

Victory House

Floors 1 & 2

1 University Street, 163 - 170 Tottenham Court Road

London W1T 7HA

For & On Behalf Of The Institute Of Sport, Exercise & Health

**Planning Application For A Change Of Use from Office (Class B1) to
Non-Residential Institutions (Class D1).**

Planning Statement

Design & Access Statement

Victory House

Planning Statement Design & Access Statement

For and on behalf of
University College London Hospitals Charity (UCLHC)
University College London NHS (UCL)
British Olympic Association (BOA)
English Institute of Sport and private hospital group (HCA)

31st January 2012

| Llewelyn Davies Yeang | Capita Symonds | URS Scott Wilson | Mortimer Issacs

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1.0 Introductions

1.0.0 Introduction

- 1.0.1 This Planning & Design & Access Statement is prepared in support of a planning application for Victory House at 163 - 170 Tottenham Court Road, London W1T 7HA
- 1.0.2 Our Client, University College London Hospitals Charity (UCLHC) acquired Victory House in 2011.
- 1.0.3 Our Clients for this project are:
University College London Hospitals Charity (UCLHC)
University College London NHS (UCL)
British Olympic Association (BOA)
English Institute of Sport and private hospital group (HCA)
- 1.0.4 As stated on the planning application forms, the application seeks planning permission for the following:
"Change of use of the first and second floors from Office (Class B1) to Non-Residential Institutions (Class D1)."
- 1.0.5 UCLHC has instructed Llewelyn Davies Yeang as Architects to develop and refurbish the 1st and 2nd floor of Victory House in accordance with the proposed planning application.
- 1.0.6 In addition to this statement the following additional material has been submitted in support of the planning application:
- Covering letter
 - Planning Application Form & Fee;
 - Planning application drawings and a schedule of areas/accommodation;
 - Transport, Energy, Air Quality and Acoustic Statements contains a brief overview within this report.

1.1.0 Purpose of the Statement

- 1.1.1 This statement is submitted in support of a planning permission application and, as such, provides the following information:
- 1.1.2 A review of the site's immediate and wider context in terms of its physical, social and economic characteristics and relevant planning policy and guidance;
- 1.1.3 Victory House illustrated planning History highlighting what has been constructed as of January 2012.
- 1.1.4 The proposed scheme illustrates the design principles in terms of scale, layout and visual appearance of the proposed works within the context of the surrounding area.
- 1.1.5 An assessment of how the proposed new design seeks to address national, strategic, local planning and urban design guidance objectives.

1.2.0 Document Structure

The statement is structured as follows:

Section	Title
1.0	Introduction & outline proposal
2.0	Location & site history
3.0	Reviews all relevant national, regional and local planning policies and considers how the development can address them.
4.0	Introduces the concept and purpose of Institute of Sports and Exercise Medicine.
5.0	Provides a detail description of the proposal including brief description, site and design approach.
6.0	illustrates the proposed floor plans, sections, elevations and proposed schedule.
7.0	Provides a summary of the proposal and outlines the positive aspects of the development.

1.3.0 Project Team

The following provides details of the project team:

Client:	University College London Hospitals Charity (UCLHC) University College London NHS (UCL) British Olympic Association (BOA) English Institute of Sport and private hospital group (HCA)
Architect	Llewelyn Davies Yeang (LDY)
Project Managers	Capita Symonds
Structural Engineers	URS Scott Wilson Ltd
Quantity Surveyors	Mortimer Issacs

1.4.0 Outline Proposal

- 1.4.1 The proposed development consists of an existing 7 storey mixed use block called Victory House.
- 1.4.2 The current floor layouts are:
- | | |
|----------------|--------------------------------------|
| Basement Floor | B1 use / Storage & Plant |
| Ground Floor | Bank/Retail and 2 separate entrances |
| First Floor | B1 Office Use |
| Second Floor | B1 Office Use |
| Third Floor | B1 Office Use |
| Fourth Floor | B1 Office Use |
| Fifth Floor | Patient Care Accommodation |
| Sixth Floor | Patient Care Accommodation |
- Patient Care Accommodation is currently under construction
- 1.4.3 It is proposed to change the use and layout of the 1st and 2nd floor.
- 1.4.4 The proposed work is to be carried out on the 1st and 2nd floor. The current use of these floor is Office (class B1) approximately 1540sqm (16,576 ft²).
- 1.4.5 In January 2011 the Department of Health approved a business case for development of the Institute of Sport, Exercise and Health (ISEH) and for the Institute to be identified as a legacy of the 2012 Olympics. This legacy will support a patient group covering elite athletes, professional sports people, "weekend Warrior" (private and NHS patients) and generic NHS patients with sports injury.
- 1.4.6 The proposed use for the 1st and 2nd floor is Non-Residential Institutions (Class D1). This will be the new location for the Institute of Sport, Exercise and Health (ISEH).

2.1 Location & Surroundings



Figure 2.1.2 1:1250 Ordnance survey plan showing the location of Victory House



2.2.0 Victory House Context

- 2.2.1 The existing building is principally a dark brown brick and concrete building with 8 brick and glass bays protruding on the west elevation overlooking Tottenham Court Road.
- 2.2.2 The two top floors contain the Patient Care Accommodation with an alternating rhythm relating to the existing bay windows below.
- 2.2.3 The building has 6 basement parking spaces with 48 spaces for bicycles. These are accessed from Mortimer Market at the rear.
- 2.2.4 The building is not listed and it is not located within a conservation area. The surrounding area contains a diverse range of buildings and uses. These contain commercial, retail, education and hospitals.
- 2.2.5 Highlighted in the following section illustrates the site benefits for public transport with good rail, tube and bus links.

Patient Care Accommodation

Proposed Institute of Sports Exercise and Health

2.4 Hospital Locations

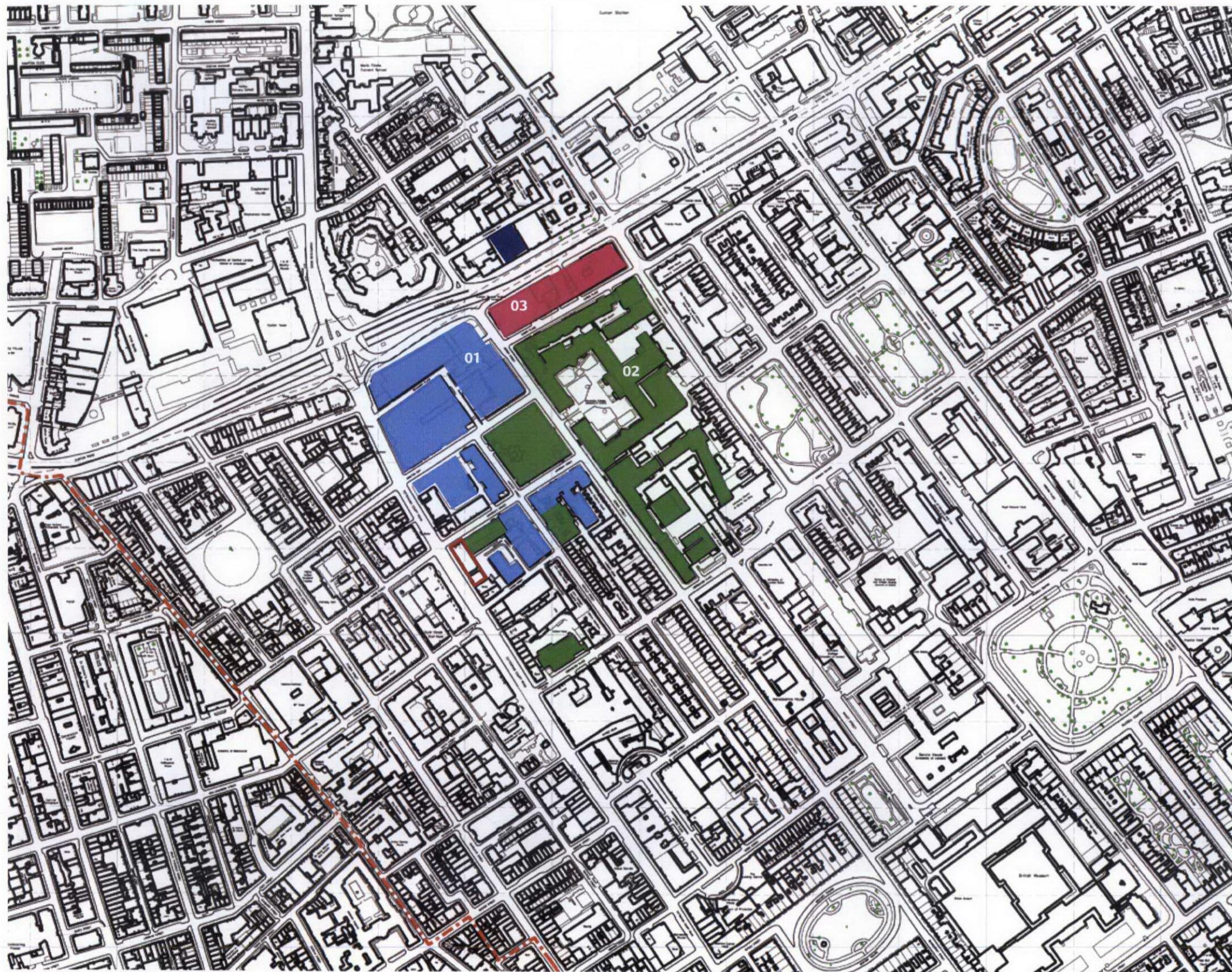


Figure 2.4.1 1:2500 UCLH Property locations

2.4.0 Hospital Locations

- 2.4.1 The proposed development is well located and will have strong links to the local hospital - University College London Hospital.
- 2.4.2 Camden contains a range of medical research sector, a concentration of renowned and complementary institutions and a host of other facilities and businesses located within the borough or in close proximity to the proposed development (see Figure 2-2).
- 2.4.3 Key Hospital buildings located next to the proposed patient accommodation building.

- Victory House
- 01 University College London Hospital
Royal London Hospital for Integrated Medicine
National Hospital for Neurology and Neurosurgery
UCLH old hospital buildings
Heart Hospital
Eastman Dental Hospital
UCH Macmillan Cancer Centre (opening 2012)
Hospital for Tropical Diseases
- 02 UCL Main Campus
UCL Institute for Womens Health
UCL Wolfson Institute for Biomedical Research
UCL Cancer Institute
- 03 Wellcome Trust
Wellcome Collection
- 04 Medical Research Council
MRC Cell Biology Unit
MRC General Practice Research framework
MRC Clinical Trials Unit
MRC Cell Biology Unit

3.2 Planning Application Proposal

Permission Planning Application - 2011/4069/P	
Site Address	Victory House 1 University Street 163-170 Tottenham Court Road London WC1E 6JF
Application Type	Full Planning Permission
Development Type	Commercial Change of Use with Extension
Proposal	Change of use of fifth and sixth floor level from serviced apartment use (Sui Generis) to out patient accommodation (Sui Generis), erection of roof level extension to provide fire escape routes and new street level entrance doors on north elevation.
Current Status	FINAL DECISION
Recommendation	Granted Subject to a Section106 Legal Agreement
Existing Land Use	C3 Dwelling House
Proposed Land Use	Sui Generis

3.2.0 Planning Application Proposal

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>3.2.1 The proposed development consists of an existing 6 storey mixed use block called Victory House.</p> <p>3.2.2 The proposed main work is to be carried out on the 1st and 2nd floor, with a shared ground floor reception off Tottenham Court Road. The current use of these floor is B1 Business Use. The Gross Shell useable area is approximately 730 sqm² per floor.</p> <p>3.2.3 Victory House is currently under refurbishment as per planning application 2011/4069/P for floors 5 to 6. Floors 1 - 4 have been refurbished to "typical" open plan office standard level of accommodation and is not highly serviced.</p> <p>3.2.4 This application seeks planning permission for the change of use of the 1st and 2nd floor from Office Use (class B1) to Non-Residential Institutions (Class D1). This will be the new location for the Institute of Sport, Exercise and Health (ISEH).</p> | <p>3.2.5 The Accommodation requirements for the ISEH are as follows:</p> <ul style="list-style-type: none"> • Outpatients - 5 consulting rooms / exam rooms (3 of which are to be extra large & interconnected) and a treatment room with associated support accommodation. • Science laboratories - Human Physiology Laboratory with minimum 4000mm floor to soffit (Gym "type" space) Laboratory, Biochemistry Laboratory and storage. • Teaching seminar - space for 40 people, 7 single offices and open plan office space for 20 people. • Diagnostics - Ultrasound Imaging Room, Conventional Imaging room (equipment to be defined) and a reporting room for 4 workstations. • Support Areas - Staff Change, staff Lounge and Good Reception • Core Areas - 2 passenger lifts and unisex toilet zone. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

3.5 The London Plan - July 2011

3.5.0 The London Plan - July 2011

- 3.5.1 The London Plan provides strategic planning guidance of relevance to the proposed development. The London Plan was published in February 2004 and has since undergone three alterations: December 2006 to increase housing targets and amend waste policies, February 2008 to address climate change and alter other policies, and April 2010 to enable development contributions to Crossrail. The draft Replacement London Plan was published for consultation in October 2009 and will be adopted by July 2011.
- 3.5.2 The London Plan 2011 is the most up to date and recent part of the development plan and as a consequence its policies take precedence where local planning policies are in conflict with them. The London Plan sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031.
- 3.5.3 The London Plan 2011, which establishes policy to 2031, retains the fundamental objective of accommodating London's population and economic growth through sustainable development. The Mayor's vision is for London to "excel among global cities, expanding opportunities for all its people and enterprises, achieving the highest environmental standards and quality of life and leading the world in its approach to tackling the urban challenges of the 21st century, particularly that of climate change.
- 3.5.4 Achieving this will mean making sure London makes the most of the benefits of energy, dynamism and diversity that characterise the city and its people: embraces change while promoting its heritage, neighbourhoods and identity; and values responsibility, compassion and citizenship".
- 3.5.5 The Plan integrates social, economic and environmental policy and incorporates further strategies – including those dealing with:
- transport
 - economic development
 - housing
 - culture
 - social issues
 - climate change (adaptation and mitigation), air quality, noise and waste.

3.5.6 General Policy

- 3.5.6.1 The London Plan is broken down into 8 main chapters, dealing with the following issues:
- 00 Introduction & overview
 - 01 Context and strategy
 - 02 London's places
 - 03 London's people
 - 04 London's economy
 - 05 London's response to climate change
 - 06 London's transport
 - 07 London's living places and spaces
 - 08 Implementation monitoring and review
- 3.5.6.2 The London Plan illustrates the growing population from 7.8 million for 2011 and rising to 8.57 million by 2026. The need to accommodate for an ageing population will be required as "the number of people over 65 is projected to increase by 34 per cent (nearly 300,000) to reach 1.17 million by 2031. The over 90s are expected to almost double in number, to 96,000" people. This will mean more households, a growing and ever changing economy with Camden employment growth by 2031 to increase by 15% - 25%. Further issues highlight the following:
- ensuring the infrastructure to support growth;
 - a new focus on quality of life;
 - a changing planning system;
 - planning for growth.
- 3.5.6.3 The Mayor's vision and objectives are:
- excel among global cities – expanding opportunities
 - achieving the highest environmental standards and quality of life.
- 3.5.6.4 Ensuring London is:
- A city that meets the challenges of economic and population growth
 - An internationally competitive and successful city
 - A city of diverse, strong, secure and accessible neighbourhoods
 - A city that delights the senses
 - A city that becomes a world leader in improving the environment
 - A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.

- 3.5.6.5 Victory House is located within the Central Activities Zone shown on Map 2.3 CAZ diagrams highlighting CAZ frontages on Tottenham Court Road and highlighted within an area of mixed uses with strong academic character. Policy 2.10 highlights the following "enhance and promote the unique roles of the Central Activities Zone (CAZ), supporting the distinct offer of the Zone based on a rich mix of local as well as strategic uses. Enhance the strategically vital linkages between CAZ and labour markets within and beyond London in line with objectives to secure sustainable development".
- 3.5.6.6 Policy 2.4 The 2012 Games and their legacy highlights The Mayor will work with partners to develop and implement a viable and sustainable legacy for the Olympic and Paralympic Games to deliver fundamental economic, social and environmental change.
- 3.5.6.7 Policy 3.2 Improving health and addressing health inequalities. The Mayor will work in partnership with the NHS in London, boroughs and the voluntary and community sector as appropriate to reduce health inequalities and improve the health of all Londoners, supporting the spatial implications of the Mayor's Health Inequalities Strategy. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help to reduce health inequalities. The mayor has asked London boroughs to "integrate planning, transport, housing, environmental and health policies to promote the health and wellbeing of communities".
- 3.5.6.8 Policy 3.17 Health and social care facilities the Mayor will support the provision of high quality health and social care appropriate for a growing and changing population, particularly in areas of under provision or where there are particular needs. Development proposals which provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport, cycling and walking. The Mayor recommends that Boroughs should work with the NHS, social care services and community organisations to secure sites and buildings for or to contribute to future provision. Boroughs should promote the continued role and enhancement of London as a national and international centre of medical excellence and specialised facilities.

London's health service is vital to maintaining and improving Londoners' quality of life. Its influence goes far beyond the primary role it plays in delivering health care. It is one of the capital's major employers, employing over 140,000 people in London (excluding contract workers) and over 4,000 in each borough.

- 3.5.6.9 London forms the hub of health-related research and development in the south east of England and is where 25 per cent of UK doctors are trained. It is thus a centre for clinical, training and research excellence. The networks, research and facilities that support London's role as a centre of medical excellence and specialist facilities, and their enhancements, will be supported.
- 3.5.6.10 Policy 3.18 Education Facilities "Higher and further education" seeks to support and maintain London's international reputation as a centre of excellence in higher education. Paragraph 3.107 recognises that higher education is a major employer and attracts major international companies capable of benefiting from the research reputation of London's universities, such as in pharmaceuticals and biomedicine. The Mayor will support provision for further and higher education facilities adequate to meet the demands of a growing and changing population. Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or **change of use** to educational purposes. Development proposals that encourage co-location of services between colleges and other provision should be encouraged in order to maximise land use and reduce costs.
- 3.5.6.11 Policy 3.19 Sports Facilities -The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London. the Mayor aspires to contribute 150,000 towards Sport England's target of getting 1 million people doing more sport by 2012.
- 3.5.6.12 Policy 4.10 New and emerging economic sector states that the Mayor will seek to retain and develop London's leading edge research capabilities, such as medical research and encourage the establishment of new foci for innovation and research excellence. Paragraph 4.53 highlights the concentration of medical research institutions and how they support important economic sectors such as pharmaceuticals and biotechnology.

3.6 Local Planning Policy

3.6.0 Local Planning Policy: Camden Local Development Framework

3.6.1 The Camden Local Development Framework will contain the Council's planning policies and guidance. The relevant documents comprise:

- Core Strategy;
- Development Policies;
- Camden Planning Guidance;
- Camden Site Allocations;
- Area Specific Planning Guidance;
- Area Briefs; and
- North London Waste Plan.

3.6.2 The proposed redevelopment of the site needs be considered against the relevant policy and guidance under the following headings:

- Land Use;
- Design;
- Transport;
- Sustainability and Energy;
- Environmental Considerations;

Land Use

- CS1 (Distribution of growth)
- CS5 (Managing the impact of growth and development)
- CS8 (Promoting a successful and inclusive economy)
- CS10 (Supporting community facilities and services)
- DP1 (Mixed use development)

Design

- CS14 (Promoting high quality places and conserving heritage)
- DP13 (Employment premises and sites)
- DP24 (Securing high quality design)
- DP26 (Managing the impact of development on occupiers and neighbours)

Transport

- CS11 (Promoting sustainable and efficient travel)
- DP16 (Transport implications of development)
- DP17 (Walking, cycling and public transport)
- DP18 (Parking standards and limiting car parking)
- DP19 (Managing the impact of parking)
- DP21 (Development connecting to the highway network)
- DP22 (Promoting sustainable design and construction)

Sustainability and Energy;

- CS13 (Tackling climate change)

Environmental Considerations;

- CS15 (Improving parks and open spaces and encouraging biodiversity)
- CS16 (Improving health and well-being)
- CS18 (Dealing with waste and recycling)
- DP28 (Noise and vibration)
- DP29 (Improving access)

3.6.3 Land Use

3.6.3.1 The site forms part of the Central Activities Zone identified in the London Plan as an Opportunity Area. The LDF Core strategy CS1 refers to the site as within a highly accessible area which is considered a suitable locations for significant development as they are highly accessible by a range of means of transport.

3.6.3.2 With regard to mixed use, the LDF CS1 seeks an appropriate mix of uses, both within areas and in individual buildings, that can also contribute to successfully managing future growth in Camden and making efficient use of its limited land. The Institute of Sport, Exercise and Health (ISEH) will contribute the following:

- reduce commuting and the need for some other journeys, helping to cut congestion in the borough and improve air quality (patients receiving treatment on a daily basis over a period of several days);
- promote successful places that have a range of activities and are used throughout the day, increasing safety and security.

3.6.3.3 Policy CS2 - Growth Areas highlights Kings Cross, Euston, Tottenham Court Road, Holborn and West Hampstead Interchange, highlights 4,700 new homes and a substantial majority of new business floorspace in the period to 2024/25. The refurbishment of Victory House for The Institute of Sport, Exercise and Health (ISEH) will maximise site opportunities; provide appropriate links to, and benefits for, surrounding areas and communities.

3.6.3.4 Policy CS3 - promote appropriate development in the highly accessible areas. This area is considered to be suitable locations for the provision of homes, shops, food, drink and entertainment uses, offices, community facilities and are particularly suitable for uses that are likely to significantly increase the demand for travel.

3.6.3.5 Policy CS5 - Managing the impact of growth and development is to ensure that the proposed Institute of Sport, Exercise and Health (ISEH) meets the following objectives:

- provides a uses that meet the needs of Camden's population and contribute to the borough's London-wide role;
- providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;
- by reusing and adapting an existing building providing a sustainable building and spaces of the highest quality; and will help to protect and enhancing the environment and heritage and the amenity and quality of life of local communities.

3.6.3.6 Policy CS8 "Promoting a successful and inclusive Camden economy" states that Camden will seek to secure a strong economy; encouraging a mix of employment facilities and recognising the importance of other employment generating uses, including health and education.

3.6.3.8 Policy CS9 "Achieving a successful Central London", reflects London Plan policy in respect to the CAZ and states that Camden will support and promote the Central London Area as a successful and vibrant part of the capital; supporting the concentration of medical, education, cultural and research institutions.

3.6.3.9 Policy CS10 "Supporting community facilities and services" states the council will work with its partners to ensure that community facilities and services are provided for Camden's communities and people who work in and visit the borough. This includes: providing a range of other community facilities to support Camden's growing population.

3.6.3.10 CS Policy DP1 "Mixed use development" retains the mixed use policy SD3 of the adopted RUDP. Similarly, it reserves for the Council the discretion to decide whether a mix of uses should be sought. In making this decision, regard will be had (amongst other things) to the character of the development, financial viability, any specific costs and whether the development is publicly funded.

3.7 Summary

3.7.0 Summary

- 3.7.1 National, strategic & local planning policies all place strong emphasis on the need to recycle urban land in order to safeguard Greenfield sites and land in other sensitive areas. The proposed development successfully achieves a balance between the potentially competing objectives of development and the conservation of the environment, and thereby satisfies the goal of "sustainability". They properly maximise the use of this central "brownfield" site without giving rise to any planning problems – in particular, the living standards of adjoining residents.
- 3.7.2 The principle regarding the loss of the existing B1 use for floors 5 and 6 to an alternative use has been established by the grant of planning permission for the Patient Care Accommodation (Sui Generis).
- 3.7.3 UCLH Charities purchased the building in 2011 and seeks to use Victory House for a diversity of use. If the proposed change of use is approved, Victory House will provide retail space on the ground floor, the Institute of Sport, Exercise and Health (ISEH) on the 1st and 2nd floor. B1 Business Use on the 3rd and 4th floor with Patient Accommodation on the 5th and 6th floor.
- 3.7.4 This change of use would lose approximately 1420m² rentable B1 use space. The Institute of Sport, Exercise and Health (ISEH) will require a substantial amount of this space for open office space, cellular offices, storage and support staff rooms. This will be used in a similar way as B1 space. Consulting rooms, treatment rooms, science laboratories, teaching seminar space and diagnostic imaging rooms will provide an integrated health and teaching facility.
- 3.7.5 The Institute of Sport, Exercise and Health (ISEH) would bring two floors of the building into beneficial use, which at present remain vacant.
- 3.7.6 The proposal maximises the potential for the use of sustainable design measures and energy reduction technologies and represents a significant improvement from the existing situation, in line with Council and The London Plan Policy.
- 3.7.7 The proposed change of use and the level of car parking at the site would not lead to an increase in traffic generation.
- 3.7.8 The proposal would provide secure cycle parking in accordance with the Council's cycle parking standards.
- 3.7.9 The scheme would provide a satisfactory environment in terms of air quality and noise for the Institute of Sport, Exercise and Health (ISEH)

3.8 Additional Statements

3.10.0 Air Quality Assessment & Sound Insulation

- 3.10.1 The previous statement for the planning application 2010/4049/P highlighted an Air Quality Assessment Report July 2010 and a Building Envelope Sound Insulation Study for Victory House.
- 3.10.2 Listed below are the key issues relevant to this change of use from.
- 3.10.3 An Air Quality Assessment was carried out for Victory House. This examined the existing air quality, outlines the relevant air quality standards and assesses the potential changes in air quality arising from the construction and operation of the proposed change of use.
- 3.10.4 The construction effects of the proposed development on local air quality would be primarily events where dust may arise during the duration of refurbishment activities. These would be controlled through the proposed mitigation measures, ensuring that any adverse effects of the refurbishment are minimised.
- 3.10.5 The proposed development is expected to have an insignificant impact on local road traffic since the proposal includes no addition of car parking spaces and vehicles..
- 3.10.6 The development does not increase the existing floor area, therefore the exposure to elevated nitrogen dioxide concentrations is negligible. As a result of the existing high background concentrations of nitrogen dioxide, air quality is categorised as a 'highly significant consideration' in respect of the operation of the proposed development using the London Council Air Quality and Planning Guidance. This situation is not unusual in Camden and is acknowledged in the supplementary Planning Guidance.
- 3.10.7 Exposure to elevated nitrogen dioxide concentrations at the development site could be reduced by careful siting of inlets for air conditioning and ventilations systems. This could also reduce the exposure to particulate matter.
- 3.10.8 A preliminary assessment of the indicative noise levels at the Victory House site was carried out in July 2010. This has fundamentally not changed.
- 3.10.9 Comparison of the environmental noise climate to relevant planning policy indicates that the existing noise levels are below those at which the local authority would refuse planning consent but above those at which attenuation measures will be necessary.
- 3.10.10 The noise survey results shall inform the building envelope design for the dwellings so that sufficient sound insulation is provided by all elements (including the glazing and attenuated ventilation paths) so that satisfactory residual noise environments result within the dwellings.

4.0 Concept for Institute of Sport, Exercise & Health

4.4 Benefits

4.3.6 This Institute and its associated legacy will bring additional opportunities to network with national sporting bodies, at an elite and professional level, across the country. This will in turn enhance the Institute's aspirations to:

- Implement an integrated approach to performance research that will deliver evidence based solutions to elite athletes, diagnosing athletes early and providing quicker rehabilitation access and new creative athletic training practices
- Provide a public health programme focussed on enabling participation in sport and exercise, encouraging and maintaining efficiencies in participation of excluded groups, through provision of health care support and infrastructure to deliver
- Be the location of choice for leading clinicians ensuring delivery of the health needs of the sporting injured and exercising patient groups – the fit, the at risk, the ill and the disabled
- Provide opportunities to apply, through research and best practice, learning to NHS population health programmes and general NHS patient community

4.3.7 It is the ISEH aspiration to provide a centre of excellence, delivering sports research alongside the clinical and diagnostic services for elite/professional and NHS patients that sets this project apart from other competing providers. It is acknowledged that there are various sporting bodies and private health providers that claim to offer similar services.

4.4.1 The proposed benefit criteria, for this project were developed in accordance with the Trust and project strategic objectives, as well as delivering the partner organisation aspirations that will underpin a future corporate strategic framework and deliver benefits that will provide 'health for the nation and medals for its athletes'. The benefits are listed as follows:

- Provide a public health programme focussed on enabling participation in sport and exercise, encouraging and maintaining efficiencies in participation of excluded groups, through provision of health care support and infrastructure to deliver
- Be the location of choice for leading clinicians ensuring delivery of the health needs of the sporting injured and exercising patient groups – the fit, the at risk, the ill and the disabled
- Opportunity to implement research programmes that will deliver significant disease impact measures and health improvement nationally
- Contribute to a coordinated and specialist approach to orthopaedic surgery across London. A coordinated orthopaedic approach will provide opportunities for positive outcomes for orthopaedic and wider sports injury management
- Provide a business model and service of sustainability and integration across the local and national health economy, contributing to a specialist function which leaves a long lasting legacy of health and research in sports exercise and medicine
- Opportunities for major benefactor donations through the development of new facilities and integrated collaborative partnership arrangements
- Provide integrated practice based approach to performance research that will deliver evidence based solutions of less invasive treatment and diagnosis, promoting patient safety and early intervention

- Provide opportunities to apply academic, clinical and research collaboration to sports exercise and health, driving best practice through collaboration, sustaining success among elite athletes
- Provide opportunities to implement injury management programmes, developing onward development of mandated injury prevention management audits and subsequent research
- Provide opportunities to apply, through research and best practice, learning to NHS population health programmes and general NHS patient community
- Provide an academic base for research at UCL into epidemiological topics such as attitudes to health and exercise, effectiveness of educational methods in changing levels of activity and behaviour and barriers to health from exercise. Foster collaboration with the UCL Division of Population Health
- Foster the development of the MSc in Sports Medicine, Exercise and Health which has been successfully re-established within the Division of Surgery and Interventional Science
- Facilitate the development of new courses, including a proposal for an MSc in Performing Arts and Health Sports Exercise, Health and Surgery which includes distance-learning
- Foster academic research between key holders involved in sports science; both internally within UCL (IOMS, Medicine and ICH), but also externally within NHS partner Trusts (UCH and the Whittington) and the English Institute of Sport

- Provide an academic base for the development of Health Education in sports exercise, health and surgery, enabling educational programmes to be delivered to the public and various patient groups such as cancer and cardiac. This will also enable monitoring and researching from an academic perspective into their effectiveness, thus developing improved methods of delivering exercise education and thereby health and well-being
- Extend the reach and scope of existing private sports medicine services and, where appropriate, to generate referrals for private hospital based services
- Become the location of choice for leading sports medicine consultants, and the centre will serve as a magnet to recruit and retain leading consultants both nationally and internationally
- Becoming the sports medicine provider of choice for elite athletes, and as a result, the centre will draw a significant share of the available market for amateur athletes seeking specialised sport medicine
- Opportunity for learning through collaborative and integrated partnership, enabling opportunity to be at the forefront of bringing new methods/technologies to both the public and private healthcare market

5.0 Proposal Drawings



Existing delivery entrance off Mortimer Market



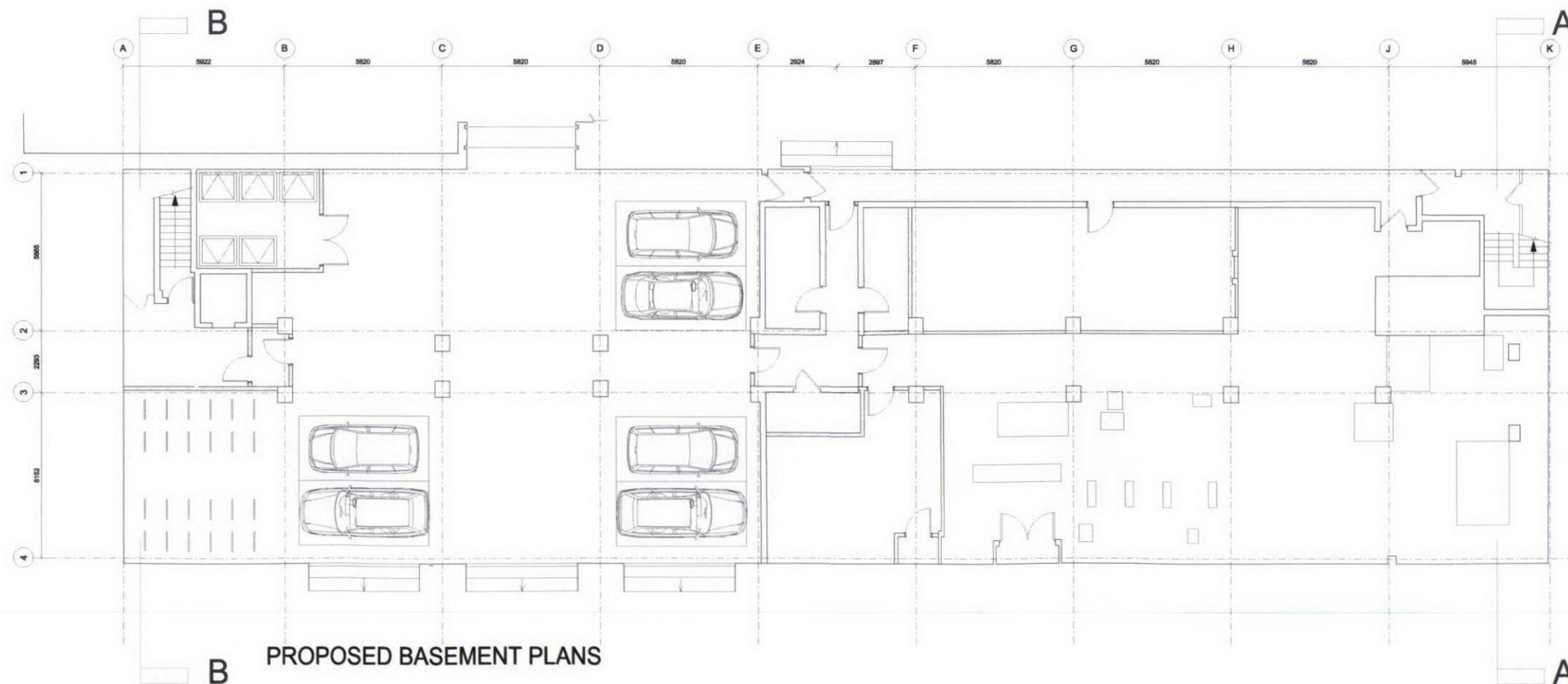
Office entrance on Tottenham court road currently being refurbished.

5.2.0 Basement Level - Proposed

5.2.1 This application proposes the following:

- 6 Car Parking spaces (No change)
- 11 bicycle spaces Patient Accommodation
- 37 bicycle spaces to be used by
B1 use floors (Floors 3 & 4)
D1 use floors (Floors 1 & 2)

Total bicycle spaces 48



5.0 Proposal Drawings



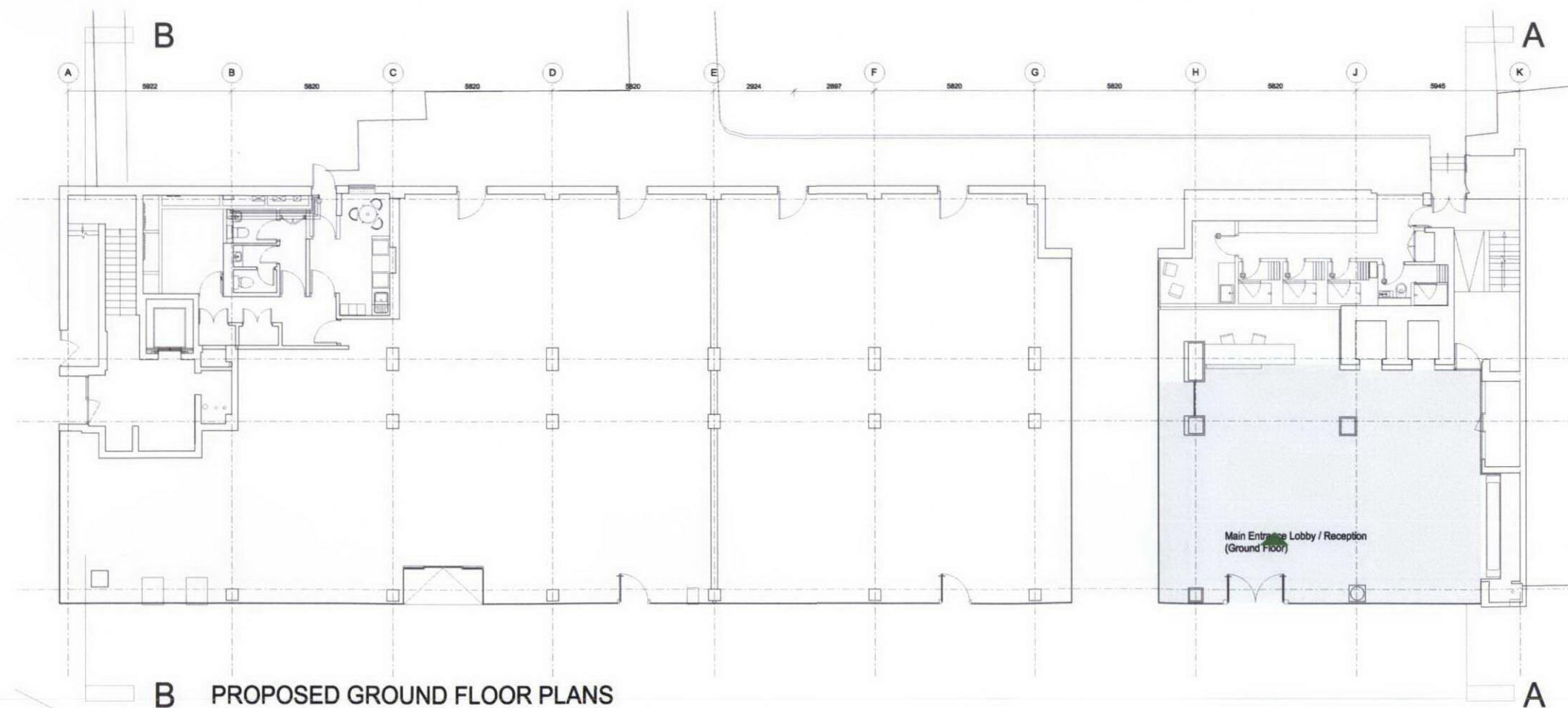
Internal view of Reception entrance



View of existing Office Entrance Entrance.

5.4.0 Ground Level - Proposed

- 5.4.1 Existing entrance door for floors 1 - 4 will use the existing main entrance on Tottenham Court Road.
- 5.4.2 The Institute of Sport, Exercise and Health (ISEH) will use the existing main entrance / Reception located on Tottenham Court road.
- 5.4.3 Existing Vehicle Access is located:
 - Existing set down space behind Victory House on mortimer Market. Access to front door by using connecting passage way between the building at ground floor level.



KEY

- ▶ Proposed Shared Reception Area for B1 Office and The Institute of Sport, Exercise and Health Entrance

5.0 Proposal Drawings

5.6.0 First Floor Plan - Proposed

The proposed layout for the 1st floor will contain the following:

Diagnostics

- PACS Server and Archive
- Parking Bay
- Hold Disposable

Outpatients

- Reception Office, Waiting Area,
- Interview and Counselling
- MDT Meeting
- Dirty Utility, Clean Utility
- Cln Store, Station Store
- Consult / Exam
- Sterile Store, Linen Store, Equipment Store
- Consultation / Examination Room
- Extra Large Consultation / Examination Room
- Treatment Room
- Dis WC Specimen

Science Lab

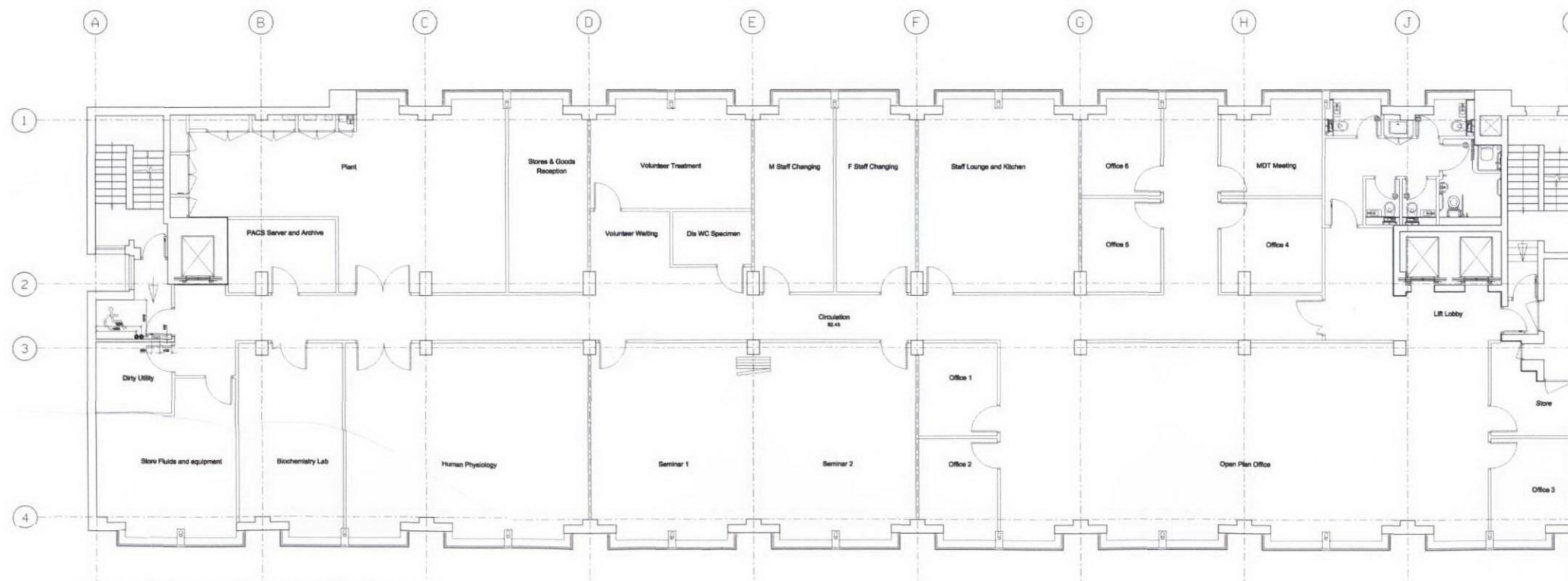
- Volunteer Treatment and Prep
- Volunteer Waiting
- Human Physiology
- Gym

Teaching, Meeting and General

- Located on 2nd floor

Support Areas

- Plant
- Staff Changing
- Staff Lounge
- Comms Room



PROPOSED FIRST FLOOR PLAN

5.0 Proposal Drawings

5.8.0 2nd Floor Plan - Proposed

The proposed layout for the 1st floor will contain the following:

Diagnostics

- Imaging Ultrasound Room
- Image Reporting Room
- X-Ray
- MRI Tech Room
- MRI Scan Room
- MRI / CT Control Room
- CT Scan Room

Outpatients

- Located on 1st floor

Science Lab

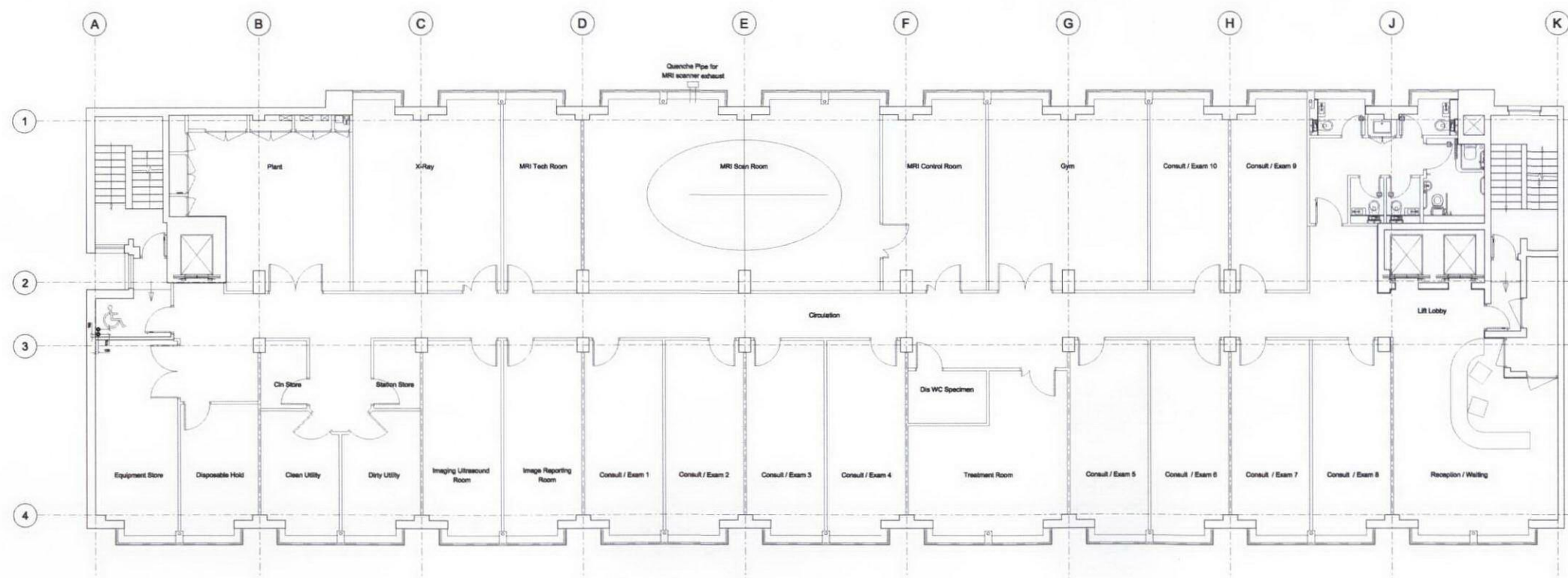
- Biochemistry Lab
- Store Fluids and Equipment
- Dirty Utility

Teaching, Meeting and General

- Office
- Open Plan Office
- Seminar

Support Areas

- Store
- Good Reception
- Plant



PROPOSED SECOND FLOOR PLAN

5.0 Proposal Drawings

5.10.0 Proposed Alteration to East Facade

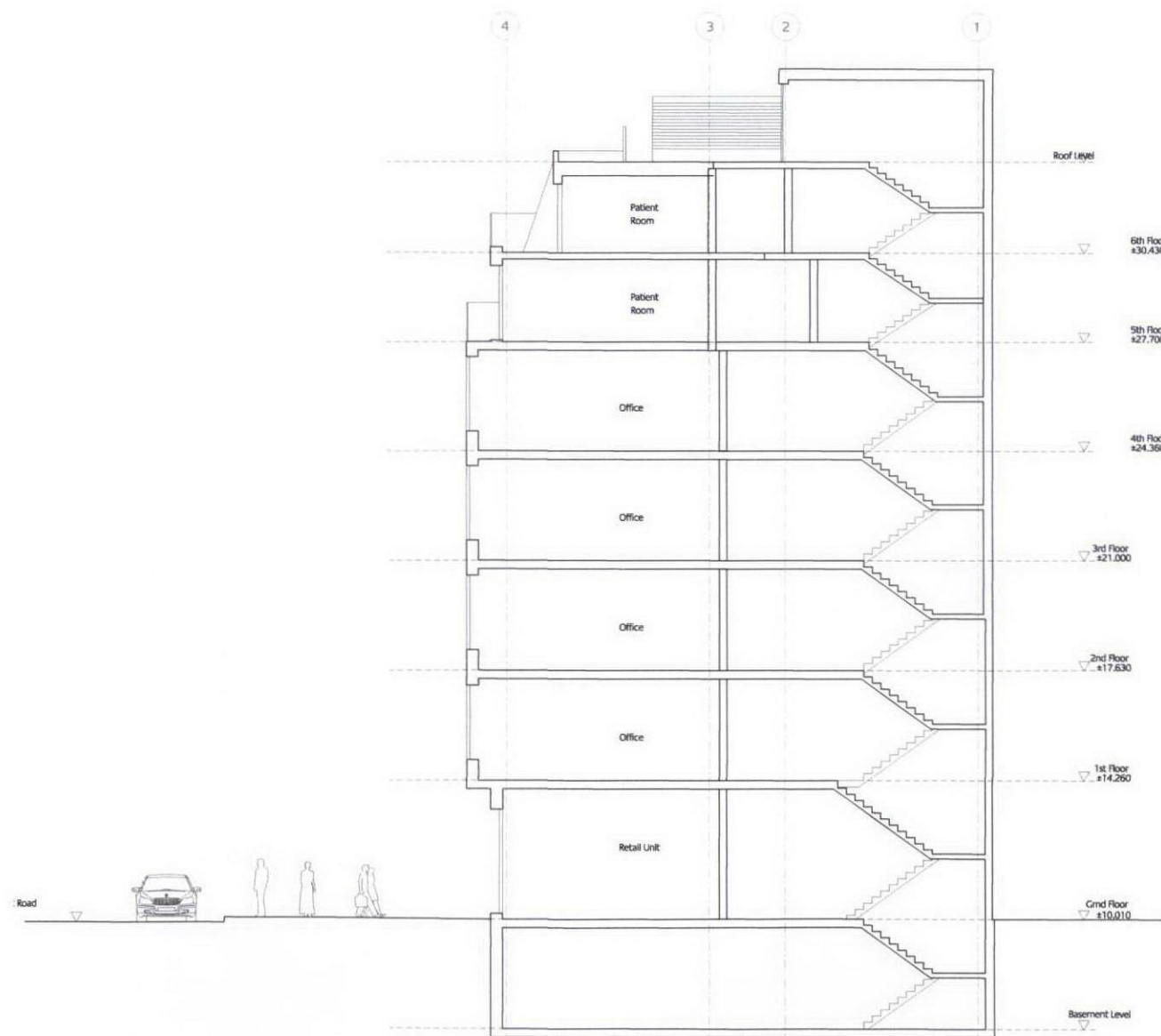
- 5.10.1 The only alteration required to the external facade will be the location of a Quench Pipe for the MRI Scanner.
- 5.10.2 The existing window will be removed and an approx opening of 2400 (h) x 2000 (w) is required.
- 5.10.3 Louvre panel added to 1st floor windows as illustrated below.



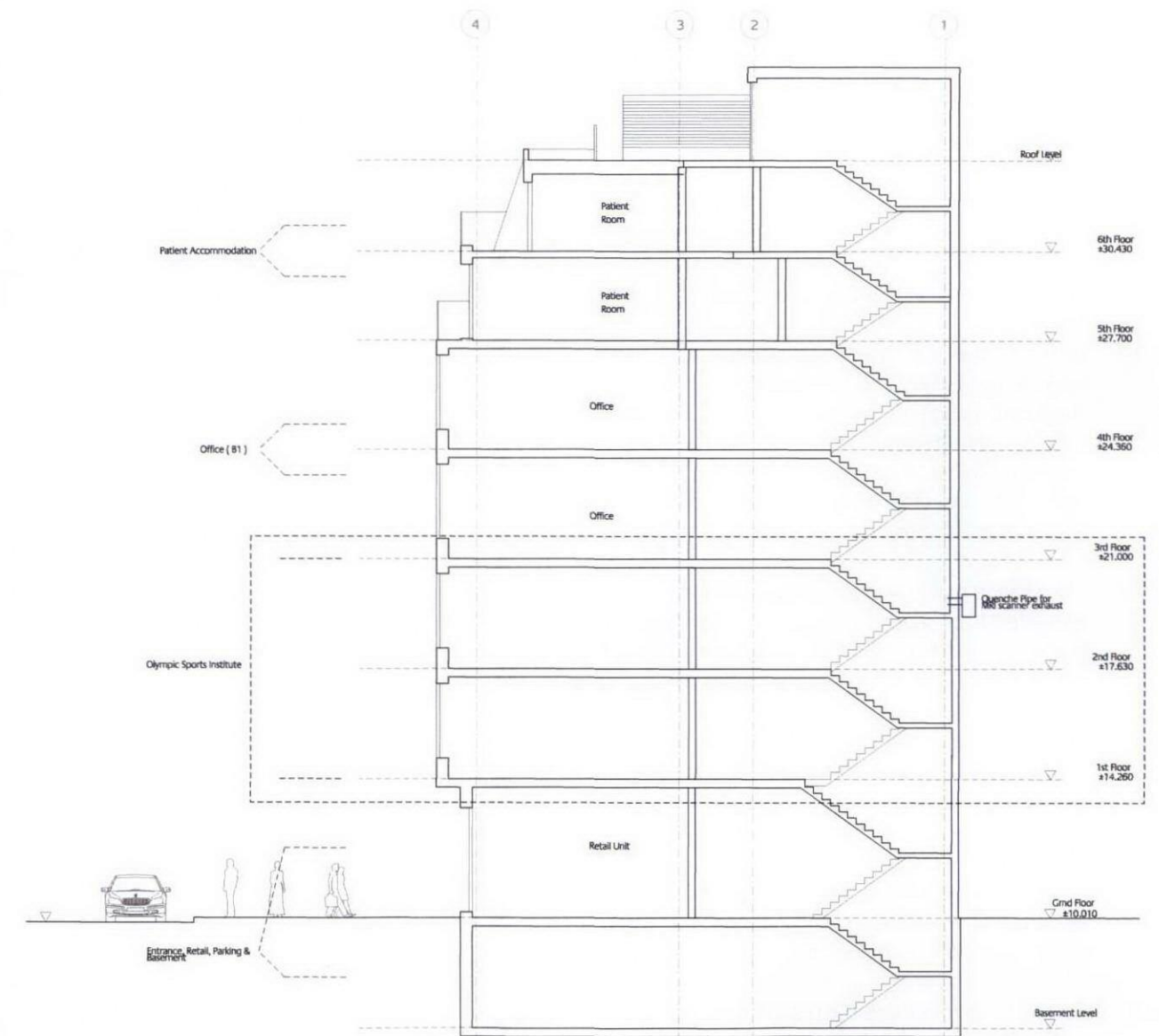
5.0 Proposal Drawings

5.12.0 East Elevation - Proposed Alterations Sections

5.12.1 Existing & Proposed sections illustrating Quench Pipe location on the 2nd floor.



EXISTING SECTION B-B



PROPOSED SECTION B-B

6.0 Summary

Benefits

The proposed benefit criteria, for this project were developed in accordance with the Trust and project strategic objectives, as well as delivering the partner organisation aspirations that will underpin a future corporate strategic framework and deliver benefits that will provide *'health for the nation and medals for its athletes'*. The benefits are listed as follows:

- Provide a public health programme focussed on enabling participation in sport and exercise, encouraging and maintaining efficiencies in participation of excluded groups, through provision of health care support and infrastructure to deliver
- Be the location of choice for leading clinicians ensuring delivery of the health needs of the sporting injured and exercising patient groups – the fit, the at risk, the ill and the disabled
- Opportunity to implement research programmes that will deliver significant disease impact measures and health improvement nationally
- Contribute to a coordinated and specialist approach to orthopaedic surgery across London. A coordinated orthopaedic approach will provide opportunities for positive outcomes for orthopaedic and wider sports injury management
- Provide a business model and service of sustainability and integration across the local and national health economy, contributing to a specialist function which leaves a long lasting legacy of health and research in sports exercise and medicine
- Opportunities for major benefactor donations through the development of new facilities and integrated collaborative partnership arrangements
- Provide integrated practice based approach to performance research that will deliver evidence based solutions of less invasive treatment and diagnosis, promoting patient safety and early intervention.
- Provide opportunities to apply academic, clinical and research collaboration to sports exercise and health, driving best practice through collaboration, sustaining success among elite athletes
- Provide opportunities to implement injury management programmes, developing onward development of mandated injury prevention management audits and subsequent research
- Provide opportunities to apply, though research and best practice, learning to NHS population health programmes and general NHS patient community
- Provide an academic base for research at UCL into epidemiological topics such as attitudes to health and exercise, effectiveness of educational methods in changing levels of activity and behaviour and barriers to health from exercise. Foster collaboration with the UCL Division of Population Health
- Foster the development of the MSc in Sports Medicine, Exercise and Health which has been successfully re-established within the Division of Surgery and Interventional Science
- Facilitate the development of new courses, including a proposal for an MSc in Performing Arts and Health Sports Exercise, Health and Surgery which includes distance-learning
- Foster academic research between key holders involved in sports science; both internally within UCL (IOMS, Medicine and ICH), but also externally within NHS partner Trusts (UCH and the Whittington) and the English Institute of Sport
- Provide an academic base for the development of Health Education in sports exercise, health and surgery, enabling educational programmes to be delivered to the public and various patient groups such as cancer and cardiac. This will also enable monitoring and researching from an academic perspective into their effectiveness, thus developing improved methods of delivering exercise education and thereby health and well-being.
- Extend the reach and scope of existing private sports medicine services and, where appropriate, to generate referrals for private hospital based services
- Become the location of choice for leading sports medicine consultants, and the centre will serve as a magnet to recruit and retain leading consultants both nationally and internationally
- Becoming the sports medicine provider of choice for elite athletes, and as a result, the centre will draw a significant share of the available market for amateur athletes seeking specialised sport medicine
- Opportunity for learning through collaborative and integrated partnership, enabling opportunity to be at the forefront of bringing new methods/technologies to both the public and private healthcare market