



## **UNIVERSITY COLLEGE LONDON**

**FOSTER COURT GROUND FLOOR SOUTH,  
BASEMENT & COURTYARD ( Phases 4-6)**

**MALET PLACE**

**LONDON WC1E 6BT**

**REPLACEMENT OF EXISTING STEPS & PROVISION OF NEW DDA  
PLATFORM LIFT ON THE WEST ELEVATION, REPLACEMENT OF DOORS  
NEW WINDOW , NEW EXTERNAL LOUVRES TO MALET PLACE AND  
COURTYARD ELEVATIONS, REMOVAL OF SITE HUTS IN COURTYARD AND  
NEW CONDENSOR COMPOUND AND LANDSCAPING, INTERNAL  
REFURBISHMENTS TO GROUND AND BASEMENT FLOORS.**

### **DESIGN AND ACCESS STATEMENT**

**WILSON MASON & PARTNERS**

**July 2009**

## **1 Introduction**

This Design and Access Statement (DAS) accompanies an application for the Foster Court ground floor south, Basement and Courtyard. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

The Existing Buildings at Foster Court, Malet Place and Torrington Place are undergoing a process of extensive refurbishment and modernisation to bring them up to current standards for teaching and office spaces.

This statement provides details of the proposed alterations to, and renovation of the ground floor south, part basement accommodation and courtyard of Foster Court currently used as an educational facility with teaching room and staff office.

Developed as a series of Phases within UCL wider Estate strategic plan to their portfolio, these works are identified as Phase 4 -6 works are programmed to commence in the Autumn of 2009. All phases completed to date had received full planning permission.

The first Phase 1 (Malet Place, ground-second) was completed in the fall of 2006, with Phase 1B (Foster Court Third, entrance & DDA works) completed last year. Phase 2A & 2B works were completed in October 2008.

Key Features of phase 4 -6

The key features and benefits of the design can be summarised as follows: -

- New entrance areas at ground floor
- Improved access and Disabled access into and within building – New Platform lifts, & refurbished lift
- Completion of rationalised departments; Arts & Humanities ‘ Sense of Identity ‘, new facilities for IT and Workshops.
- Improved + additional toilet provision
- Removal of unsightly pre-fabricated buildings in the courtyard, new landscaping, visual improvements to external escape stair ( greening )
- Addressing issues relating to fire, safety and security.

The scope of works for the Phase 4-6 include the following:

- Upgrade of the existing floor layouts that will allow for the creation of a new enhanced entrance on Malet Place with new steps, platform lift and conversion of a door opening into a window.
- Removal of pre-fabricated site huts in courtyard, provision of new hard landscaping scheme, with screen wall to new proposed condenser plant compound
- Other works included in the above refurbishments are internal alterations to the floor layout. Our proposals respect the structural limitations of the existing buildings and adopt an imaginative re – use of unorthodox spaces, as detailed within PPG 15 Para 3.15.
- Upgrade of services to current standards

## **2 Use of space**

There is no change of use of the spaces considered in the proposal ( educational). No additional floor space created in the proposal

## **3 Amount**

Being an existing building this item is not applicable.

#### **4 Layout**

Note as Clause 3 above.

#### **5 Landscaping:**

It is noted that following discussions between UCL & Camden, the hard landscaping proposals are not required to be formally submitted for planning approval, but are appended to this application, for information only, and demonstrate the improved and enhanced environment within the courtyard. New resin bonded gravel surface finishes are proposed, with strips of natural stone breaking up the large surfaces to the publicly accessible parts.

A brick and timber screen wall is proposed to separate the proposed condenser plant compound.

The plant within the condenser compound will be placed on new ground bearing concrete slabs, with pre-cast concrete trenches in-between, for pipework distribution. Escape routes will be in an asphalt finish, with a low steel balustrade separating pedestrians from the plant areas.

A separate acoustic report has been produced, analysing the acoustic environment, and demonstrating measures taken to ensure that the acoustic conditions at the boundary conditions are not adversely affected.

As part of the general improvements, it is also proposed to install a new metal framed structure a to the existing south external fire escape, together with new planters and wire-frame plant supports, in an effort to 'green' and enhance its appearance. There will also be a new section of Glass balustrade to the top 2 landings, to reduce the bulk of the staircase, and make it more transparent.

#### **6 Appearance**

##### Front (West) Elevation - Foster Court

Existing walls appear to be in a reasonable condition requiring little or no work as advised by the UCL Building surveyor. Local re-pointing will be carried out where required. Some lead flashing may also be required on a replacement basis.

##### Windows

The majority of existing windows, both metal and timber, on first appearance, are in good condition. Windows will be redecorated (refurbished where necessary) to include new ironmongery as necessary.

##### Proposal

The external fabric of the Foster Court building will remain largely unchanged, with the exception of the following:

- Replacement of existing door with a new window and masonry panel below, to match existing
- Replacement of existing entrance door with new aluminium doors to match those use in the adjacent 3 –5 Malet Place.
- Existing metal steps to be replaced with new metal steps and platform lift supported on a low rendered concrete wall ( a feature to match those proposed elsewhere along Malet Place as part of the general landscaping improvement works)
- New louvres in existing windows from internal plant rooms, and for ventilation.



Fig 1 –External Escape Stairs



Fig 2 – External steps view from Malet Place

### Rear (East) Elevation - Foster Court

#### Existing walls



Fig 3 – Foster Court (Part Rear View from Courtyard)

Improvements to the existing walls will have been undertaken in the previous phase of works ( removal of redundant mechanical and electrical services, pipework, flues , brick-cleaning).

As already mentioned, the removal of the existing site huts will vastly improve the visibility of the facades within the courtyard.

#### Material

All materials and constructional systems will be chosen to match existing in appearance within the immediate surrounding and in quality for their robustness and fit-for-purpose. The general aim will be to specify elements from sustainable sources, and with the intention of reducing the carbon footprint of the building.

## **7 Access, Escape and Internal Circulation**

### **Access**

The current main access to the site is from Torrington Place and Malet Place.

The main entrance to the Department is via the archway, which has had considerable improvements in previous phases to ensure level access into the building. The Archway also provides pedestrian access to the Medewar House Via the Courtyard and as a route for Fire Tenders.

In this proposal, the access into the Foster Court south side accommodation will be greatly improved, with the new steps and entrance lobbies.

#### Disabled Access

A new platform lift is proposed for the Malet Place entrance, together with the lowering of the existing door threshold, to allow level entry into the ground floor accommodation in this area.

Internally, the existing goods lift will be upgraded with a new lift car and controls, suitable for disabled wheelchair users, who may need access to some of the areas in the basement.

There will also be provision for a new disabled WC on the ground floor, where none exist at present.

A place of safety is created by emergency exit from the secondary means of escape to allow for the safe evacuation of the occupants.

The evacuation of the occupants is addressed in the UCL Fire Action plan.