

RSS1040
UCL, PPVPO Torrington Place

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1-19 Torrington Place, External Plant

Design and Access Statement

This document provides information in support of a planning application for external plant associated with the internal refurbishment of levels 8, 9 and 10 at 1-19 Torrington Place.

This document has been prepared on behalf of University College London (UCL), by

Rivington Street Studio
28 Navigation Road
London E3 3TG
T 020 7739 8945

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1. **Background**

1-19 Torrington Place building is a freehold property owned by Bedford Estates and is leased by UCL. The lease also includes 188 Tottenham Court Road and is integral to the 1-19 Torrington Place accommodation. The building was constructed circa 1956-61 as a purpose-built office building, Mullard House and is 14 stories high including 2 basement levels.

UCL are proposing internal refurbishment levels 8, 9 and 10 of the building. External plant machinery is required in connection with the refurbishment, which requires Planning Permission.

2. **Proposals**

Level 6 roof

A new VRF system is proposed to serve levels 8-10, requiring 3 new condenser units to be located on the level 6 roof. The new condensers will be located within the existing plant enclosure. As the Versatemp system is still serving other floors outside the scope of these works, the existing heat rejection equipment will be retained. The new condenser units will be installed on a gantry complete with steps and handrails to span across existing Versatemp system pipework. New refrigerant pipework tray will run from the condensers into the building at level 6. Due to the low noise of the new condenser units, no further acoustic treatment will be necessary.

Roof (level 12)

The extract AHU will be replaced with a new unit, complete with acoustic treatment to meet planning noise requirements given by the acoustic consultant. The new AHU will also include a DX coil connected to 6 dedicated heat pump condensers, which will be located on a raised section of flat roof adjacent the existing condenser units on this level. Due to the low noise of the new condenser units, no further acoustic treatment will be necessary.

3. Access

There are no proposed alterations to the existing building access.

4. Existing Use

The building is currently Class F1 (a) use.

5. Floor areas

The proposed works do not affect the floor areas.

6. Application drawings

Refer to:

- 1013 - Existing Plan Level 6
- 1019 - Existing Plan Level 12
- 1050 - Existing Elevation A
- 1051 - Existing Elevation B
- 1052 - Existing Elevation C
- 1213 - Proposed Plan Level 6
- 1219 - Proposed Plan Level 12
- 1401 - Proposed Elevation A
- 1402 - Proposed Elevation B
- 1403 - Proposed Elevation C