

# **UCL Institute of Child Health – Wolfson Centre**

## **Planning and Access Statement**



UCL Institute of Child Health

Wolfson Centre Refurbishment

PLANNING & ACCESS STATEMENT: LEAN -TO WINDOW & ROOFING CHANGE ONLY

30.06.11 rev PL

### **1.0 BUILDING DESCRIPTION**

#### **1.1 Introduction**

The Wolfson Centre is currently occupied by the Institute of Child Health and is located a short walk away from the Main Building Institute buildings of 30 Guilford street, on Mecklenburgh Square.

A low and un imposing 1960's 2 storey brick construction, the building is accessed from the north via Mecklenburgh Square (road), with east elevation facing onto the square (gardens) and west elevation facing onto the playing pitches of Coram's Fields.

The Wolfson Centre is currently used for clinical research, offices, teaching spaces and seminar accommodation. The works currently proposed are intended to upgrade the existing accommodation and building infrastructure to provide teaching and seminar accommodation of a standard appropriate to UCLs and The Institute's international reputation as approved application reference 2010/3307/P.

#### **1.2 The proposals for the refurbishment of the Wolfson Centre Lean- to comprise the following:**

- Removal of existing timber frame windows & roofing to be replaced with new PPC white 75mm aluminium casement window system & conservatory roofing system.
- Frame to be installed in the same pattern as previously with new laminate/toughened glass units.
- Removal of existing metal security bars.

#### **1.3 Scheme Development**

##### Building Content

- Works consist of replacement of an existing glazed timber lean-to, currently in poor condition/damaged due to close proximity of trees in Mecklenburgh Square. Proposed change to aluminium frame would prevent further damage occurring to lean-to.

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Building Appearance

As noted previously, the Wolfson Centre is low 2-storey brick faced building with punched fenestration in a regular rhythm along the length of the building. The original building is a concrete slab with load bearing wall construction with simple rectangular profile.

External walls are blonde brick with the original single glazed timber framed windows with aluminium sash.

A more recent extension dates from 1984 and is of steel frame construction with rendered masonry walls. An additional bay is included within the Wolfson Centre demise, with the remainder, more complex building mass, used by Corams fields.

The roof is a flat slab roof with brick parapets with stone coping. The original roofing has been overlaid with liquid applied waterproofing and the lift overrun and tank enclosure is a low level slate roof and wall construction.

The main roof to the extension is a continuation of the main roof, with smaller sections of roof at 1st floor level and to the adjacent more complex block comprising of grey slate roofing.

A key clamp handrail has been installed, back from the parapet, to allow for safe maintenance access to the roof.

The main entrance doors act as one of the final means of escape, with an alternative single door means of escape towards the rear of the building served by a narrow corridor. This escape discharges out onto the adjacent playing fields by means of a locked gate within the perimeter fencing.

A small service passage runs the length of the building between the fencing to the playing fields, and several external cooling units are located at ground level within this external space.

There is no proposed change as part of this application. Works as approved application reference 2010/3307/P.

**1.4 Building Access**

Existing

No change to existing as part of this works.

**1.5 Fire Escape**

No change to existing as part of this works.

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### **1.6 Deliveries and Collections**

It is not proposed to change the current delivery regime for the building. All deliveries associated with refreshments will be sent to 30 Guilford Street and then moved as required to Wolfson centre via cart.

### **1.7 Refuse Storage and Collection**

Current proposals are to maintain the existing storage and collection arrangements.

### **1.8 Landscape and External Works**

- The proposed alterations are limited to rear lean-to & existing metal security bars.

### **1.09 External Modifications**

- Removal of metal security bars.

### **1.10 Local Authority Environmental Requirements**

There have been no discussions with the Environmental Health Officer as this application relates to lean-to works only.

### **1.11 Local Authority Building Control**

No change as part of these works.

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### **2.0 SITE INFORMATION**

#### **2.1 Site Limitations**

The Wolfson Centre site limitations are clearly identified with on site fencing.

Works as part of this application are limited to the internal footprint, modification to the western elevation as detailed on the elevation drawing,

#### **2.2 Building Access**

The primary access to the site is via the ground floor as previously indicated. This will not be changed as part of the proposed remodelling and refurbishment, and would be the same for the contractors.

#### **2.3 Construction Site**

The contractor will be required to provide a secure compound hoarding, constructed of 2m High ply decorated with relevant signage attached. The contractor will also be required to paint out any graffiti that materialises on the compound hoarding.

Works areas limited to area around lean- to only.

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### **3.0 ACCOMMODATION REQUIREMENTS**

#### **3.1 Accommodation**

No change to existing as part of these works.

### **4.0 CONSTRUCTION AND FINISHES**

#### **4.1 Introduction**

Limited works – lean- to works only as illustrated on SK01 drawing.

#### **4.2 External Finishes**

##### 4.3.1 Lean-to

- Aluminium frame to be decorated white to match existing timber appearance.
- Walls where metal bars removed to be made good.
- New conservatory roofing to replace polycarbonate panels.
- Windows to be installed in the same pattern as previously.

#### **4.4 Parking and Transport**

- No change to existing as part of these works.

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### 5.0 SITE PHOTOGRAPHS



**Photo 1:** View of entrance, Northern facade.

Car parking within Wolfson centre demise. Access from Mecklenburgh Square



**Photo 2:** View from Brunswick Square. The Wolfson Centre at far right.



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**Photo 3:** View from Mecklenburgh Square Gardens, east elevation of The Wolfson centre, backing onto square.



**Photo 4:** View of the Wolfson Centre from Mecklenburgh Square gardens. Lean-to is hidden behind this screening.



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**Photo 5:** View from side alley overlooking the sports pitch. The Wolfson Centre at rear of pitch.



**Photo 6:** View of west elevation from sports pitch, showing proposed first floor location of new aluminium louvers to existing windows, at right of the image.



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**Photo 7:** Internal view of existing timber lean- to & polycarbonate roofing.



**Photo 8:** Internal view of existing timber lean- to & polycarbonate roofing.

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**Photo 9:** External view of existing timber lean- to & metal security bars.