Victoria House, Camden

Design and Access Statement

Loading bay steelwork, MEP & Riser 4 access; Amendments to L8 plant access doors; Heritage room - Acoustics, power, data and Wi-Fi; Internal wayfinding signage; Level 7 meeting booths, Level 8 - External Lighting & Basement B2 duct re-routing.

21593 - 8042 - DAS | January 2024

Corstorphine & Wright

Revision Log

Revision	Date	Notes
00	17.01.2024	First Issue

Contents

Corstorphine & Wright

1.0 Introduction

1.1 Overview

Victoria House is located on Bloomsbury Square, London.

Over the last year approvals for planning and listed building consent have been granted for the conversion works to re-purpose the building for life sciences use.

The areas identified below are all additional developments of the previous approvals. These have been generated either by the design development of the original proposals or the change in EPC targets from the current 'B' to an 'A' to make the building more energy efficient.

The scope of this DAS focuses on the following:

Loading bay steelwork and MEP deck; amendments to Level 8 plant access doors; heritage rooms - acoustic mitigation and data, power and wi-fi; internal wayfinding signage fixed to walls; the addition of meeting & phone booths to level 7; level 8 - external lighting and a section of duct re-routing to the basement level B2.

The proposed area to be considered for listed building consent / planning will be for the following:

Loading bay steelwork, MEP deck and riser 4 access doors

To upgrade the building from EPC 'B' to EPC 'A' will require additional MEP works to the building. From a conservation perspective this will require additional works to the loading bay, including modified steelwork around the existing UKPN steelwork to create a mezzanine platform, MEP equipment and pipe routing to the associated riser number 4. To aid in the installation and maintenance 3 new riser 4 doors are proposed at LGF, B1 and B2 levels.

Amendments to Level 8 plant access doors

With the new plant equipment being installed upon the plant rooms on Level 8, additional maintenance access doors are required, the proposals are for the modification of the mesh panels to the North and South sides of the plat rooms along with and additional mesh door through the louvres side facade which will be behind the approved plat louvres.

Heritage Rooms - acoustic mitigation and data, power & wi-fi.

Works to upgrade the existing heritage meeting rooms propose a few acoustic improvements to the doors and existing wall louvres. This will help in reducing the sound transfer between spaces. We also show that additional wi-fi hot spots and associated wring will be hidden behind existing panels where MEP equipment is currently installed.

Internal wayfinding signage fixed to walls

New signage is required to many parts of the building that will add to the existing signage. Electronic totems utilise either existing electrical connections within the reception or new connections on level 7. Interventions of the new signage will either be modifications to the existing signage, something that has been carried out numerous times over the years as tenants have changed. New signage fixed to the existing internal fabric is proposed, this is in line with how signage is currently installed, individual letters are attached to surfaces with an appropriate adhesive that holds the letters in place and can be removed without damaging the surface.

Level 7 - Meeting and phone booths

Following advancing the detailed design of Level 7 it has been agreed that it would be a good idea to install meeting and phone booths in the central communal space for the use of the tenants. These booths will be a replica of what has already been constructed upon other floors during the last refurbishment works on the building.

Level 8 - External Lighting

A lighting specialist has been commissioned to provide a updated flexible lighting design for the internal and external spaces, the proposals allow for flexible lighting solutions. A new external light fitting is proposed for this application, this DAS shows the details of that fitting.

B2 - duct re-routing

As part of the installation of pipe work at Level B2, the previous agree routes for two 125mm diameter pipes is proposed to be re-routed to avoid issues with threading through existing services within the corridors.

The following three pages introduces you to the two main clients and the wider project team.

1.2 Pioneer Group

Overview

WAPG operate and manage thirteen science parks across the UK and Ireland. WAPG have previous experience of listed buildings having delivered new laboratory and write-up space within a Grade 1 listed building in Nottingham.

The team also successfully oversaw the refurbishment and repositioning of the Grade II listed Royal Exchange in Manchester

We are

- A leading operator and developer of multi-tenanted life sciences and technology facilities.
- Curating and supporting ecosystems with fit for purpose facilities and associated amenity.
- Facilitating community interaction and enabling access to academia and capital delivering events programmes utilising the latest technology.
- Connecting businesses across our pan-EU portfolio of facilities.
- A venture builder that runs the EU's largest life sciences accelerator programmes.
- An internal VC fund supporting our venture building activity.

Manchester Royal Exchange

1.3 Oxford Properties

Overview

Founded in 1960, Oxford Properties is a leading global real estate investor, developer, asset manager and business builder. Owned by OMERS, one of Canada's largest defined pension funds, our purpose is to create economic and social value through real estate. Oxford Properties manages a diversified, global property portfolio of over C$60 billion of assets, combining a patient, evergreen approach to investment with a strong entrepreneurial drive and hands-on approach to real estate. Oxford Properties' portfolio encompasses office, life sciences, industrial, retail, residential, alternatives and credit assets, spanning more than 100 million square feet in global gateway cities across four continents. Oxford Properties takes a long-term view to real estate investment, with a proven track record in transformational, world-class developments, creating smart, sustainable and healthy communities, that are future-proofed, flexible and put people first.

Life Sciences

Oxford Properties is a thematic investor and life sciences is one of our highest-priority sectors, with conviction in the underpinnings which have driven growth in the North American market. Within Oxford Properties and OMERS, the life sciences investment appetite not only includes a full spectrum of real estate assets, but also includes an established life sciences investment vehicle within the Capital Markets business.

Oxford Properties currently owns a 3 million sq. ft. portfolio of life sciences assets across the US, Canada and the UK, including income-producing assets and developments from GMP to R&D lab.

In 2021, Oxford Properties acquired 14 assets with a combined value of £2.9 billion, including Oxford Properties' first European life sciences acquisition at 310 Cambridge Science Park. We believe Europe (and especially the London market) is primed for growth that will follow the US precedent and expect our AUM to double by 2025, with 5-15% of our global book earmarked for the sector.

UK Development

Across sectors and around the world, Oxford Properties focuses on understanding what helps customers and communities thrive – a global view, made better by local team members and partners. Every day, Oxford Properties makes decisions on capital improvement and redevelopment planning, leasing opportunities, ongoing operations and programming. All in the pursuit of providing the best customer experience and returns. In the UK, Oxford Properties own, operate and developed a number of iconic

Royal Exchange London

1.4 Design Team

The design team is comprised of Architects, Engineers, specialist laboratory designers, historic building consultants, and cost consultants and other specialists. The members of the design team have been selected for their specialist experience and are all leaders in their field.

Corstorphine & Wright

Corstorphine & Wright is an award-winning architectural practice ranked number 14 in the prestigious AJ100 (2023). We design spaces with that elusive 'must-have' quality, translating requirements, constraints and opportunities into places that are more than the sum of their parts. That way, you get intelligently-designed places – places that invigorate communities and maximize the long-term civic and commercial value.

GERALDEVE

Gerald Eve are one of the UK's most-respected planning and development consultancies, working with leading private, public and third sector clients on some of the most high profile and complex projects in the country.

KJ TAIT ENGINEERS

KJ Tait Engineers is a professional practice of Mechanical and Electrical Building Services Engineers with offices in Aberdeen, Birmingham, Cambridge, Edinburgh, Glasgow and London. The Company has been successfully trading since 1973. In addition to traditional core M&E Engineering Services disciplines, the Company has in-house expertise in several areas including Low and Zero Carbon Design, Renewable Energy Generation and Application, BREEAM, Energy and Sustainability, Specialist Lighting Design and Facilities Management.

Montagu Evans are our heritage specialists and an independent property consultancy, owned and run by a group of partners that are leaders in their respective fields and who are committed to leaving a legacy of quality work that benefits clients, the built environment and society as a whole.

BURO HAPPOLD

The **Buro Happold** studio is comprised of dedicated architecturally trained professionals who are passionate about designing technologically sophisticated projects. For us, we combine craft with design, from the most complex laboratories to inspiring public-realm spaces to sensitive heritage buildings. Although technical, we are creative. We are collaborative whether leading the Design Team or assisting other practices. We strive to optimise the balance between form and function.

SANDY BROWN

GT GARDINER &THEOBALD

Gardiner & Theobald is an independent construction and property consultancy working across all sectors of the built environment.

CDM Services
Construction Health and Safety Advisors

HEYNE TILLETT STEEL

Heyne Tillett Steel is an employee-owned structural and civil engineering practice with a reputation for intelligent design and innovative, practical solutions. Established in 2007 by directors Andy Heyne, Mark Tillett and Tom Steel, the practice now has over 140 staff members and works with many of the UK's leading developers and architects.

MARSHALL'S FIRE PROTECTION LTD

TLW

Third London Wall is a specialist project management consultancy firm run by experienced industry professionals with an unparalleled track record in the successful delivery of property developments in the United Kingdom and Ireland.

2.0 Setting

2.1 Location & Wider Context

The site is located on the East side of Bloomsbury Square.

It is within the Bloomsbury Conservation Area and part of the London Borough of Camden. It is well connected, with Holborn Underground Station to the South, and a number of bus routes that run past the building.

A notable feature of the area is its Central London and historic nature and the building's relationship with the formal green space of Bloomsbury Square.

Aerial view showing Site Location

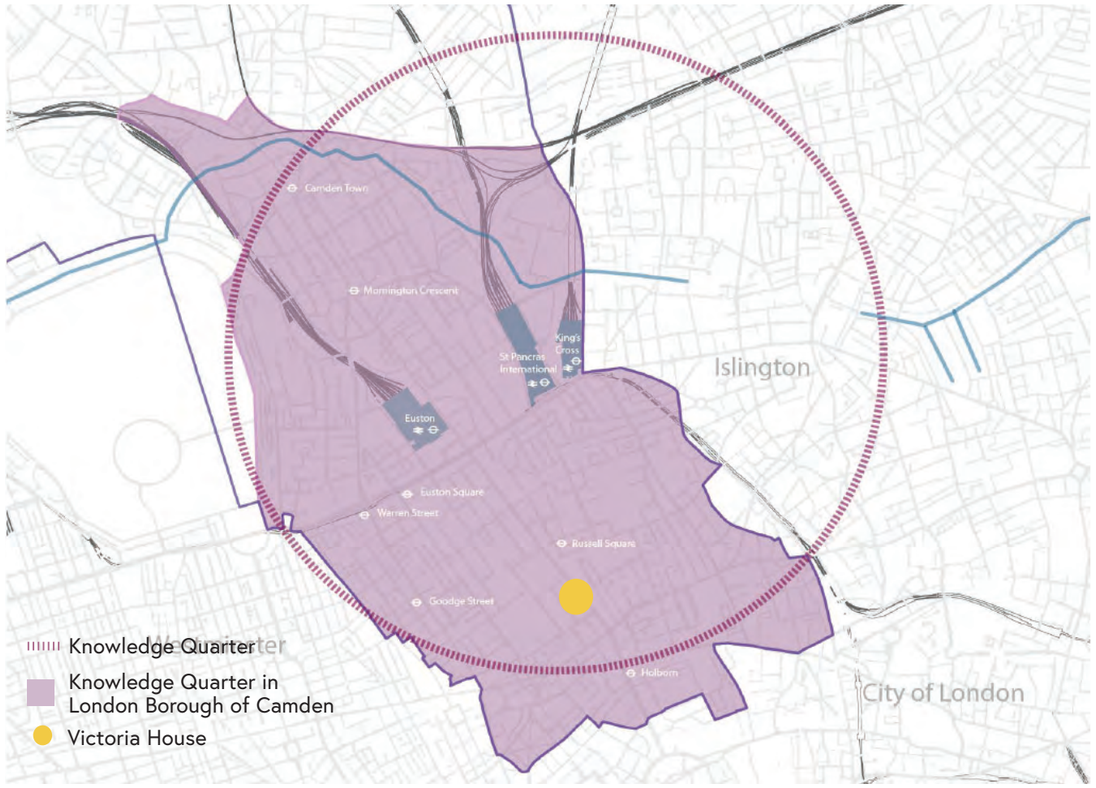
Site Location

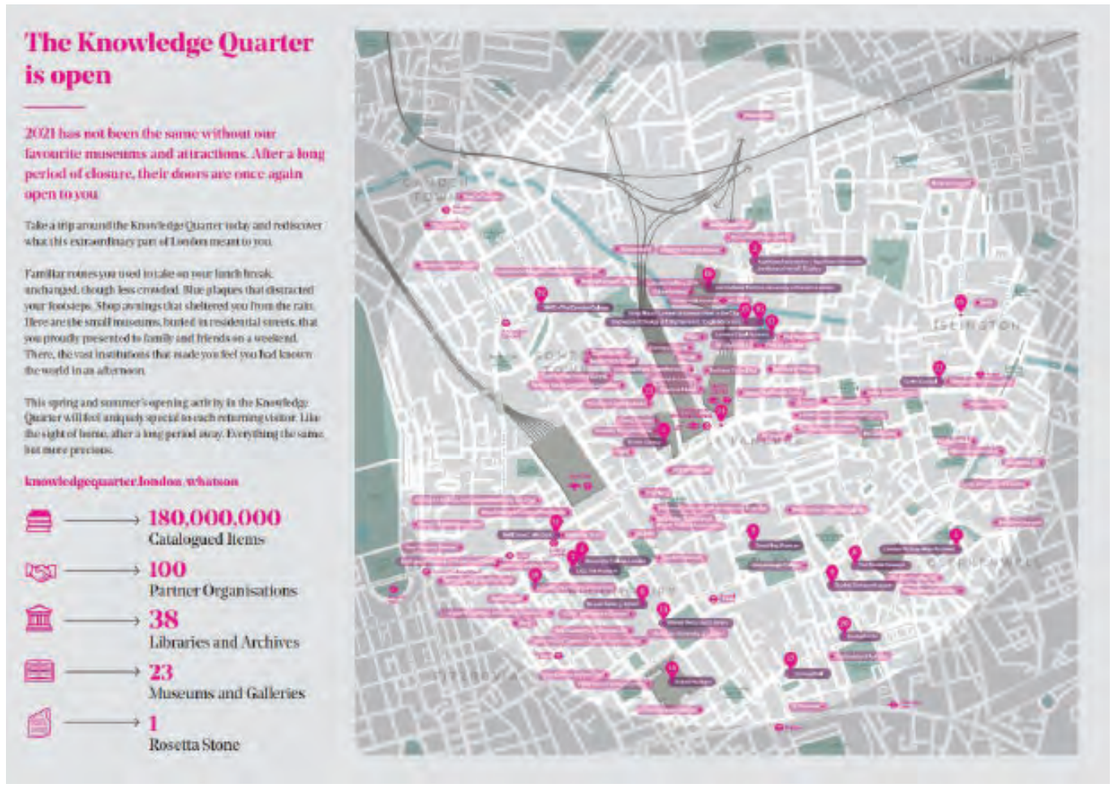
Aerial Photo (existing)

Key

1. British Museum
2. Bedford Square Garden
3. UCL Cruciform Building
4. University College Hospital
5. Euston Station
6. British Library
7. Francis Crick Institute
8. King's Cross
9. St Pancras International
10. Brunswick Centre
11. Russel Square
12. Great Ormond Street Hospital
13. The Site (Victoria House)

2.2 Knowledge Quarter





The Knowledge Quarter is the focal point for one of the greatest knowledge clusters anywhere in the world located in a small area around Kings Cross, Euston Road and Bloomsbury.

The vision is to transform lives through knowledge and innovation.

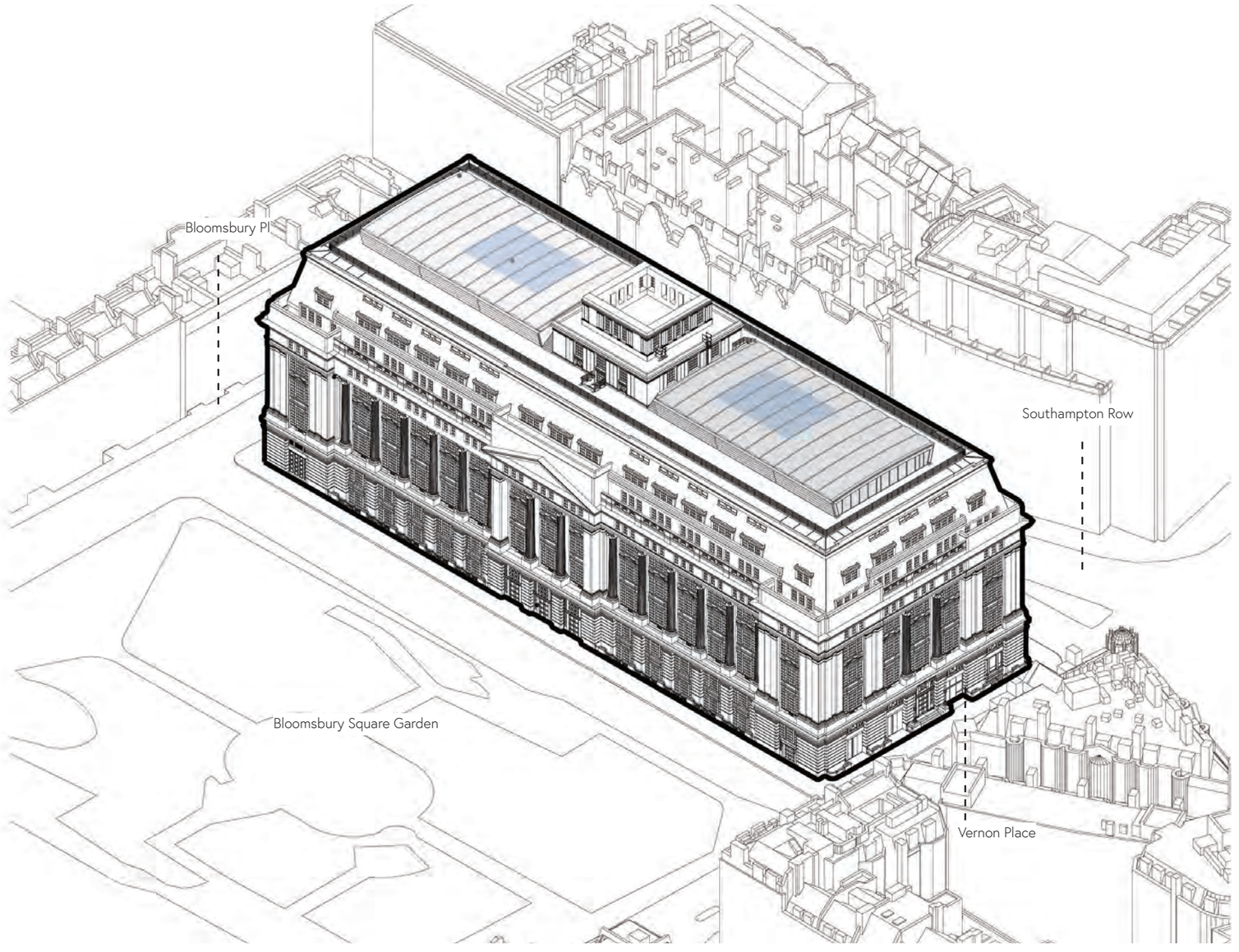
The Knowledge Quarter Today

1. Demand for laboratory enabled space exceeds supply.
2. At present, there are only three incubator facilities in London totalling 84,000 sqft which is half the provision in Nottingham.
3. There are a number of proposed developments coming forward but most of these will not be delivered until between 2027 and 2030.
4. Victoria House could deliver laboratory enabled space in 2024.

2.3 Site Context

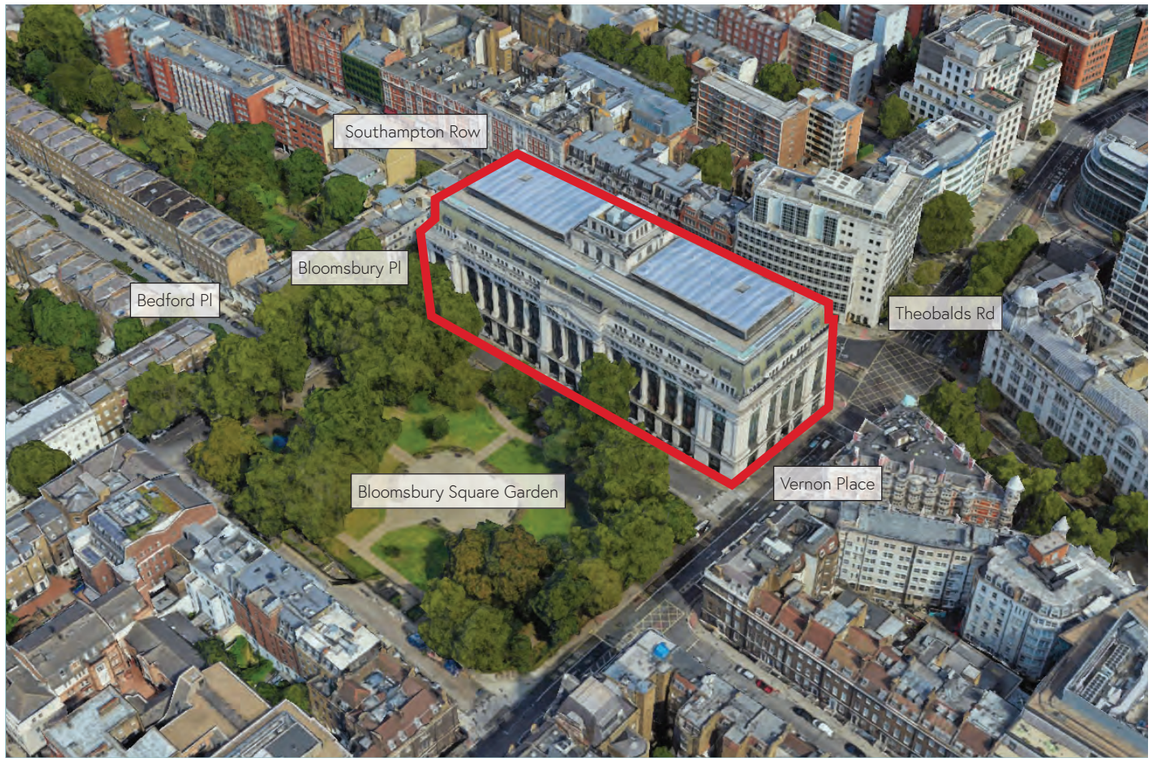
2.3.1 Overview

The building occupies an island site facing Bloomsbury Square (West), Vernon Place (South), Southampton Row (East), Bloomsbury Place (North). Victoria House is the tallest of the buildings surrounding Bloomsbury Square the historic façade forming the backdrop to the public gardens. The scale of the footprint and the height combine to make Victoria House a significant addition to the city.

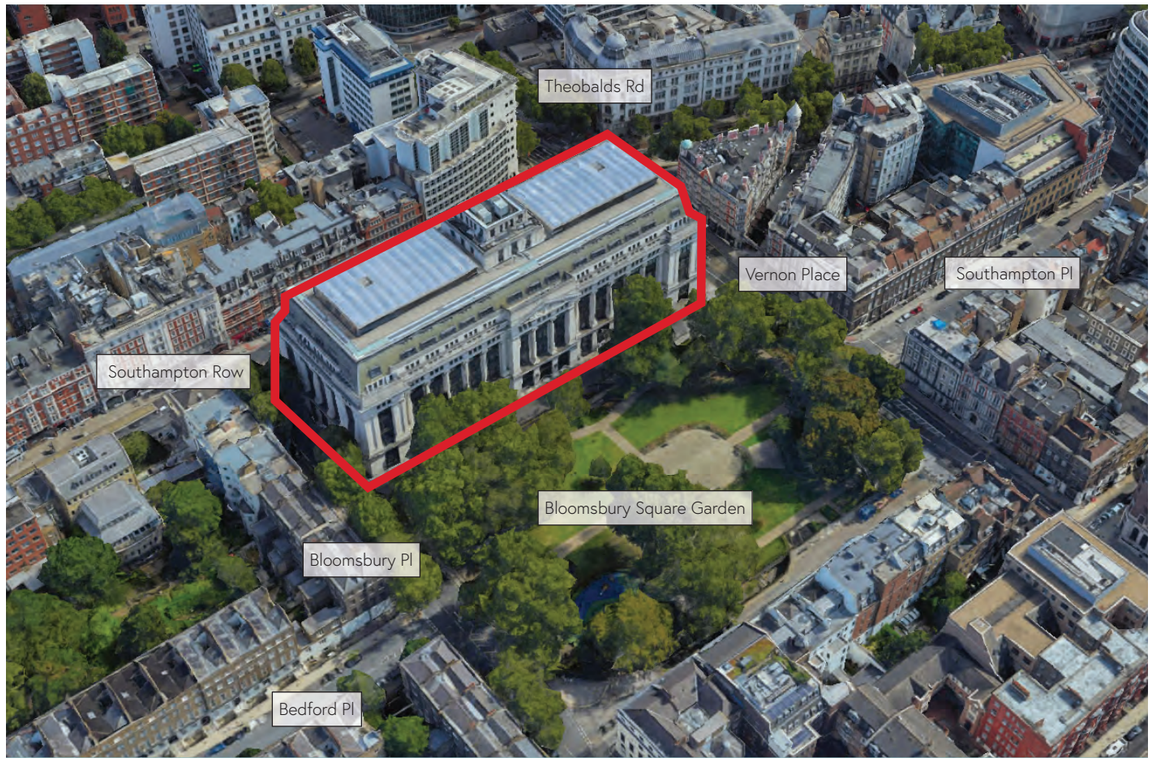


2.3 Site Context

2.3.2 Aerial Views



Aerial View Facing North East



Aerial View Facing South East

The building's relationship with the formal green space of Bloomsbury Square is of particular note. The building, at its tallest point, is 9 storeys high plus central roof plant enclosure.

2.4 Existing Photographs

2.4.1 Collection of external photographs

Aerial View looking South

View from Southampton Row & Vernon Place corner looking North

2.4 Existing Photographs

View from Bloomsbury Square looking South East

View from Bloomsbury Square towards building entrance

3.0 Design Proposals

3.1 Loading bay steelwork, new MEP deck and access doors to riser 4

The original energy performance proposals were to attain a EPC 'B' rating for the building. The ambitions of the client were to improve this if at all possible, following considerable work by the project team we are now proposing to achieve a EPC 'A' rating for the building.

This entails additional work and alterations, but nothing outside the principals of what has already been approved.

These new additions will require alterations within the existing loading bay area, and within the plant rooms at level 8.

The following images will explain the proposals that will need to be added to enable the EPC 'A' rating to be achieved.

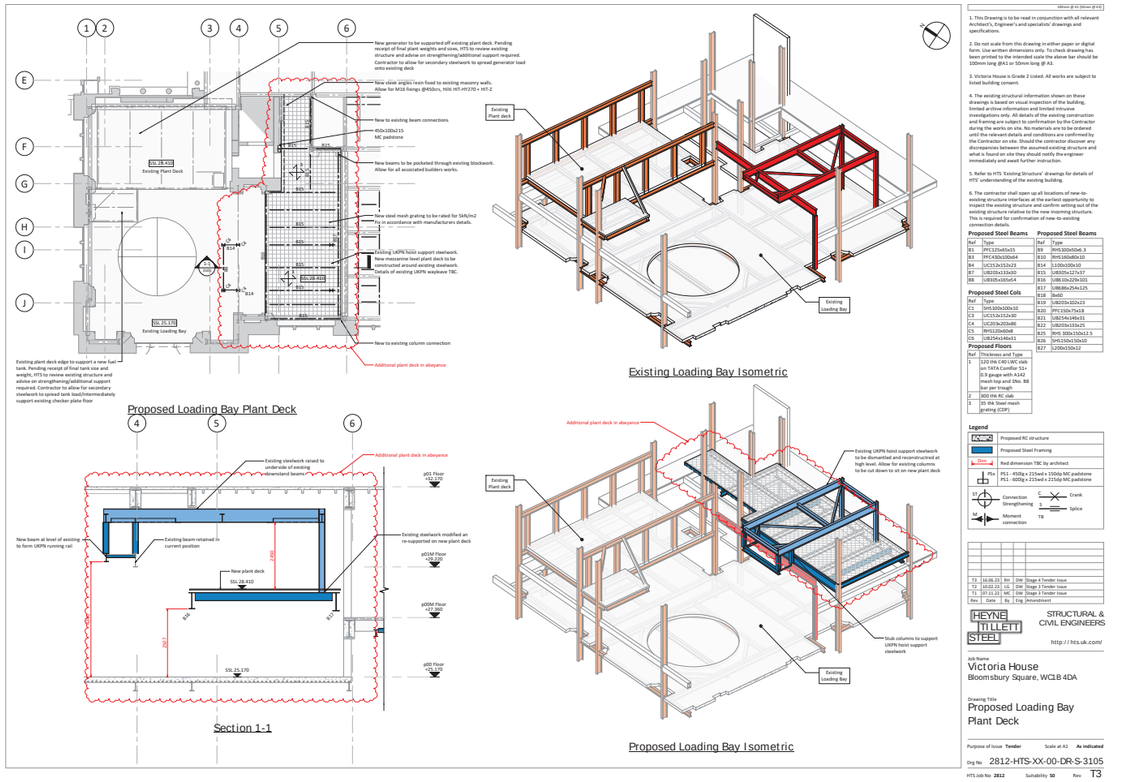
Loading Bay

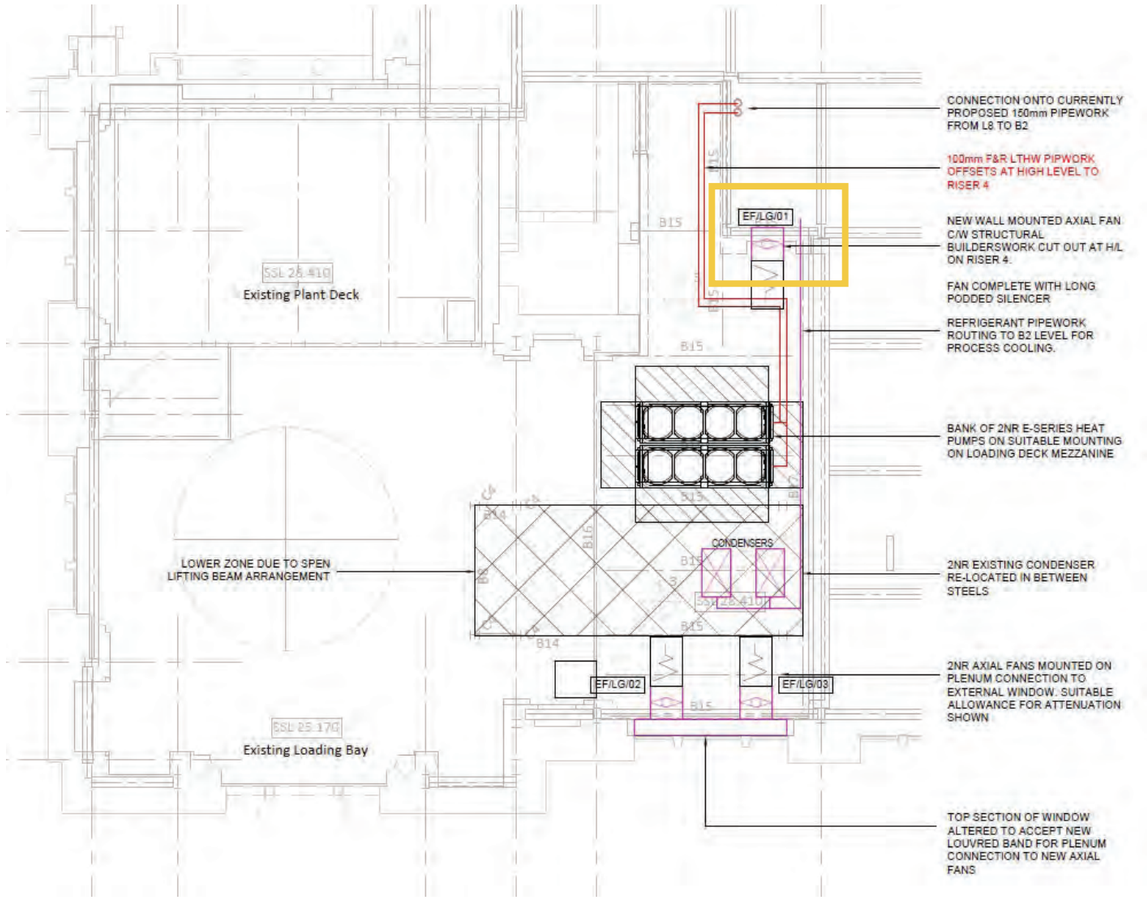
Area of loading bay showing the existing UKPN steelwork used for logistics for the sub station at level B2 below. This steelwork will require modification and additional MEP will need to be added. Proposals can be found within the following pages. Discussions have been held with UKPN and following a lengthy engagement approval to modify the existing steelwork has been agreed. A new ductwork penetration will be required to the left side wall towards the back of the space.

Loading Bay

Alternative view of the loading bay area

Loading bay steelwork, new MEP deck and access doors to riser 4





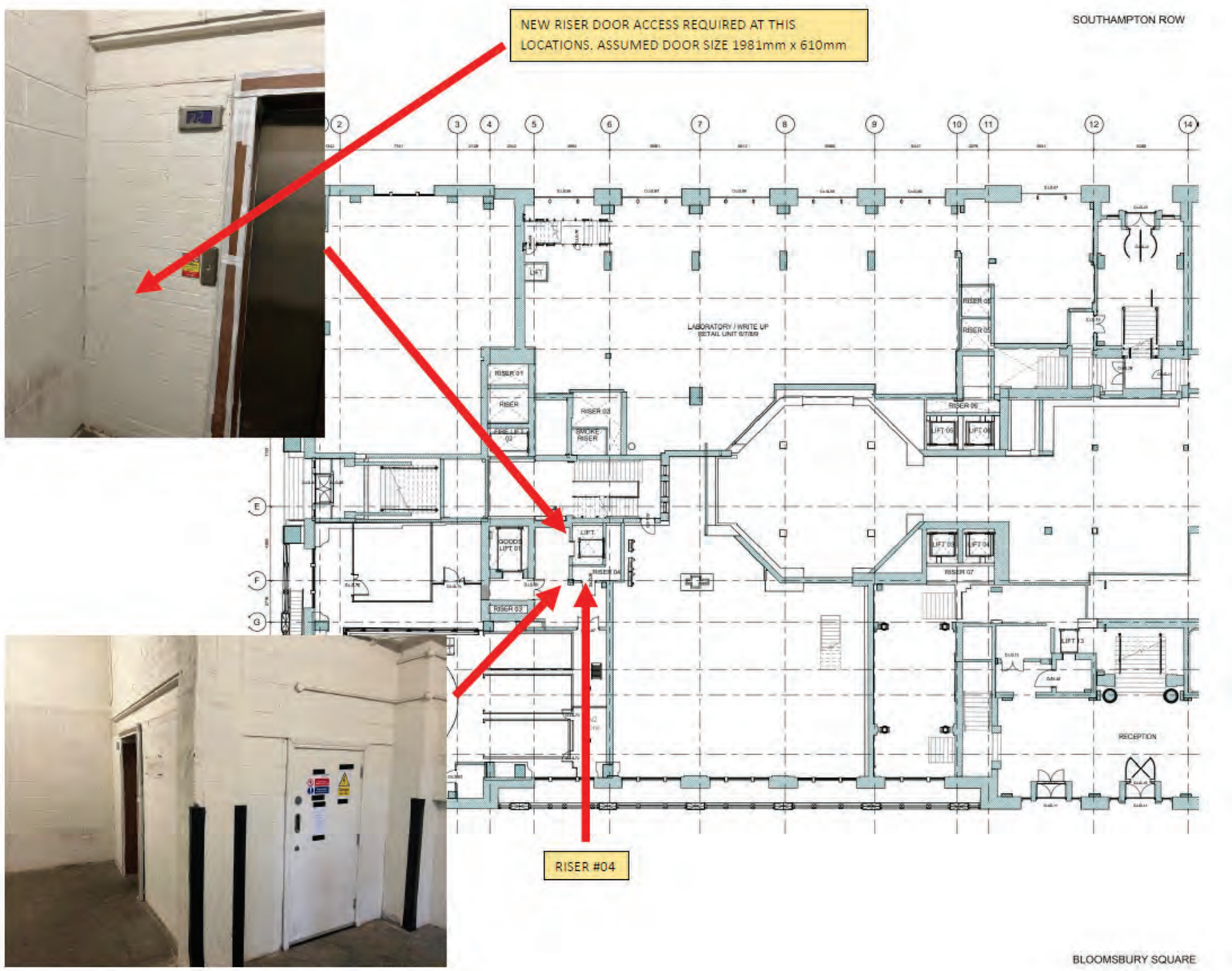
Loading Bay

Area of loading bay showing the existing UKPN steelwork in red and the proposed modifications in blue and the new deck for the MEP equipment. A new access stair will also be required. This new steelwork and deck is required to enable the additional MEP equipment to be installed as there is very limited space elsewhere. An access stair will also be required to access this mezzanine level for maintenance.

Loading Bay

The proposed MEP additions to the loading bay area. This new equipment will be installed upon the proposed mezzanine structure shown above left. Within the yellow rectangle a square hole circa 1m x 1m will need to be made to accommodate the fan intake. The pipework will contain water and not refrigerant. An air compressor may be required to be added to the gantry, this will be concluded at the detailed planning stage. Appropriate acoustic measure will be proposed, detailed design will enable levels to be ascertained and proposals for the acoustic measures required.

Loading bay steelwork, new MEP deck and access doors to riser 4

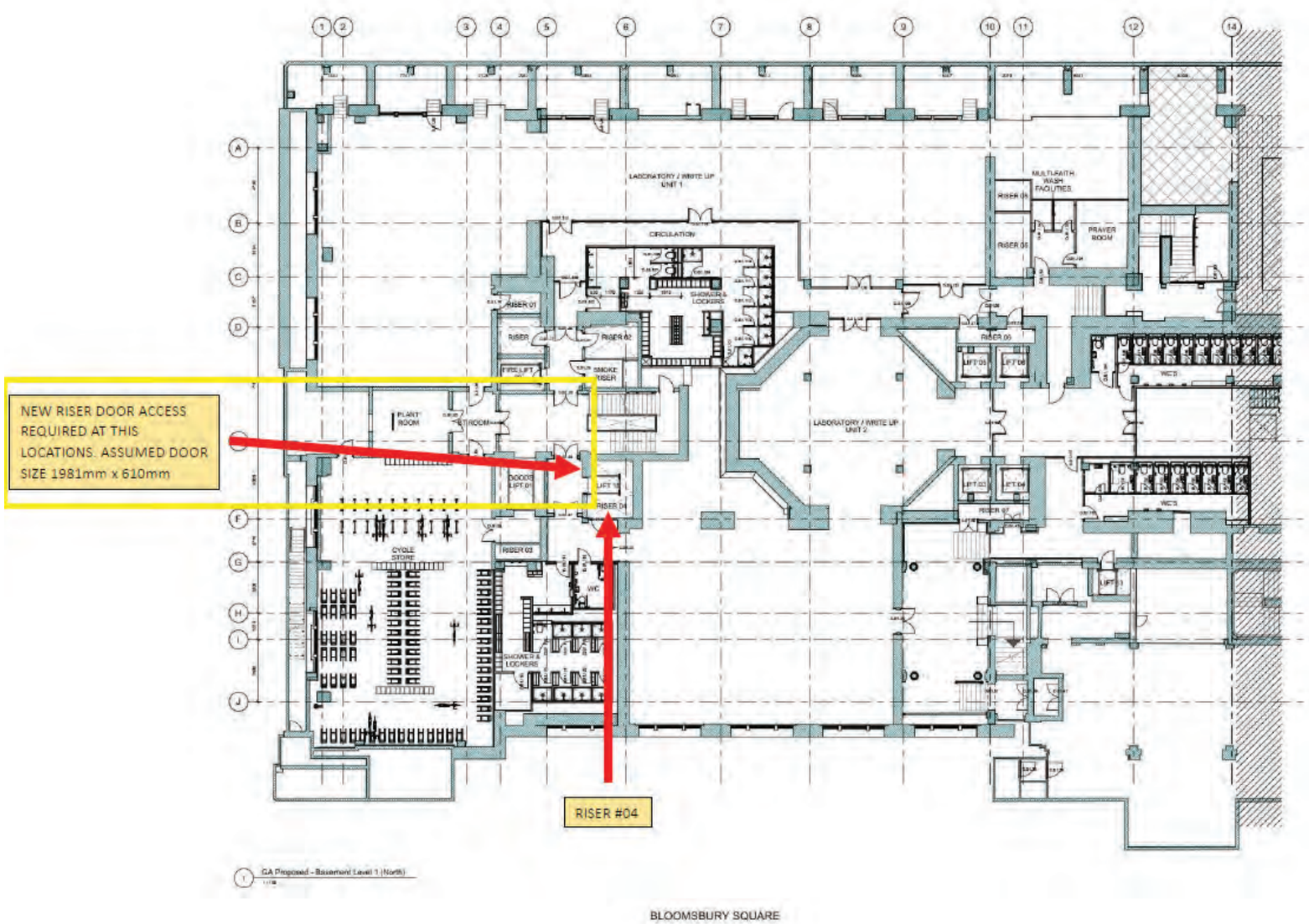


Lower Ground Floor / Loading Bay

To allow for access to the existing riser number 4 we propose to install three new riser doors, these are located at lower ground floor, basement level 1 and basement level 2.

LGF riser 4 access is proposed adjacent to the lift, the riser being located directly behind this wall.

Loading bay steelwork, new MEP deck and access doors to riser 4

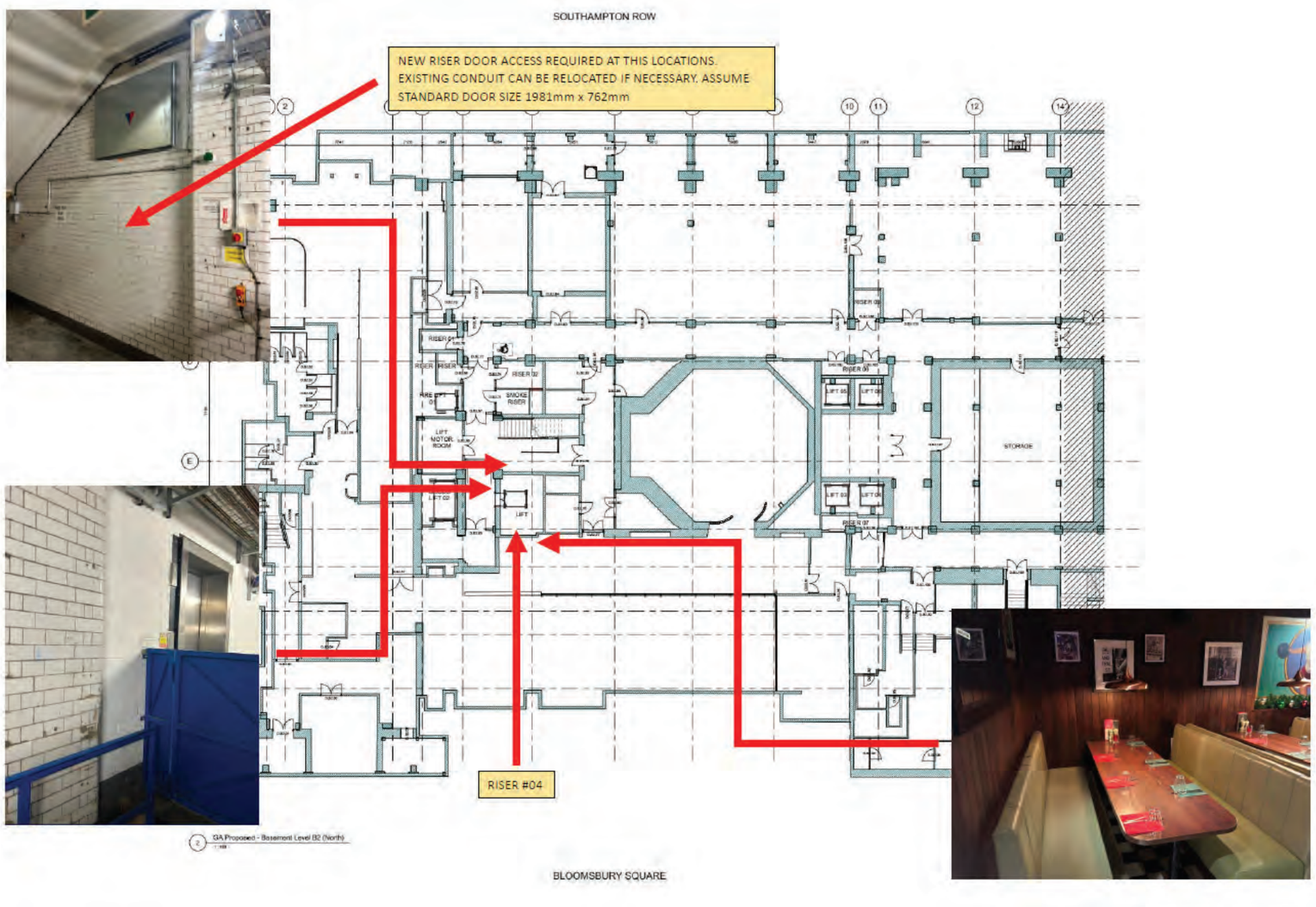


Basement Level B1

To allow for access to the existing riser number 4 we propose to install three new riser doors, these are located at lower ground floor, basement level 1 and basement level 2.

B1 riser 4 access is proposed adjacent to the lift, the riser being located directly behind this wall.

Loading bay steelwork, new MEP deck and access doors to riser 4



Basement Level B2

To allow for access to the existing riser number 4 we propose to install three new riser doors, these are located at lower ground floor, basement level 1 and basement level 2.

B2 riser 4 access is proposed adjacent to the lift under the staircase, the riser being located directly behind this wall.

Doors will be white access doors as provided in the rest of the building.

3.2 Amendments to level 8 plant access doors

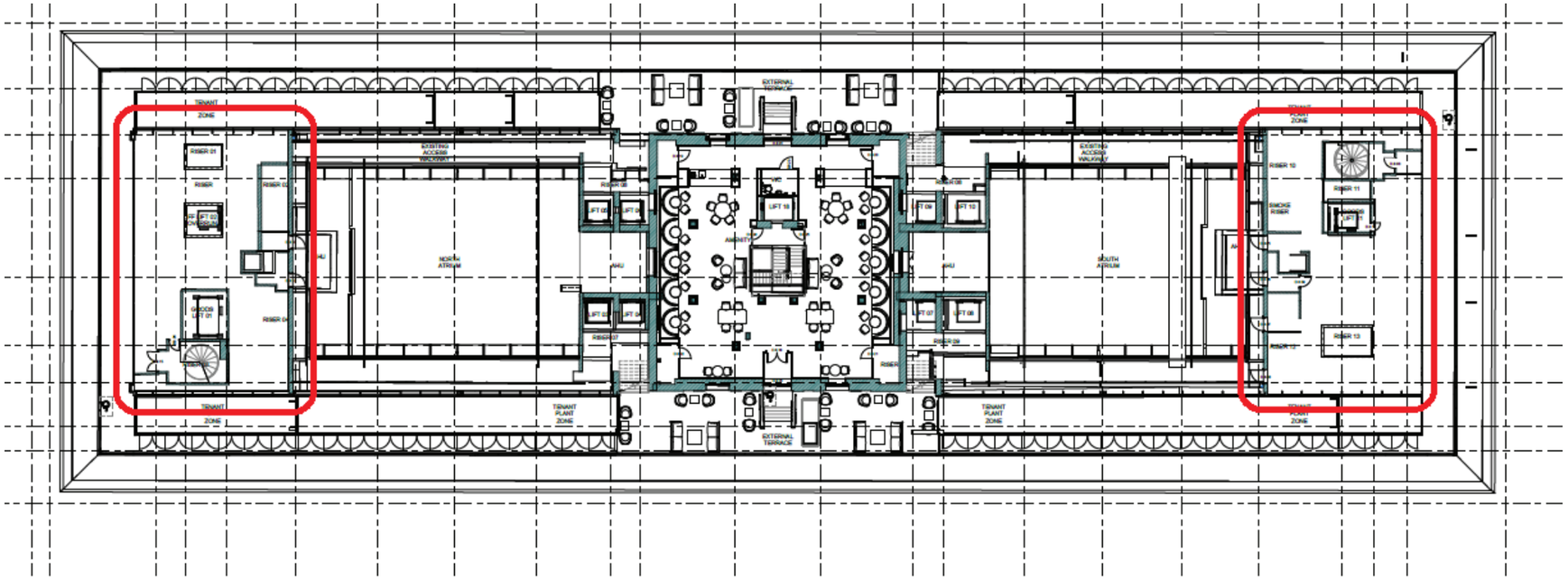
Level 8 plant rooms

This photograph shows an existing end to the plant room. This scenario is the same at both the North and South elevations. You will note that this elevation is made up of mesh panels some are hinged and openable while others are fixed. The proposals within the following pages show additional access points required for the new plant within. The EPC 'A' proposals for MEP at this level are all enclosed within the existing plant rooms. These areas are now at capacity which is why the loading bay area needs to be used.

Level 8 plant rooms

This photograph shows the louvred elevation to the plant room and atria. Again this scenario is to the south and north areas. Certain glazed louvre panels will need to be modified to enable plant duct work to pass from inside to outside. Also to the South east corner area a set of louvres will be required to be modified to enable access to the plant internally. It should be noted that all glass louvres will now sit behind a 1.8m high louvred plant screen as previously approved, so any modifications to the glazed units will not be visible on the elevations from street level.

Amendments to level 8 plant access doors



The plan above highlights the two areas of enclosed plant room at level 8, one to the north an the other to the south of the building.

Louvres

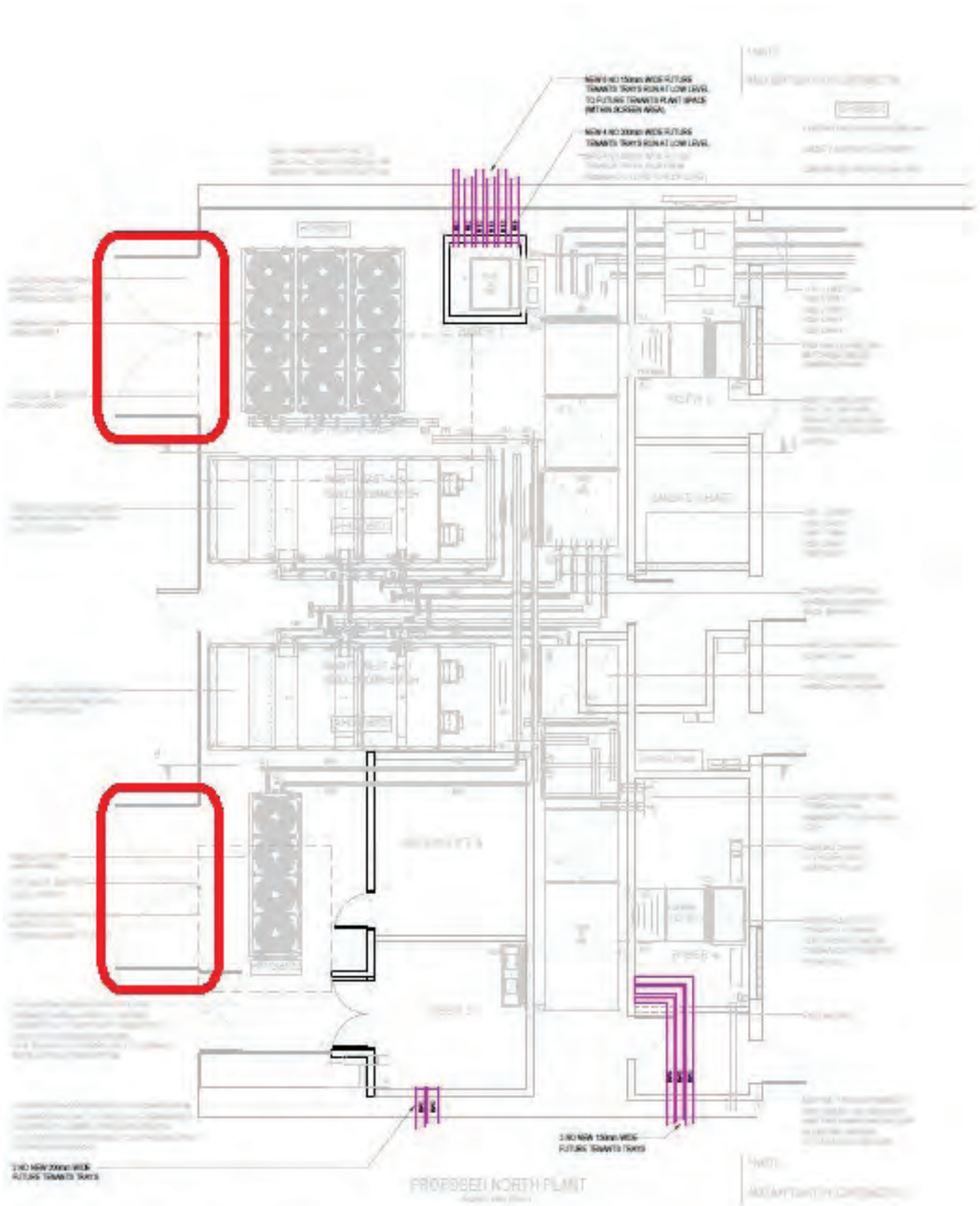
The above photograph shows the current glass louvre arrangement for level 8. These are the panels that are proposed to be modified for access to the plan room at the SE corner. A new mesh door will be designed into the facade to the same details as the mesh doors to the ends of the plant rooms.

Amendments to level 8 plant access doors

Level 8 Plant Room - North

For EPC 'A' we have highlighted areas with red boxes where alterations will be required. They are as follows:

- Two areas of additional access doors to the steel mesh ends of the plant room. The proposal is to modify what is currently installed, this has been done previously to other panels and it is proposed to follow this methodology to create the proposed new access areas for maintenance for of the plant within. The photograph below shows a previously modified panel that is now an access door. These doors are required to enable maintenance to the MEP equipment. The space is limited within so access cannot be from internal walkways to all equipment required.

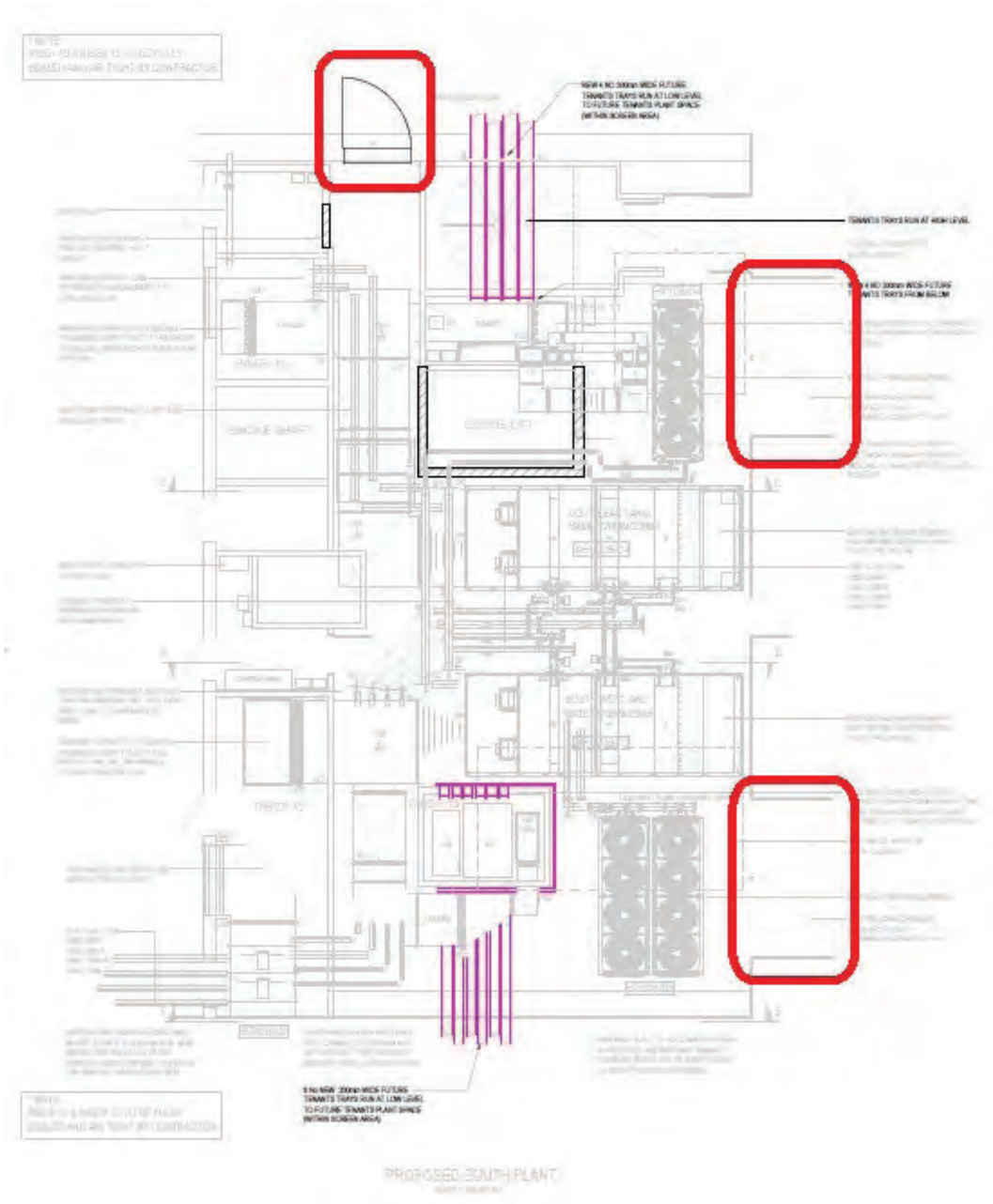


Amendments to level 8 plant access doors

Level 8 Plant Room - South

For EPC 'A' we have highlighted areas with red boxes where alterations will be required. They are as follows:

- Two areas of additional access doors to the steel mesh ends of the plant room. The proposal is to modify what is currently installed, this has been done previously to other panels and it is proposed to follow this methodology to create the proposed new access areas for maintenance for of the plant within.
- An additional access is required through the glass louvre to the East elevation. This access is for plant maintenance within the plant room that cannot be accessed from internally. The proposals are to replace the sections of louvres with a mesh door. The metal mesh door will be as per the mesh doors at the north and south ends of the plant rooms.



3.3 Heritage rooms - Acoustic mitigation

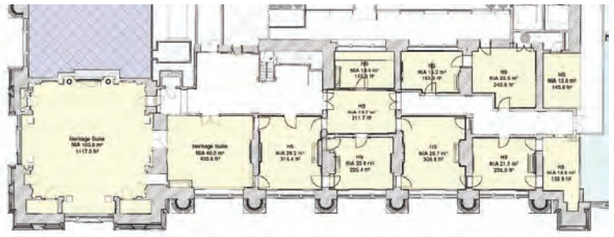
As part of the refurbishment of the building the existing heritage meeting rooms will be upgraded to make them better meeting spaces.

Acoustic studies of the spaces were carried out and concluded the spaces are not ideal. The hard wooded panelling, wooden floors and plaster ceilings create reverberations that require some remedial proposals. Also between the meeting rooms the acoustic performance is below what would be accepted, this is mostly due to the gaps around doors and through vents.

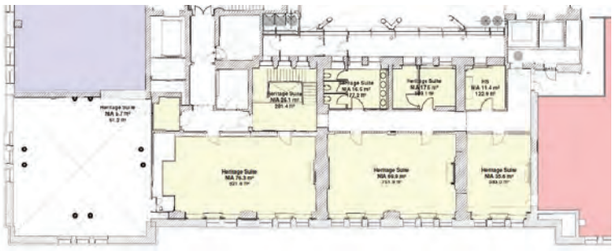
Our acoustic proposals are to have free standing panels at strategic locations around the rooms, this will aid in reducing the echo and also not cause a historical fabric issue as these panels are not fixed.

The louvres within the wall within the photograph bottom left, acoustic material will be added to the void in between the two grills to improve their performance.

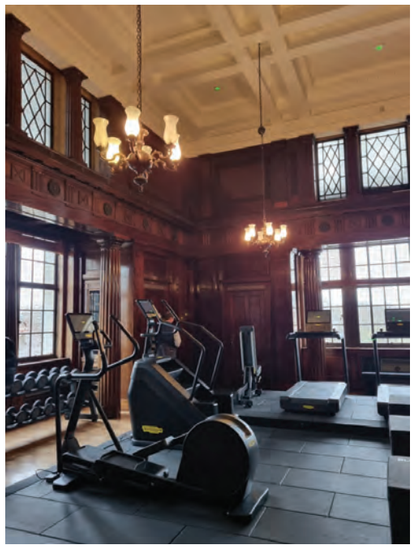
The existing doors are the current issue, we would propose installing acoustic seals around the door edges to improve the sound leakage and to make the rooms more functional between adjacent spaces. Exact details of the products are on the following page.



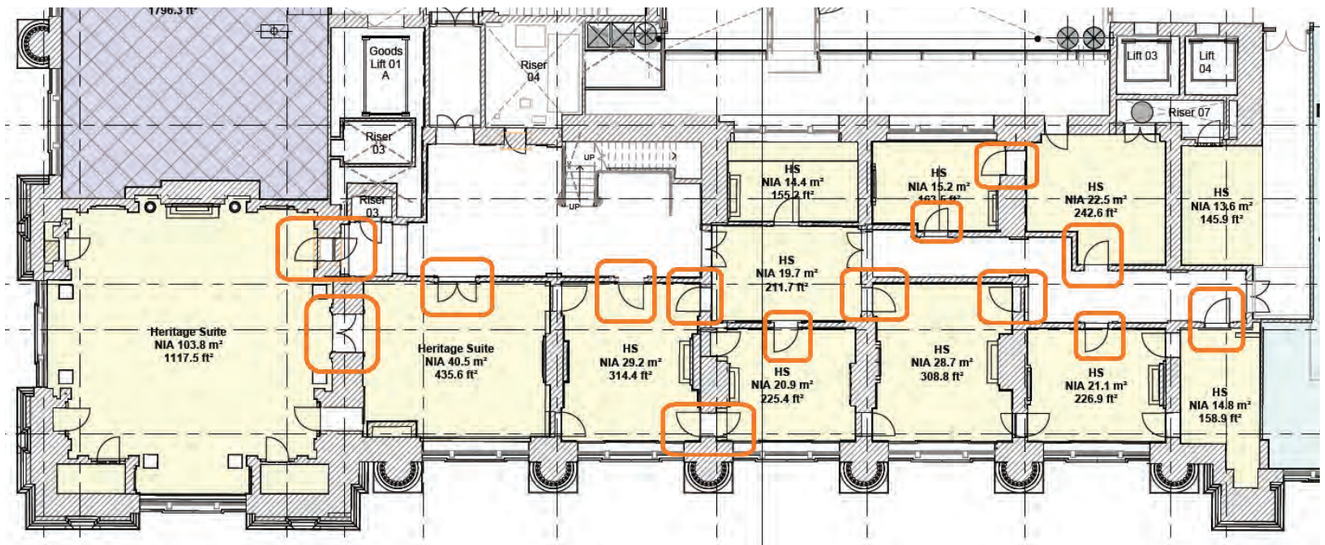
Level 3 - Heritage Rooms



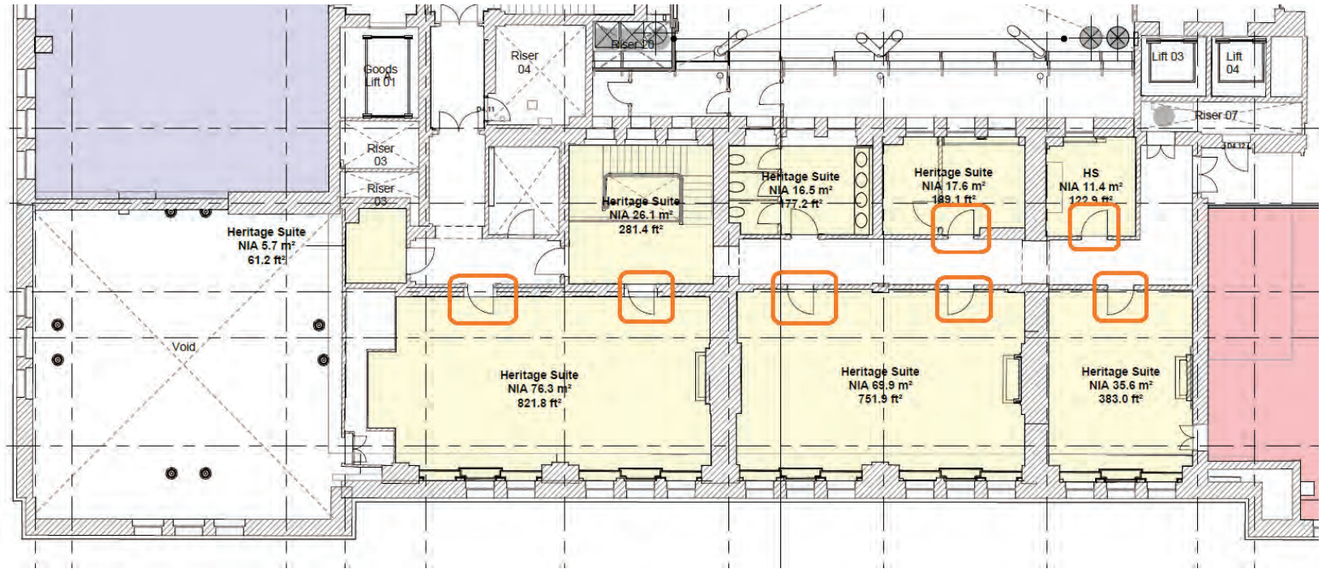
Level 4 - Heritage Rooms



3.3 Heritage rooms - Acoustic mitigation



Level 3 - Heritage Rooms. Doors requiring acoustic seals highlighted in orange



Level 4 - Heritage Rooms. Doors requiring acoustic seals highlighted in orange

NOR710

NORSOUND BY NORSEAL

Nor710 is to be fixed to the jamb and head of the reveals by adhesive to provide acoustic improvement to the doors.

NOR850

NORSOUND BY NORSEAL

Nor850 is to be screwed to the bottom threshold of the doors to provide acoustic improvement to the doors.

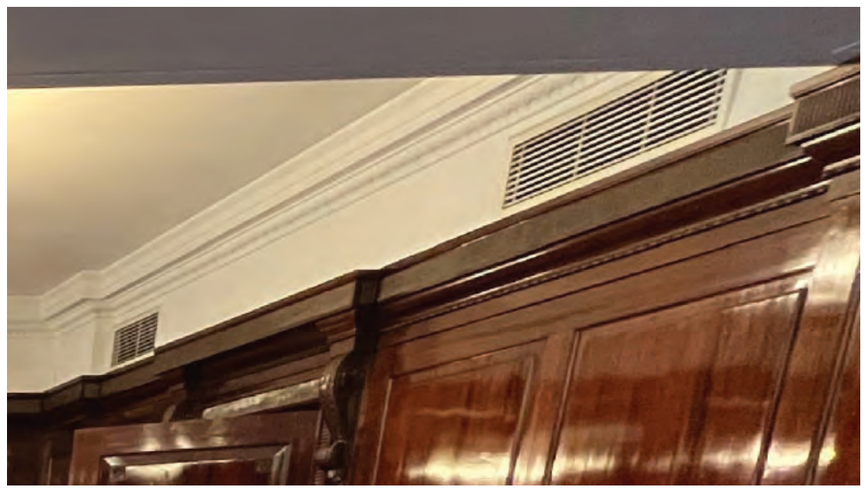
3.3 Heritage rooms - Acoustic mitigation

The photographs to the right highlight some of the existing scenarios for the supply of power and data along with the vents located at high level between some of the meeting rooms and the corridor.

Photograph A shows the ventilation ducts an high level between some of the meeting rooms and the corridor. This specifically showing the meeting room side. It is propose to adapt these to improve the acoustic performance as currently sound passage between the room and corridor is too great and needs to be reduced.

Photograph B shows an example of a floor box and how current power and data are supplied through the skirting mounted sockets. No new apertures will be created for the upgrades.

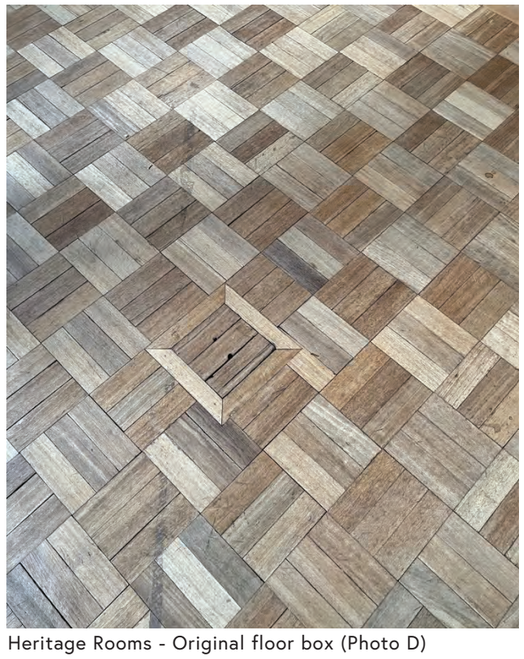
Photograph C shows a wider context example of a power socket, while photograph D showing the floor box in the centre of one of the rooms which may be rewired as part of the proposed.



Heritage Rooms - Typical vents to corridor (Photo A)

Heritage Rooms - Original floor box & skirting power and date (Photo B)

Heritage Rooms - Typical skirting power socket (Photo C)



Heritage Rooms - Original floor box (Photo D)

3.4 Heritage rooms - Data, power & Wi-Fi

The images to the right show the Wi-Fi box locations within the heritage rooms on level 3 and 4.

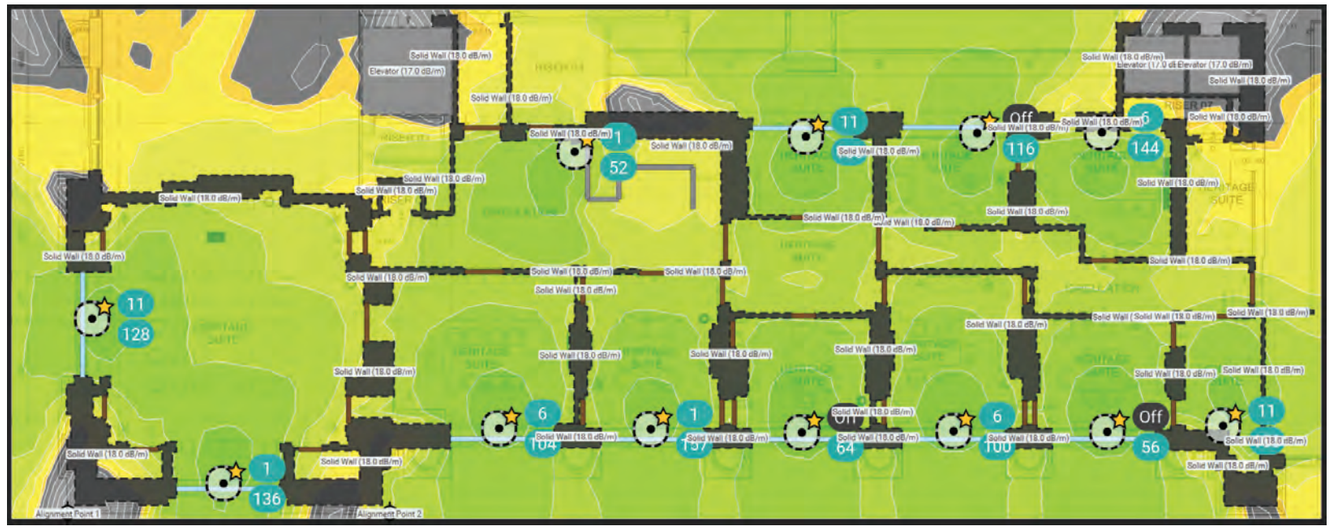
These rooms have existing data connection points throughout, the proposal is to connect the routers to the data cables behind current timber panelling and vents. This panelling is already used for services so will not be intrusive into the room fabric.

The location of these routers enables them to be hidden away with easy access to the data cables required to operate.

The heat map images show the locations of each of the Wi-Fi routers, and the coloured shading showing how this location will provide data coverage for the room.

The far images show the panels and grills where the routers will be located. There is current approval for works behind these panels to replace the fan coil units installed within.

All data, power, heating and cooling runs through these spaces under the windows, the proposals use these spaces to connect to data and to conceal the Wi-Fi routers.



Heritage Rooms - Wi-Fi router locations Level 3

Heritage Rooms - Wi-Fi router locations Level 4