

Design and Access Statement

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

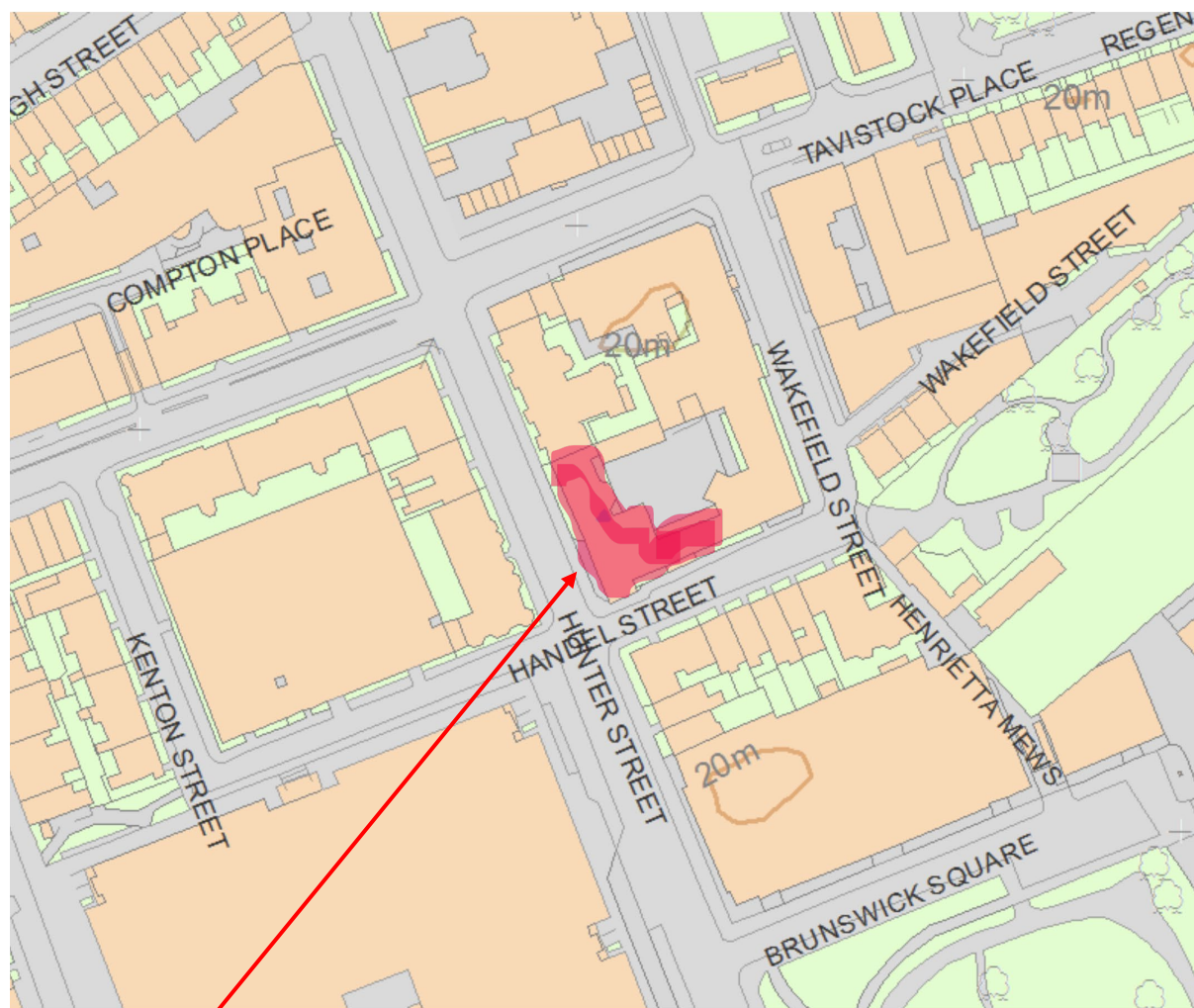
Proposal: Improvements to Basement, Ground, 1st, & 3rd Floors

Job No: 812679 Issue A 06/01/25

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.

Use	<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 11th January 1999. Historic Buildings Register No 1379142</p>
Drawings	<p>Existing Drawings – All Floors 812679/01B, 02C, 03C, 04F, 05C</p> <p>Proposed Drawings – Basement, Ground, 1st, & 3rd Floor Drawings 812679/41M, 42L, 43J, 45G</p>
Previous Listed Building Consent	<p>Please note that a previous Listed Building Consent was applied for and approved; ref. 20243182L for alterations to the following areas:-</p> <ul style="list-style-type: none"> • 2nd Floor • Replacement of fire alarm & detection installation to all areas of the building.

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 for 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 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

	<p>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.</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>
Amount and Scale	The proposals will only affect internal areas.

Existing Photographs	Exterior	
		 Entrance – Hunter Street
		 Entrance – Bloomsbury Practice
Existing Photographs	Basement Floor – Front (Hunter Street) Wing	
	 Typical Corridors	
		



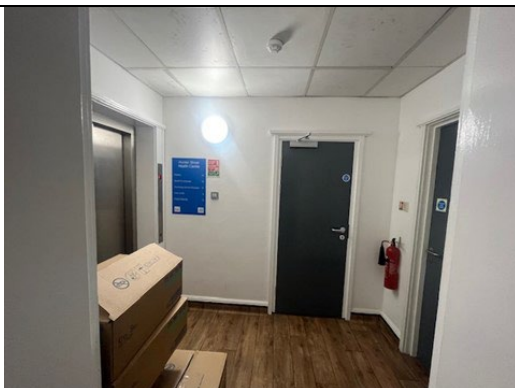
Typical Offices



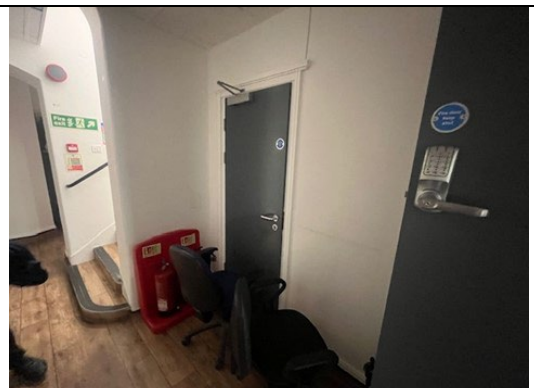
Tea Point



WC



Lobby by Lift





Lift Motor Room



Void under staircase



**Existing
Photographs**

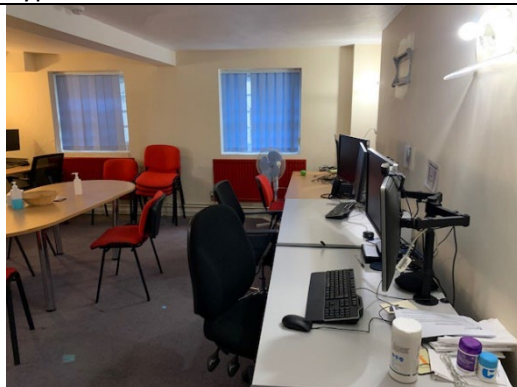
Basement Floor – Rear (Handel Street) Wing



Typical Corridor






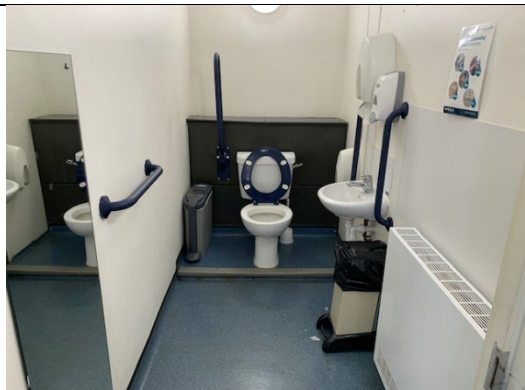


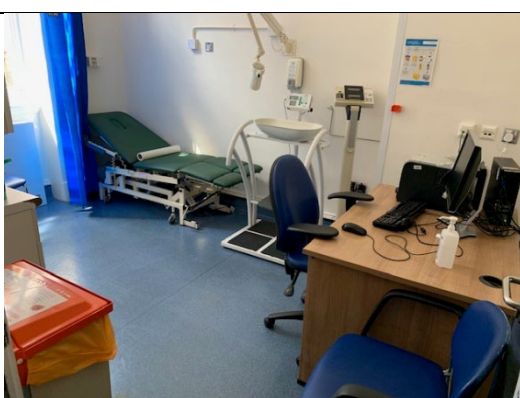
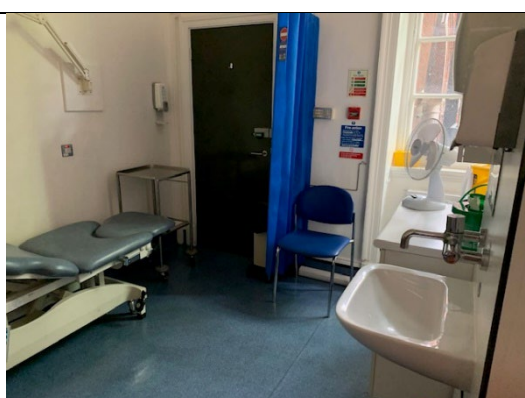
Tea Point









Typical Office



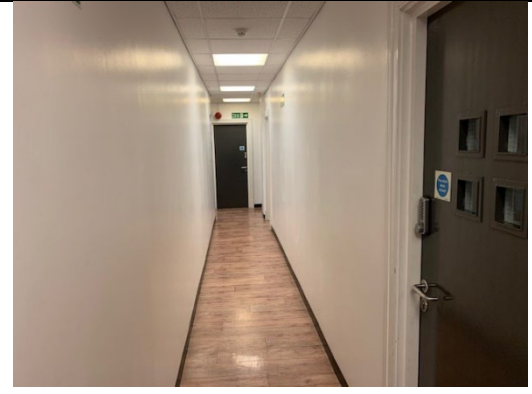
WC

Existing Photographs	Ground Floor – Front (Hunter Street) Wing	
	 <p data-bbox="352 667 675 701">Entrance Lobby/Reception</p>	
	 <p data-bbox="352 1122 718 1155">Reception Counter – staff side</p>	 <p data-bbox="903 1122 951 1155">WC</p>
	 <p data-bbox="352 1576 727 1610">Main Front Area – Phlebotomy</p>	
	 <p data-bbox="352 2040 644 2074">Front Consulting Rooms</p>	

Existing Photographs	Ground Floor – Rear (Handel Street) Wing	
	 <p>Entrance Corridor</p>	 <p>Typical Consulting Room</p>
	 <p>Waiting Area</p>	
Existing Photographs	1st Floor – Front (Hunter Street) Wing	
	 <p>Stairwell</p>	 <p>Reception counter</p>



Corridors



Typical Offices



Far end Store/Fire escape route



WCs

**Existing
Photographs**

3rd Floor



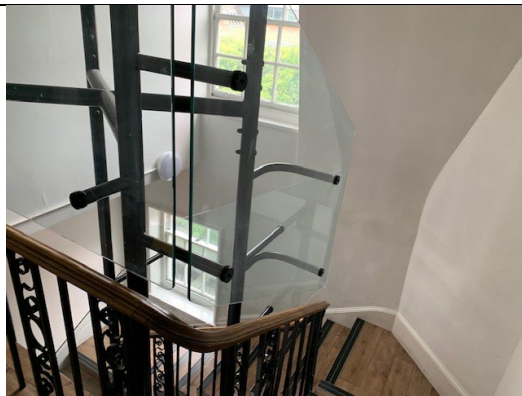
Typical Corridor



Typical Offices



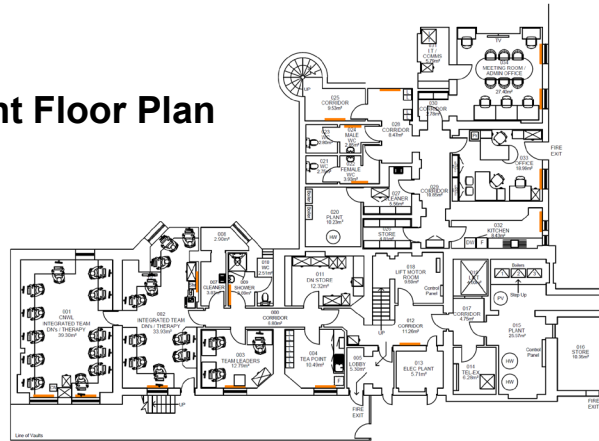
Typical Offices



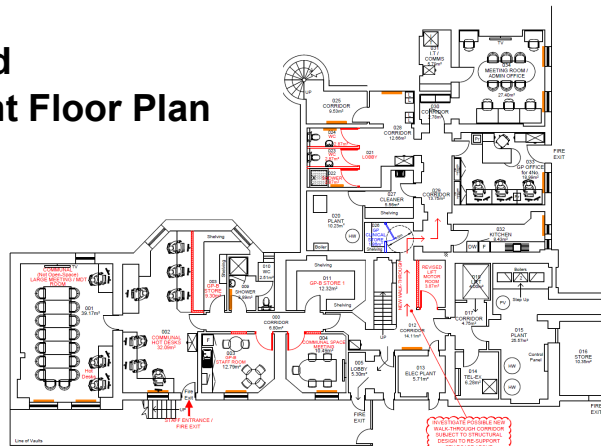
Stairwell



Existing Basement Floor Plan



Proposed Basement Floor Plan



Basement Floor Layout & changes

The layout of the Basement 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:-

Front (Hunter Street) Wing:

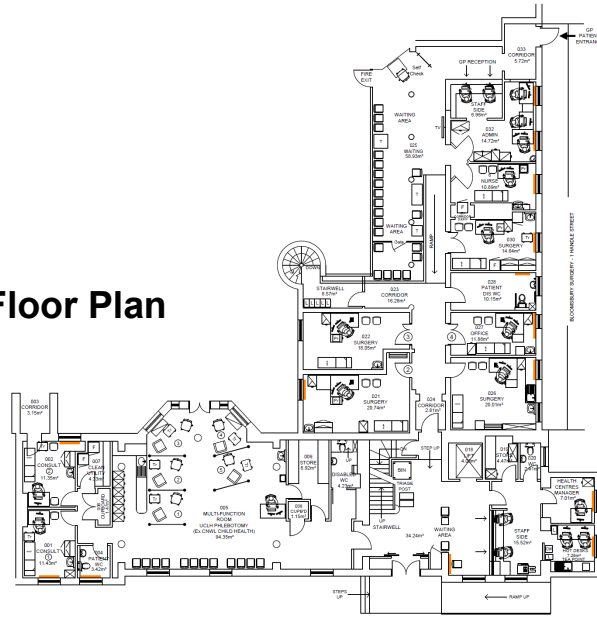
- Formation of new Clinical Store Room.
- Alterations to door positions in modern plasterboard walls to Tea Point & Meeting Room.
- Re-working of Lift Motor Room to provide new corridor through from Front to Rear Wing; including opening up old opening.

Rear (Bloomsbury Practice) Wing:

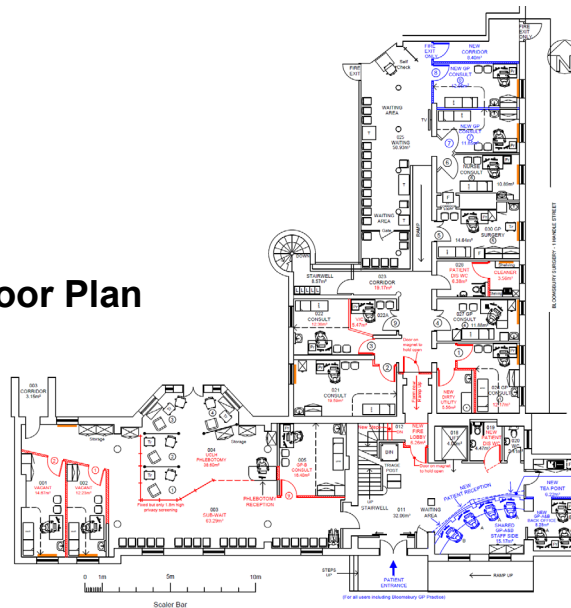
- Refurbishment, including remodelling WCs to include for provision of a shower to encourage green sustainable travel.

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.

Existing Ground Floor Plan



Proposed Ground Floor Plan



Ground Floor Layout & changes

The layout of the Ground 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:-

Front (Hunter Street) Wing:

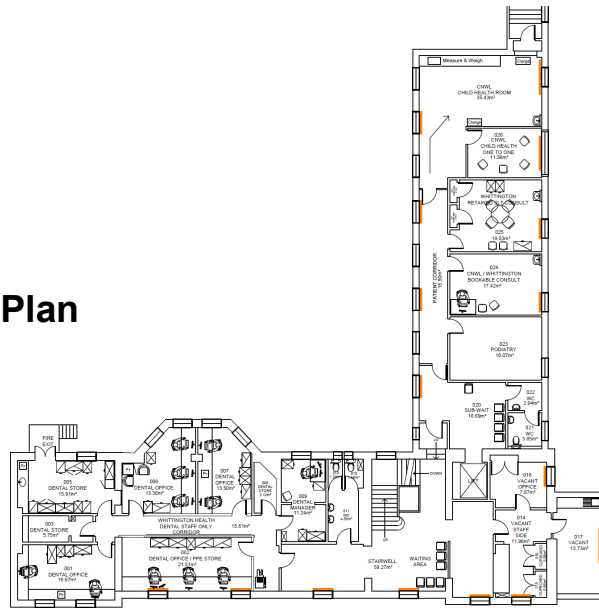
- Replacement of reception counter to meet DDA & accessibility standards and create a new integrated single reception for the building.
- Revised position & design for Consulting Rooms to maintain fire exit.
- Maintains open-plan nature of the main Phlebotomy Group area to respect existing columns/cornice detailing.

Rear (Bloomsbury Practice) Wing:

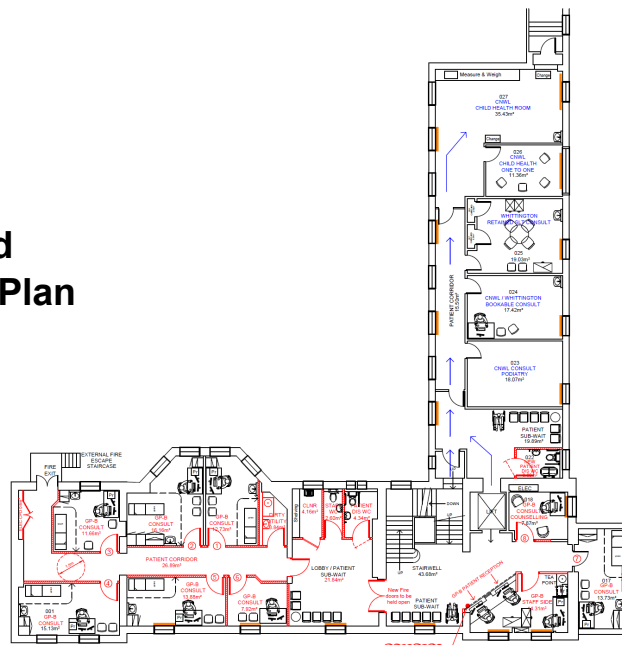
- Re-working of the reception/GP entrance to create 2No extra Consulting rooms.

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.

Existing 1st Floor Plan



Proposed 1st Floor Plan



1st Floor

Layout & changes

The principle of the layout of the 1st 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:-

Front (Hunter Street) Wing:

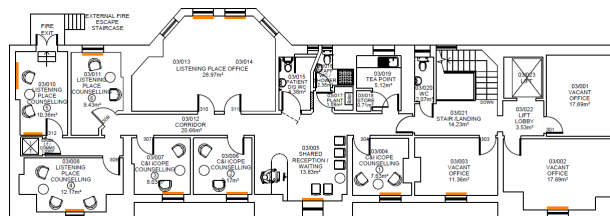
- Re-modelling of the front wing to create a new suite of clinical rooms, wider corridor, and compliant route to the far end fire exit.
- Replacement of reception counter to meet DDA & accessibility standards.

Rear (Bloomsbury Practice) Wing:

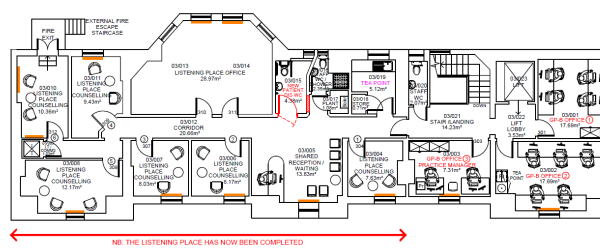
- Alterations to WC area to create a new compliant Patient Disabled WC.

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.

Existing 3rd Floor Plan



Proposed 3rd Floor Plan



NI: THE LISTENING PLACE HAS NOW BEEN COMPLETED (NOT BE SURVEYED)

3rd Floor

Layout & changes

The layout of the 3rd 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:-

Front (Hunter Street) Wing:



- Refurbishment of existing offices near the lift.
- Remodelling of WC area.

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.

ALL AREAS

The following design approach is to be adopted:-

- Any new timber doors & frames will be to match existing. Where possible, existing timber doors will be re-used.
- New timber skirtings where necessary will be to match existing.
- Ceilings will be repaired where required with plasterboard and painted.
- Any existing cornices, etc will not be affected by these works and these are generally to the perimeter 'external' walls. The position of any new partitions (specifically to the Ground Floor Hunter Street Wing) respect these features.

	<p>(v) New vinyl flooring to be wood effect generally to all corridor/office areas to reflect the wood effect vinyl flooring already laid. with a cleaner design chosen for the actual more clinical rooms</p> <p>(vi) Redecoration of all areas with paint.</p> <p>(vii) 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 & water supply pipework is to be used.</p> <p>(viii) The existing Tea Points and proposed new Tea Point fit-outs 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 & water supply pipework is to be used.</p> <p>(ix) Lighting is currently generally LED lights that are sur=face-mounted to ceilings. These will be retained, altered, & added to suit new layouts.</p> <p>(x) Power & IT structured cabling is generally run in white plastic dado trunking. This will be retained and altered to suit new layouts.</p> <p>(xi) Alterations to fire detection & warning installation to suit new layouts.</p> <p>(xii) Installation of new door access control system.</p> <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>
<p>Existing Photographs</p> <p>Typical Existing Details</p>	<div data-bbox="352 1384 874 1771">  </div> <p>Skirtings & dado trunking</p> <div data-bbox="906 1384 1428 1771">  </div> <p>Feature columns to Ground Floor</p>



Typical Internal Corridor doors



Typical Office doors



Typical Lighting



Typical Existing Lighting

Access

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