

Design & Access Statement

For

GS Wing (Hillel House)

1-2 Endsleigh Street, London WC1H 0DS

Basement Lecture Theatre Improvements

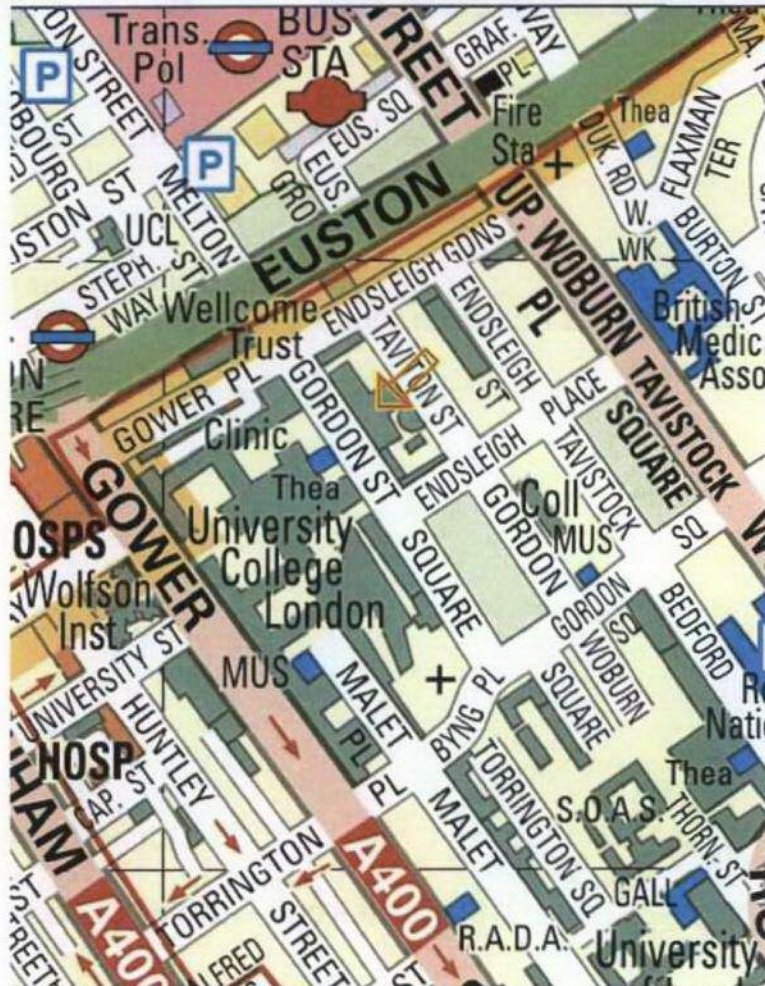


June 2010

UCL Estates and Facilities Division

Design Services Group

Christopher Ingold Building – Entrance and Security Improvements
Design & Access Statement



Map showing location within UCL campus

This Statement deals with the following topics:

- Background
- Use and amount
- Layout
- Scale
- Landscape
- Appearance
- Access

1 BACKGROUND

- 1.1 The UCL Faculty of Laws occupies two buildings on the corner of Endsleigh Gardens and Endsleigh Street. One of these is the GS Wing (Hillel House) within which the basement lecture theatre is being refurbished.
- 1.2 The Building is not listed but is within the Bloomsbury conservation area.
- 1.3 Externally the existing building is unaltered from its original state.
- 1.4 The main driver for the project is to improve the comfort of the existing lecture theatre by providing fresh air and cooling.
- 1.5 An acoustic assessment was commissioned by UCL and undertaken by a specialist consultant. A report detailing this has been included as part of this application. The report concludes with reference to the London Borough of Camden noise policy that the proposals submitted comply with noise limits and therefore would not be a limiting factor for the planning application.

Christopher Ingold Building – Entrance and Security Improvements
Design & Access Statement



View of service yard (bottom) from upper floor of the Building



Location of proposed plant unit

2 USE AND AMOUNT

- 2.1 The GS Wing (Hillel House) provides a mixture of student, teaching areas and offices. The proposals are to continue with and enhance these uses by providing an improved lecture theatre space.
- 2.2 The proposals do not alter the size or amount of accommodation within the building.
- 2.3 A single external air handling unit with integral cooling is proposed.

3 LAYOUT

- 3.1 The general arrangement of the building and its uses will remain unaltered.
- 3.2 The new external plant will be located in the rear lower ground floor service yard of the building. It will not be visible from the street or from UCL's immediate neighbours as there are no adjacent windows to habitable rooms and the plant is located on a lower level than any openings to neighboring buildings.

4 SCALE

- 4.1 The overall scale of the building will not be affected by these proposals internally or externally.
- 4.2 The proposed plant will be approximately 1.6m wide by 5.6m long by 1.7m



Image of proposed external unit

high.

5 LANDSCAPE

- 5.1 Due to the nature of the proposals and of the building no landscaping works are proposed within this application.

6 APPEARANCE

- 6.1 Removal of redundant fittings will take place to accommodate the new plant, this will help to improve the service yard for users.
- 6.2 The new plant unit will be located in dead space and therefore minimise the visual impact on the service yard.
- 6.3 The new unit will be located in an area which already has existing external plant within it so it will not be out of place visually.
- 6.4 The new unit will be finished to match the existing plant in colour. Ductwork will be painted to match existing grey metalwork.
- 6.5 The new plant is located so as to be almost completely hidden from neighbouring properties and completely hidden from the street.

7 ACCESS

- 7.1 Access to the service yard is both directly from Endsleigh Street for deliveries and from within the building.

Christopher Ingold Building – Entrance and Security Improvements
Design & Access Statement

- 7.2 The new unit will be located in non circulation space with existing walls to two sides, therefore is will not restrict movement or access with the area.
- 7.3 The new plant will not interfere with the existing escape route clearly marked within the service yard.