

## Design and Access Statement

**Site:** Hunter Street Health Centre  
8 Hunter St, Bloomsbury, London WC1N 1BN

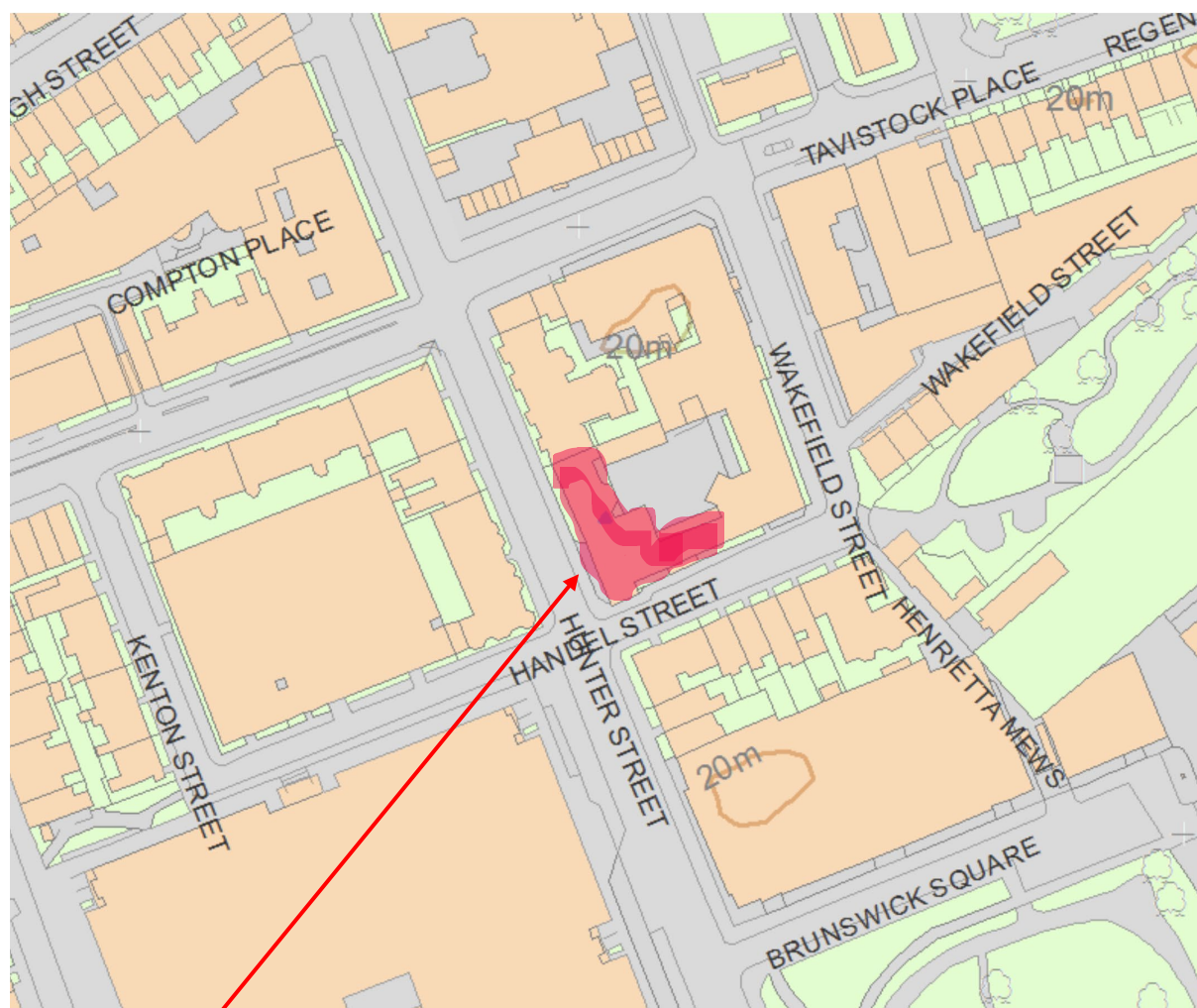
**Proposal:** Improvements to 2<sup>nd</sup> Floor & Installation of new Fire Alarm system

**Job No:** 812679 Issue A 29/07/24

To meet requirements, below is an assessment of the key 'Design and Access' issues formerly promoted by CABI which are still of relevance in the preparation of Design and Access Statements, namely: Use, Amount, Layout, Scale, Landscaping, Appearance and Access. This short statement should be read in conjunction with the submitted drawings and the submitted documents, including the Explanatory Details and Photographs and Covering Letter.

|                 |  |
|-----------------|--|
| <b>Use</b>      | <p>The use of the site will remain as existing as an NHS Health Centre providing community NHS services, and 1No GP Practice.</p> <p>The NHS Health Centre building was Grade 2 Listed on 11<sup>th</sup> January 1999. Historic Buildings Register No 1379142</p> |
| <b>Drawings</b> | <p>Existing Drawings – All Floors 812679/01B, 02C, 03C, 04F, 05C</p> <p>Proposed 2<sup>nd</sup> Floor Drawing 812679/44K</p>   |

# Site Location Plan



**Hunter Street Health Centre**

## Listing Details





Details from Historic Buildings Register:

*798-1/95/931 HUNTER STREET 11-JAN-99 8 The Former London School of Medicine f or Women (bounded by Hunter Street, Handel Street and Wakefield Street (Formerly listed as: HUNTER STREET 8 British College of Acupuncture)*

*II Former London School of Medicine for Women, renamed the London (Royal Free Hospital) School of Medicine for Women in 1896, and now housing various institutions. Built 1897-1900 by J.M. Brydon. Red brick with stone and gauged brick dressings. Tiled mansard roofs with dormers and tall brick chimney-stacks with stone cornices. Queen Anne style. C-shaped plan built in 3 successive phases from Wakefield Street to Hunter Street. EXTERIOR: To Hunter Street, 3 storeys, attic and basement. 8 windows with slightly advanced end bays. 2 central chimneys banded and linked to form an arch with keystone above a dormer with keystone and section of cornice; dormers to end bays have segmental pediments and barrel roofs, each with a round-arched sash flanked by upswept parapets. Symmetrical design apart from entrance set next to right hand end bay with a Doric doorcase having a broken pediment and round-arched door with patterned fanlight and rusticated voussoirs. Slightly recessed sashes; ground floor segmental-arched with keystone, 1st floor have keystones flanked by lugged voussoirs and continuous sill band, 2nd floor, flat-arched with mutule cornice at sill band level and*

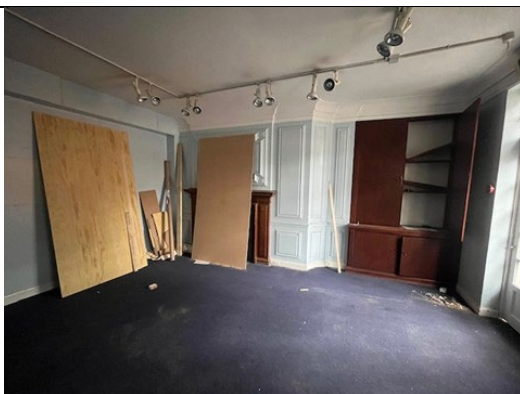
|                         |   |
|-------------------------|---|
|                         | <p><i>Gibbs type surrounds to end bay windows. Eaves cornice. Return to Handel Street has stepped and shaped gable with gauged brick detailing, and a 2-storey range below this with broken stone pediment. Then, set back, 9 window bays and a central first floor Venetian style window. Similar stepped and shaped gable to east end with stone banding and gauged brick detailing. To rear of this, facing courtyard, is an advanced squared bay in the corner, with 1st floor wide window under rounded arch with red gauged brickwork surround and corner pilasters, and apron carrying the words: 'LONDON ROYAL FREE HOSPITAL SCHOOL OF MEDICINE FOR WOMEN. Founded 1874. Rebuilt 1897'. The roof in this corner is capped with a cupola and weathervane. Return to Wakefield Street has eight window bays, those to first floor under rounded arches; those 5 to the courtyard elevation with stone surrounds and gauged brick pilasters. Attached but of lesser interest is the c.1915 range also known as No.2 Wakefield Street. INTERIOR: Not fully inspected. Metal baluster stairs with scrolled balusters; range along Wakefield Street has metal tension rod truss roof and roof lights; lecture theatre in corner with raked floor and later modifications; C20 modifications throughout for continued institutional use.</i></p> <p><i>HISTORY: The London School of Medicine for Women was founded in 1874, within three years becoming a part of the University of London. The first dean (from 1883-1903) was Dr. Elizabeth Garrett Anderson, the first Englishwoman to qualify in medicine, and an important national figure in medical and women's history. Anderson employed her friend, the notable architect J.M. Brydon for this project, and he has also designed the hospital Elizabeth Garrett Anderson Hospital on the Euston Road (q.v.). The school initially occupied a large house at No.30 Handel Street, but by 1897, with 170 students and leases about to run out, a programme of rebuilding was necessary. The work began on Wakefield Street, which was formally opened in July 1898 and which contained rooms for teaching chemistry, physiology, anatomy and physics. This was funded by Emily Pfeiffer and known as the Pfeiffer wing, with additional funds being contributed after the Princess of Wales agreed to open the building. Work began immediately on the second stage of construction, along Handel Street, which housed 2 lecture theatres, a library, a biological lab and other classrooms, and was completed by autumn 1899. By this time, the old houses on Hunter Street had been demolished and the last stage was built the following year. The school became associated with the Royal Free Hospital during Anderson's deanship, and it was renamed the London (Royal Free Hospital) School of Medicine for Women in 1896. SOURCES include the following articles: The Sketch, June 15, 1898, p.69; The Daily Graphic, July 12, 1898; Daily News, Sept. 13, 1900; The Builder, April 16, 1898. p.367.</i></p> <p><i>Listed as the former London School of Medicine for Women, rebuilt 1897-1900, under the deanship of the medical pioneer Elizabeth Garrett Anderson to the designs of J.M. Brydon. It has architectural interest for its handsome Queen Anne Style as well as considerable historic importance, for its strong links with Anderson and as an early purpose-built medical school for women.</i></p> |
| <b>Amount and Scale</b> | The proposals will only affect internal areas.  |



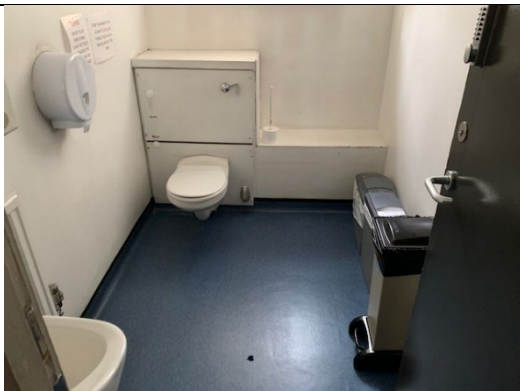
| Existing Photographs | Exterior  |  |
|----------------------|---|--|
|                      |                            |    |
|                      |                           |   |
| Existing Photographs | 2 <sup>nd</sup> Floor   |  |
|                      |  <p>Typical Corridor</p> |  |



Typical Offices



Far end Office leading to rear fire escape stairs



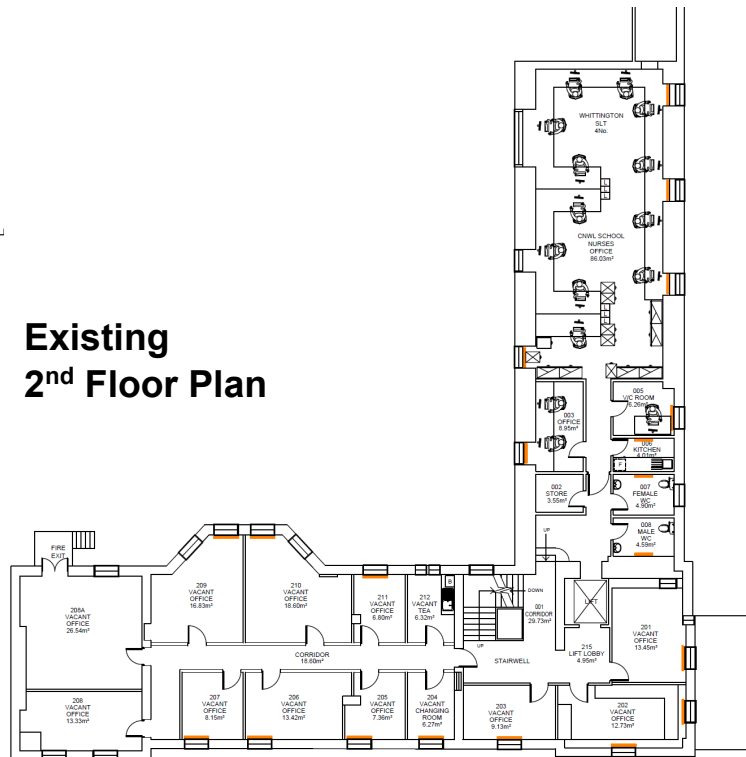
Typical WC



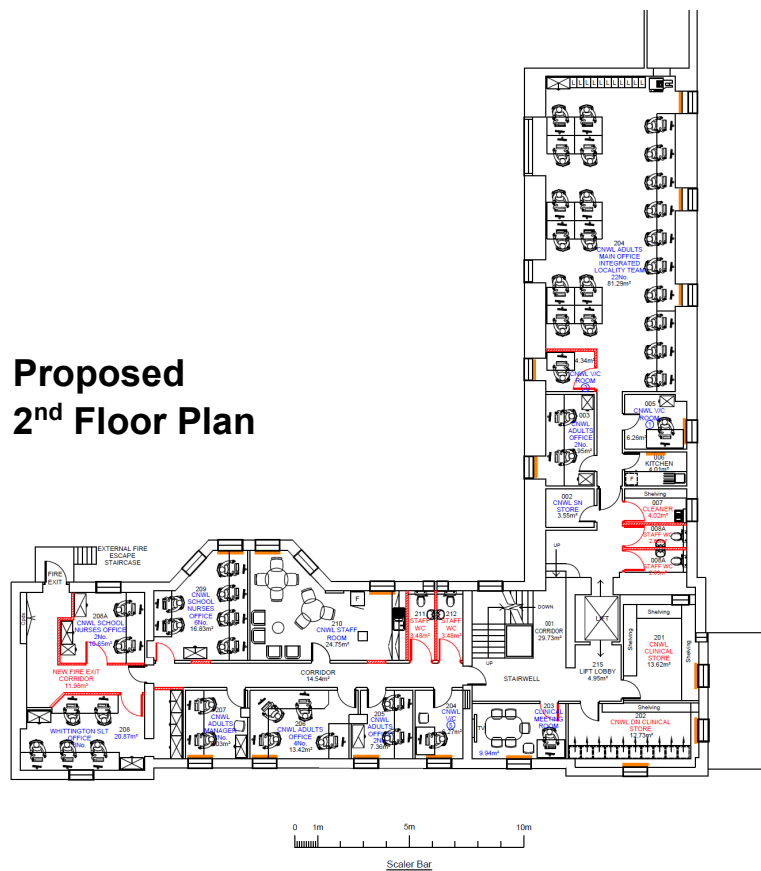
Tea Point

|                      |   |
|----------------------|---|
| <p><b>Layout</b></p> | <p>The layout of the 2<sup>nd</sup> Floor will largely stay the same, except there are some alterations proposed to some of the modern internal partitions to suit new layouts. These include:-</p> <p>2<sup>nd</sup> Floor Front Wing:</p> <ul style="list-style-type: none"> <li>• Taking down &amp; constructing some new plasterboard partition walls to create 2No additional WCs and a Staff Room.</li> <li>• Extending Corridor to take it all the way to the external door leading to the far end external metal fire escape staircase to ensure fire safety &amp; fire exit compliance.</li> <li>• Alterations to offices to improve useability by taking down &amp; constructing some new plasterboard partition walls.</li> </ul> <p>2<sup>nd</sup> Floor Rear Wing:</p> <ul style="list-style-type: none"> <li>• Constructing new plasterboard partition wall to create additional One to One Room.</li> <li>• Taking down &amp; constructing some new plasterboard partition walls to create 2No revised smaller WCs and a Cleaner's Room.</li> </ul> <p>None of the proposed alterations affect the Listed status of the building as they are alterations and construction in a similar manner of the existing more modern plasterboard partitions that we understand were constructed when the building was substantially refurbished and re-modelled around 1990.</p> |
|----------------------|---|

## Existing 2<sup>nd</sup> Floor Plan



## Proposed 2<sup>nd</sup> Floor Plan

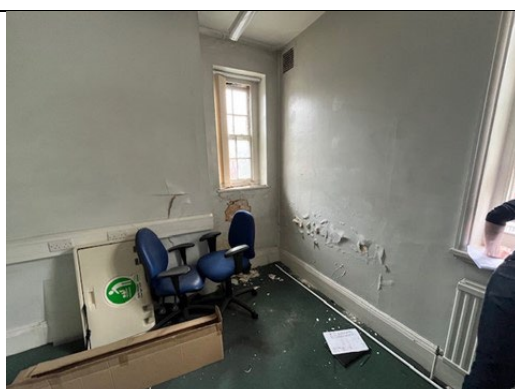


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|--|--|
| <p><b>Alterations</b></p> <p><b>Appearance/<br/>Materials<br/>and Design</b></p> | <p>The following design approach is to be adopted:-</p> <ul style="list-style-type: none"> <li>(i) Any new timber doors &amp; frames will be to match existing. Where possible, existing timber doors will be re-used. Any existing cornices, etc will not be affected by these works and these are generally to the perimeter 'external' walls.</li> <li>(ii) New timber skirtings where necessary will be to match existing.</li> <li>(iii) Ceilings will be repaired where required with plasterboard and painted.</li> <li>(iv) New vinyl flooring to be wood effect generally to all front areas of the 2<sup>nd</sup> Floor to match the wood effect vinyl flooring already laid to the 2<sup>nd</sup> Floor Rear Wing &amp; Main Staircase.</li> <li>(v) Redecoration of all 2<sup>nd</sup> Floor areas with paint.</li> <li>(vi) The WCs to be re-fitted will be provided with new IPS units, white sanitaryware, etc, and are generally replacing existing modern painted IPS units, white sanitaryware, etc that was installed when the building was substantially refurbished and re-modelled around 1990. Existing local drainage &amp; water supply pipework is to be used.</li> <li>(vii) The existing Tea Point and proposed new Tea Point fit-out in the new Staff Room will be modern fitted kitchen type units, which are simply an up-to-date version of current Tea Point fit-out that is being replaced. Existing local drainage &amp; water supply pipework is to be used.</li> <li>(viii) Lighting is currently generally LED lights that are surface-mounted to ceilings. These will be retained and altered to suit new layouts.</li> <li>(ix) Power &amp; IT structured cabling is generally run in white plastic dado trunking. This will be retained and altered to suit new layouts.</li> <li>(x) There is a single rotten timber sash window to the rear of 2<sup>nd</sup> Floor Office 201. This will be replaced to match existing as closely as possible.</li> </ul> <p>None of the proposed alterations affect the Listed status of the building as they are alterations and construction in a similar manner of the existing more modern plasterboard partitions that we understand were constructed when the building was substantially refurbished and re-modelled around 1990.</p> |
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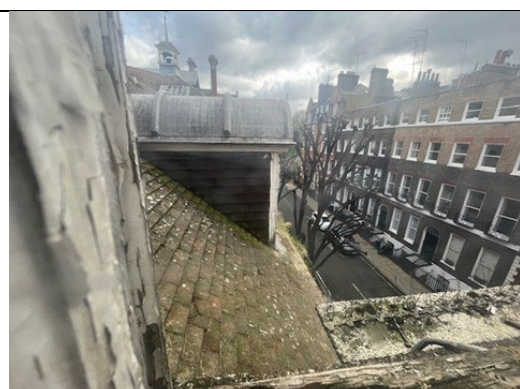




Typical Offices



Existing rotten timber sash window to 2<sup>nd</sup> Floor Office 201 to be replaced



### New Fire Alarm System

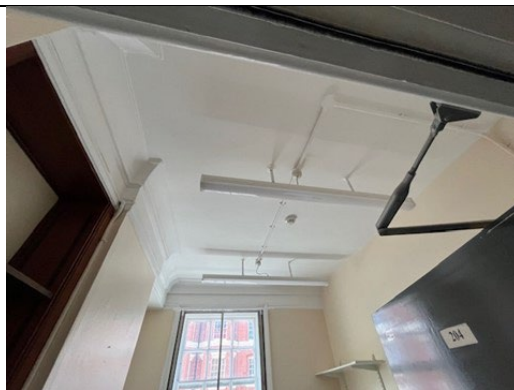
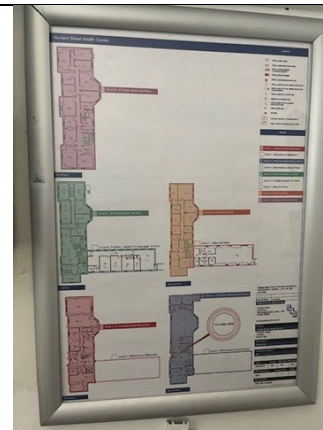
It is proposed to remove the existing old fire alarm system which is now obsolete, and does not comply fully with current standards.

Proposed standards and design for the new fire alarm system are as follows:-

- (i) New fire alarm panel to be provided in the same location as existing in the recess by the main patient entrance doors to Hunter Street.
- (ii) Detector and fire alarm break-glass call points will generally be in existing locations.
- (iii) Cable routes to generally following existing cable routes.
- (iv) There will be no damage of impact on existing ceiling cornicing, the feature staircase, and other elements of historical interest.
- (v) Any cable penetrations through compartment walls will be provided with specialist proprietary fire-stopping.



Existing Fire alarm panel



Typical existing ceiling fire smoke detectors



**Access**

Existing accesses, etc will not be affected by the proposed works.