

UCL South Quad - Pop-Up Learning Hub

Design and Access Statement : 3rd September 2015



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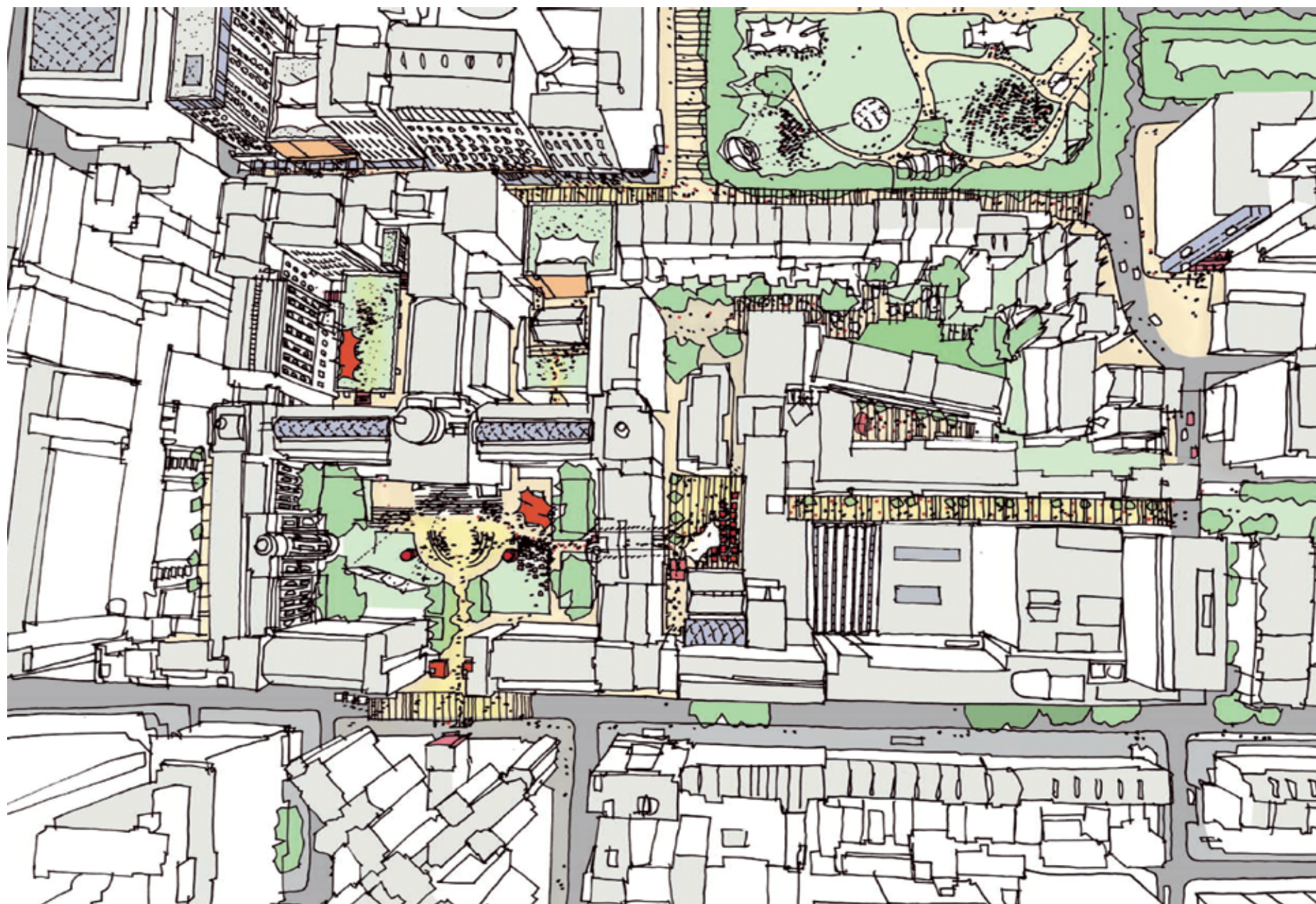
1.1 UCL Masterplan

“The Bloomsbury Masterplan will for the first time provide a strategic framework for the future development of the estate and forms the foundation of a new Estate Strategy for UCL.

The Masterplan presents a coherent vision and a series of strategies along with an indicative sequence of projects that together provide a long term strategic framework and from which a programme of capital investment will emerge.

If UCL is to maintain its position as a ‘world leading’ university in a highly competitive global market, we must continue to invest in our infrastructure. The estate poses many challenges while offering fabulous opportunities. Implementation of the improvements and opportunities identified will be challenging in terms of funding, scale of change and in managing disruption. We are confident that over this period huge improvement to the estate will be delivered, though we shall have to be adaptable and responsive to change.”

Andrew Grainger
Director, UCL Estates



1.2 Current / Forthcoming UCL Projects

UCL has embarked on a programme of construction and refurbishment projects as outlined in the Masterplan. During the next ten years projects will include new buildings, extensions to existing buildings, demolition, refurbishment, infrastructure upgrade works and public realm landscaping projects.

This programme of works will transform the campus and deliver the vision of the masterplan, enabling UCL to celebrate and promote its world leading reputation and continue to attract the highest calibre of staff and students. The programme during the next 2 years includes 125 projects, 45 of which are within the central campus area

Significant forthcoming projects include:

1. Wilkins Terrace & Lower Refectory
2. Wates House
3. Kathleen Lonsdale Building
4. New Student Centre
5. Wilkins South Wing
6. Bentham House



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2.1 The Site

The proposed site for the Temporary Teaching Facility is in the corner of South Quad adjacent to the Anatomy Building. South Quad falls within the Bloomsbury Conservation Area however the site is not designated as 'open space'.

The proposed site is not visible from any of the nearby streets and is enclosed on all four sides by buildings that are owned and occupied by UCL.

A temporary structure was erected on the site in 2014 (see photograph below) that was used by construction workers as site welfare facilities. This structure was allowed through Permitted Development rights (Part 4) in connection with the Anatomy Building refurbishment. The refurbishment was completed in early 2015 and the structure has now been removed.



Site looking towards South Wing



Site looking towards Anatomy



2.2 Application Context

Whilst the proposed temporary teaching facility in the South Quad is not directly connected to a single construction project with specific decant requirements, it forms part of UCL's overall decant strategy. The facility will alleviate pressure on existing teaching facilities on Central Campus that are likely to be disrupted whilst the Wilkins Terrace and Lower Refectory, New Student Centre, Kathleen Lonsdale Building and Bentham House projects are on site. In addition, once the New Student Centre project starts on site in 2016, the temporary pavilion on the Japanese garden which is currently used as informal learning / social study space will need to be removed.

2.3 Proposal

UCL have identified the need for a 100 person lecture theatre / social study space and three smaller teaching / seminar rooms, with a total floor area of approximately 300 m2. It is proposed that these are accommodated within a two storey building in order to minimise the impact that this will have on the South Quad area, whilst respecting the scale of the adjacent Anatomy building extension. It is essential that these facilities are provided at the heart of the Bloomsbury campus.

The proposed facility will be required for a period of three years, after which, the building will be removed and the site reinstated to its former condition.

2.4 Design & Access

1. The structure is required for a temporary period and is urgently required for the start of the next academic year (October 2015). To achieve this date, a prefabricated modular building system is being proposed.
2. The temporary building will be two storeys high.
3. In order to enhance the appearance of the prefabricated modular building the structure will be clad with a supergraphic vinyl wrap. The graphic will be UCL branded, high quality, bespoke and have a design that is sensitive to its heritage setting, whilst portraying the identity of UCL in this central student location.
4. Access to the building will be via stepped access to the front, with a timber decking landing area outside the entrances. Ramped access to the ground floor lecture theatre is provided to the side of the building (due to the existing raised concrete plinths to the front of the building).
5. Given the buildings temporary nature and the proposed bespoke design, it is considered that the structure will provide a high quality proposal that addresses the need for temporary teaching facilities in this university focused location.

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2.5 Principle for Development

The provision of new facilities for Higher Education institutions is supported by Policies CS10 – *Supporting Community Facilities and Services* and DP15 – *Community and Leisure Uses*. Policy CS9 – *Achieving a Successful Central London*. The concentration of educational and research institutions in Central London is therefore strongly encouraged.

The proposed development will positively contribute to the aims of CS9, CS10 and DP15 by providing much needed, temporary, learning space facilities for UCL staff and students. This structure will help facilitate the wider strategic transformation of UCL's core Bloomsbury campus (by providing flexible decant space) and will ensure the student learning experience is not compromised. The proposed development will therefore help support UCL's role as a key education and research institution in the borough.

LB Camden have previously acknowledged the intense pressure on existing teaching facilities and the need for temporary decant space created by the ongoing construction works. Planning consent has previously been granted for temporary structures and for the temporary change of use of buildings, such as:

- Temporary change of use of 222 Euston Road (2013/5523/P).
- Temporary change of use of 132-140 Hampstead Road (2012/6855/P).
- Planning consent for a temporary period for the 'events space' structures in the Wilkins Quad and Japanese Garden.
- Listed building consent for temporary use of Jeremy Bentham Room and Old Refectory as catering facilities.

The principle of this application is aligned with these previous permissions to provide essential temporary teaching facilities to alleviate pressure from the construction works.

On the 8th July UCL, Deloitte and BDA met LBC (David Peres da Costa and Antonia Powell) for a planning pre-application meeting. LBC confirmed that given the temporary nature of the building and its requirement to provide decant space to assist with implementing the other construction projects on campus, that the proposed scale, form and elevational treatment of the proposed teaching facility was acceptable in principle.

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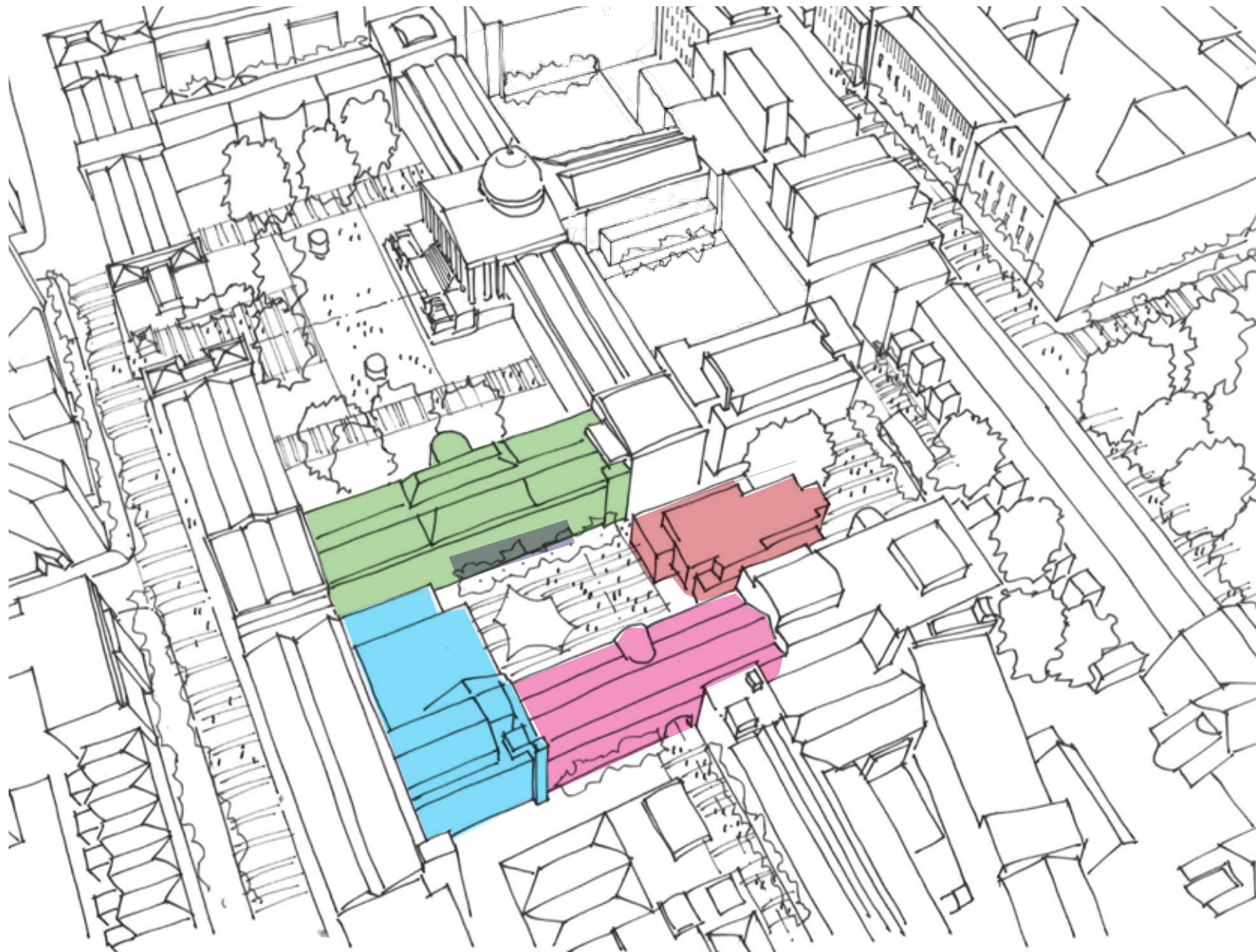
2.6 Neighbourhood Consultation

A Neighbourhood consultation meeting was coordinated with Key faculty staff, as an opportunity for those faculties inhabiting the surrounding buildings to engage with the proposals.

This included input from:

- Anatomy
- Medical Sciences
- Wilkins South Wing
- Arts & Humanities (Andrew Huxley Building)
- Student Union Print Room Cafe

The proposals were well received by all and it was agreed that the project would provide good quality temporary learning space during the upcoming decant operations at UCL.



Nearby Faculty Buildings/Users



Anatomy



Arts & Humanites



Wilkins South Wing

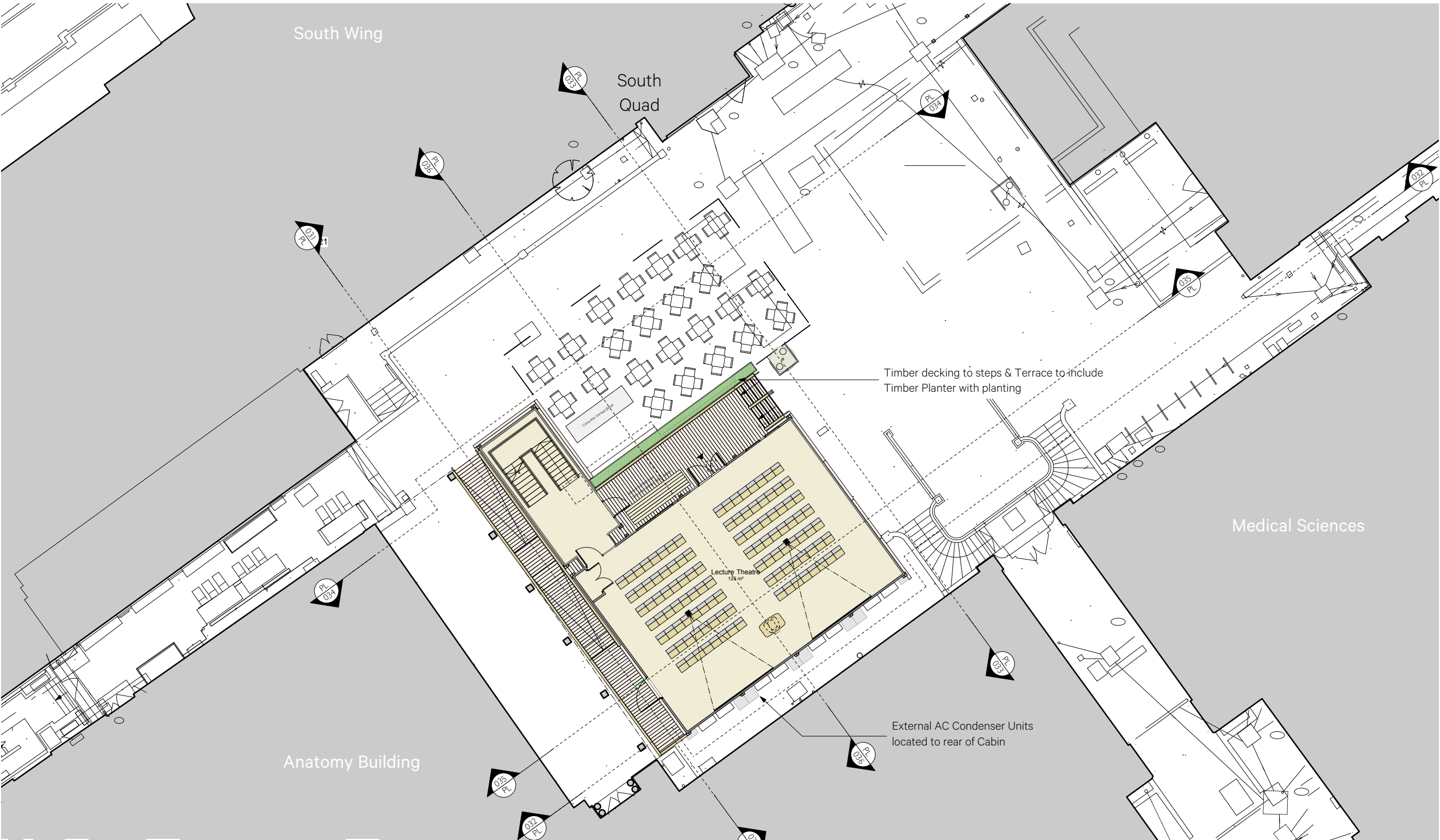


Medical Sciences



SU Print Room Cafe

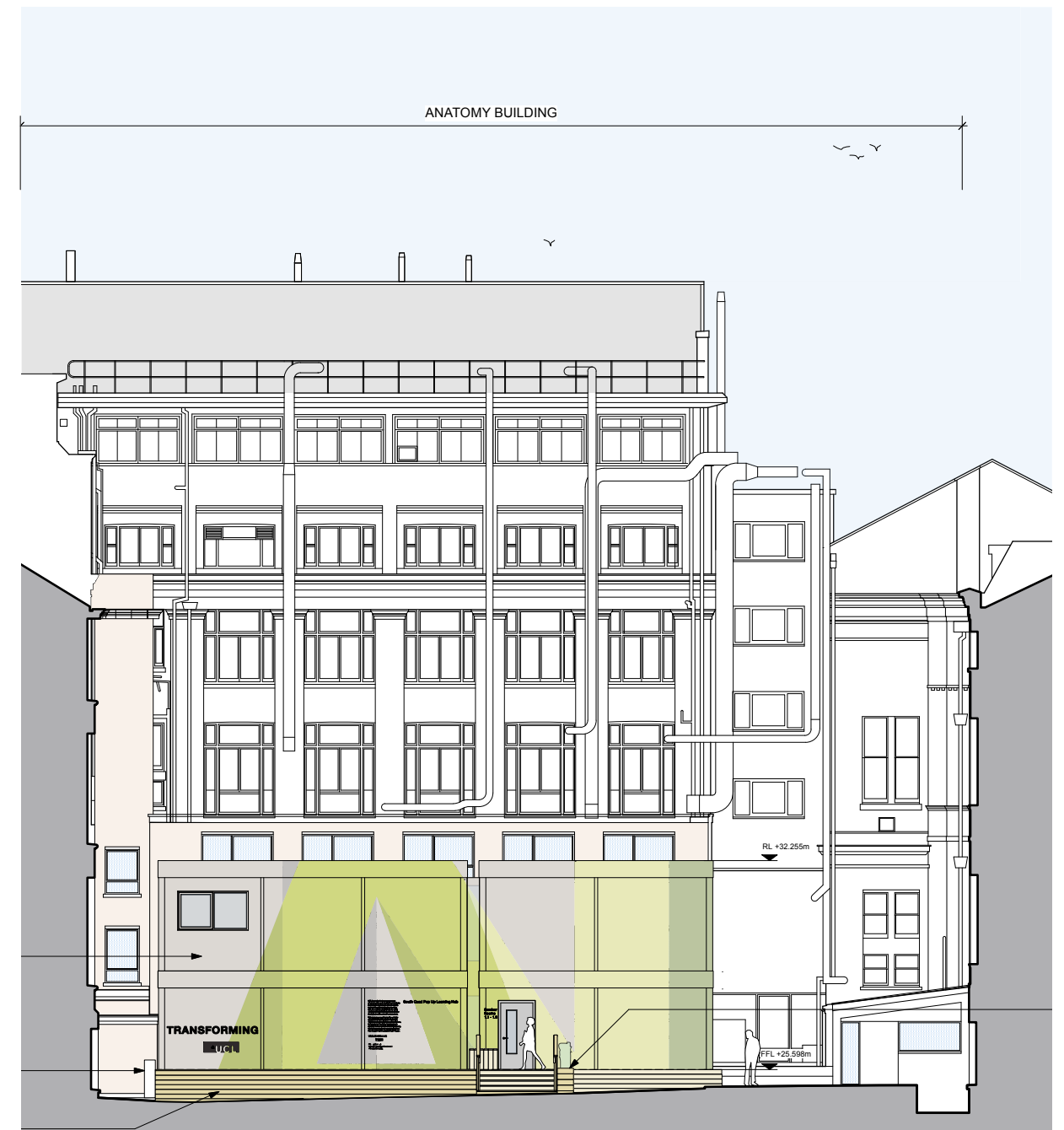
2.7 Proposed Plans : Ground Floor



2.8 Proposed Plans : First Floor



2.9 Proposed Elevations



Proposed Supergraphic vinyl 'Wrap' design indicative - to be developed by UCL graphic design

3.0 Proposed 3D View 1



Proposed Supergraphic vinyl 'Wrap' design indicative - to be developed by UCL graphic design

3.1 Proposed 3D View 2

