

# Design & Access Statement



## DESIGN & ACCESS STATEMENT FOR:

**NEW ROOF PLANT  
UNIVERSITY COLLEGE LONDON HOSPITALS  
HOSPITAL for TROPICAL DISEASES  
MORTIMER MARKET  
LONDON  
WC1E 6JB**

### Report Compiled For:

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### Report Date

**11<sup>th</sup> November 2013**

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## 1.0 Introduction

This statement was commissioned in October 2013 to accompany an application for planning permission for additional roof plant and new supply and exhaust ductwork together with associate pipework at Mortimer Market. The report was prepared by Jonathan Hosker Associates Ltd.

## 2.0 Design Approach

UCLH are in the process of decanting extg services from the Rosenheim Building in Grafton Way, London WC1E 5DB to Mortimer Market. This forms part of a major development known as phase 4 and part of UCLH's long term plans and objectives. In order to facilitate this, the Dermatology Department is to be relocated to the 2<sup>nd</sup> floor at Mortimer Market Centre. It has been stipulated that this facility should be provided with a new air handling plant complete with associated ductwork and new condenser units to meet the clinical requirement.

Various locations were considered for both the location of the plant and ductwork. These were explored by Jha and Hoare Lea (Mechanical and Electrical consultant). The submitted plans represent UCLH's preferred configuration.

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## 3.0 Access

There are no proposals to alter any means of access to the site.

## 4.0 Planning Context

The building is situated within a courtyard which is accessed by vehicle from Capper Street although pedestrian access is primarily from Tottenham Court Road. The site is surrounded primarily by the New Macmillan Cancer Centre and commercial property although there is a small proportion of residential apartments facing one side of the building.

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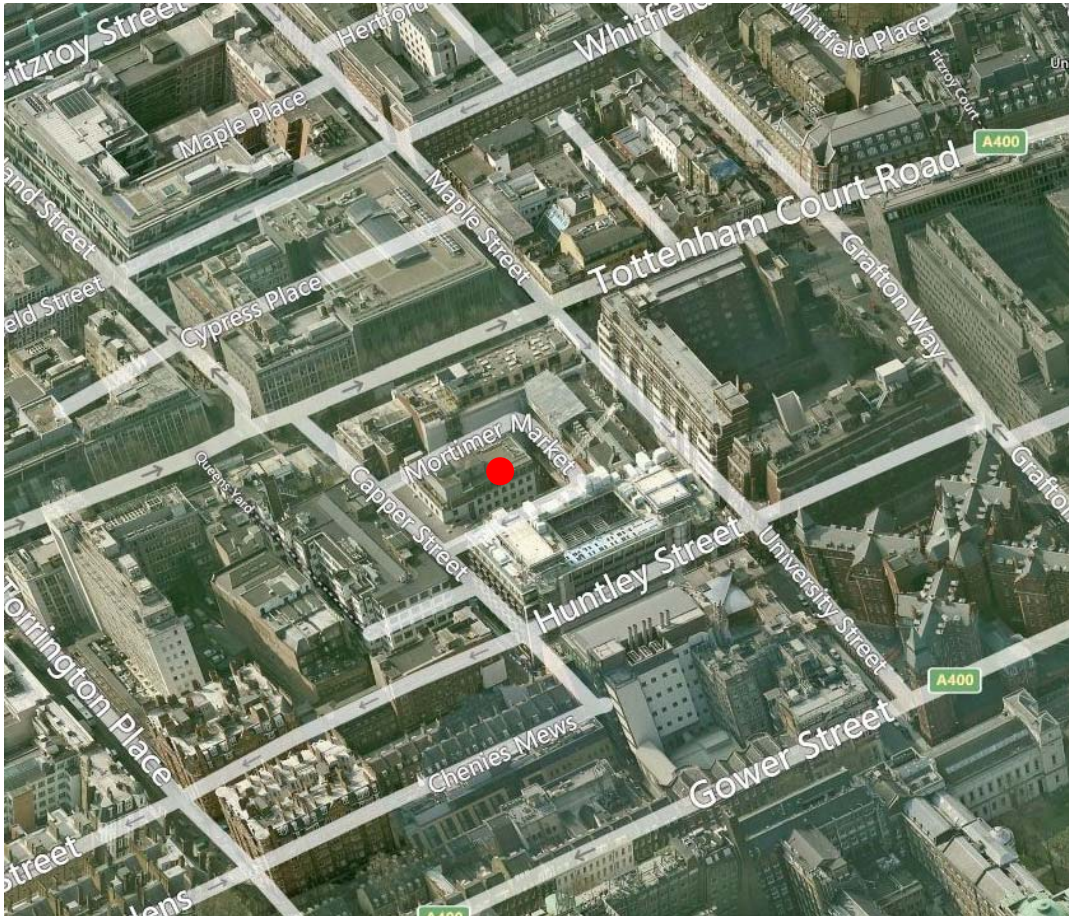


## 5.0 Summary

The proposal is a vital part of the strategic long term goals of UCLH, and the installation of the plant and ductwork is necessary to ensure that the clinical requirement of the relocated Dermatology Department is met.

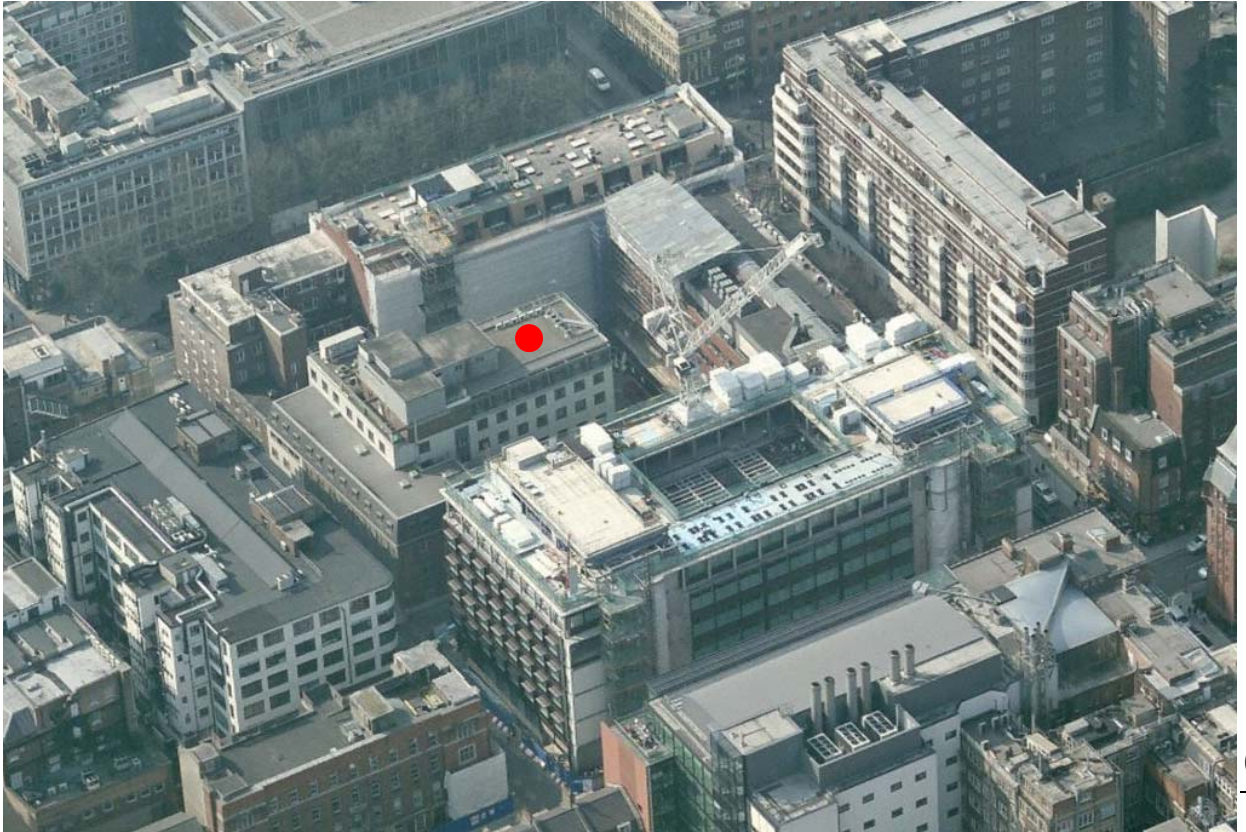
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Aerial Shots Courtesy of Bing Maps:-



South East View – Towards main Mortimer Market. (Red Dot)

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South East View – Towards Mortimer Market

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West View – with Tottenham Court Road at the bottom

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South West View –