

UCL Estates | Hawkins\Brown | Fowler Martin | Deloitte

UCL 7 Queen Square

Institute of Neurology Teaching Department Refurbishment

Report for Planning and Listed Building Consent

May 2016

7 Queen Square: Planning Report

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On behalf of:



UCL Estates
University College London (UCL)

1. Heritage Context

Grade II Listing

7 Queen Square is sited on Queen Square, which is within the Bloomsbury Conservation Area (Sub Area 11). The building and its attached railings are Grade II Listed (Entry Number 1139092):

“Terraced house. Late C18, altered early C19. Yellow stone brick with evidence of tuck pointing. Slated mansard roof with dormers. 4 storeys, attic and basement. 3 windows. Round-arched ground floor openings in shallow recesses with stucco architraves and impost bands. Doorway with radial fanlight and panelled door. Windows with margin glazing. Upper floor windows, gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Stucco bands at floor levels and 3rd floor sill level. Stucco cornice and blocking course. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to area. HISTORICAL NOTE: Martin Folkes, President of the Royal Society and of the Society of Antiquities lived at No.6 until 1763 and at No.7 until 1765.”

The original building was constructed in the late 18th Century, with alterations in the 19th Century. It was first listed in October 1951, with the listing most recently amended in January 1999.

A modern extension to the rear of the building received planning permission in 1974. The plan adjacent is taken from the Bloomsbury Conservation Area Sub-Area 11 Map (2011). The map implies that the rear extension is not Listed.

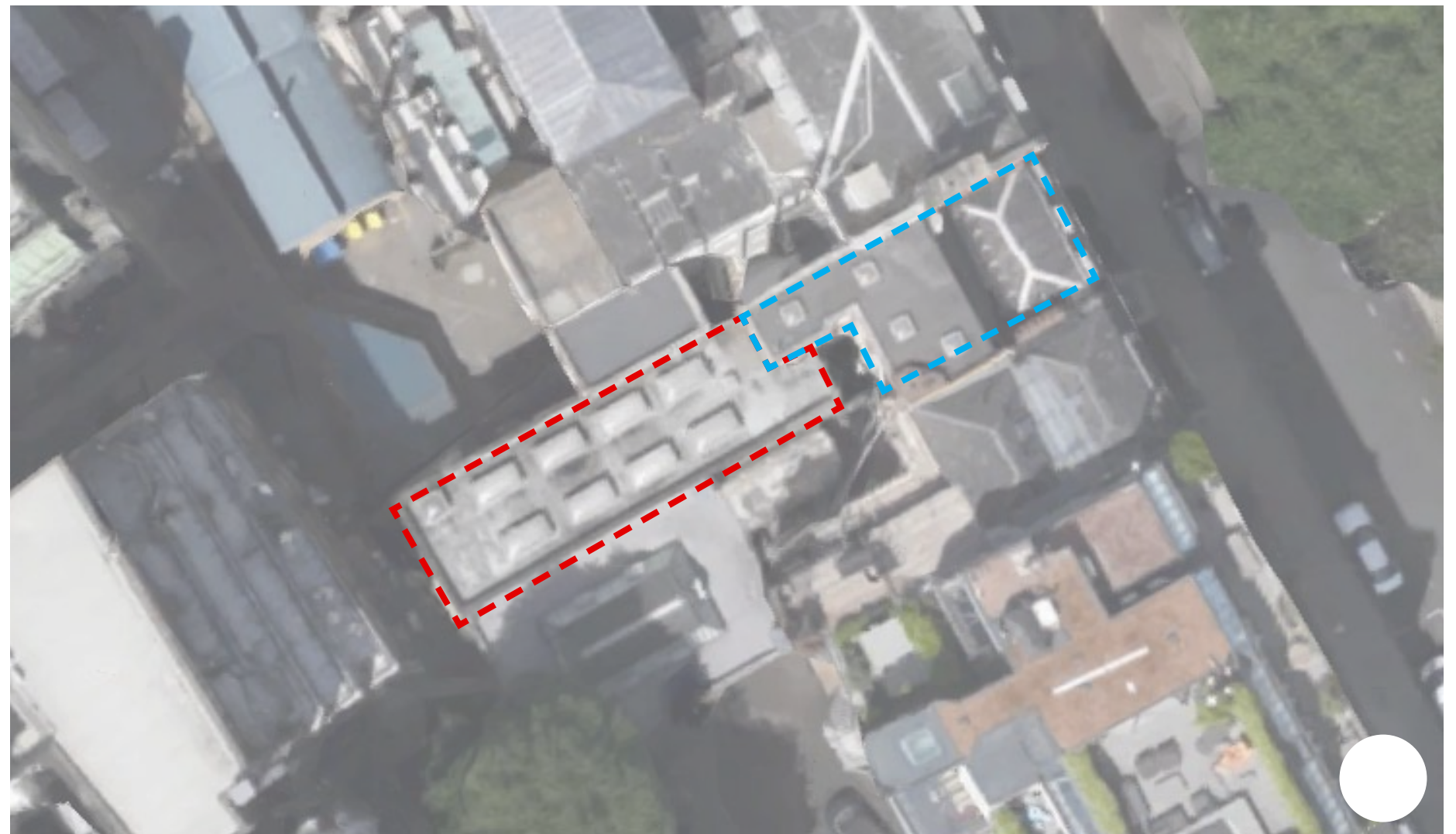
Listed Building Consent was granted in 2002 for maintenance works, including the repair and renewal of all services, lighting and plumbing, redecoration, repairs to windows and the roof and the provision of new air conditioning units under the front stairs and in the rear lightwell. (Ref LSX0104620)



Source: Bloomsbury Conservation Area Appraisal and Management Strategy 2011, Sub-Area 11 Map.



View of Listed building exterior from Queen Square



Aerial view of 7 Queen Square

Original construction

1970s extension

2. Background and Context to Proposals

Modernisation and Refurbishment

The works are needed to modernise the interior condition of the building, its furnishings and servicing, to increase the amenity for UCL's Institute of Neurology Education Department. The brief is to improve the quality and functionality of the department's teaching and support spaces, which suffer from noise, cold in the winter and summer overheating. This includes offices for around 10 staff and student work spaces for up to 100 Neuroscience and Neurology MSc & PhD students.

Existing air conditioning and condenser units are to be validated for continued use and retained. New servicing plant is limited to the installation of 2 no. ventilation heat recovery units to serve the new teaching and meeting areas within the modern extension at First floor level.

Proposals Overview

The scope of the proposed works are limited to the Ground, First, Second (roof level) and Fifth floors:

Ground floor:

- Refurbishing and improving staff offices at Ground floor, within the original section of the property which is adjacent to Queen Square.
- New carpeting and redecorating within corridor and stair areas.
- Modernisation of teaching spaces and teapoint within the rear extension and creation of a new staff office and skype room.
- Repairs to existing sash windows, where necessary.
- Removal of 1 no. redundant condenser unit within the lightwell.

First floor:

- Modernisation of teaching spaces within the rear extension and creation of new office and meeting rooms.
- New carpeting and redecorating within corridor and stair areas.
- Repairs to existing sash windows and rooflights, where necessary.
- Installation of 2 no. ventilation heat recovery units to serve the new meeting room within the modern extension.

Second floor (Works at Roof Level):

- Replacement of existing rooflight fans to improve ventilation to the proposed teaching spaces in the First Floor below.
- Removal of redundant ventilation services at roof level.
- No other proposed internal works.

Fifth floor:

- Refurbishing and improving of existing staff offices.
- Refurbishment of existing storage room into office and skype room.
- Repairs to existing sash windows and rooflights, where necessary.

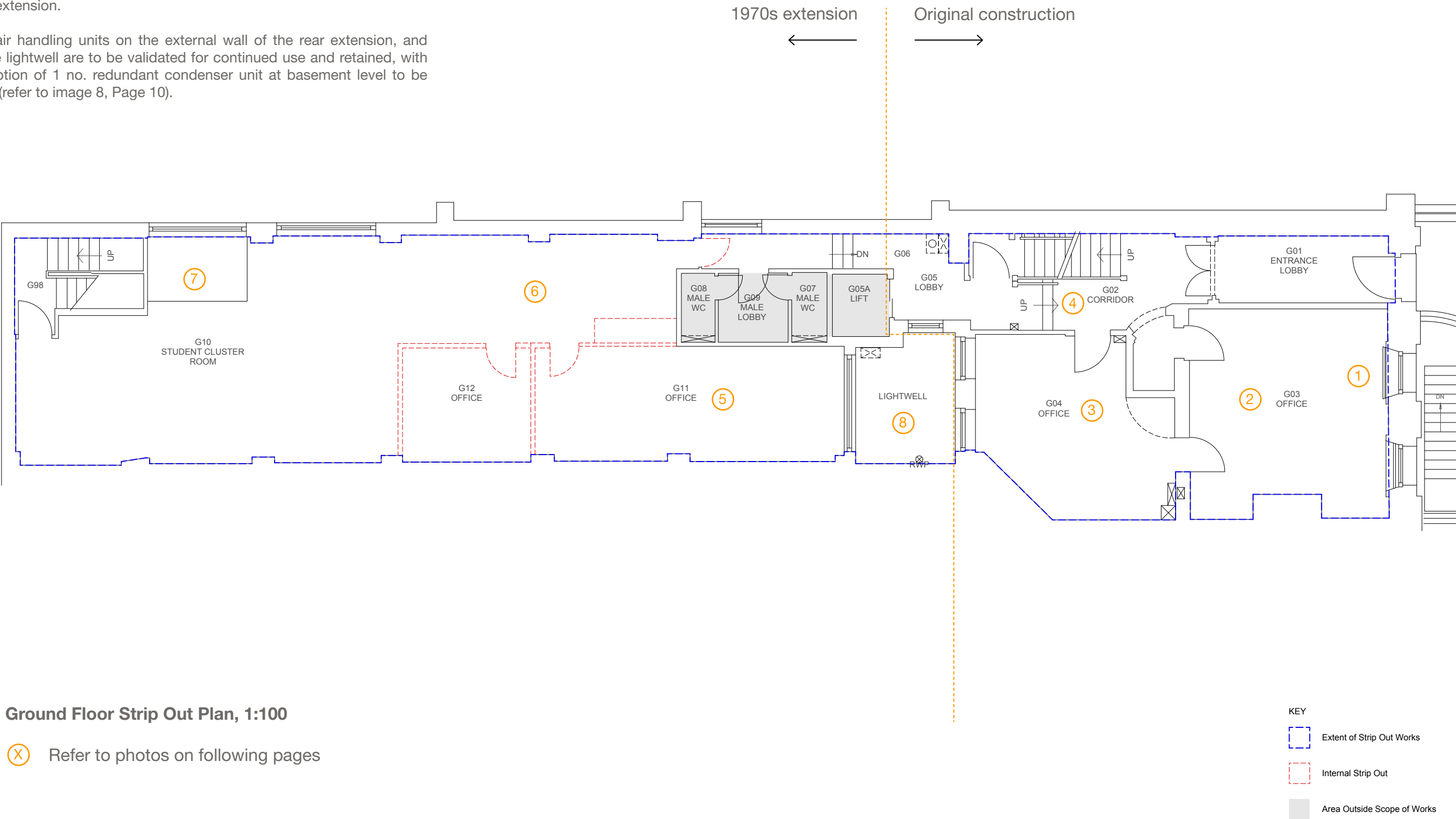
3. Proposals: Ground Floor Strip-out

Alterations at existing Ground Floor

The two office rooms at the front of the building have existing furniture, shelving and lighting which will be replaced. Existing moulded ceilings will be retained.

The walls to be removed on the ground floor are modern partitions, within the later extension.

Existing air handling units on the external wall of the rear extension, and within the lightwell are to be validated for continued use and retained, with the exception of 1 no. redundant condenser unit at basement level to be removed (refer to image 8, Page 10).



Ground Floor Strip Out Plan, 1:100

(X) Refer to photos on following pages

3. Proposals: Ground Floor Proposed

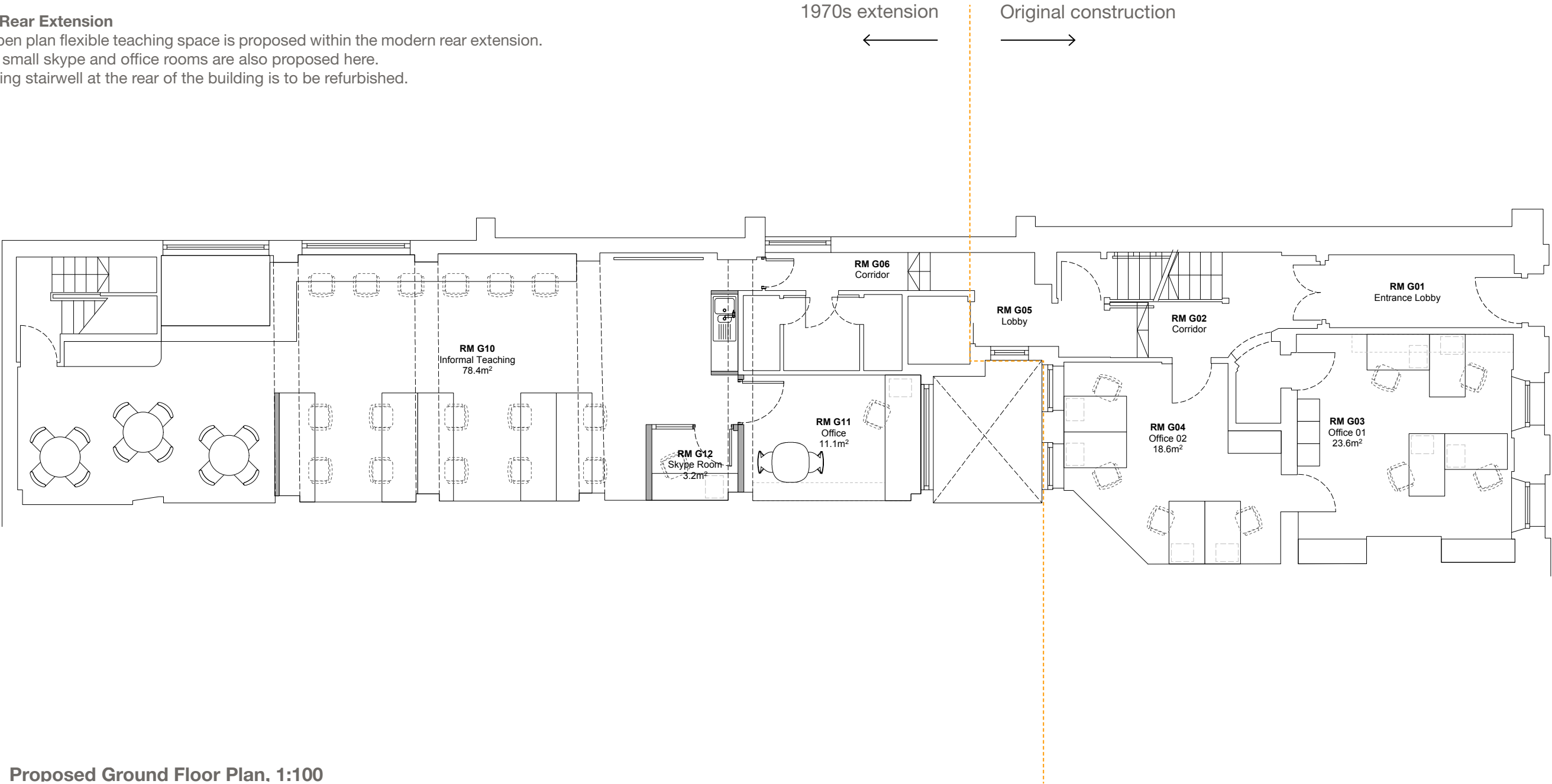
Proposals at Ground Floor

Office 01 (G03) and Office 02 (G04)

The two office rooms at the front of the building will have new free-standing desks and storage. Shelving will be fixed in Office 01 in the same locations as existing, re-using holes where possible. No fixings are proposed to the timber panelling within Office 02. The panelling will be protected and repaired where necessary.

Modern Rear Extension

A new, open plan flexible teaching space is proposed within the modern rear extension. Two new small skype and office rooms are also proposed here. The existing stairwell at the rear of the building is to be refurbished.



Proposed Ground Floor Plan, 1:100



01.

Existing sash window and security shutter in Office 01 (G03).

The existing trunking around the room perimeter is to be reused.

New cabling is to run within the floor void.



02.

Existing plastered ceiling and rose within Office 01 (G03), to be retained.

The existing lighting in Office 01 and 02 is to be replaced, with suspended luminaires. Smoke detectors will be renewed in existing locations.

Please refer to Appendix for details on existing and proposed lighting layouts.



03.

Existing doorway and timber panelling within Office 02 (G04), to be retained.

A new air conditioning unit is proposed to be fixed at high-level to the plasterboard wall, as previously agreed acceptable by the Planning Officer (shown on the right side of the above photo). New cabling to accommodate servicing needs will be installed and concealed in the existing floor void and wall boxings.

There are no proposed fixings to the original timber panelling.

3. Ground Floor Proposals



04.

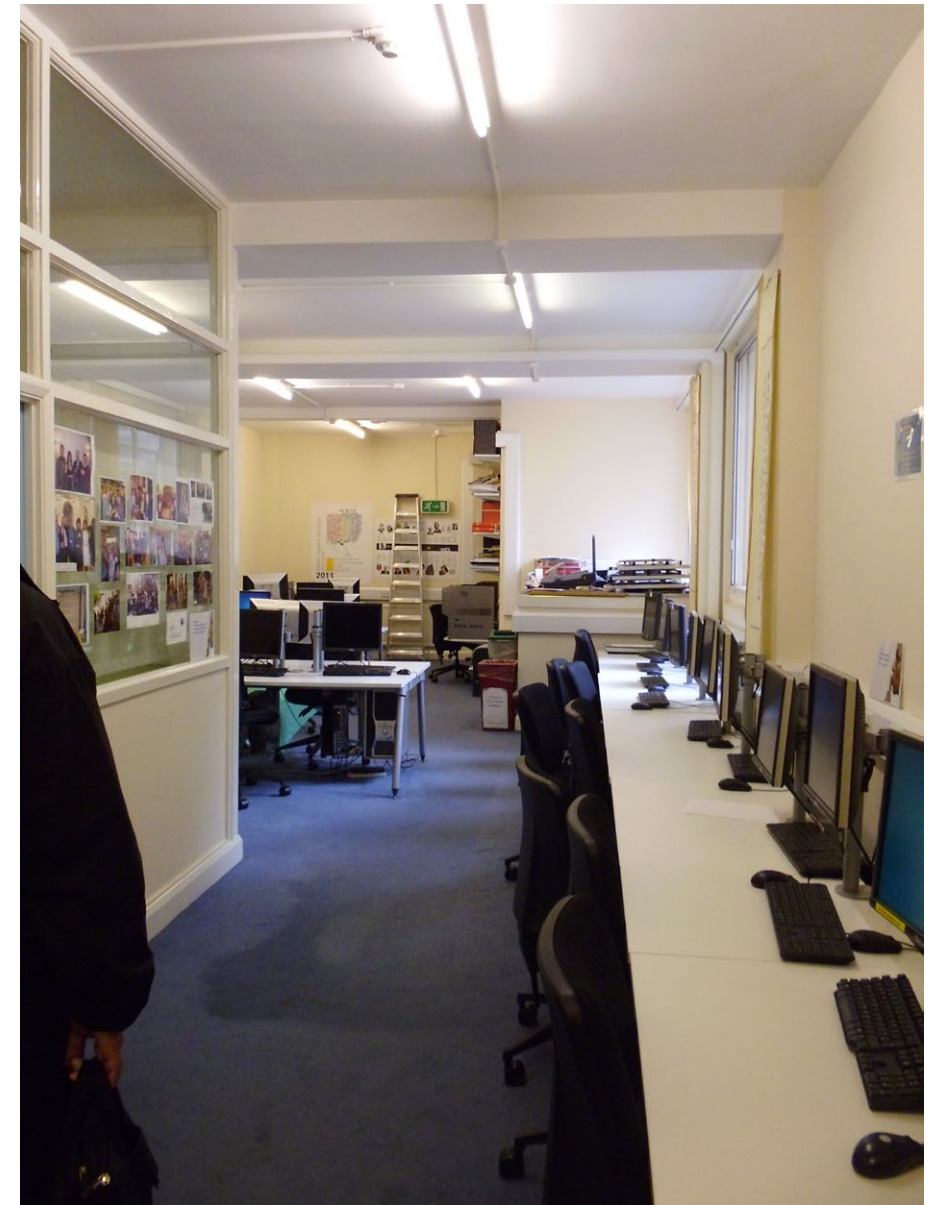
Worn carpeting within Ground Floor corridors is to be replaced. Panelling and sash windows are to be repaired and redecorated where necessary.



05. (Not in Original Building.)

Existing office within modern extension. Poor lighting is to be remedied with new provision. The existing Fan Coil Unit on the wall is to be retained.

Please refer to Appendix for details on proposed new lighting layouts.



06. (Not in Original Building.)

Existing teaching space at Ground floor in modern rear extension. Computer desking is to be replaced. Internal partition walls are to be removed. Lighting is to be replaced.

Please refer to Appendix for details on proposed new lighting layouts.

3. Ground Floor Proposals



06. (Not in Original Building.)

Existing primary and secondary glazing to be overhauled and repaired.

Teapoint to be replaced.



07. (Not in Original Building.)

Raised plinth above stairwell to be redecorated, with 'laptop bar' benching integrated around.



08. Lightwell Area

Existing condenser and fan coil units are to be retained, with the exception of 1 no. redundant condenser unit at basement level to be removed (highlighted in above photo).

3. Ground Floor Proposals: MEP Comments

MEP Equipment to be installed in Office 01 (G03) and Office 02 (G04):

All new cabling associated with the new lighting and power will be concealed within existing trunking and electrical floor boxes within the floor void.

Cabling and pipework serving a new wall-mounted AC unit within office G04 be installed within the floor void.

All existing radiators and exposed pipework shall remain.

All new wiring to serve the ceiling mounted electrical services including lighting, occupancy detection and fire alarms shall be concealed within the floor void above. Thus, the floor voids of rooms 109 and 110 shall be accessed to serve the high level electrical services in rooms G03 and G04 below. All new ceiling mounted services shall be co-ordinated with the existing architectural ceiling and cornice details.

The services descriptions stated above are subject to further surveys to ascertain that there is sufficient space to install the new services within the intended floor voids.

Please refer to Appendix for details on proposed new ceiling layouts.



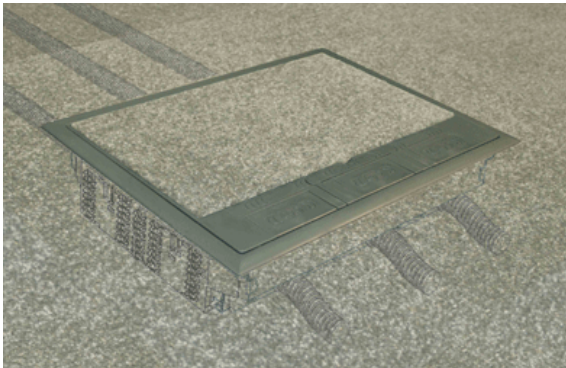
Typical Wall Mounted BMS Temperature Sensor
84W x 116H x 24L



G03 and G04 Luminaire
1200L x 150W x 50H



G03 and G04 Emergency Light Fitting
146W x 146H x 37D



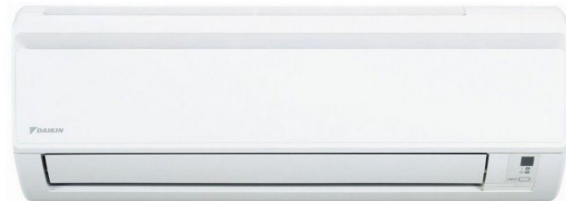
G03 and G04 Floor Box
Approx. 400L x 300W x 85D (Recessed)



Typical Soffit Mounted Lighting Presence Detector
100 DIA x 15H



G04 Typical Wall Mounted AC Controller
Approx. 150W x 150H x 25D

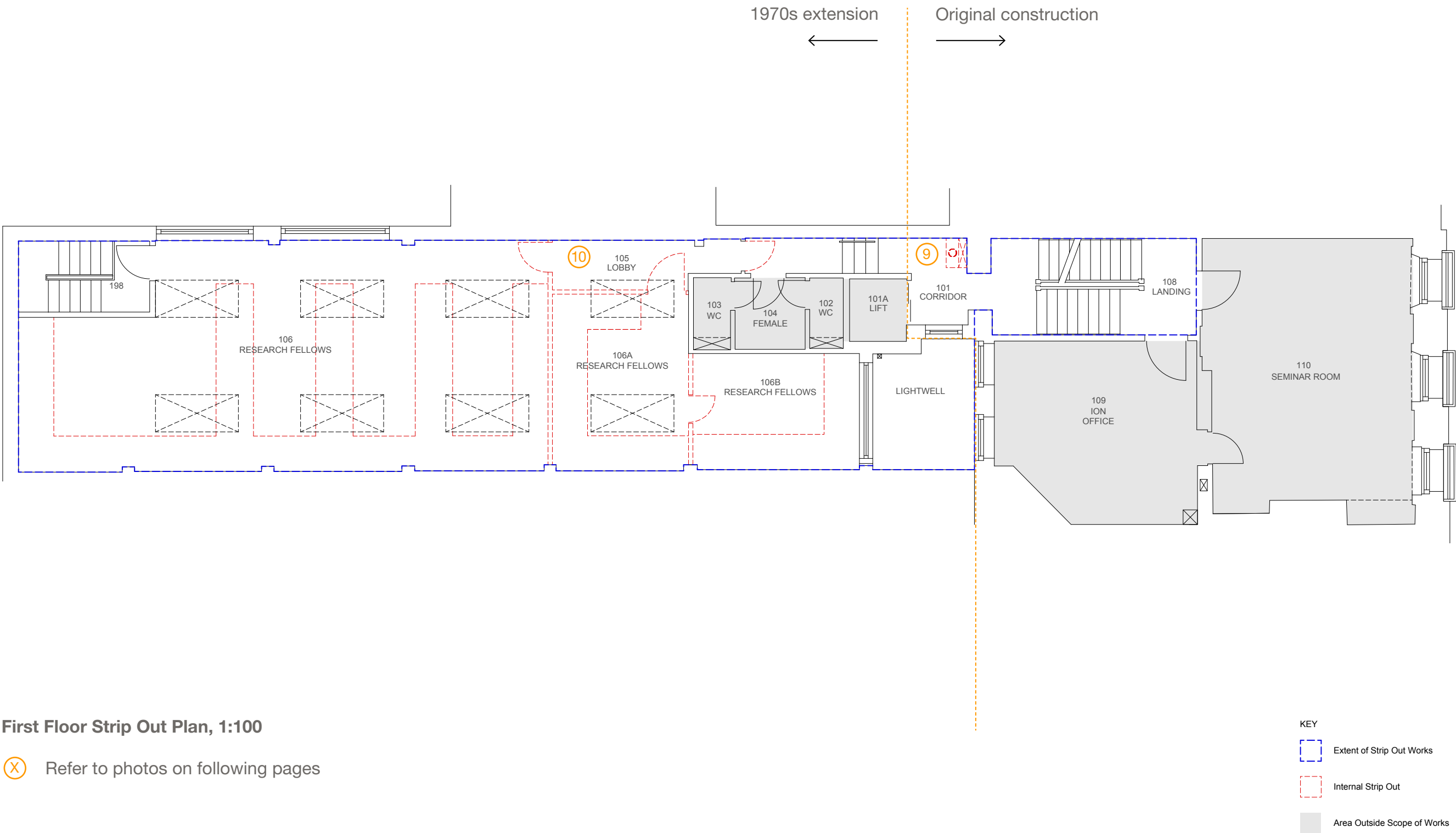


G04 Wall Mounted AC Unit
1050W x 238D x 290H

3. Proposals: First Floor Strip-out

Alterations at Existing First Floor

The desks and wall to be removed on the first floor are modern additions, within the later extension. The desks are not fixed to the building. The walls are internal partitions.



First Floor Strip Out Plan, 1:100

3. Proposals: First Floor Proposed

Proposals at First Floor

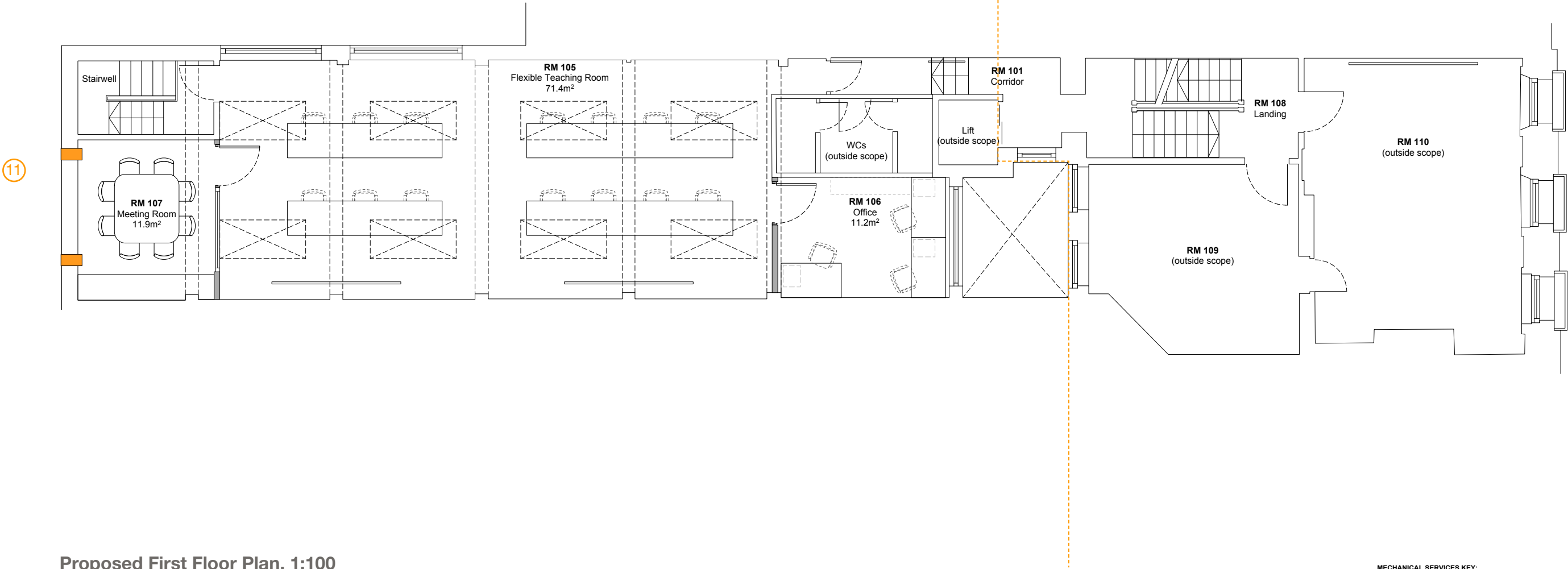
Modern Rear Extension

There are no proposed works within the ‘original’ front rooms of the building.

New teaching desks are to be provided for an enlarged teaching space within the rear extension area. A new meeting room and office will also be created.

2 no. ventilation heat recovery units are proposed to serve Room 107. These will have small ventilation grilles visible on the West external walls. Please refer to Page 16.

1970s extension ← → Original construction



MECHANICAL SERVICES KEY:

■ Ventilation Unit

3. First Floor Proposals



09.

Drinking fountain to be removed from circulation route.



Worn carpeting within First Floor corridor to be replaced.

3. First Floor Proposals



10. (Not in Original Building.)

Teaching space at First Floor rear extension to be modernised.

Computer desking to be replaced.

Primary and secondary glazing to be overhauled and repaired.

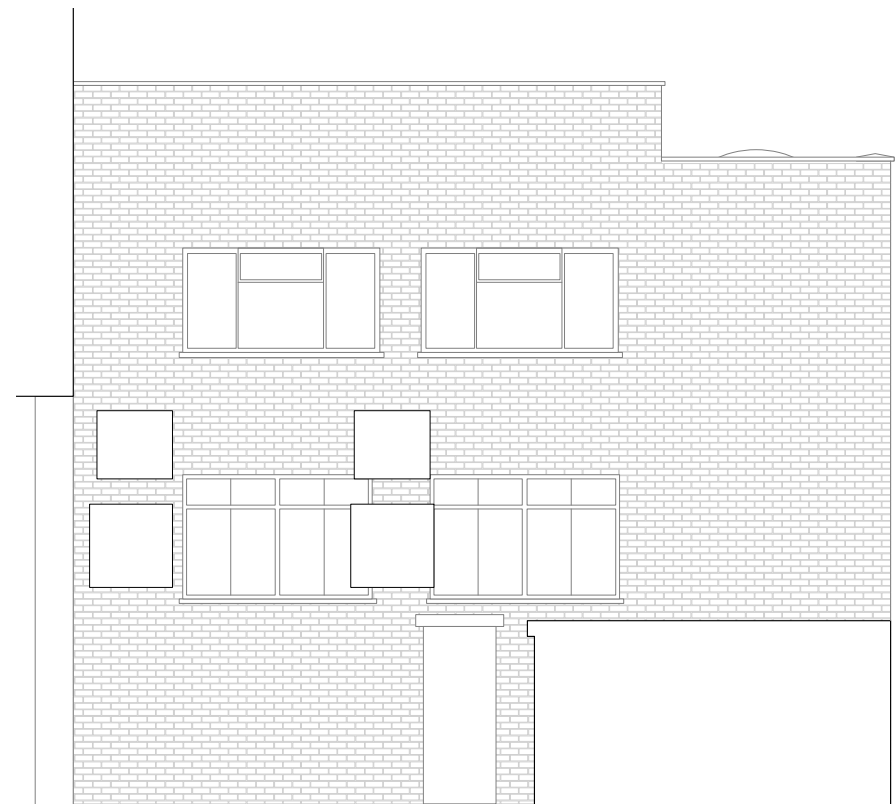
New meeting and office rooms to be created.

Shelving and lighting will be replaced. Please refer to Appendix for details on proposed new lighting layouts.

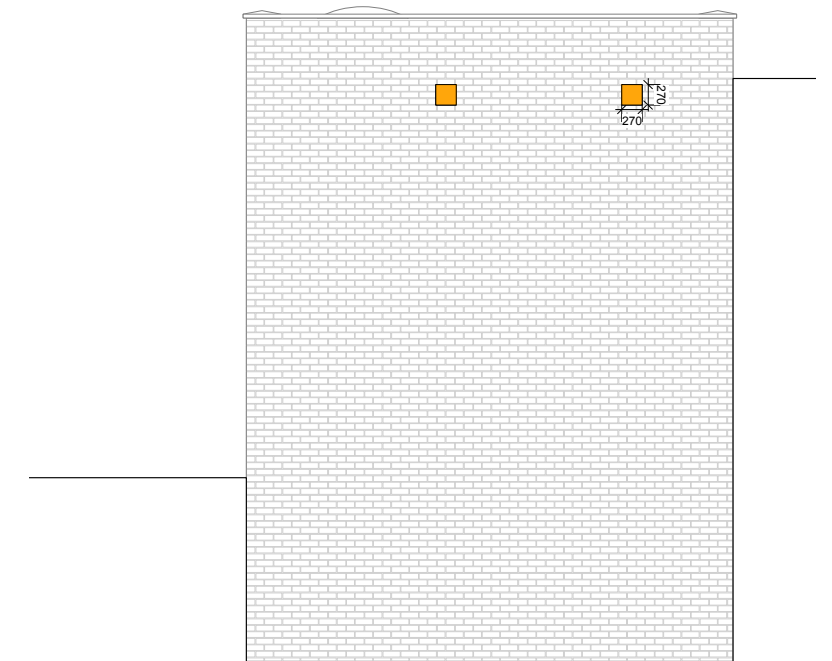
Existing rooflights to be overhauled and repaired. Blinds to be replaced.

Ventilation fans to be replaced (work at Second floor roof level).

3. First Floor Proposals



North Elevation (no proposed changes).



Proposed West Elevation (2 no. new ventilation grilles).

11. (Not in Original Building.)

The four existing wall-mounted AC units on the North facade of the modern extension shall be validated for continued use and retained.

New servicing plant is limited to the installation of 2 no. ventilation heat recovery units to serve the new meeting area (Room 107) within the modern extension at First Floor level.

These will have small ventilation grilles (approximately 270x270mm) visible on the West external wall.

Although this extension is not Listed, exterior alterations require planning consent.

Please refer to Proposed Elevation drawings for further details.

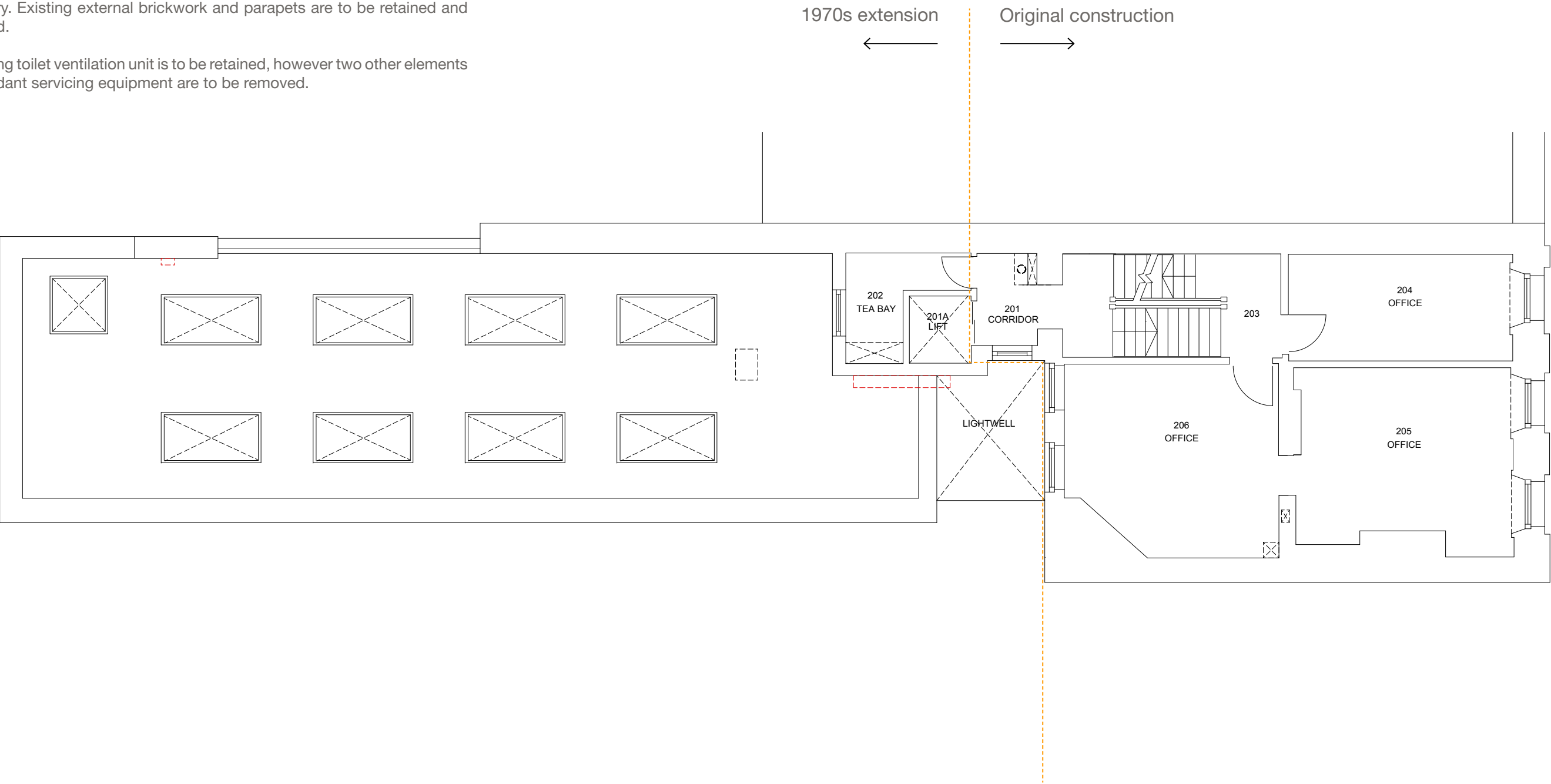
3. Proposals: Second Floor Strip-out

Alterations at Existing Second Floor (Roof Level)

There are no works proposed internally at Second floor level.

On the roof, the existing rooflights are to be retained and repaired where necessary. Existing external brickwork and parapets are to be retained and protected.

An existing toilet ventilation unit is to be retained, however two other elements of redundant servicing equipment are to be removed.



Existing Second Floor (Roof Level) Plan, 1:100

(X) Refer to photos on following pages

KEY

- Extent of Strip Out Works
- Internal Strip Out
- Area Outside Scope of Works

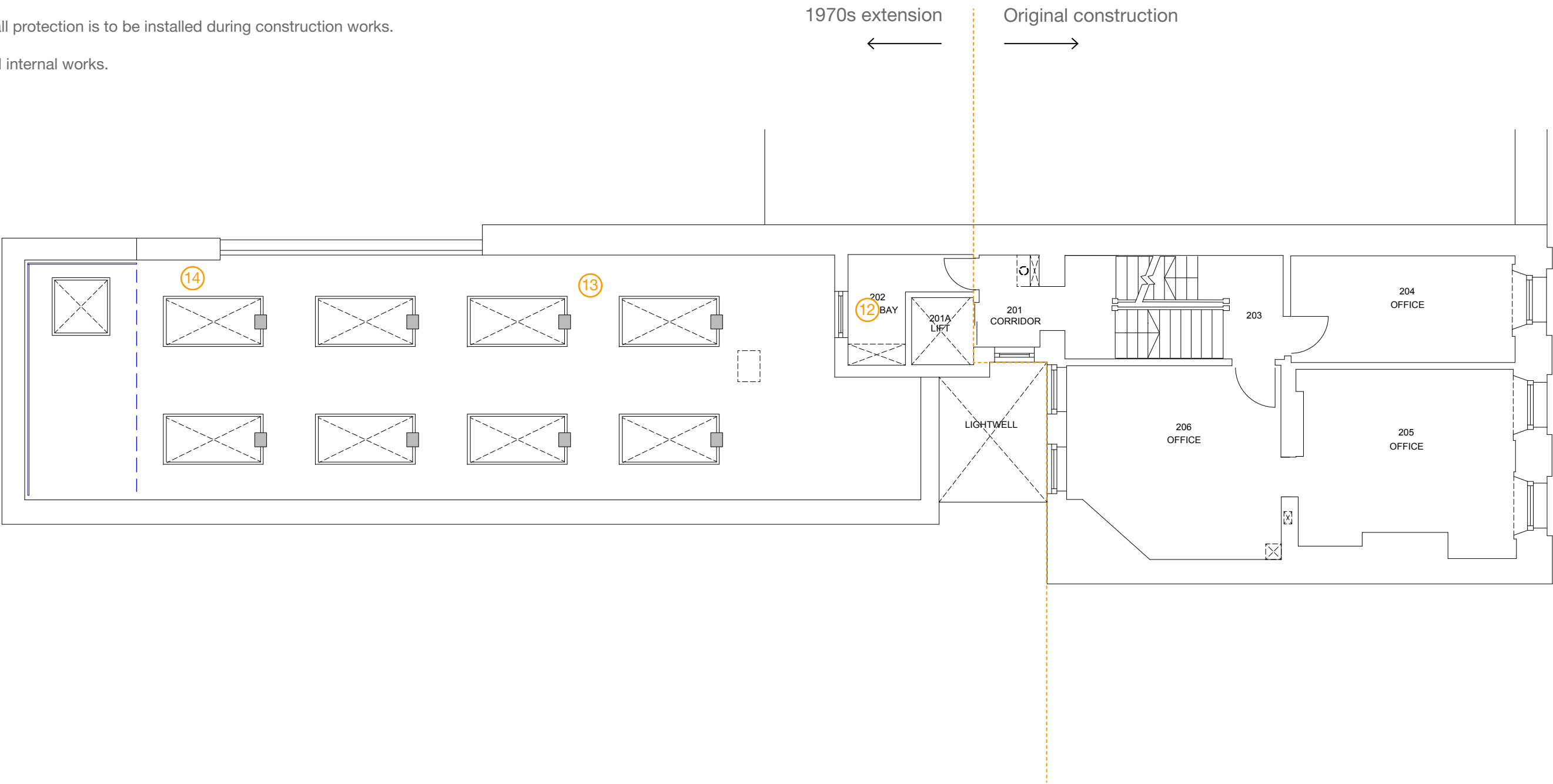
3. Proposals: Second Floor Proposed

External Works at Second Floor (Roof Level)

Replacement of existing rooflight fans to improve ventilation to the proposed teaching spaces in the First Floor below.

Temporary fall protection is to be installed during construction works.

No proposed internal works.



Proposed Second Floor (Roof Level) Plan, 1:100

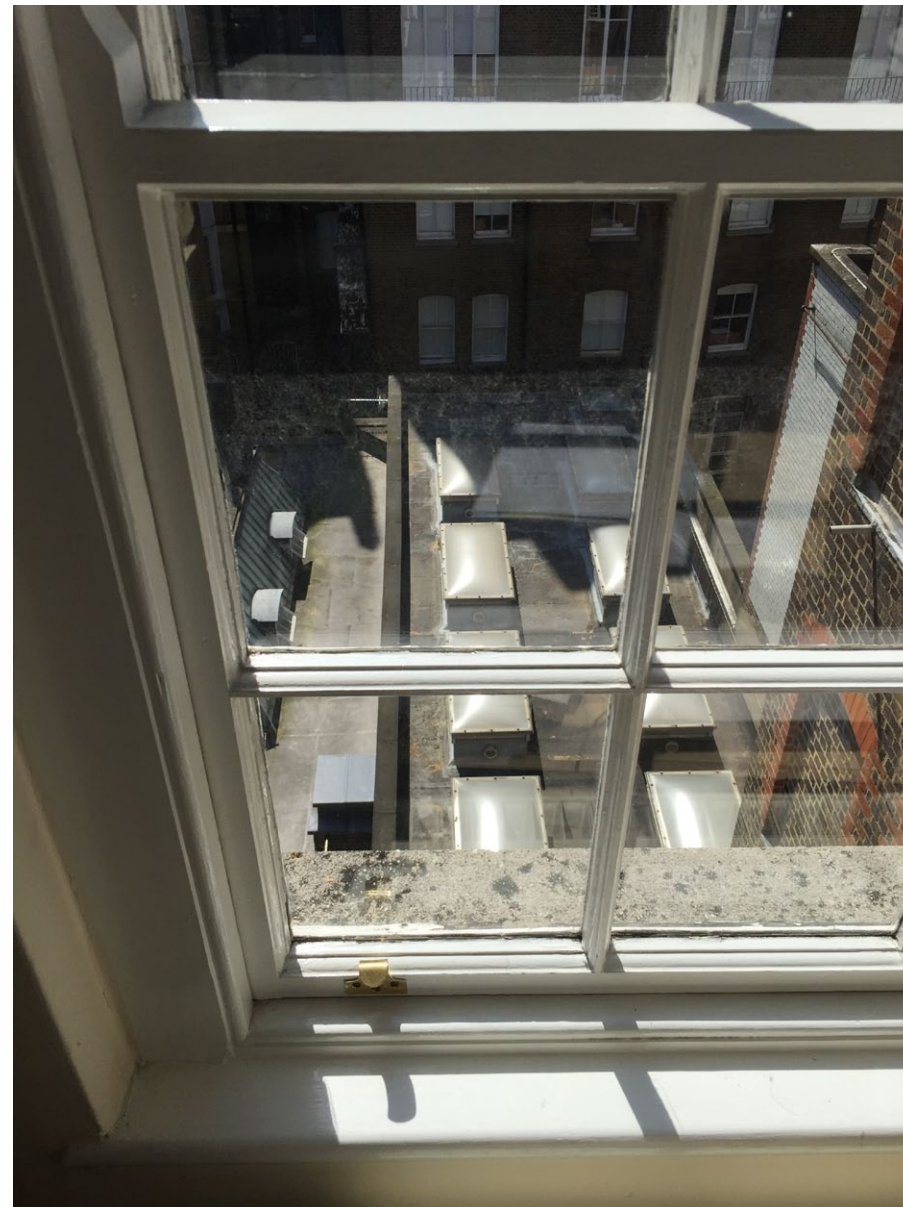
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3. Second Floor Proposals



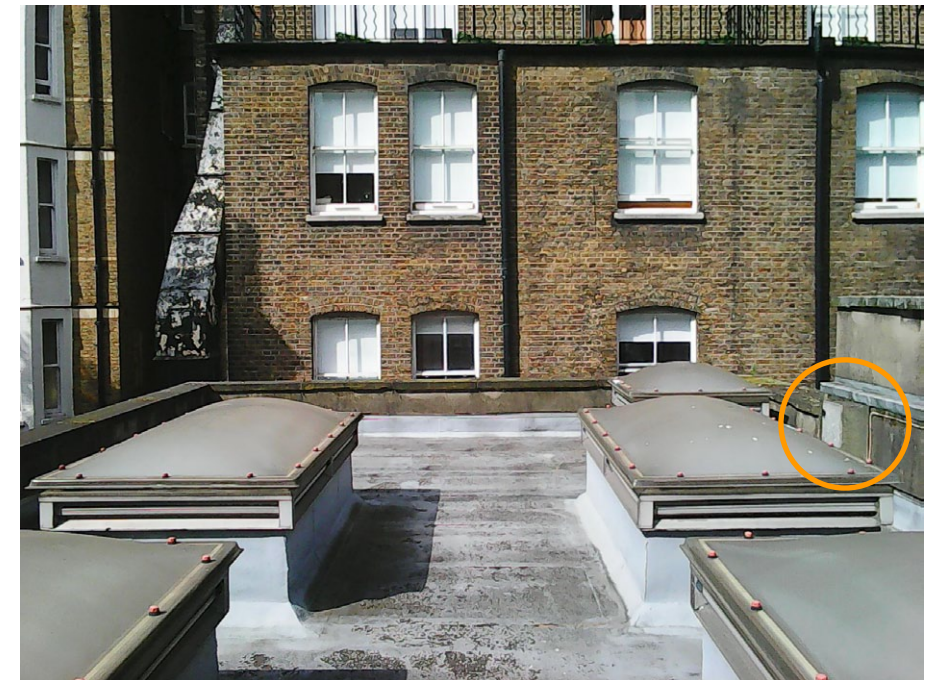
12. (Not in Original Building.)

Note existing ventilation fans within rooflights, to be replaced, and existing extract fan (to left of image) to be retained.



13. (Not in Original Building.)

View of existing roof from Fifth Floor.



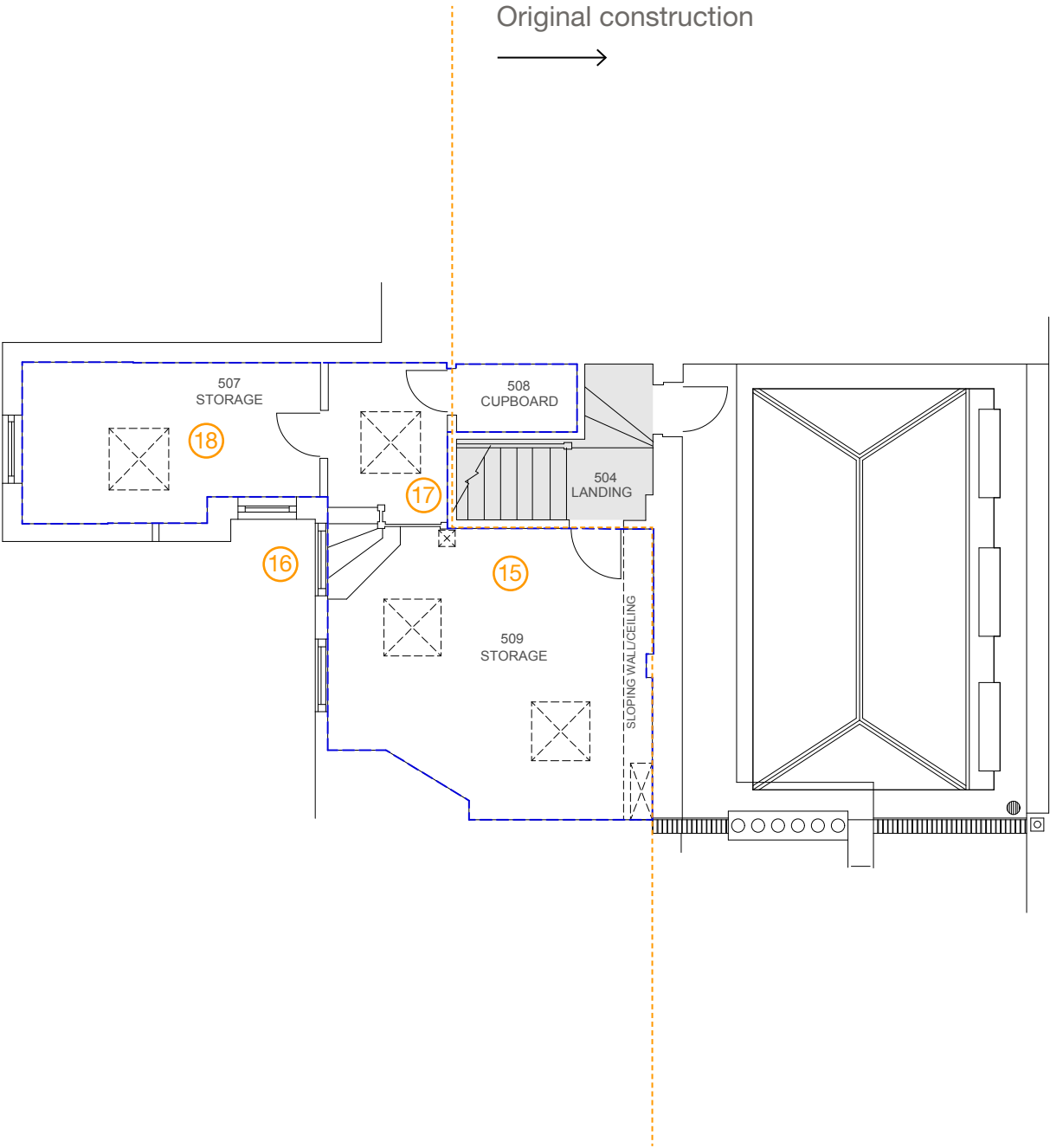
14. (Not in Original Building.)

View of West end of existing roof. Note redundant electrical boxing to the North wall, to be removed.

3. Proposals: Fifth Floor Strip-out

Alterations at Existing Fifth Floor

There are no structural strip out works to be undertaken at Fifth Floor level.



Fifth Floor Strip Out Plan, 1:100

(X) Refer to photos on following pages

KEY

- Extent of Strip Out Works
- Internal Strip Out
- Area Outside Scope of Works

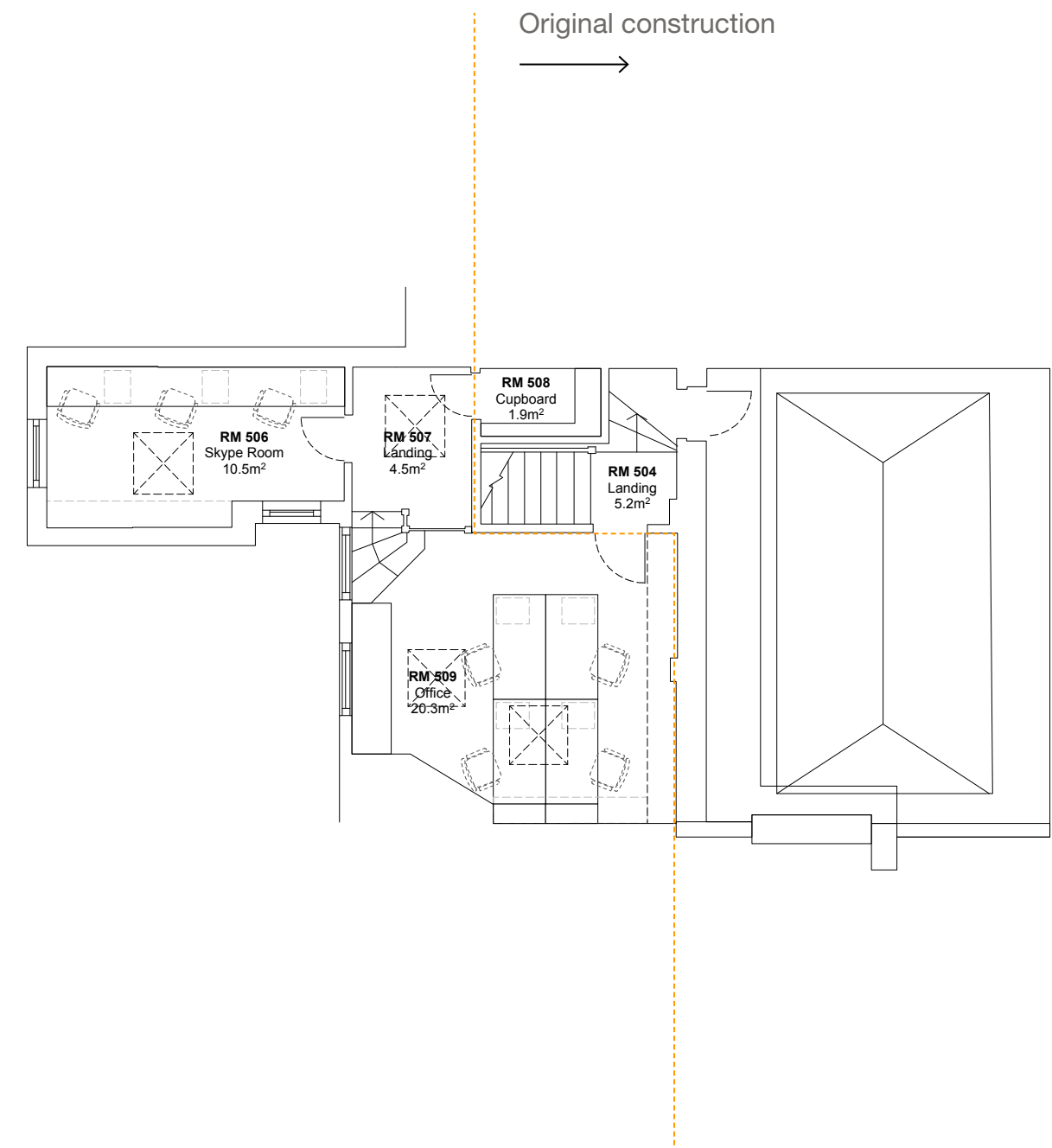
3. Proposals: Fifth Floor Proposed

Proposals at Fifth Floor

The fifth floor storage room is currently full of shelving and boxes which will be removed to make the room usable. The existing sash windows and roof lights will be retained and repaired if necessary.

Existing radiators are to be retained, with 1 no. within Room 509 to be relocated to the East side of the room.

New desks and shelving are proposed for the office spaces.



Proposed Fifth Floor Plan, 1:100

3. Fifth Floor Proposals



15.

Existing office to be renovated, to include new heating services, freestanding desks and wall mounted shelving.

New cable trunking is to replace existing wiring and is proposed to be run neatly around the perimeter of the room adjacent to the existing skirting.

The existing lighting is to be replaced by new suspended luminaires. Please refer to Appendix for details on proposed new lighting layouts.

3. Fifth Floor Proposals



16.

Existing sash windows to be protected, overhauled and repaired where necessary.



17.

Existing rooflights to be overhauled and repaired, to enable opening by users to provide improved ventilation. and cooling



18.

Existing storage room to be renovated and new staff office to be provided, to include new desking and wall mounted shelving.

3. Fifth Floor Proposals: MEP Comments

Rooms 506 and 509

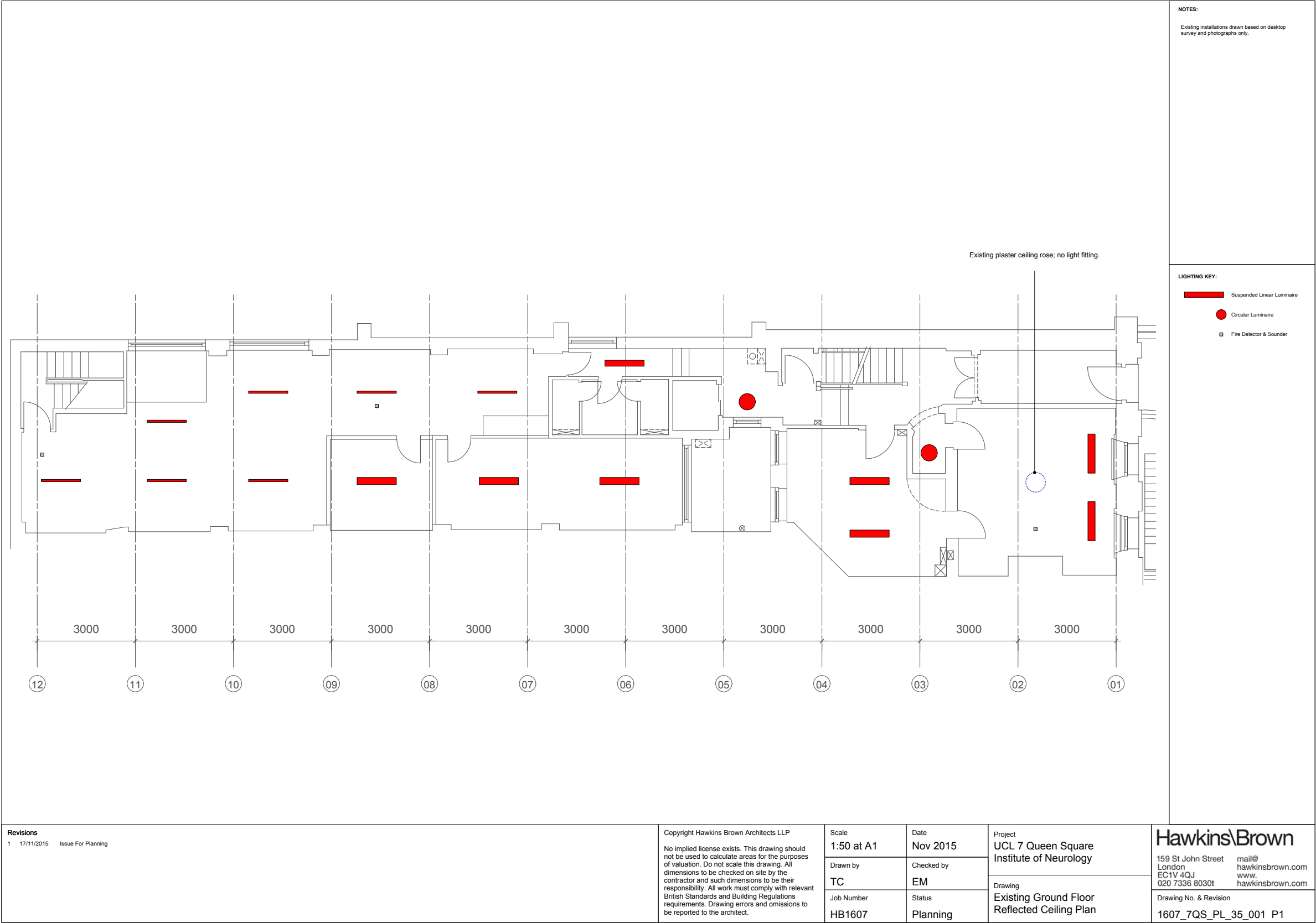
All new power and data services shall be surface mounted on new trunking to serve the new desk layout.

2 No. existing radiators and exposed low level pipework shall remain within 506. 1 out of the 2 existing radiators and exposed pipework within 509 shall be relocated to suit the new layout. All new/diverted pipework shall extend within the floor void of 509.

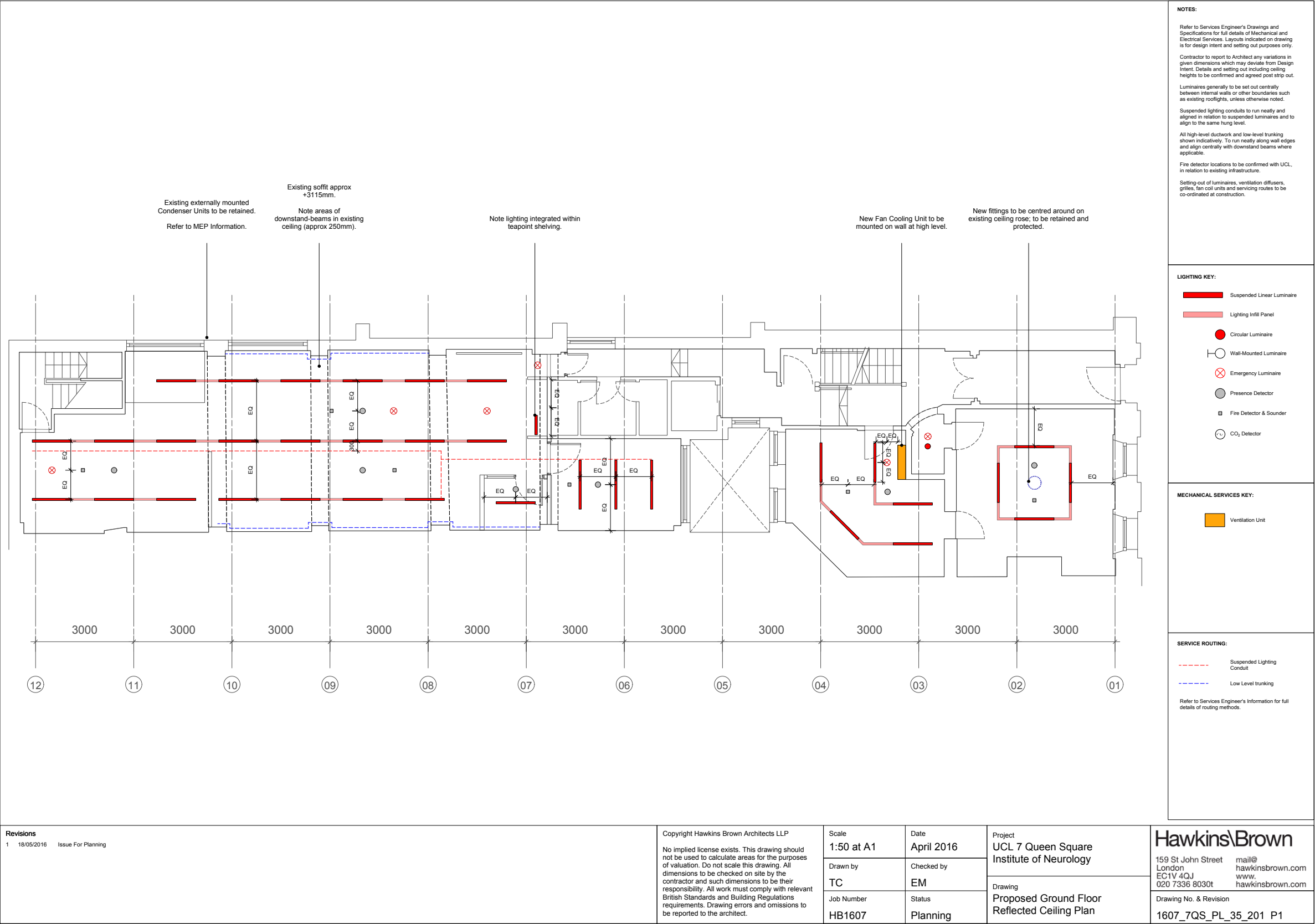
All new wiring to serve the ceiling mounted electrical services including lighting, occupancy detection and fire alarms shall rise from below within the existing services riser which enters 506 behind the door. Once the electrical services have risen into 506 the services shall extend at high level exposed to serve 506 and 509.



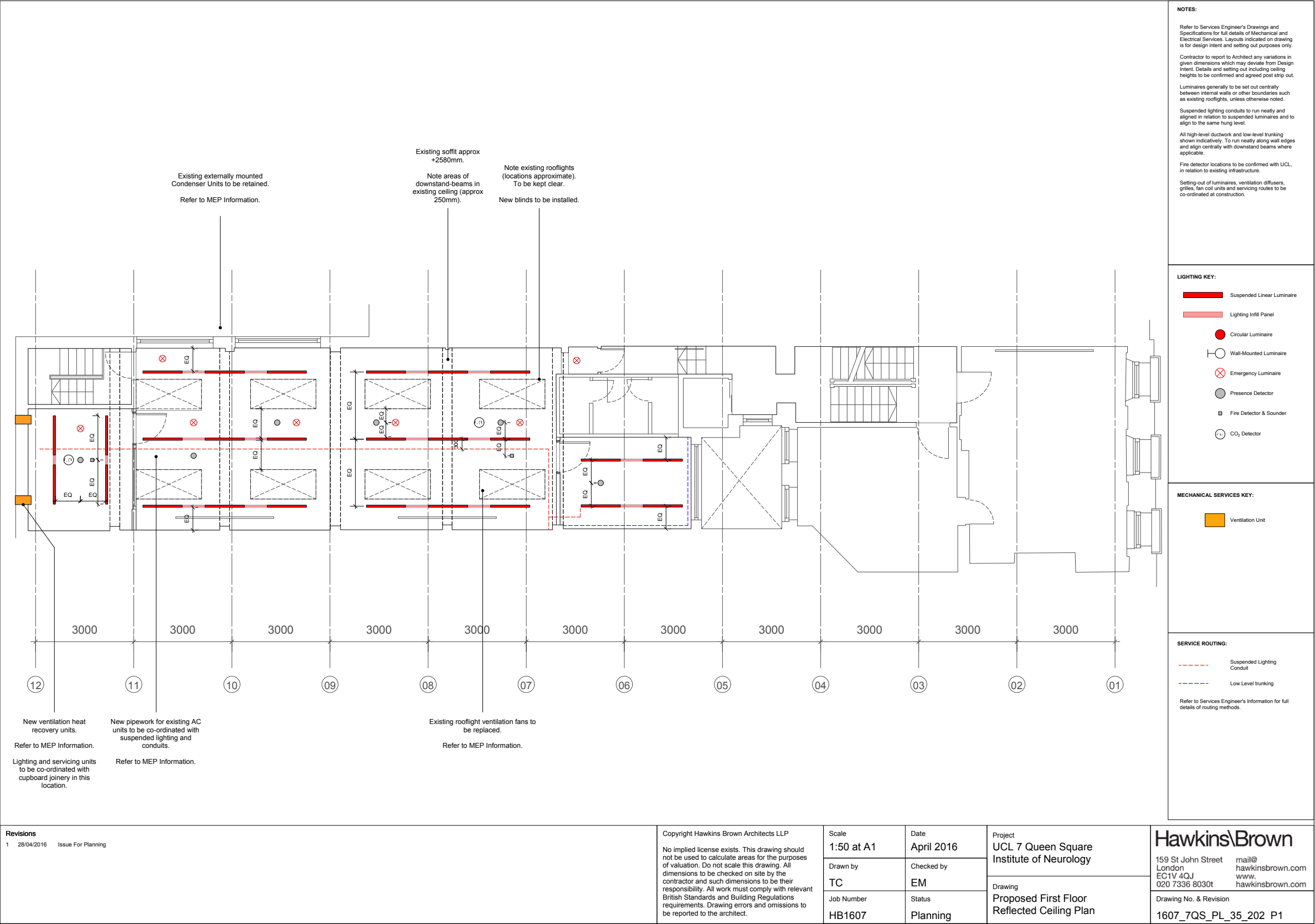
4. Appendix: Existing Ground Floor Reflected Ceiling Plan



4. Appendix: Proposed Ground Floor Reflected Ceiling Plan



4. Appendix: Proposed First Floor Reflected Ceiling Plan



4. Appendix: Proposed Fifth Floor Reflected Ceiling Plan

