

**University College London  
Foster Court Phase 1B  
PLANNING DESIGN AND ACCESS STATEMENT  
06.02.07**

## **1.0 BUILDING DESCRIPTION**

### **1.1 Introduction**

#### Project Description

The project involves the refurbishment, in phases, of parts of Foster Court, for offices and teaching of Modern European languages, improving general access and disabled access within the building, upgrading the roof fabric and improving ventilation on the third floor accommodation, and addressing issues relating to fire safety.

Due to restrictions imposed by the overall budget, the current scope of actual building works is much reduced, compared with earlier schemes. By agreement, it has been decided to concentrate on providing essential DDA access from ground – third floors of Foster Court (and thereby in Malet Place at first and second floors) new disabled toilets on 1st, 2nd and 3rd floors, and completely refurbish the 3rd floor accommodation, in this phase. An improved Entrance area at ground floor is also included.

The new development will provide :

- New DDA works to improved disabled access and facilities in Foster Court and into adjacent Malet Place
- New improved main entrance area
- Refurbished accommodation at top floor, including new roof finishes
- Improved fire exit routes
- Part Demolition of temporary building Building 39.
- Enlarged plant deck at roof level
- Additional rainwater downpipes at the front and rear elevations

### **1.2 Building Appearance**

The building will remain largely unchanged on the exterior with the exception of the enhanced Entrance to Foster Court at ground floor, and an enlarged roof plant deck. In addition, there will be a change in the current flat copper roof areas, which will be refurbished and replaced with new insulated roof, finished in lead-coloured liquid-plastic solution or single ply membrane, matching many other flat roofs in the vicinity. Four additional rainwater pipes are proposed to improve roof drainage.

### **1.3 Building Access & Security**

Access at present is through various low -key entrance points. Following a meeting with UCL's Access Control officer, the new scheme provides an enhanced main entrance with doors on the UCL card access system, linked through with Malet Place. Eventually, this will lead to a more secure building, once other entry points are brought under the same system. Internal doors will remain as they are at present, with no new lock suiting required. CCTV cameras will be fitted at key locations identified by the University.

#### 1.4 **Circulation**

The new scheme improves vertical circulation throughout Foster Court with the introduction of a new lift (compliant with DDA) in the existing lift shaft, and enhanced stair in the central core.

New signage will also greatly improve general orientation and horizontal movement.

Circulation on each floor has generally kept as existing, with only minor modifications around the central stair core.

#### 1.5 **Fire Escape**

The outline Fire strategy, as discussed with UCL fire officer Simon Cook, was explained. Generally, there was not much change in terms of escape routes currently used, except for the second floor Lecture room 243, which would require a dedicated escape corridor to one side, due to the increased number of people escaping from Malet Place into Foster Court. Final Escape widths to be increased, where required. New detection and alarms to be provided to current standards, at 3rd floor.

#### 1.6 **Disabled Access and Provision**

Provision will be made for disabled access to the Foster Court upper floors, and 1st, 2nd floor levels of Malet Place, via a new Disabled Accessible lift within the existing lift shaft. This will be made accessible at ground floor with the internal lowering and demolition of existing steps and platform, giving a level entry. General movement within each floor is improved with DDA compliant new doors in main corridors.

Disabled toilets will be provided to suit the requirements of Part M of the Building Regulations at 1st, 2nd and 3rd floors.

Refuges and call points have been provided in stair cores where possible and a disabled management/evacuation plan will be developed with UCL.

#### 1.7 **Deliveries and Collections**

General day to day deliveries and collections will be made through the building main entrance at ground floor level.

#### 1.8 **Refuse Storage and Collection**

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

#### 1.9 **Landscape and External Works**

Apart from the enhanced Main entrance paving, there are no other external works proposed in this development.

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

There have been no discussions with the Environmental Health Officer as yet however it is anticipated that there will be no contentious items resulting from the use or design of the building. The scheme may be discussed with the Environmental Health Officer once the Building Regulations application is submitted. A separate Acoustic report regarding the proposed new roof plant is appended.

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

The design has been developed in accordance with the requirements of the Building Regulations and relevant British Standards. A meeting was held with the Camden Building Control Team, and the resulting recommendations have been incorporated in the design. A Full Plans application has been submitted to Building Control.

1.12 **Safety Requirements - Maintenance and Construction**

A full pre-construction CDM review has been undertaken for all aspects of safety during the construction and future maintenance of the building. This is detailed in the risk assessments carried out by each consultant.

New Service risers and cupboards will be located so as to be fully accessible without significant impediment to the movement of people and materials around the building. The 3rd floor loft / roof void will be provided with new access hatches and ladders.

It is envisaged that accessible ceilings will be provided along the main corridor routes only.

## 2.0 **SITE INFORMATION**

2.1 **Site Limitations**

Mallet Place is a very narrow street requiring full vehicular access 24/7 ( in particular emergency services) leaving a very tight site with existing Contractor accommodation bridging over.

Adjacent construction works are ongoing.

The Medaware building which completes the courtyard to the rear of Foster court is in effect landlocked and therefore both deliveries and emergency services vehicles require access through the archway to the courtyard. Also the medical science wing running parallel to Foster court requires delivery access from the Northern corner of the courtyard.

2.2 **Construction Site**

The site and contractor's working area is very restricted. Mallet Place is in constant use for deliveries, and needs to be kept clear for Fire Tender Access. There may be a possibility to use part of the Foster Court yard, and possibly the huts 38 or 39, subject to agreement with UCL.