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UCL Quickwins 2014 Refurbishment

Retrospective application for new plant machinery and ventilation duct, on the first floor roof above the Rear entrance of the Physics Building at UCL.

Physics Building, Gower Street, London, WC1E 6BT

Contents:

1.0 Planning Design Statement

1.1 Introduction and Setting

1.2 Works

1.3 External Alterations

1.4 Impact

2.0 Proposed Finishes and Materials

2.1 Generally

2.2 Windows and other external features.

3.0 Access

4.0 Sustainability

5.0 Site Photographs

1.0: Planning Design Statement

1.1 Introduction and Setting

The Design and Access Statement should be read in conjunction with the drawings submitted with this application.

University College London is a centre of Higher education and research spread across three campus sites around London – the Bloomsbury, Archway and Hampstead campuses.

The Department of Physics and Astronomy is based in the Physics Building located centrally within the Bloomsbury campus. It is of rectangular plan with five floors above ground and two below. The building is adjoined to neighbouring buildings on the East and West ends of the plan, while the North and South facades are left clear.

The building was built circa 1950-52, designed by architects AE Richardson and EAS Houfe. It supports teaching, research, administrative and support programmes centred around the Department of Physics and Astronomy. The site in question is located on the 1st floor roof of the Physics Building above the rear entrance within an existing mechanical plant area.

The existing teaching room environment on the Ground floor is out-dated and is currently being refurbished, as it was no longer adequately catering for the requirement of a modern scientific facility. The poor quality of the internal environment being refurbished impacts negatively on the successful use of the space and this is the reason for the installation for new plant services on the flat roof above the Physic building rear entrance.

1.2: Works

A retrospective planning application for one new condenser unit located on the roof above the Physics rear Entrance, this is an existing plant roof and the proposed Condenser unit is concealed from view from the ground floor level. There is also a ventilation supply duct in the adjacent corner next to the new condenser unit.

This proposal is a result of internal refurbishment of existing spaces. There is no additional net area created in the proposals.

1.3: External Alterations

External plants: The new condenser replaced an existing condenser unit and is positioned on an existing external wall within the existing roof plant area on the first floor, in the same location as the existing being removed. Also, a new ventilation duct has been added, penetrating the roof from below to service an internal room.

1.4: Impact

The overall conclusion is that as these works are minimal and reversible, therefore the impact is little to none on the existing building. As they are within an existing plant area above Ground level they are concealed from view and the surrounding buildings are part of the UCL campus.

2.0: Proposed Finishes and Materials

2.1 Generally:

The existing felt roofing has been patched where the ventilation duct penetrates through the felt. All other materials on the roof have been retained, or replaced with new to match if in poor condition.

2.2 Existing Windows and other features:

All existing original windows will be retained. All other external building features have been retained including the brackets that were used to mount the condenser unit that was removed, these have been reused to mount the new condenser unit.

3.0 Access Arrangement

The scheme proposes no changes to the existing access to the flat roof. Level access is provided elsewhere in the building. The entire scheme is within an existing high level plant area and therefore we predict no access issues as this is an area only accessible to the UCL maintenance team.

4.0 Sustainability

The refurbishment works which the new external plant is encapsulated, is designed to meet RICS SKA rating standards.

4.0 Site photographs



View facing east towards the Physics Building entrance showing the roof plant area above the entrance doors. Photograph taken on the 26.09.2014.





View facing north east towards the existing plant on the roof above the Physics building entrance. Photograph taken on the 26.09.2014.



View facing east towards the wall where the new condenser unit is positioned. Photograph taken on the 26.09.2014.



View facing west out over the roof plant into the courtyard adjacent to the Physics Building rear entrances. Photograph taken on the 26.09.2014.

 A photograph showing a new, light-colored condenser unit mounted on a brick wall. A large, dark, curved duct is visible on the left side of the unit. The building has a traditional brick facade with a window above the unit.	<p>View facing east towards the new condenser unit. Photograph taken on the 26.09.2014.</p>
 A photograph showing a removed condenser unit on a brick wall. A large, dark, curved duct is visible on the left side of the unit. The building has a traditional brick facade with a window above the unit. A red arrow points to a vertical pipe on the right side of the unit.	<p>View facing east towards the condenser unit which was removed. Photograph taken on the 28.08.2014.</p>