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BEMP-HBA-P1-XX-RP-A-00-0014

Planning Amendment: Level 03 East Façade Updates

University College London

19.05.23

1 Plot 1 design amendment: level 03 east facade updates

1.1 Amendment description: providing safer access to clean and maintain the east facade at level 03

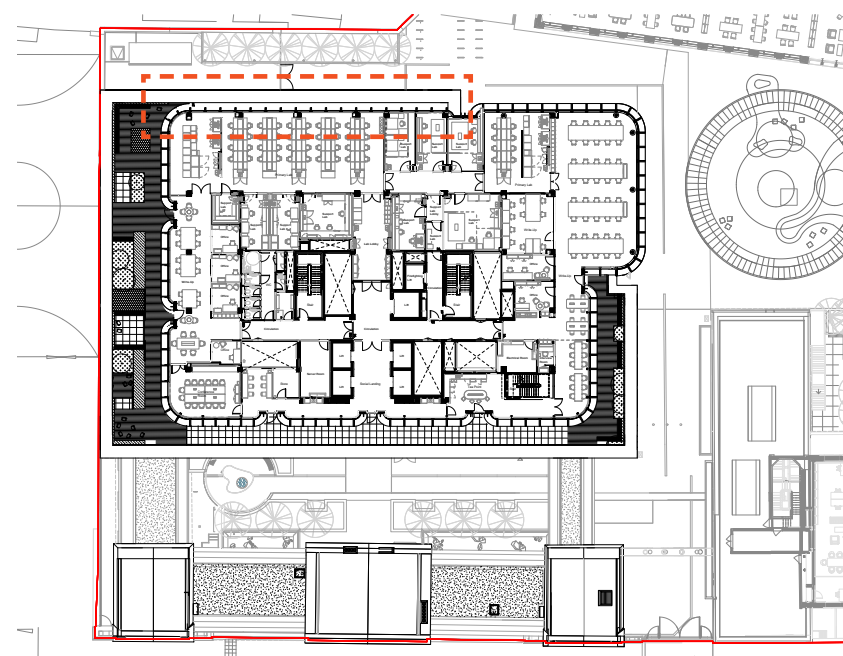
This document has been prepared as part of a non-material planning amendment submission, which proposes a minor design update to a section of the east façade at level 03. The primary purpose of this update is to provide safer access to clean and maintain this area of the facade, accessible from the level 03 terrace. The proposed design solution also seeks to preserve the architectural character of the approved scheme.

The design team have undertaken a detailed review of the cleaning and maintenance (C&M) methodology for the east facade with a particular focus to improve safe access for the C&M operatives. At present, based on the current approved scheme (bottom left illustrative view):

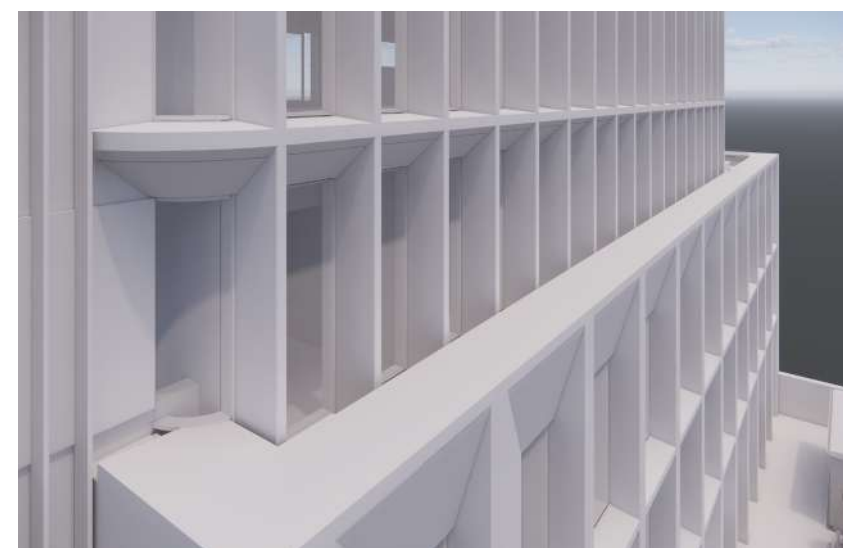
- Access to this area of the facade is only provided from ground floor via a mobile elevating work platform (MEWP). At present, there is no pedestrian access from level 03 terrace due to the height and width of the facade fins and their proximity to the lower facade parapet (see opposite image).
- Once the MEWP reaches level 03, a C&M operative is required to dismount from the MEWP to access and clean the lower part of the level 03 glazing. The operative must repeatedly step onto and off the parapet to access each facade bay for cleaning - this is not best practice and is considered a significant health and safety risk, particularly in the event of an emergency evacuation procedure (eg. fire egress).

The proposed design update addresses this risk by tapering the form of the ceramic fin to create a continuous and much safer access route along level 03 terrace to clean and maintain this part of the facade. This design solution also minimises the impact to the architectural character by maintaining the appearance of a full height ceramic fin.

This proposed update was discussed with LB Camden on 10th May 2023. The design officers agreed that the proposed amendment should be considered a non-material change, subject to review of the details.

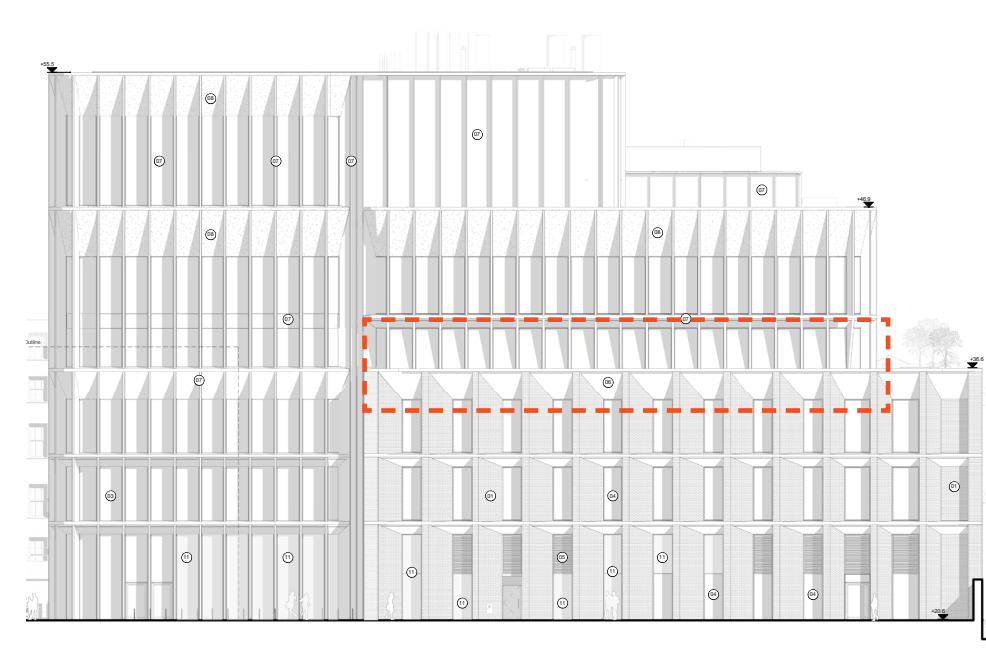


Proposed amendment - level 03

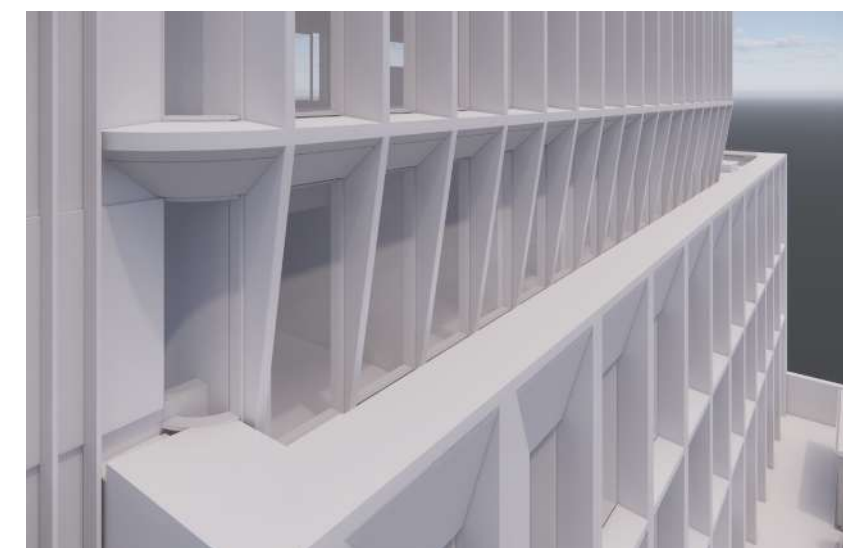


Illustrative view of level 03 east facade: planning approve scheme

Cleaning and maintenance access provided from level 00 below via MEWP. No pedestrian access from level 03 terrace due to width and depth of facade fins.

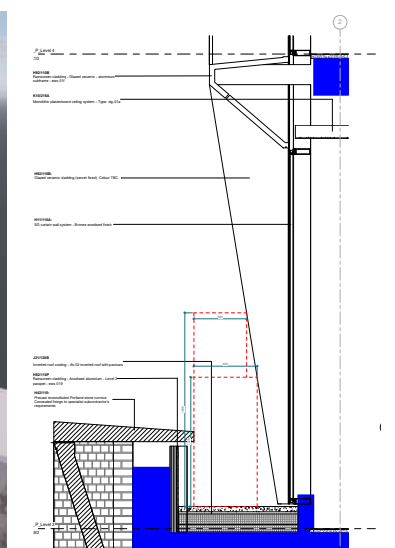


Proposed amendment - proposed east elevation



Illustrative view of level 03 east facade: proposed amendment

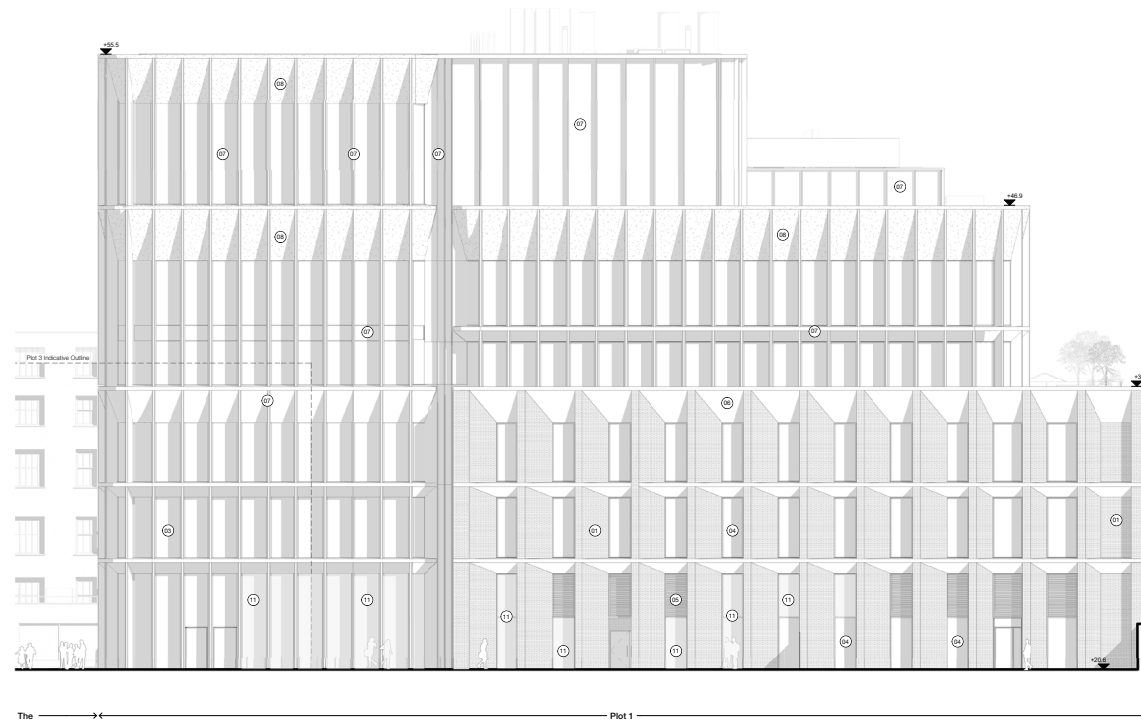
Tapering the facade fins provides a clear and safe pedestrian access route to clean and maintain the level 03 facade, accessible from level 03 terrace.



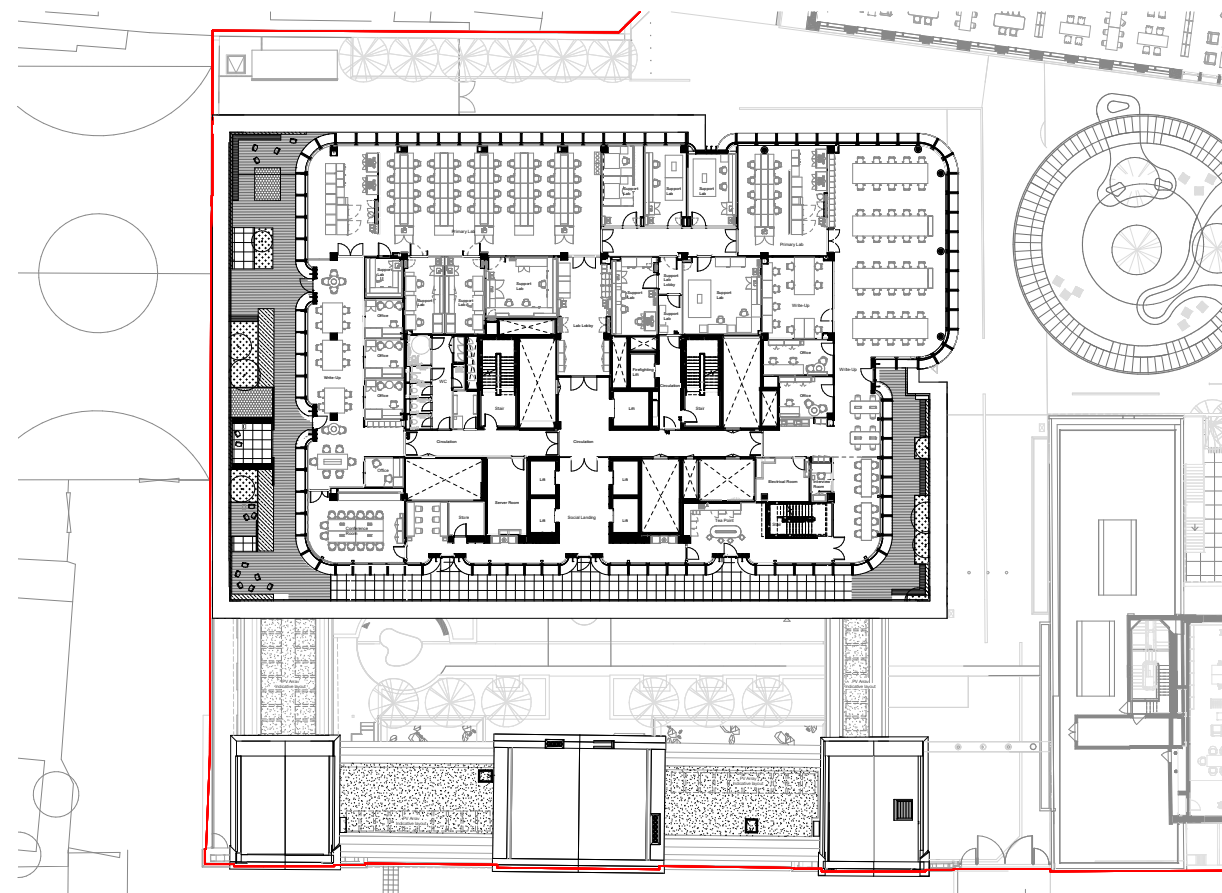
1 Plot 1 design amendment: level 03 east facade updates

1.2 Elevation and plan comparison

Planning approved scheme



East elevation
(Drawing ref: BEMP-HBA-P1-ZZ-DR-A-20-1212 Plot 1 East Elevation - Proposed)

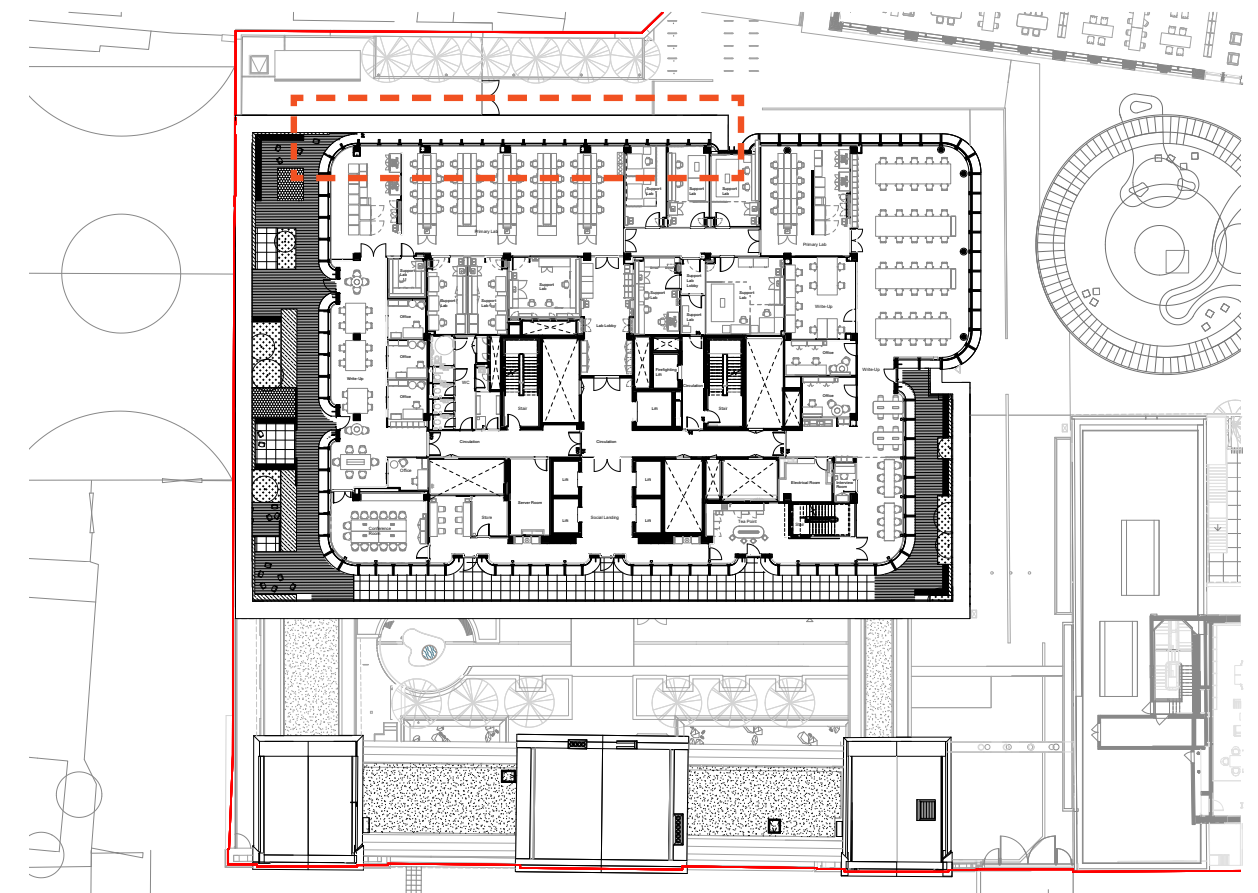


Level 03
(Drawing ref: BEMP-HBA-P1-03-DR-A-20-1105 - Plot 1 Level 03 GA Plan - Proposed)

Proposed amendment



East elevation



Level 03

1

Plot 1 design amendment: level 03 east facade updates

1.3

Bay study comparison

Planning approved scheme



East elevation bay study
(Drawing ref: BEMP-HBA-P1-ZZ-DR-A-21-1402 - Plot 1 Elevation Bay Study 03)

Proposed amendment



East elevation bay study

