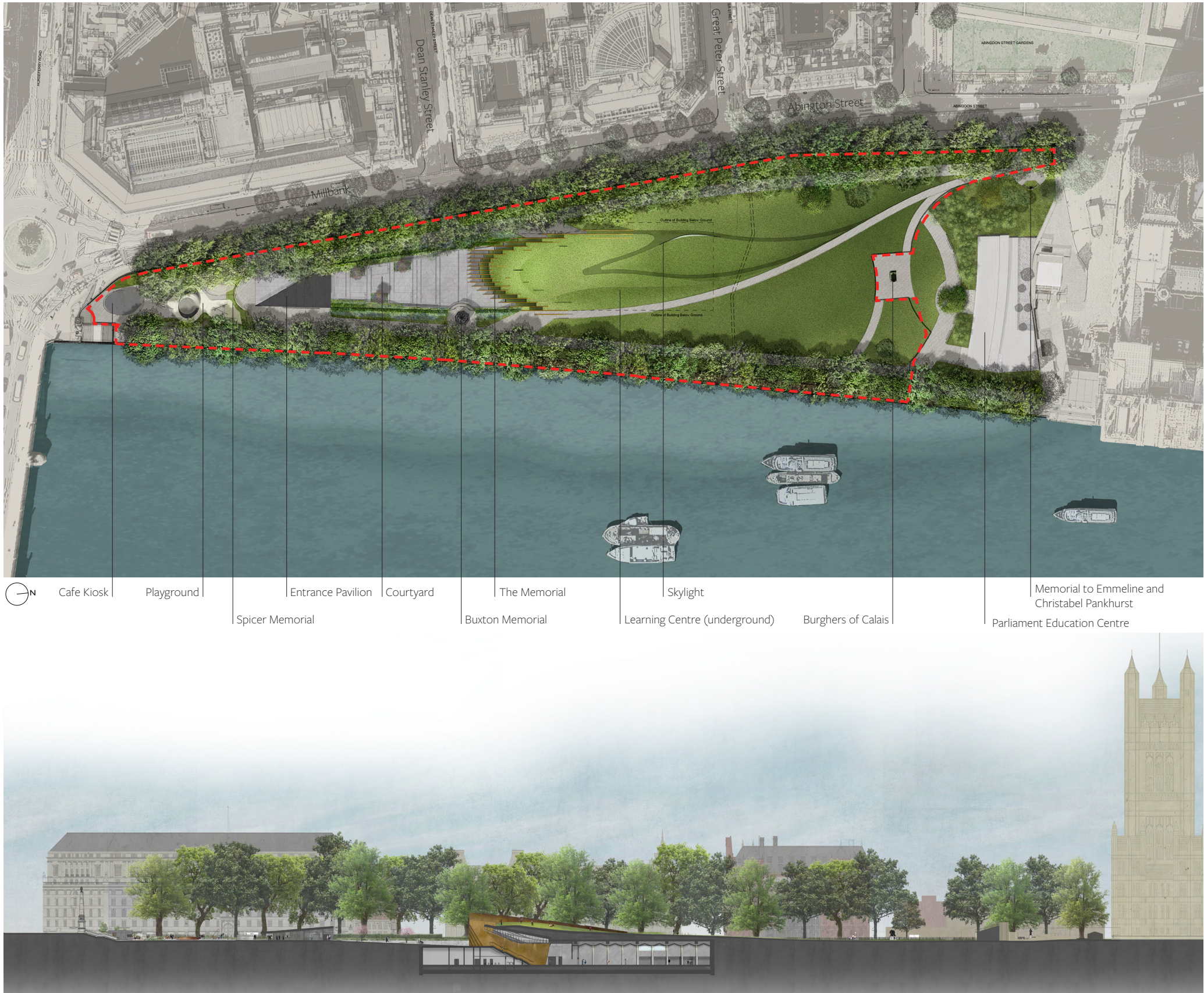
CIRCULAR ECONOMY STATEMENT
Prepared by WSP

2.1 MINOR EXTERNAL CHANGES 2026

External amendments

The only external minor changes due to building control and policy changes are as follows

- Memorial courtyard minor gradient change.
- Memorial bronze fins within the memorial courtyard have 200mm additional plinth area.
- Memorial entrance stairs 3 steps removed to comply with building regulations.



KEY
--- Project Boundary

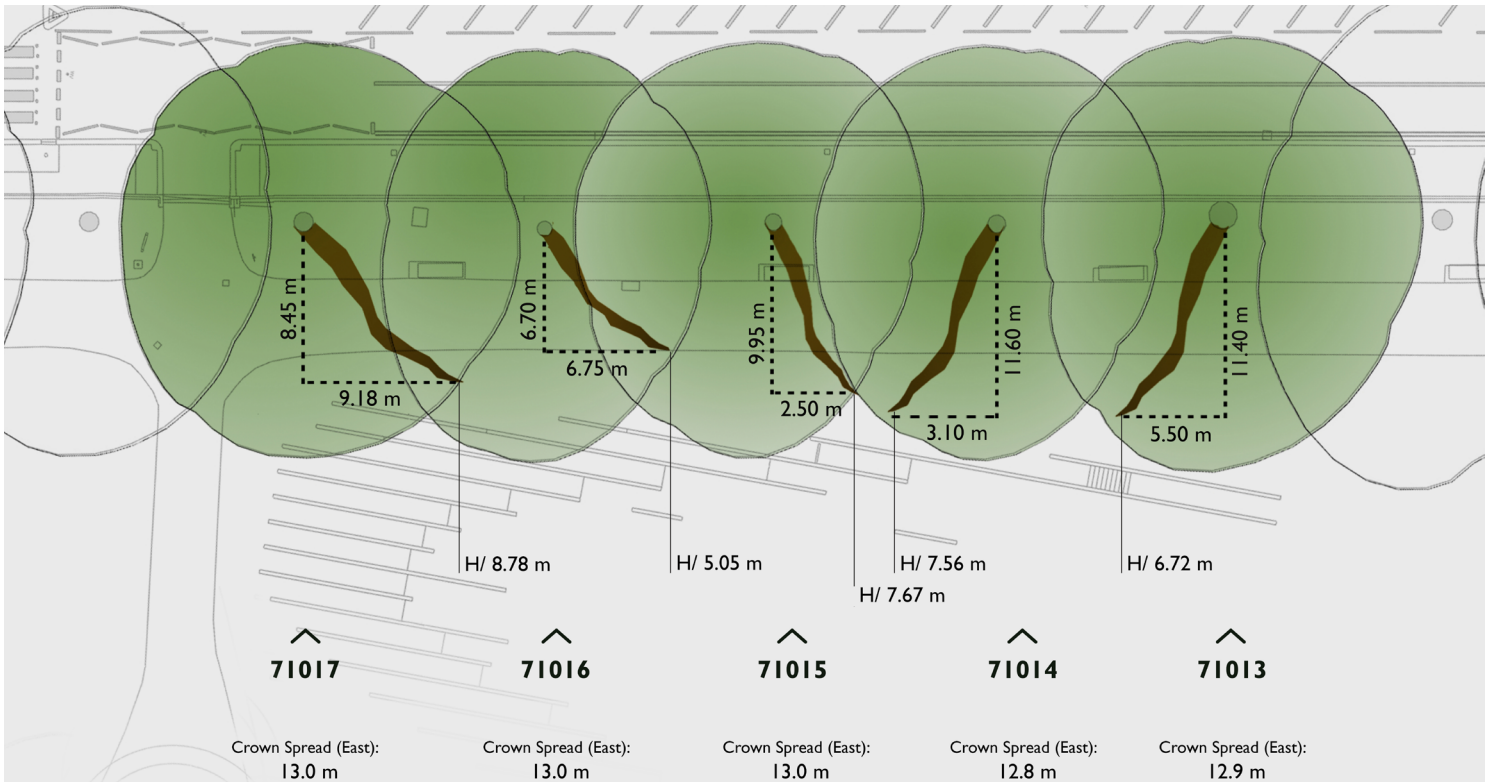
2.2 TREE CANOPIES

Above Ground Constraints

Since the original application in 2019, there has been some minor growth in the canopies of the trees but not significantly enough to change the outcome of the original appraisals undertaken at the time. Trees will tolerate a degree of root zone infringement depending on the works proposed and if they require any excavations. It is noted that the trees have been previously subjected to a lifting of their crowns, reducing in size as well as thinning.

Following on site inspections in 2025, carried out by Bartlett Tree Experts, an Arboricultural Impact Assessment (AIA) was undertaken which maintains that the proposed pruning will not harm the form or physiological condition of the trees, and on balance, is reasonable and proportionate. Any planned tree root pruning will be addressed through already specified and detailed tree health care and soil amelioration.

As currently designed, it is the consideration of Bartlett Tree Experts both in 2019 and in 2026 that the memorial meets the requirements of BS5837:2012 as well as the relevant NPPF and Westminster CC Policies for trees in relation to development and is supported from an Arboricultural perspective.



Cross Sectional Elevation of Eastern side of Courtyard

2.3 MEMORIAL COURTYARD VIEW



2026 memorial courtyard view showing current scheme design

2.4 THE MEMORIAL

Introduction

Since the previous submission, a series of coordinated architectural updates have been made to the memorial circulation, levels and related elements, as reflected within the updated drawings and BIM model. The changes primarily relate to refinements to levels, stairs and ramps within the B1 memorial courtyard and B3 basement, in order to improve accessibility and align with current guidance under Approved Documents M and K.

The principal change has been a reduction in the number of stair risers across the memorial stairways, with related adjustments to ramps, landings and other level-dependent elements to achieve compliant gradients and dimensions.

The removal of three risers within each pathway has resulted in an overall level change of 510mm, which has been shared between the B1 courtyard and the B3 basement. The overall number, position and height of the memorial fins remain unchanged from the previous submission, with the revised levels affecting only the point at which the fins meet the ground, without any alteration to their overall scale or absolute heights.

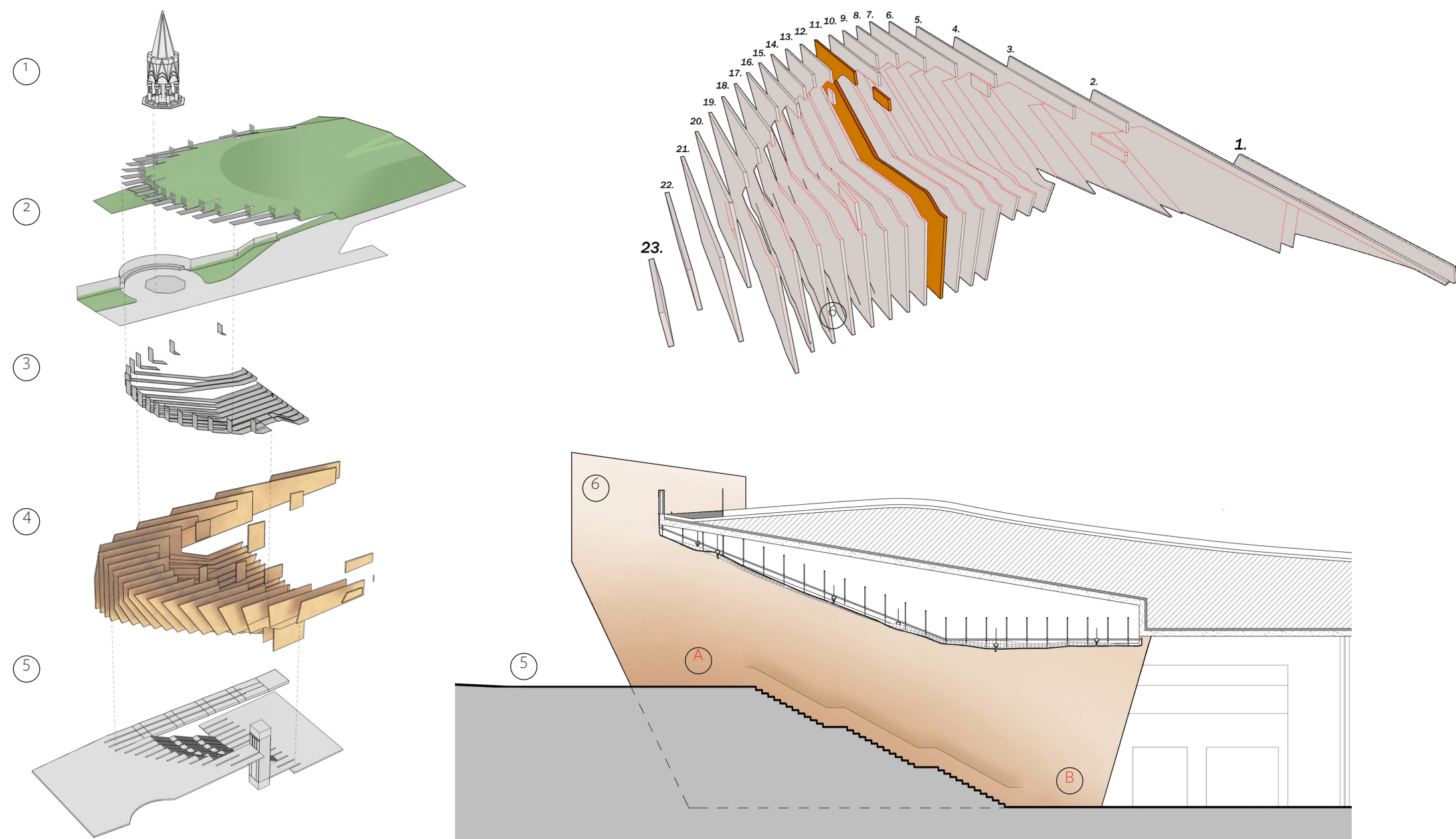


Sketch by Ron Arad - November 2016

2.4 THE MEMORIAL

External Appearance

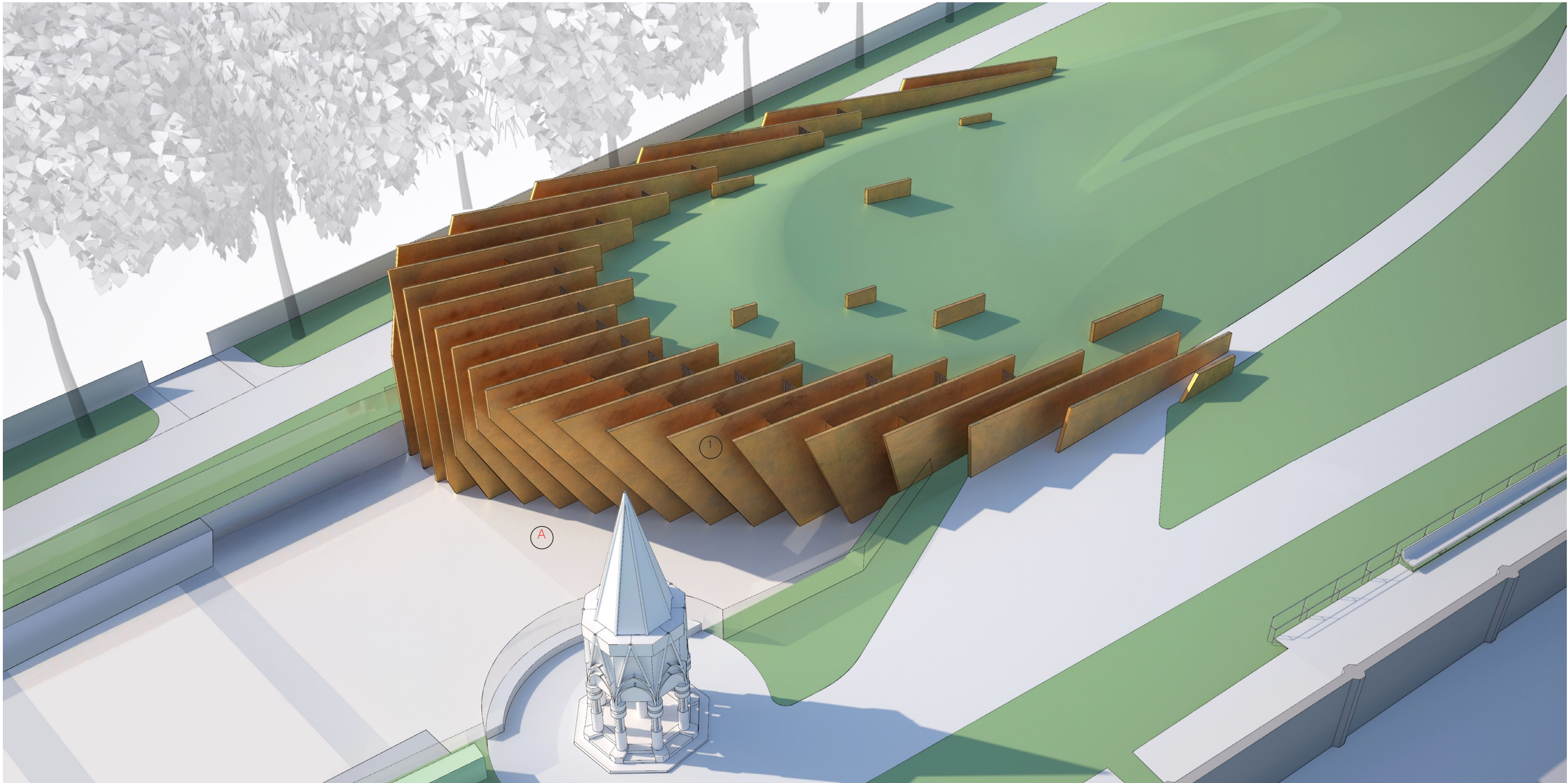
The memorial courtyard level (B1) has been lowered by 200mm, and the basement level (B3) raised by 310mm - see annotations A and B. These coordinated level adjustments have been undertaken to ensure full compliance with current Building Regulations, while also improving accessibility and circulation through the memorial. The changes affect the levels at the base of the memorial fins only, resulting in a marginal increase in the visible height of the bronze fins at courtyard level and a corresponding marginal reduction at basement level, without any change to their number, position or overall height.



- | | | | |
|-------------------------------|-------------------------|-------------------------------|------------------------------|
| (A) B1 Level lowered by 200mm | (1) The Buxton Memorial | (3) Soffits between fins | (5) Memorial entrance / exit |
| (B) B3 Level raised by 310mm | (2) Rising landform | (4) Bronze-clad memorial fins | (6) Typical Memorial fin |

2.4 THE MEMORIAL

External Appearance



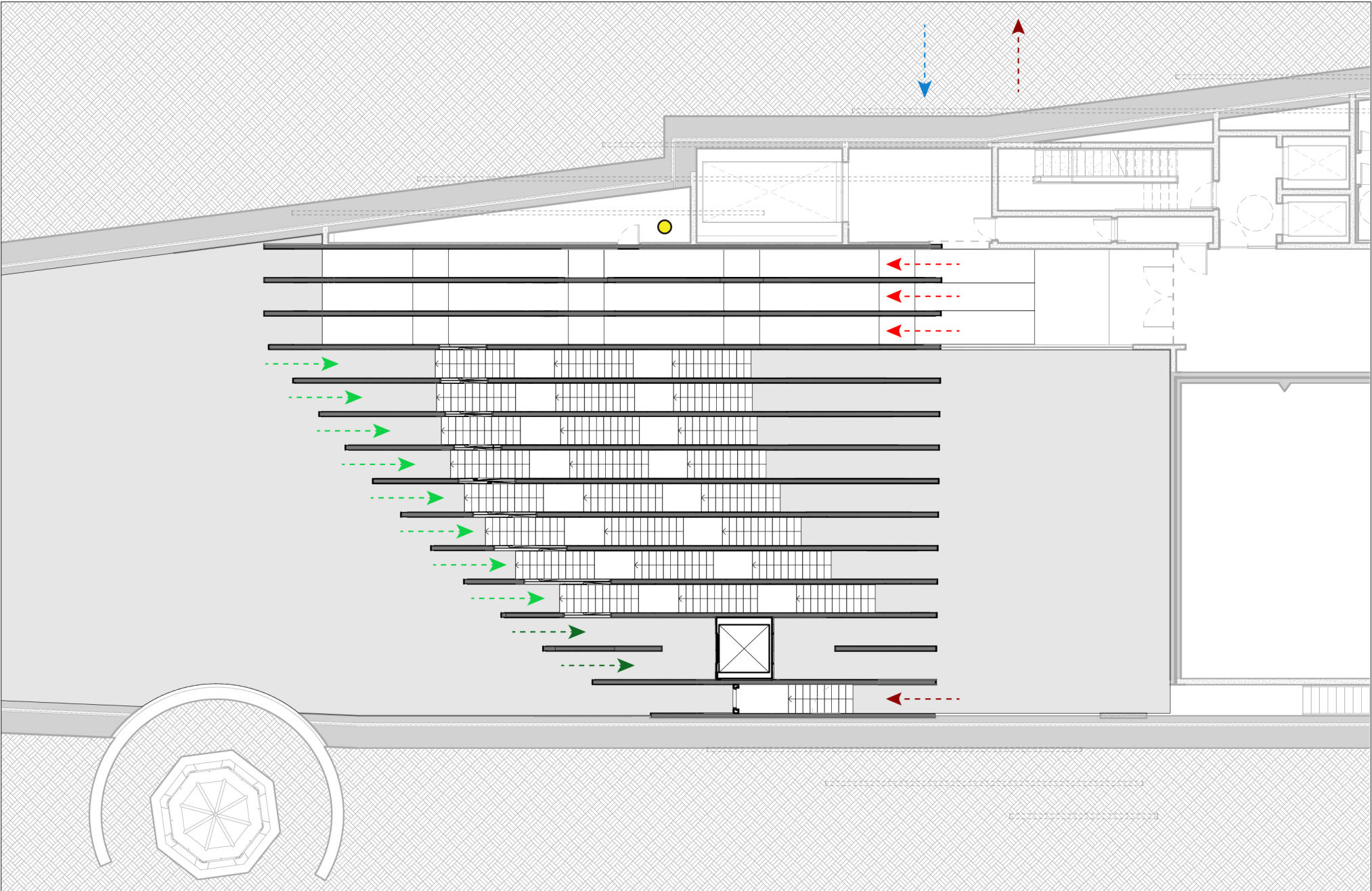
- A B1 Level lowered by 200mm
- 1 23 No. Memorial Fins - No change to number, position, or overall height

2.4 THE MEMORIAL

Access Strategy

The revised scheme incorporates coordinated level changes to the memorial courtyard and basement, which have informed a series of targeted refinements to circulation, access and associated elements. Key changes include:

- Reduction in stair risers within the eight memorial stairways from 39 to 36 (three flights of 12), in line with Approved Document M
- Minor adjustment at the base of the memorial fins only to suit the revised levels and updated stair and ramp arrangements
- Reconfiguration of memorial exit ramps and landings to achieve ADM-compliant lengths, widths, gradients and landing sizes
- Updated memorial stair nosings to align with the requirements of Parts M and K
- Adjusted memorial lift landing levels to coordinate with the revised floor levels
- Realignment of drainage channels along all memorial pathways to suit the revised levels and circulation geometry
- Relocation of access door to the basement storage room (B2-B23) to align with the revised exit ramp and landing position



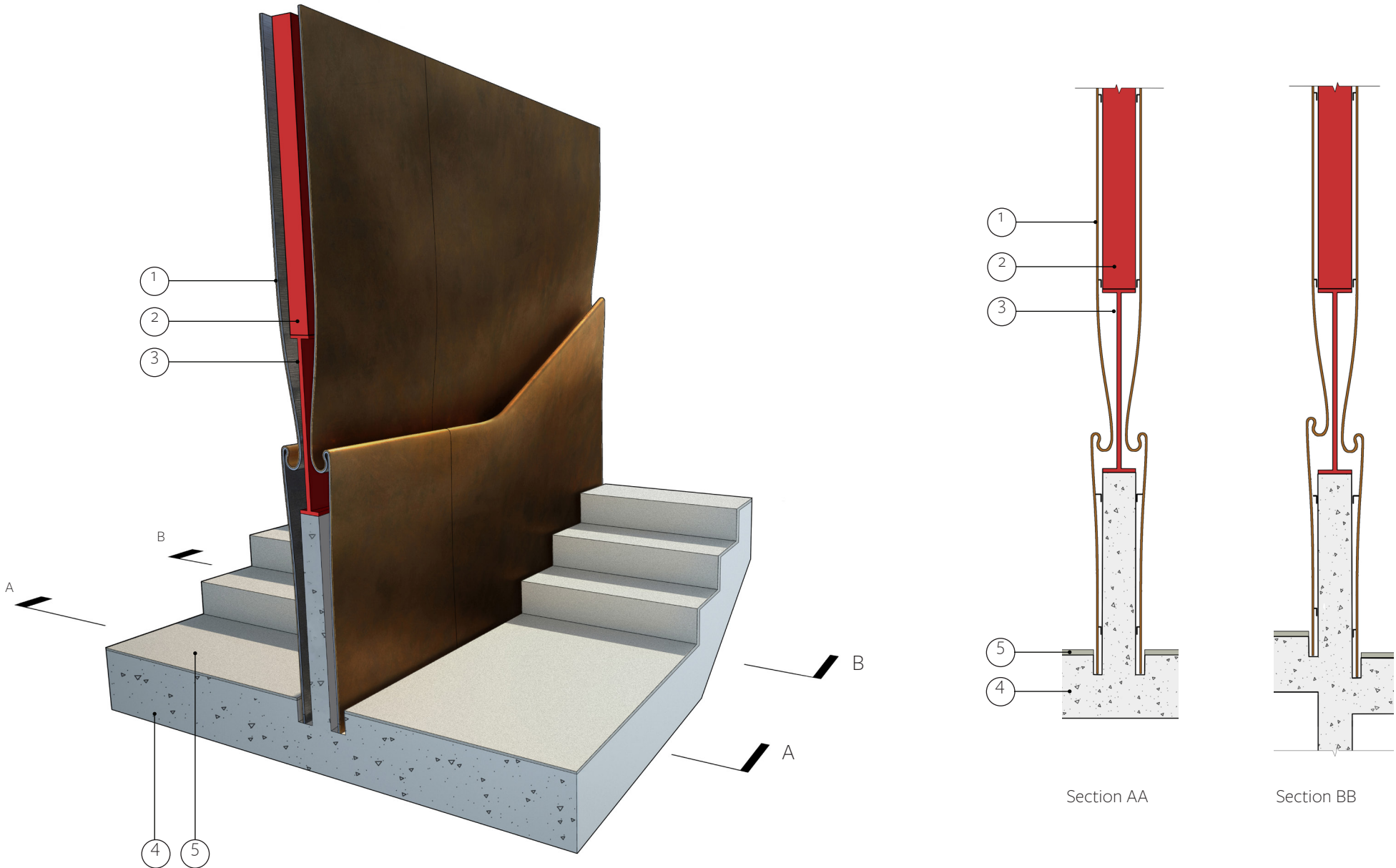
- | | | |
|------------------------------------|-----------------------------------|-----------------------|
| ➤ Entry - 8 Stairways | ➤ Egress - 3 ramped exit pathways | ➤ Service access |
| ➤ Entry - 2 Paths to Memorial lift | ➤ Emergency exit | ● Storage Room B2-B23 |

2.4 THE MEMORIAL

Handrail Detailing

The memorial handrail profile has been refined to ensure full compliance with the functional requirements of Approved Documents K, M and B, together with the guidance set out in BS 8300.

The handrails are conceived as an integrated component of the bronze fin walls, which collectively form a sculptural installation within an architectural context. The fine tuning of the handrail profile will not result in any material change to the design of the memorial.



- ①

RC fin walls clad in bronze sheet
- ②

Steel Column inside fin wall, to SE spec
- ③

Steel spreader plate at handrail interface, to SE spec
- ④

RC stair frame to SE spec
- ⑤

Natural stone finish to upper threshold, stair flights, landings and lower threshold

2.5 LIST OF BUILDING CONTROL / POLICY CHANGES

2026 Building control & Policy updates.

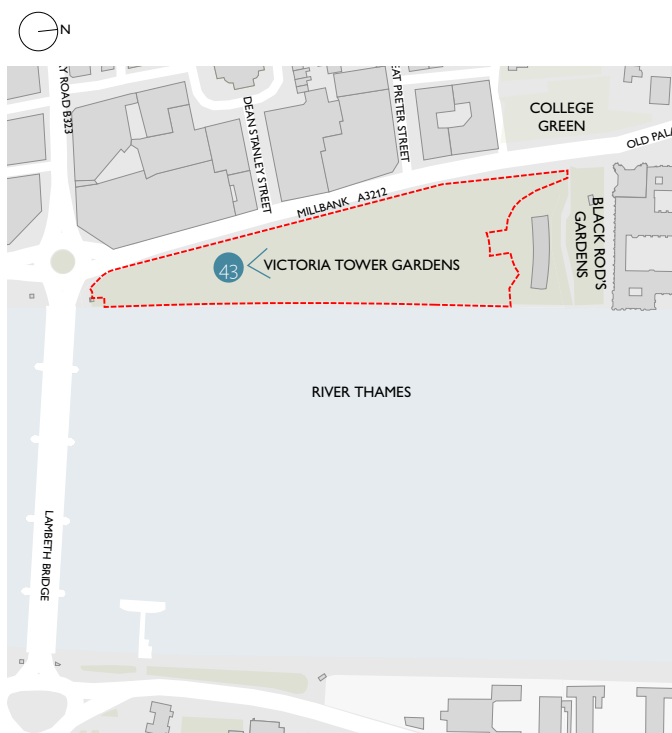
Minor changes have been made to cover all building control and policy changes including the 2022 Building Safety Act, making the scheme full compliant under 2026 regulations.

Fundamentally the UK National Holocaust Memorial and Learning Centre design, massing and materiality remains unchanged for the original submissions.

COMPARISON MEMORIAL VIEWS 2026 & 2019

3.1 DAY VIEW LOOKING NORTH TOWARDS THE MEMORIAL 2026

View 43: Victoria Tower Gardens - day
The only minor change due to updated building regulations in this view is the gradient of the memorial courtyard getting fractionally steeper as it moves towards the bronze memorial fins. This only happens within the confines of the courtyard and has not affect on the mass or height. Additional 20cm of bronze will be visible at the base of the memorial fins only.



2026 View

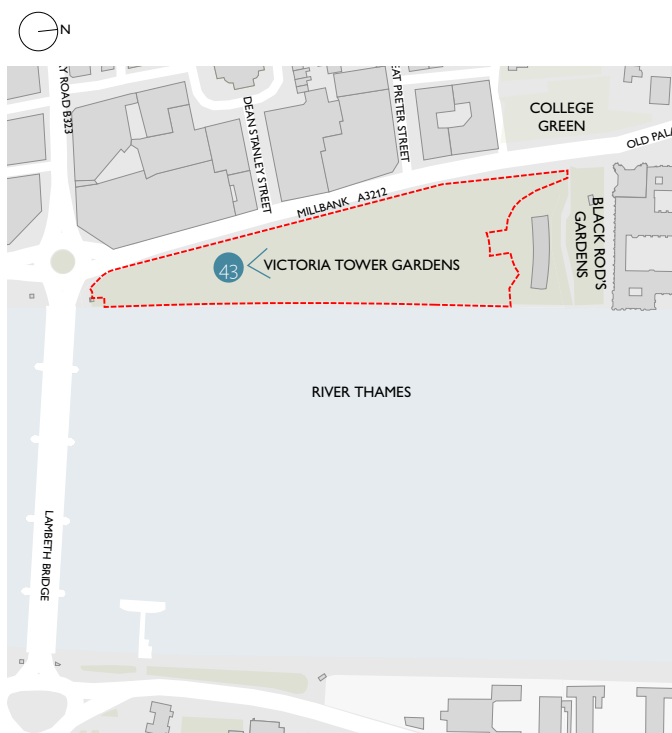
3.2 DAY VIEW LOOKING NORTH TOWARDS THE MEMORIAL 2018



2018 View

3.3 NIGHT VIEW LOOKING NORTH TOWARDS THE MEMORIAL 2026

View 43: Victoria Tower Gardens - night
The only minor change due to updated building regulations in this view is the gradient of the memorial courtyard getting fractionally steeper as it moves towards the bronze memorial fins. This only happens within the confines of the courtyard and has not affect on the mass or height. Additional 20cm of bronze will be visible at the base of the memorial fins only.



2026 View

3.4 NIGHT VIEW LOOKING NORTH TOWARDS THE MEMORIAL 2018



2018 View

POTENTIAL PLANNING OPTIONS IN RESPONSE TO THE HOUSE OF LORDS SELECT COMMITTEE

4

Introduction

During the passage of the Holocaust Memorial Act, the Secretary of State (i.e. Applicant for the UKHMLC) gave a number of commitments to the House of Lords Select Committee in relation to arrangements around the playground, visitor engagement with the Buxton Memorial and the refreshment kiosk.

Following reviews carried out with the design team, the Secretary of State does not consider that any changes to the scheme design are necessary to make the planning application acceptable. However, six potential updated design options have been prepared as follows: [as listed below]

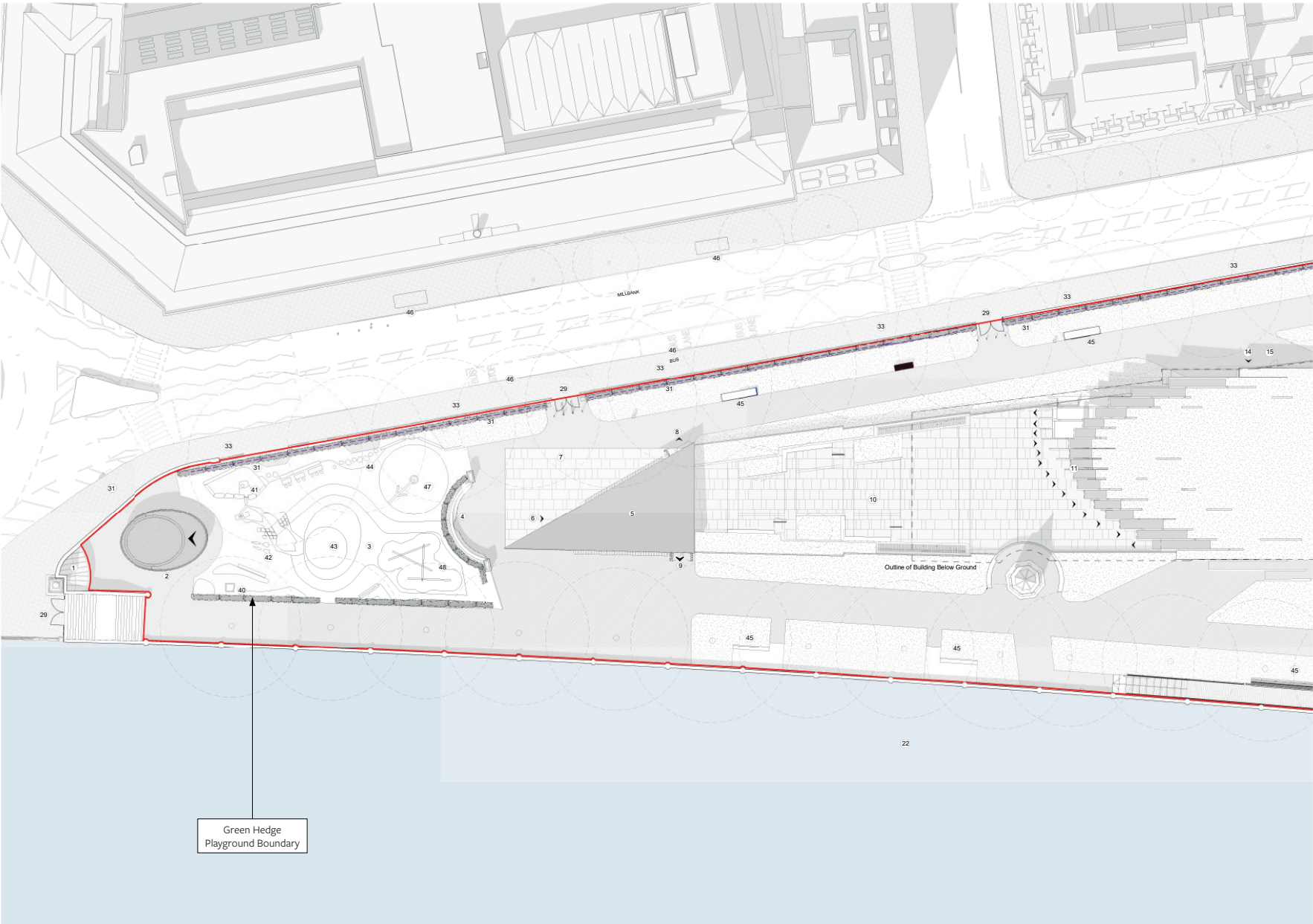
- Option 1A: Hedge Boundary to Playground
- Option 1B: Installation of new gate on Millbank, and full Hedge/Railing Boundary
- Option 1C: Full Hedge/Railing Boundary
- Option 1D: Removal of Café Kiosk
- Option 1E: Reorientation of Café Kiosk
- Option 1F: Buxton Memorial Widened Path

4.1 PLANNING OPTION 1A

Option 1A - Hedge boundary to the playground

An additional section of hedging would be introduced along the pedestrian Thames walkway, also around the inner line of the Spicer Memorial and the existing railings along Millbank.

Conclusion:
Pedestrian flow analysis has been tested against this option using update foot traffic data taken in and out of peak times at the weekends and public holidays where no issues arise.
This would result in minor changes affecting the southern end of Victoria tower gardens only. The main scheme remains unchanged.



3 Proposed Roof Level
1:325

- KEY:**
- | | | | | | | | |
|------------------------------------|------------------------------|----------------------------------|------------------------------------|------------------------------------|-----------------------|---------------------------------|----------------------------|
| 1. Public WCs | 8. Main exit | 15. Escape stair exit | 21. Buxton seating area | 26. Houses of Parliament | 33. Existing lamppost | 40. Relocated existing dance | 45. Garden bench |
| 2. Café / bike storage / Generator | 9. Emergency exit | 16. Skylight | 22. River Thames | 27. Lambeth Bridge | 34. Threshold | 41. Relocated existing water | 46. Bus stop |
| 3. Playground | 10. Memorial courtyard | 17. Learning centre below ground | 23. Burghers of Calais | 28. Site Boundary | 35. Plant room | 42. Relocated existing wooden | 47. New basket swing |
| 4. Spicer memorial | 11. Memorial fins | 18. Hostile vehicle perimeter | 24. Parliamentary education centre | 29. Garden entrance gates | 36. Exit ramps | 43. Existing sandpit | 48. New balancing mobile |
| 5. Entrance pavilion | 12. Learning centre entrance | 19. Victoria tower gardens | 25. Monument to Emmeline Pankhurst | 30. Garden Store | 37. Mezzanine level | 44. Relocated existing boulders | Manholes and Floor Gullies |
| 6. Main entrance | 13. Passenger lift | 20. Buxton memorial | | 31. Hostile Vehicle perimeter | 38. Feature stair | | |
| 7. Bag collection | 14. Good lift entrance | | | 32. Existing Thames overflow sewer | | | |

Option 1A - HEDGE BOUNDARY TO THE PLAYGROUND
An additional section of hedging would be introduced along the pedestrian Thames walkway, also around the inner line of the Spicer Memorial and the existing railings along Millbank.

General Notes

1-Drawing to be read in conjunction with the specification and all relevant drawings.

2-Do not scale from this drawing.

3-Contractor to check all dimensions on site. Adjaye Associates to be advised of any discrepancies between this drawing and site conditions immediately.

4-All works to be done in accordance with technical, Building Regulations, and material manufacturer's requirements.

5-Annotations and materials legend see page 00100.

6-Based on the principle-based solutions to the project represented in the architect's drawings, the contractor must draw up technical design shop drawings and / or a work execution project for which the relevant subcontractor undertakes full responsibility for all works to be done on behalf of the contractor. Shop drawings must indicate all constructional information required by the manufacturer. These drawings must be accepted by the author of the project, the client's representative and the construction supervisor.

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P0.1	07.01.26	Issued for Planning to Latest Regulations and Policies
Revision	Date	Description

Status: Issued for Planning
Rev: P0.1

Client: United Kingdom Holocaust Memorial Foundation
Project: National Holocaust Memorial

Drawing Title: Proposed Roof Level Option 1A

Drawing No.: UKHM-AA-XX-RF-DR-A-03-701

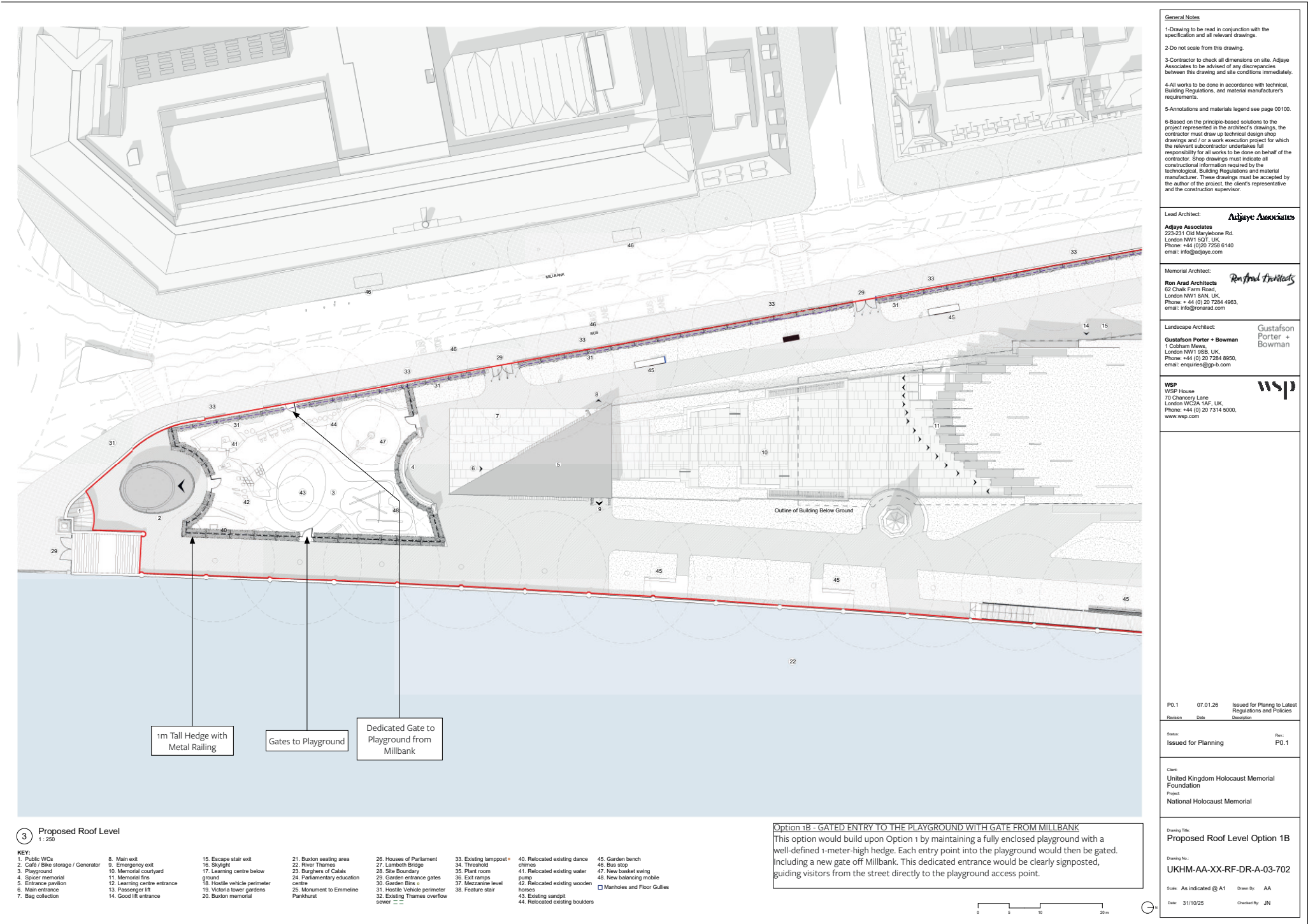
Scale: As indicated @ A1
Date: 31/10/25
Drawn By: AA
Checked By: JN

4.2 PLANNING OPTION 1B

Option 1B - Gated entry to the playground with gate from millbank

This option would build upon Option 1 by maintaining a fully enclosed playground with a well-defined 1-meter-high hedge. Each entry point into the playground would then be gated. Including a new gate off Millbank. This dedicated entrance would be clearly signposted, guiding visitors from the street directly to the playground access point.

Conclusion:
Pedestrian flow analysis has been tested against this option using update foot traffic data taken in and out of peak times at the weekends and public holidays where no issues arise. This would result in minor changes affecting the southern end of Victoria tower gardens only. The main scheme remains unchanged.

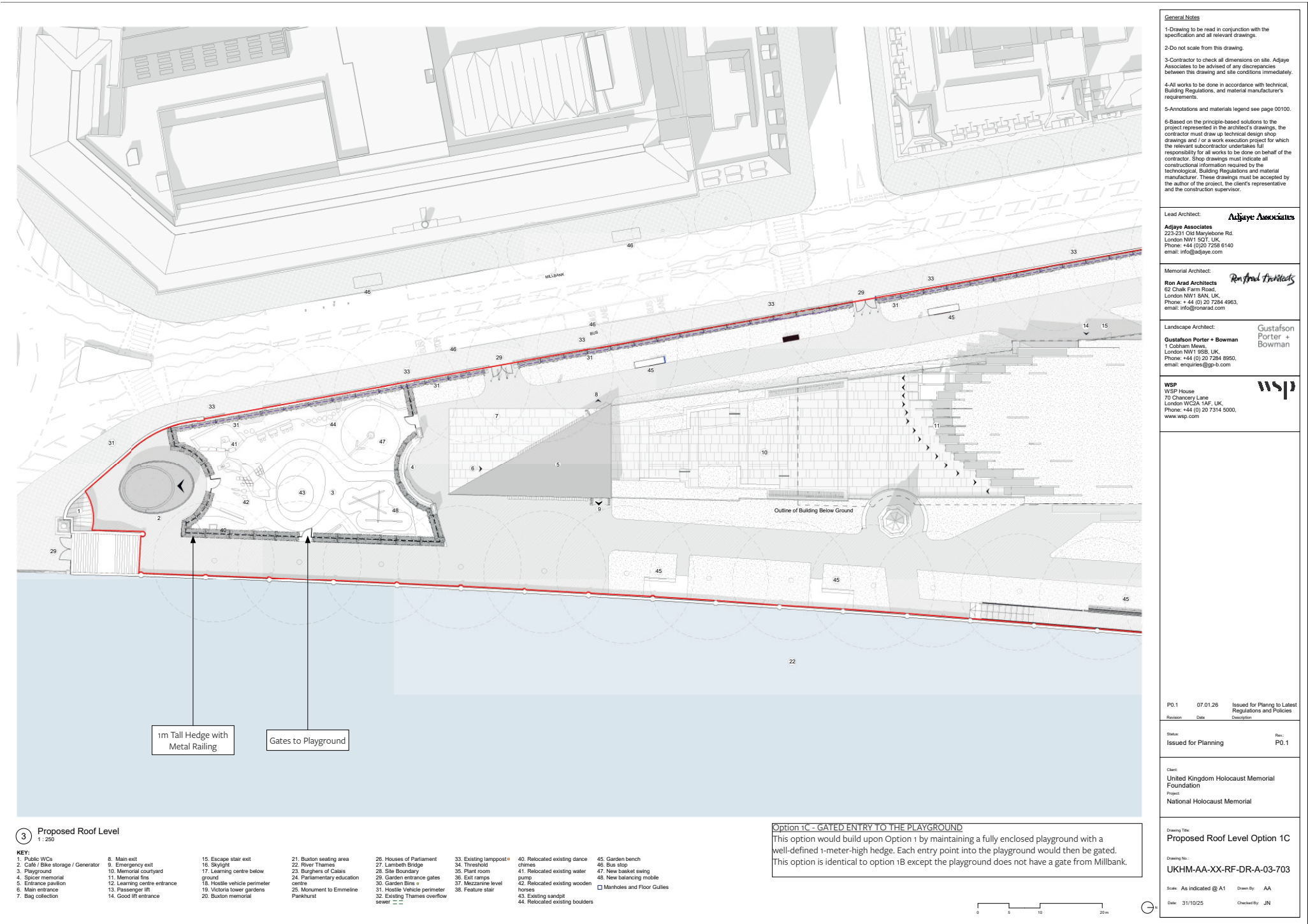


4.3 PLANNING OPTION 1C

Option 1C - Gated entry to the playground

This option would build upon Option 1 by maintaining a fully enclosed playground with a well-defined 1-meter-high hedge. Each entry point into the playground would then be gated. This option is identical to option 1B except the playground does not have a gate from Millbank

Conclusion:
Pedestrian flow analysis has been tested against this option using update foot traffic data taken in and out of peak times at the weekends and public holidays where no issues arise. This would result in minor changes affecting the southern end of Victoria tower gardens only. The main scheme remains unchanged.

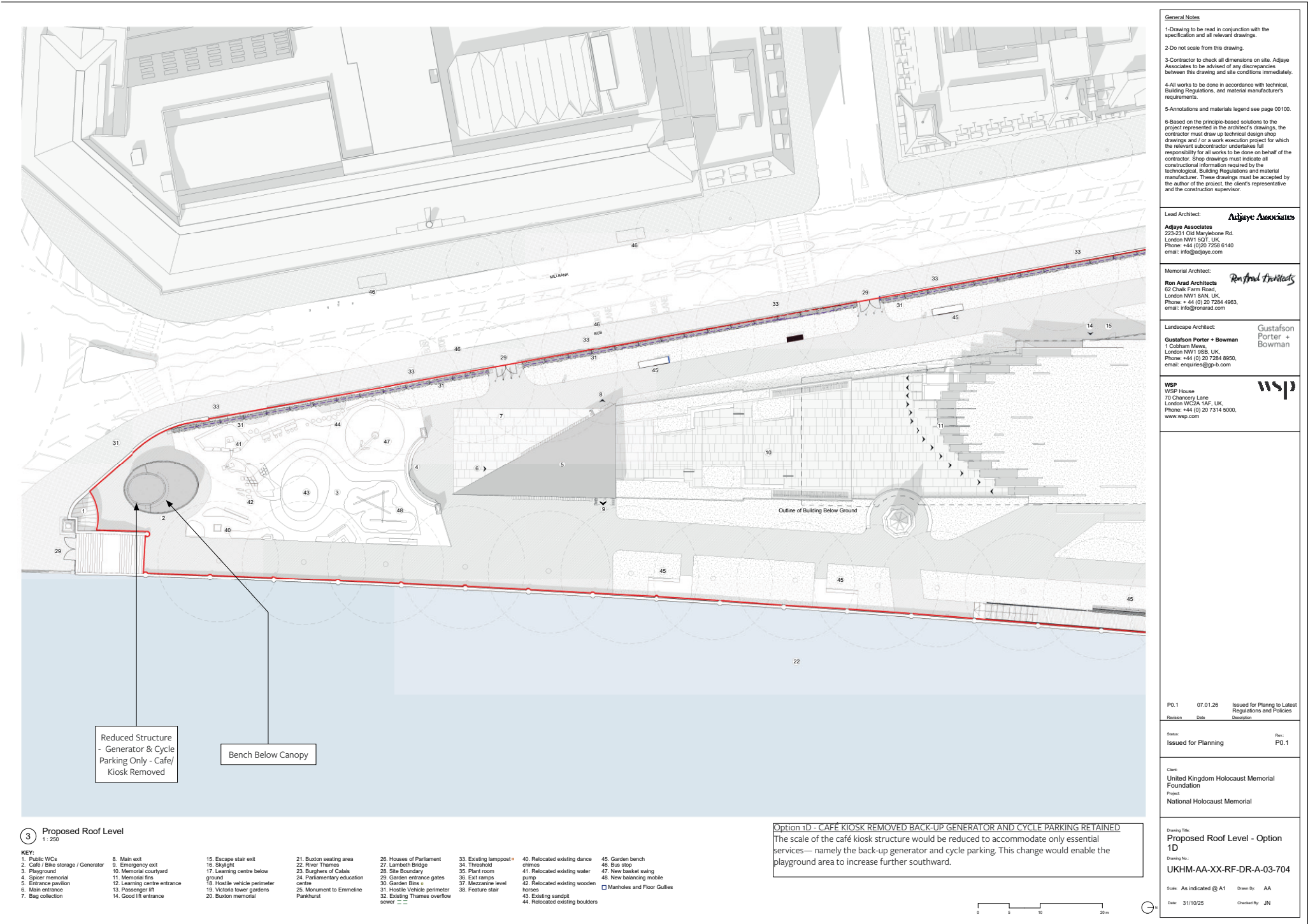


4.4 PLANNING OPTION 1D

Option 1D - Café kiosk removed, back-up generator and cycle parking retained

The scale of the café kiosk structure would be reduced to accommodate only essential services— namely the back-up generator and cycle parking. This change would enable the playground area to increase further southward.

Conclusion:
Pedestrian flow analysis has been tested against this option using update foot traffic data taken in and out of peak times at the weekends and public holidays where no issues arise.
This would result in minor changes affecting the southern end of Victoria tower gardens only. The main scheme remains unchanged.

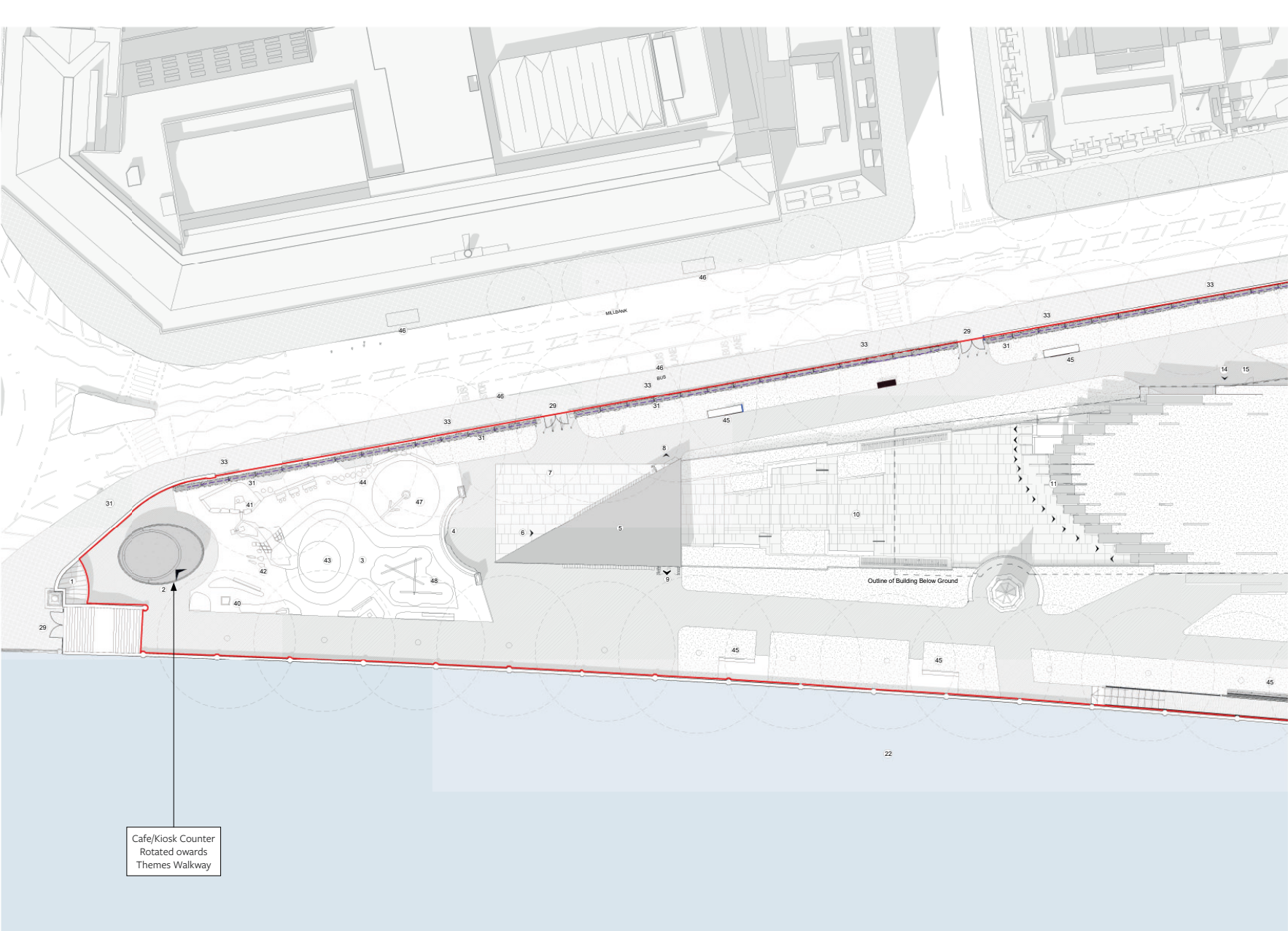


4.5 PLANNING OPTION 1E

Option 1E - Café/Kiosk Layout Rotated Towards Thames Walkway

The counter of the Cafe/Kiosk opens more towards Thames Walkway.

Conclusion
Pedestrian flow analysis has been tested against this option using update foot traffic data taken in and out of peak times at the weekends and public holidays where no issues arise. This would result in minor changes affecting the southern end of Victoria tower gardens only. The main scheme remains unchanged.



3

Proposed Roof Level

1:250

KEY:

1. Public WCs

2. Café / Bike storage / Generator

3. Playground

4. Spicer memorial

5. Entrance pavilion

6. Main entrance

7. Bag collection

8. Main exit

9. Emergency exit

10. Memorial courtyard

11. Memorial fins

12. Learning centre entrance

13. Passenger lift

14. Good lift entrance

15. Escape stair exit

16. Skylight

17. Learning centre below ground

18. Hostile vehicle perimeter

19. Victoria tower gardens

20. Buxton memorial

21. Buxton seating area

22. River Thames

23. Burghers of Calais

24. Parliamentary education centre

25. Monument to Emmeline Pankhurst

26. Houses of Parliament

27. Lambeth Bridge

28. Site Boundary

29. Garden entrance gates

30. Garden Store

31. Hostile Vehicle perimeter

32. Existing Thames overflow sewer

33. Existing lamppost

34. Threshold

35. Plant room

36. Exit ramps

37. Mezzanine level

38. Feature stair

40. Relocated existing dance chimneys

41. Relocated existing water pump

42. Relocated existing wooden horses

43. Existing sandpit

44. Relocated existing boulders

45. Garden bench

46. Bus stop

47. New basket swing

48. New balancing mobile

Manholes and Floor Gullies

Option 1E - CAFÉ KIOSK LAYOUT ROTATED TOWARDS THAMES WALKWAY

The counter of the Café/Kiosk opens more towards Thames Walkway to mitigate any conflicts with playground users.

General Notes

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2-Do not scale from this drawing.

3-Contractor to check all dimensions on site. Adjaye Associates to be advised of any discrepancies between this drawing and site conditions immediately.

4-All works to be done in accordance with technical, Building Regulations, and material manufacturer's requirements.

5-Annotations and materials legend see page 00100.

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Issued for Planning to Latest Regulations and Policies

Status:

Issued for Planning

Rev:

P0.1

Client:

United Kingdom Holocaust Memorial Foundation

Project:

National Holocaust Memorial

Drawing Title:

Proposed Roof Level - Option 1E

Drawing No.:

UKHM-AA-XX-RF-DR-A-03-705

Scale:

As indicated @ A1

Drawn By:

AA

Date:

31/10/25

Checked By:

JN

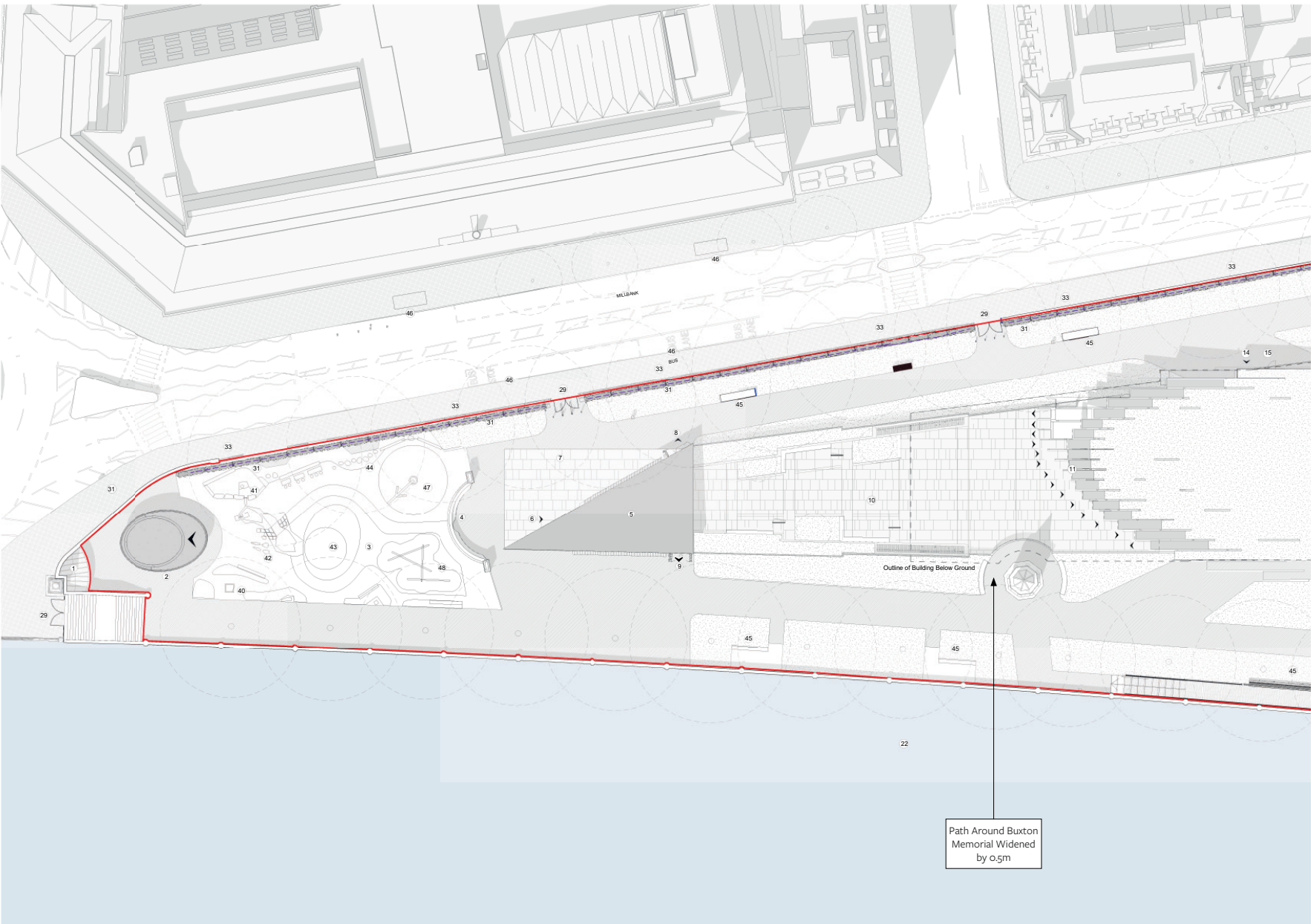
27

4.6 PLANNING OPTION 1F

Option 1F - Buxton Memorial Widened Path

The path surrounding the Buxton Memorial could be widened by 0.5 metres.

Conclusion
Pedestrian flow analysis has been tested against this option using update foot traffic data taken in and out of peak times at the weekends and public holidays where no issues arise. This would result in minor changes affecting the southern end of Victoria tower gardens only. The main scheme remains unchanged.



3 Proposed Roof Level
1:250

KEY:

- | | | | | | | | |
|------------------------------------|------------------------------|----------------------------------|------------------------------------|------------------------------------|-----------------------|--------------------------------------|--------------------------|
| 1. Public WCs | 8. Main exit | 15. Escape stair exit | 21. Buxton seating area | 26. Houses of Parliament | 33. Existing lamppost | 40. Relocated existing dance chimes | 45. Garden bench |
| 2. Café / bike storage / Generator | 9. Emergency exit | 16. Skylight | 22. River Thames | 27. Lambeth Bridge | 34. Threshold | 41. Relocated existing water pump | 46. Bus stop |
| 3. Playground | 10. Memorial courtyard | 17. Learning centre below ground | 23. Burghers of Calais | 28. Site Boundary | 35. Plant room | 42. Relocated existing wooden horses | 47. New basket swing |
| 4. Spicer memorial | 11. Memorial fins | 18. Hostile vehicle perimeter | 24. Parliamentary education centre | 29. Garden entrance gates | 36. Exit ramps | 43. Existing sandpit | 48. New balancing mobile |
| 5. Entrance pavilion | 12. Learning centre entrance | 19. Victoria tower gardens | 25. Monument to Emmeline Pankhurst | 30. Garden Stone | 37. Mezzanine level | 44. Relocated existing boulders | |
| 6. Main entrance | 13. Passenger lift | 20. Buxton memorial | | 31. Hostile Vehicle perimeter | 38. Feature stair | | |
| 7. Bag collection | 14. Good lift entrance | | | 32. Existing Thames overflow sewer | | | |

Option 1F - BUXTON MEMORIAL WIDENED PATH
The path surrounding the Buxton Memorial could be widened by 0.5 metres. This adjustment may be considered to provide additional space for visitor circulation.

0 5 10 20 m

General Notes
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Revision Date Description
P0.1 Issued for Planning

Client: United Kingdom Holocaust Memorial Foundation
Project: National Holocaust Memorial

Drawing Title: Proposed Roof Level - Option 1F

Drawing No.: UKHM-AA-XX-RF-DR-A-03-706

Scale: As Indicated @ A1 Drawn By: AA
Date: 31/10/25 Checked By: JN