



Victoria House, Camden

Design and Access Statement

Fit out works - Additional Partitions, Ceilings & Associated MEP works - B2, UGF, L1, L5 & L6; Secondary Glazing - L1, L5 & L6; Anti-Vibration Posts - L1 & L6 and New maintenance access from Retail unit 3 to rear of South Atrium for MEP installations.

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Corstorphine & Wright

Revision Log

Revision	Date	Notes
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1.0 Introduction

1.1 Overview

Victoria House is located on Bloomsbury Square, London.

Over the past year and a half approvals for various planning and listed building consents have been granted for the conversion works to re-purpose the building for life sciences use.

Some areas received permission to convert them to lab enabled spaces to a shell and core standard and write up areas to a CAT A standard. The intention being that individual tenants would then apply for the appropriate approvals for their individual demises as they signed up to occupy parts of the building. As the current works have progressed and interest in the building has increased the decision has been made to take some of these shell and core spaces and complete the fit out to laboratories, write up and associated spaces. This will enable a number of areas to welcome occupiers into the building earlier.

The areas identified include part of level B2, Part of level Upper Ground Floor, Level 1, Level 5 and Level 6.

The scope of this DAS focuses on the following:

Fit out works - Additional Partitions, Ceilings & Associated MEP works - B2, UGF, L1, L5 & L6; Secondary Glazing - L1, L5 & L6; Anti-Vibration Posts - L1 & L6 and New maintenance access from Retail unit 3 to rear of South Atrium for MEP installations.

Proposed MEP installations have evolved from the work previously approved. The proposals show the detailed installations to the designed spaces to provide them with the air, power, data, gases, etc that are required to make the spaces function. Mechanical and Electrical installations will be exposed within non-lab spaces where we have exposed soffits, to the lab areas there will be a suspended ceiling with services integrated into them and the pipe work and wires behind.

The proposed areas to be considered for listed building consent will be for the following:

Additional Partitions, Ceilings & Associated MEP works - B2, UGF, L1, L5 & L6.

Previous approvals have identified a number of possible locations for partitions to be installed. Following detailed design work with the client, these areas have been developed from an initial test fit through to final design. This has highlighted certain areas where we require additional partitions to be approved to enable these layouts to be constructed. The accompanying drawings highlight the new partitions in question. With these new spaces, the previously approved MEP solution needs to be varied to align. A brief description of the areas is as follows:

- B2 - Proposed installation of caged store rooms within part of store room 4.
- UGF - Fit out works to area known as Unit 1, this is in the north west of the building consisting of the linked spaces around the octagon. This space also links through to Unit 1 at First floor level. This space will be used for reception, offices, meeting rooms, write up space and store rooms. There is not a requirement for additional approval for partitions as the locations are covered within previous approvals. This application confirms the ceiling treatment for these spaces.

- Level 1 - Fit out works for lab and some variations to write up areas to the previously approved shell and core footprint.
- Level 5 - Fit out works for lab and some variations to write up areas to the previously approved shell and core footprint.
- Level 6 - Fit out works for lab and some variations to write up areas to the previously approved shell and core footprint.
- Within the proposed laboratories suspended ceilings are to be installed as per Level 7. UGF level has a replacement suspended ceiling to reflect the new layout.

Secondary Glazing - L1, L5 & L6.

Following confirmation of the detailed design we have been able to identify where certain rooms would require the addition of secondary glazing. The windows identified are where noise reduction is required to the room. These are mostly concentrated to Level 1 where the spaces are closer to the external noise source. As we go up the building the noise reduction is only required to meeting and some office spaces.

This is something that has been installed previously to certain windows in the building. With the assistance of an acoustician we have identified windows that will require secondary windows to reduce the noise levels from outside the building, we proposed a glazing system that has been used on listed buildings previously to reduce impact on the building.

Anti-Vibration Posts - L1 & L6.

During detailed analysis of levels 1 and 6 certain lab areas were identified that require additional anti-vibration posts to be installed. The proposed posts form the same functions as the previously approved posts on level 7, they reduce the response factor of the floor to a level that is suitable for lab spaces. The overall scope of this application only requires posts to levels 1 and 6, Level 5's readings already fall within the design criteria and therefore do not require any posts.

New maintenance access from Retail Unit 3 to the rear of the South Atrium

As part of these works there are certain additional MEP installations that are required to service the fit out works. The MEP engineers have highlighted that they would like to use a void area to the south atrium that currently does not have access for installation or maintenance. The proposal put forward is to access this space from a new door located at the rear of Retail Unit 3, the main entrance to this unit being from Southampton Row.

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

1.2 Pioneer Group

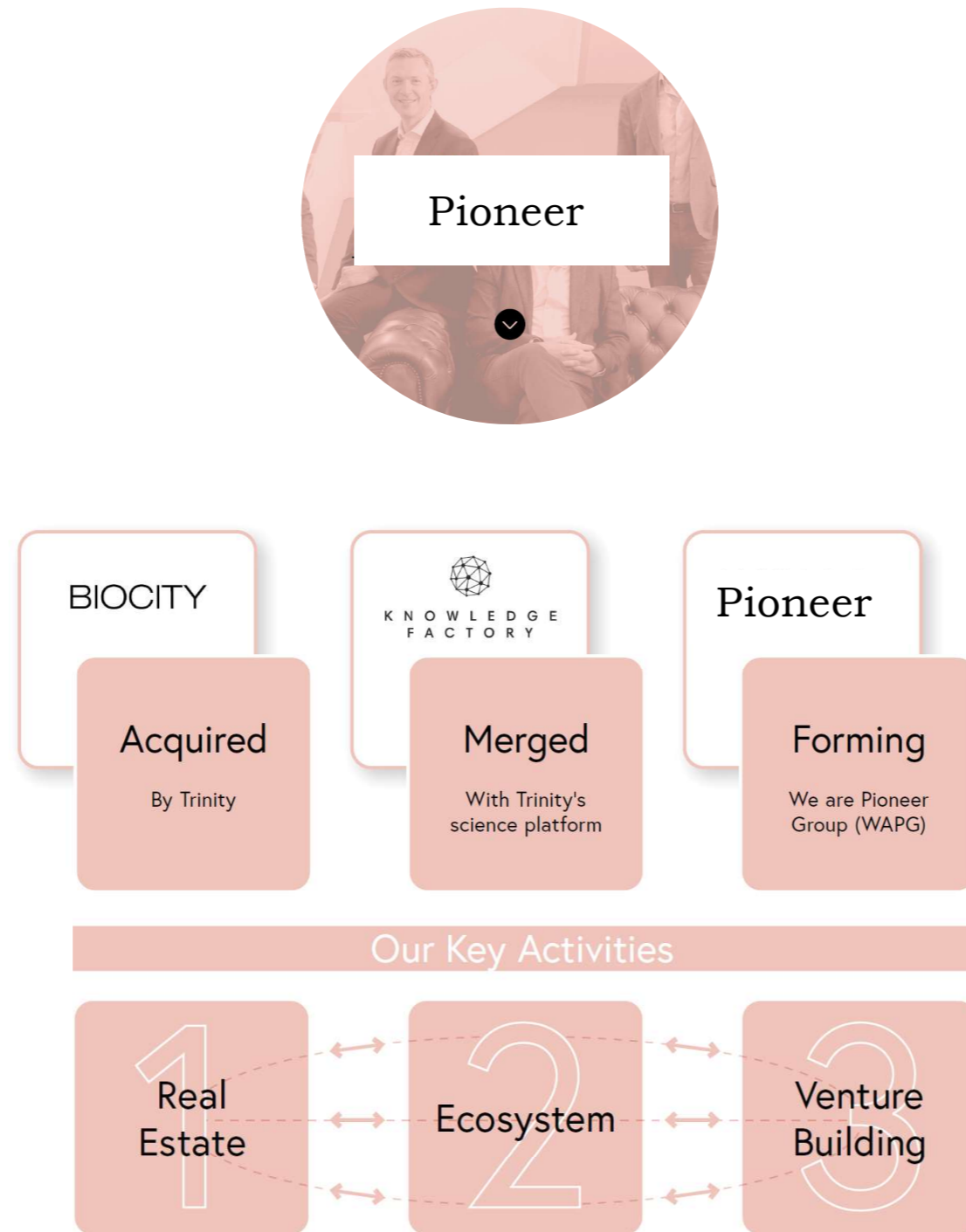
Overview

Pioneer Group operate and manage thirteen science parks across the UK and Ireland. Pioneer Group 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.



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 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.



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



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



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.



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.

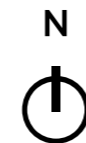
2.0 Setting

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 

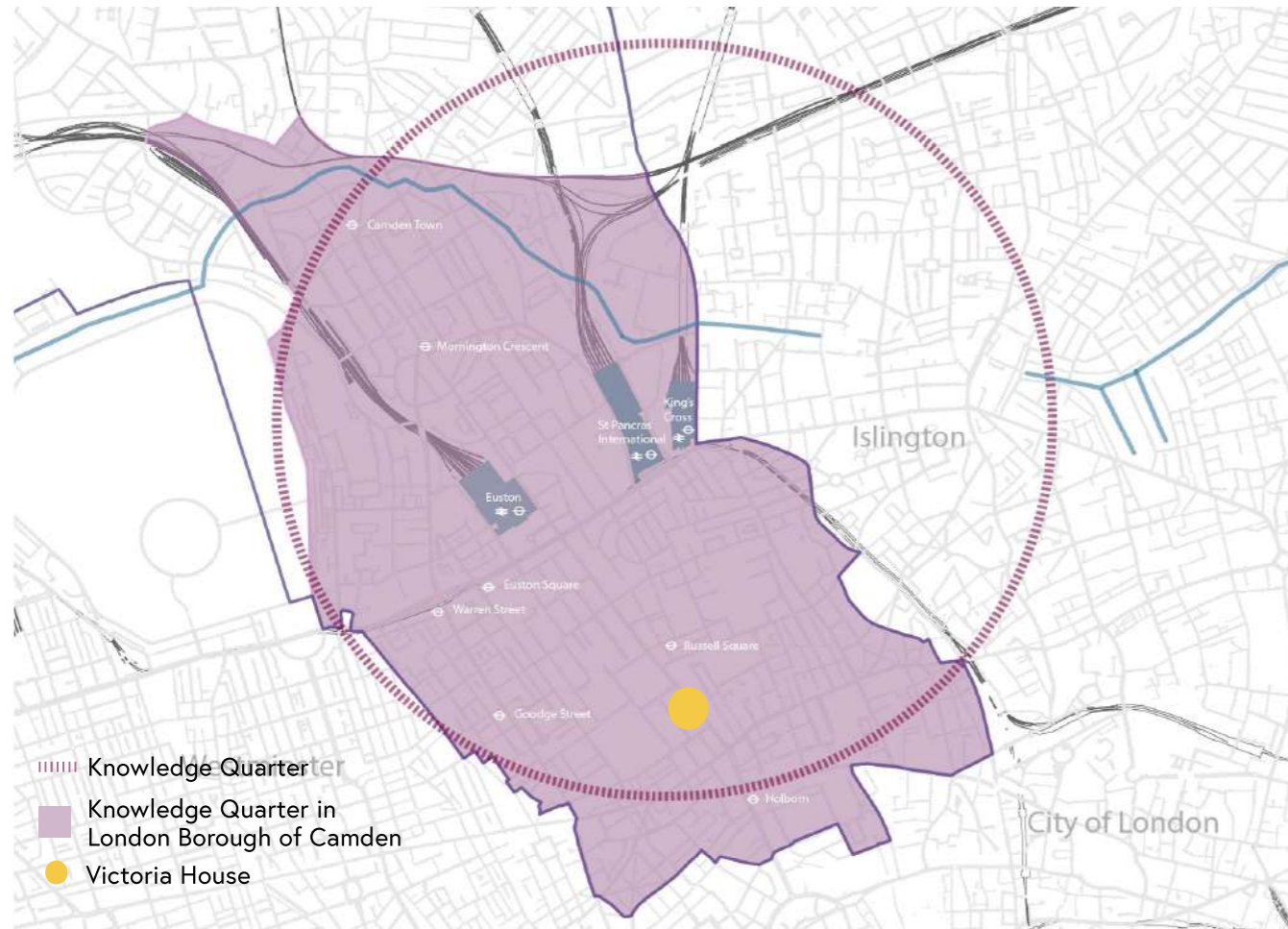


Aerial Photo (existing)

Key

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

2.2 Knowledge Quarter



The Knowledge Quarter is open

2021 has not been the same without our favourite museums and attractions. After a long period of closure, their doors are once again open to you.

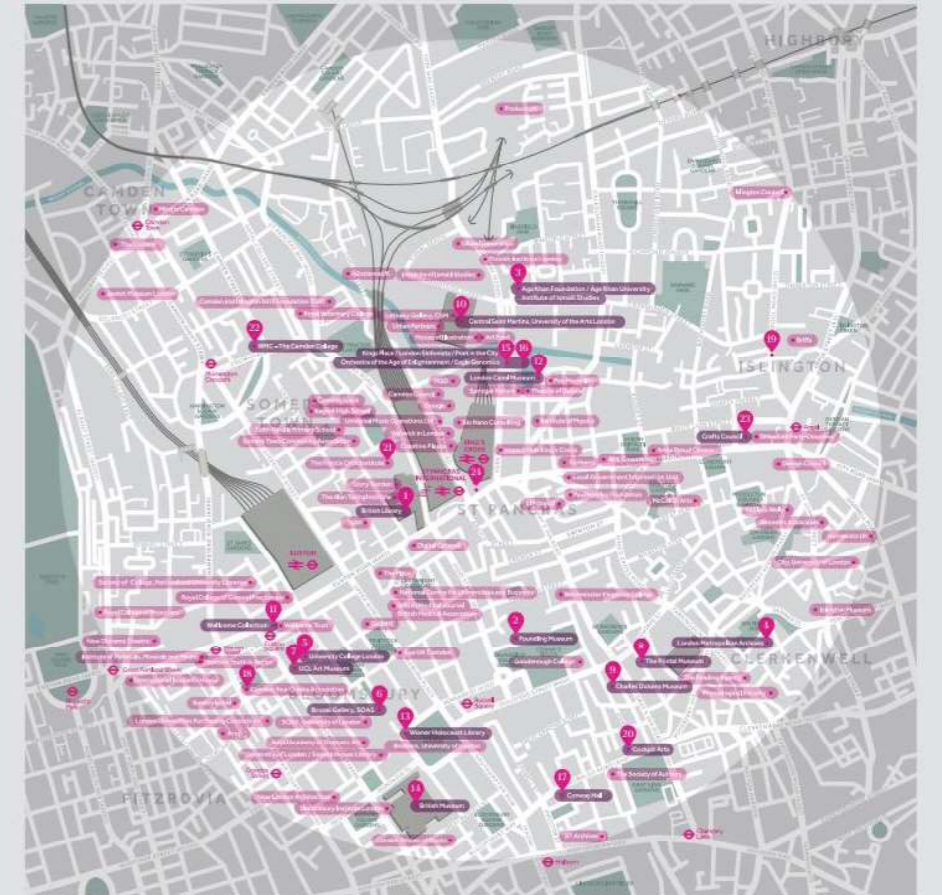
Take a trip around the Knowledge Quarter today and rediscover what this extraordinary part of London meant to you.

Familiar routes you used to take on your lunch break, unchanged, though less crowded. Blue plaques that distracted your footsteps. Shop awnings that sheltered you from the rain. Here are the small museums, buried in residential streets, that you proudly presented to family and friends on a weekend. There, the vast institutions that made you feel you had known the world in an afternoon.

This spring and summer's opening activity in the Knowledge Quarter will feel uniquely special to each returning visitor. Like the sight of home, after a long period away. Everything the same, but more precious.

knowledgequarter.london.whatson

	→	180,000,000 Catalogued Items
	→	100 Partner Organisations
	→	38 Libraries and Archives
	→	23 Museums and Galleries
	→	1 Rosetta Stone



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.