
Proposed Change of Use from B1(Research) to Mixed Use B1/D1(Clinic)

Design and Access statement

69-75 Chenies Mews London
WC1E 6HX

University College London
Hospitals Charity (UCLHC)

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4th July 2016 Revision A

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Design & Access Statement

This Document should be read in conjunction with the following submitted drawings:

- P_MP_00 Location Plan*
- CM_P_XTG_00 Existing Ground Plan*
- CM_P_XTG_01 Existing First Floor Plan*
- CM_P_XTG_02 Existing Second Floor Plan*
- CM_P_XTG_03 Existing Third Floor Plan*

- CM_P_00 Proposed Ground Plan*
- CM_P_01 Proposed First Floor Plan*
- CM_P_02 Proposed Second Floor Plan*
- CM_P_03 Proposed Third Floor Plan*

Introduction

This Design & Access Statement has been prepared to explain the proposal for a change of use to the building from ground to third floors to class B1 / D1 mixed research and medical use.

This statement is to be read in conjunction with the associated drawings.

Property Location and Surroundings

The property is located on the North corner of Chenies Mews. To the West is Huntley Street, Gower Street to the East & Torrington Place to the South. The building is approached off Huntley Street & Torrington place via foot or from Huntley Street via car. There is vehicle drop off directly infront of the building and parking bays to the South end of Chenies Mews.

The surrounding area is characterised by a variety of land uses including offices, medical and residential uses.

The property is well situated in terms of public transport. Goodge Street, Warren Street and Euston Square tube stations are within 500 metres of the building. In addition various buses run along Gower Street and Tottenham Court Road which are in close proximity.

Existing Building

Built in 1996 the building comprises of ground plus three storeys.

The brick fronted building has 4 large powder coated aluminium windows with relective glazing. The material finishes to the façade will remain as existing.

The proposal

The existing use of the building is B1 research class.

The proposal involves the change of use of the ground to third floor of this building to Class B1 / D1 mixed research and medical use.

The existing and proposed floor area will remain the same for this building as a result of this application.

The scale of the property will not change as a result of this application

There will be internal alterations as a result of this application. Please refer to the attached proposed plans. Due to the nature of the medical class use, there will be 2 number quench pipes penetrating the building fabric externally

Sanitary Provision

Part M facilities for staff/patients has been provided in the proposed layout. This will allow the use of a toilet and wheelchair if required.

Access

There are no access implications to this building as a result of this application

Acoustics

Acoustic readings will be taken to not exceed current levels.

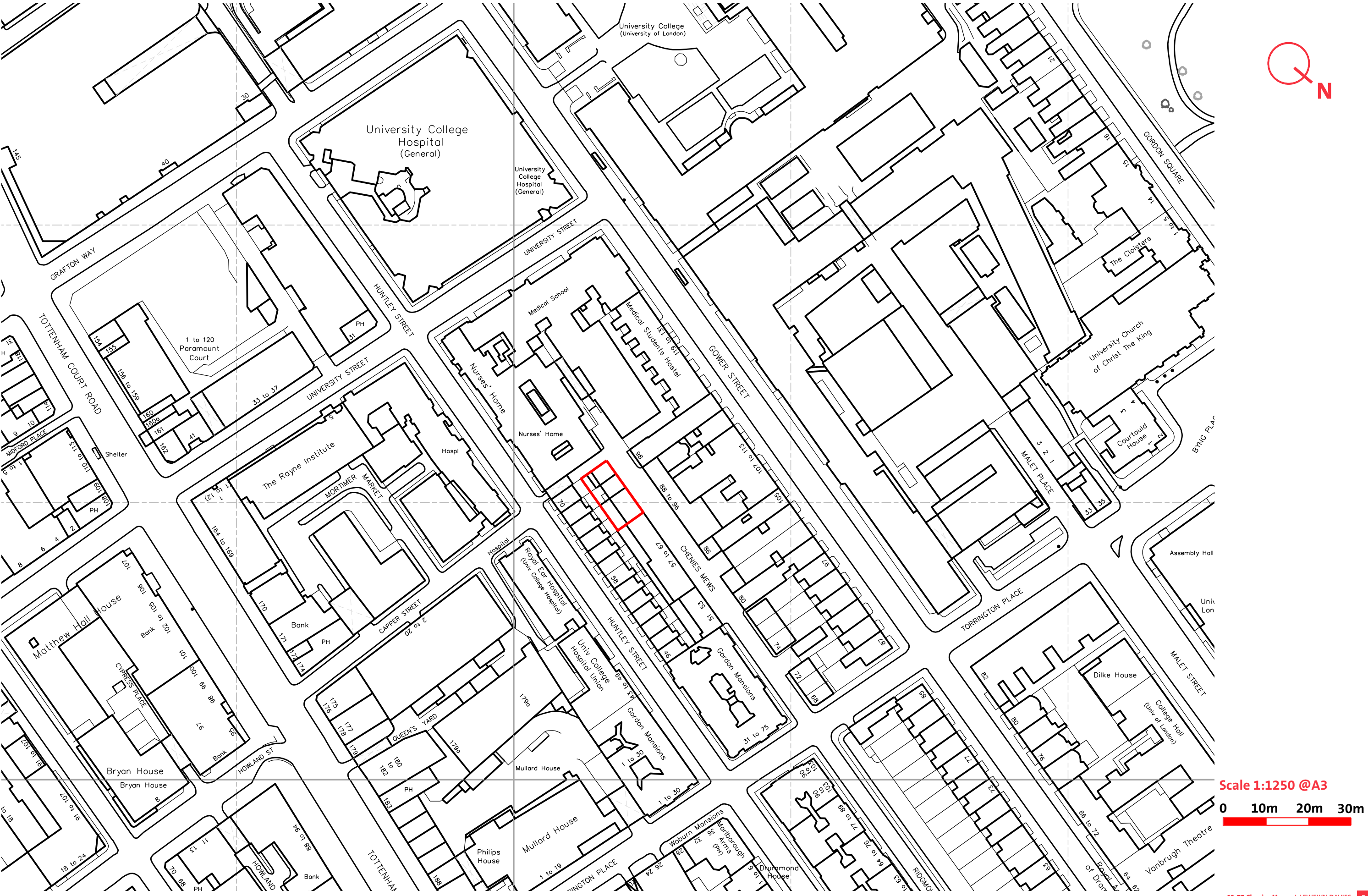
Conservation

The building is in a Bloomsbury conservation area.

Conclusion

The proposal expands on the existing B1 class to provide a mix of B1/D1 research and clinic facilities. With its central location, multiple transport links and ease of access, the site is well suited for the services it will provide. Two MRI suites on the ground floor will provide research and diagnostic capabilities, supported by consulting rooms and offices on the upper floors.

Site Location Plans



Scale 1:1250 @ A3
0 10m 20m 30m

Aerial Views



Looking North



Looking West

Street Views

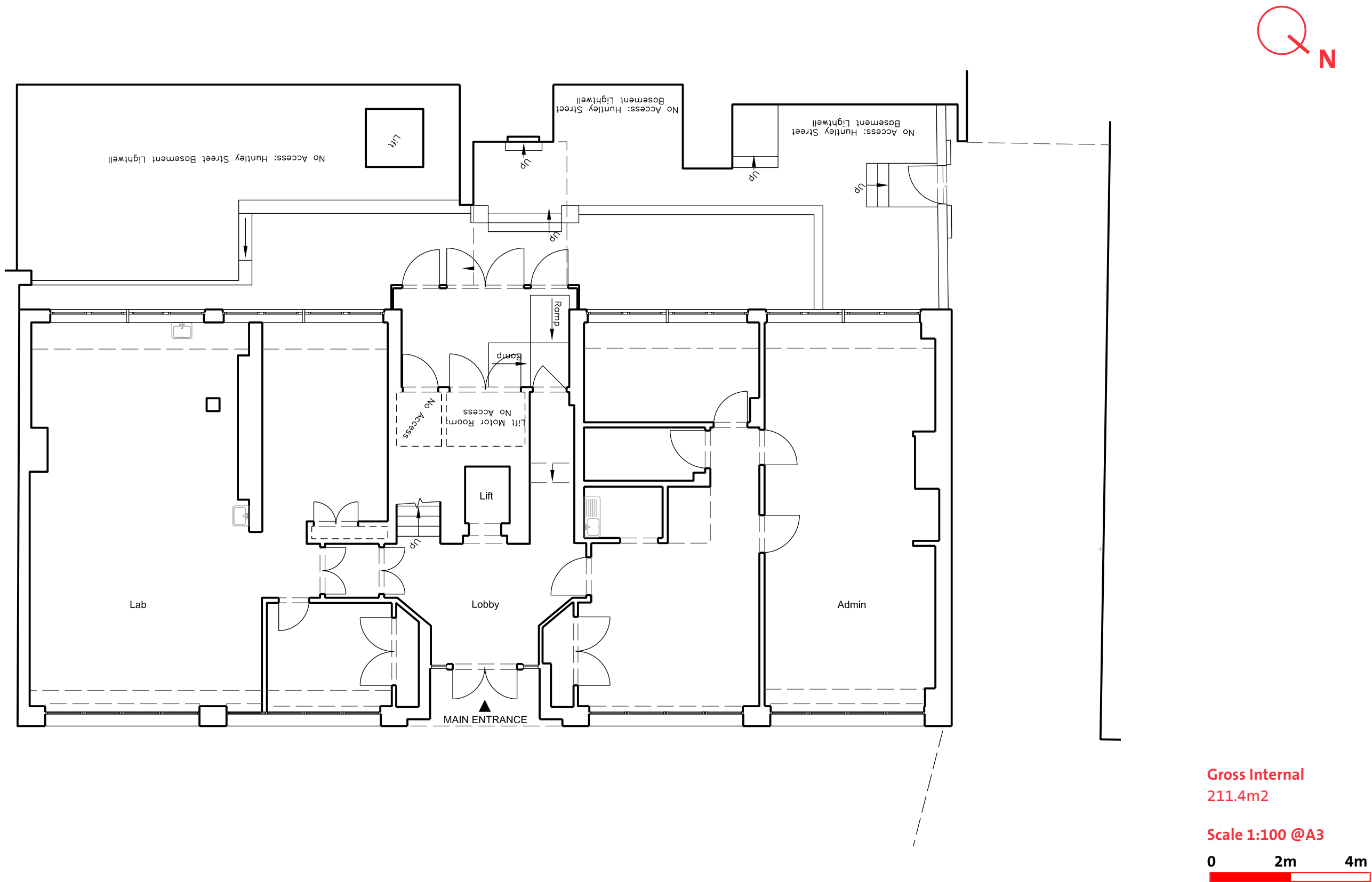


Looking South

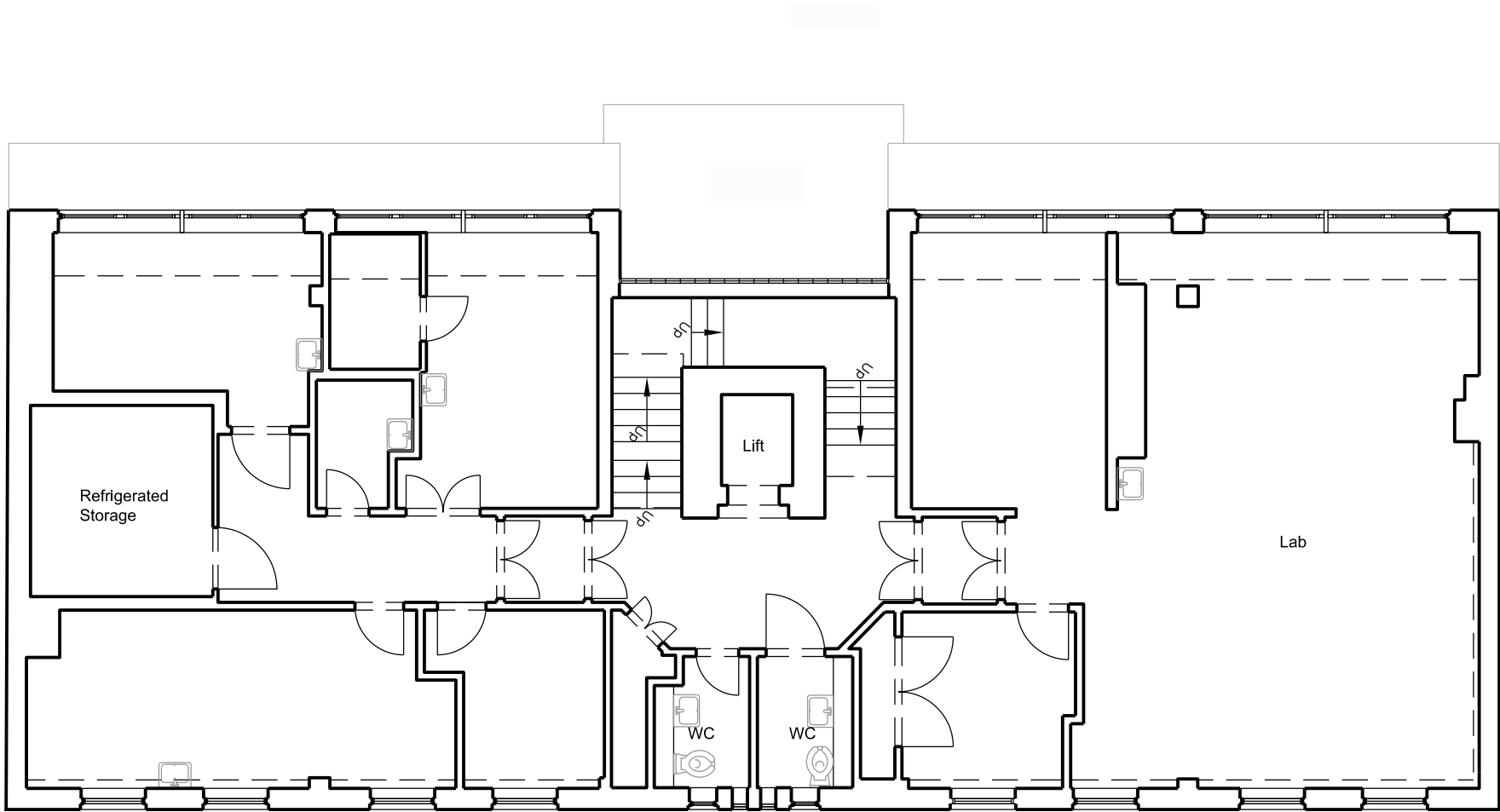


Looking North

Existing Plans Ground Floor



Existing Plans First Floor

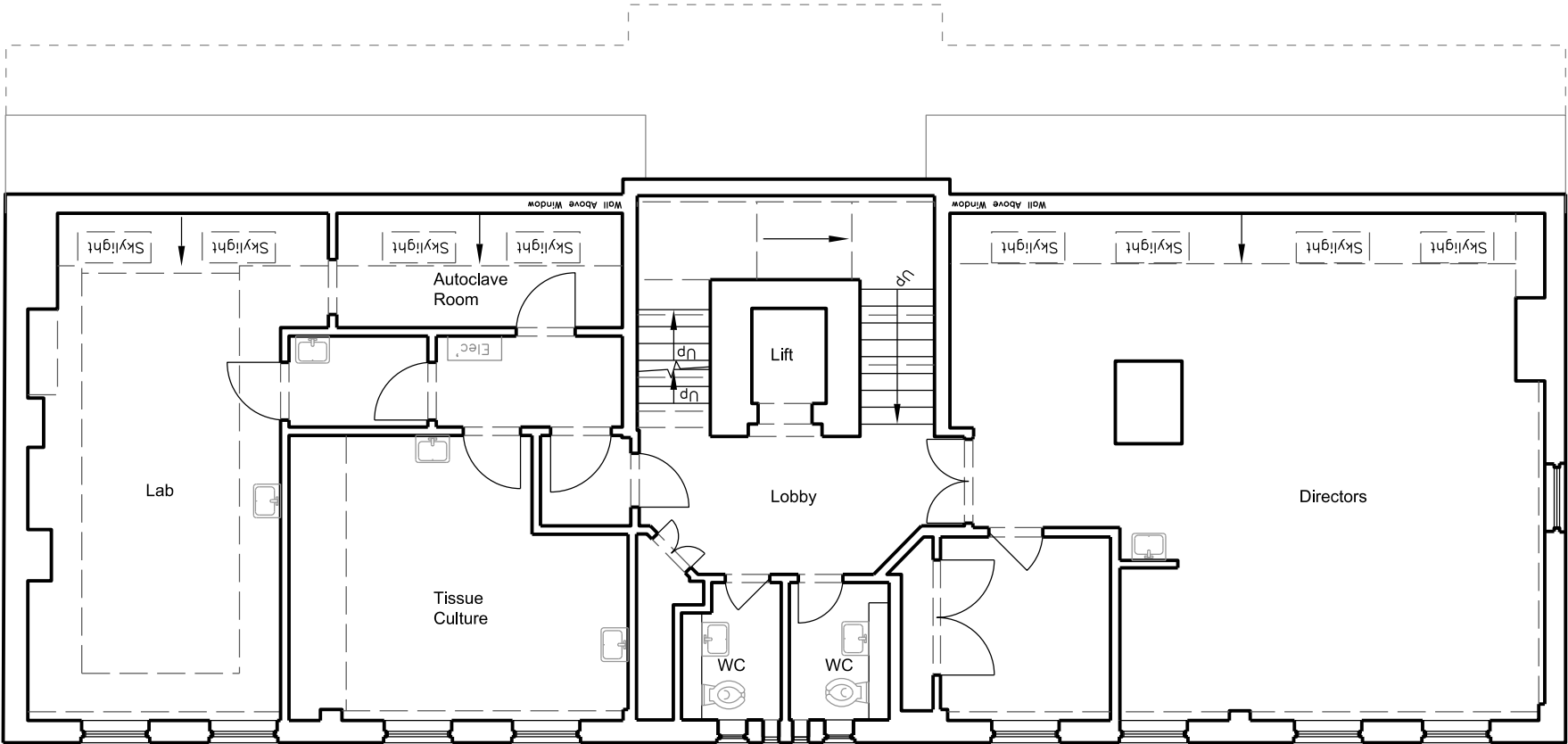


Gross Internal
188.3m²

Scale 1:100 @A3



Existing Plans Second Floor

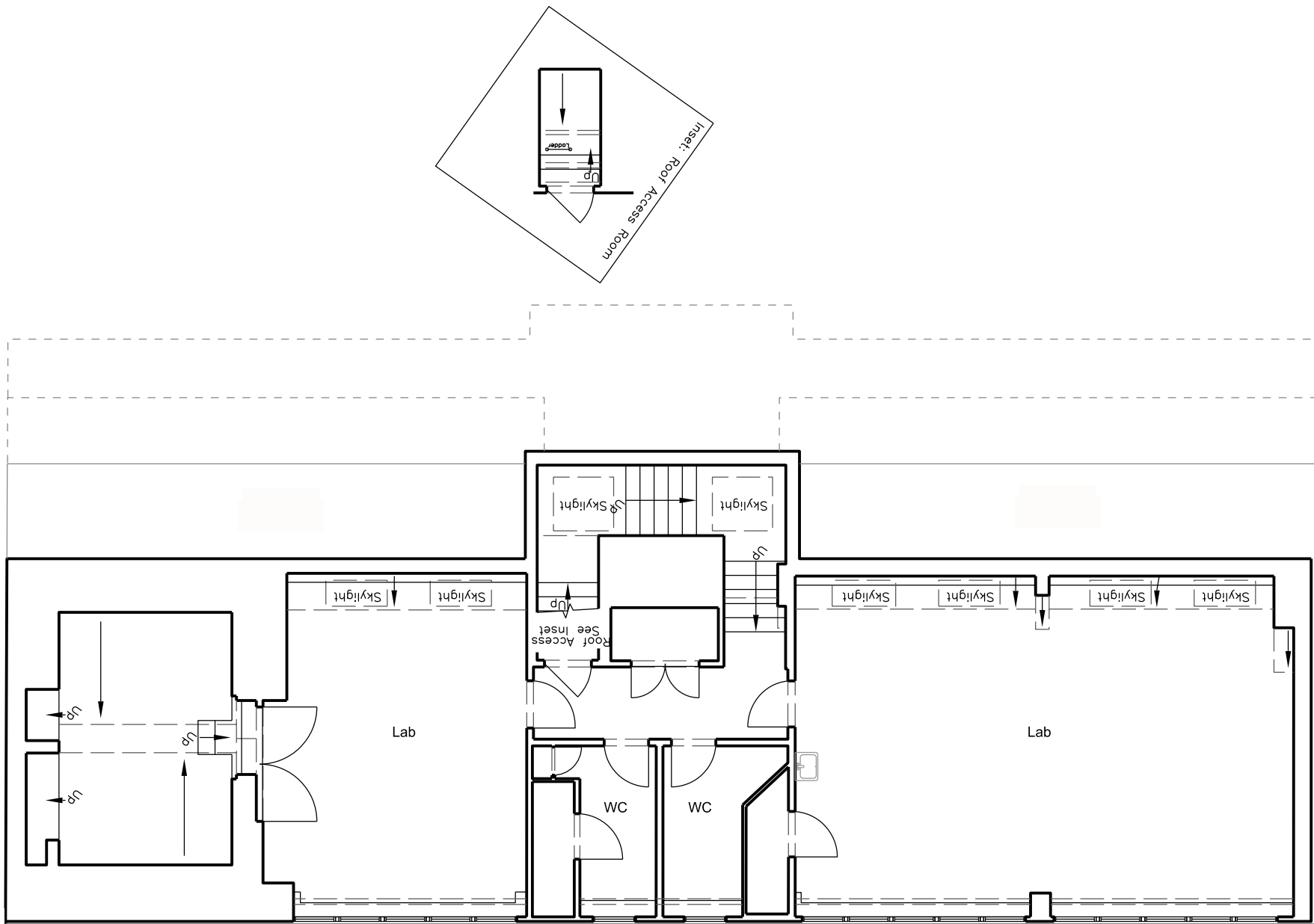


Gross Internal
168.6m2

Scale 1:100 @A3

0 2m 4m

Existing Plans Third Floor

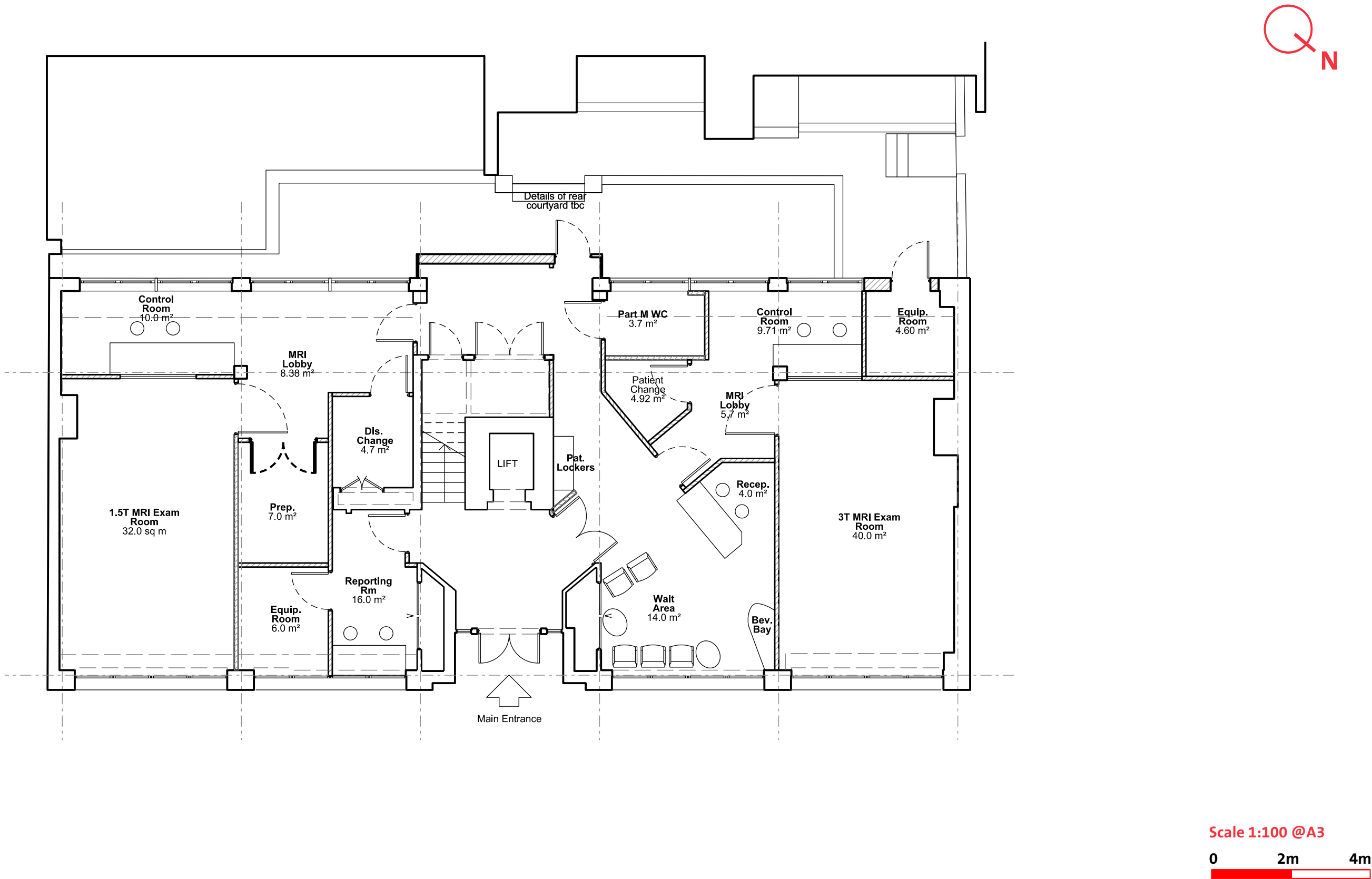


Gross Internal
136.1m2

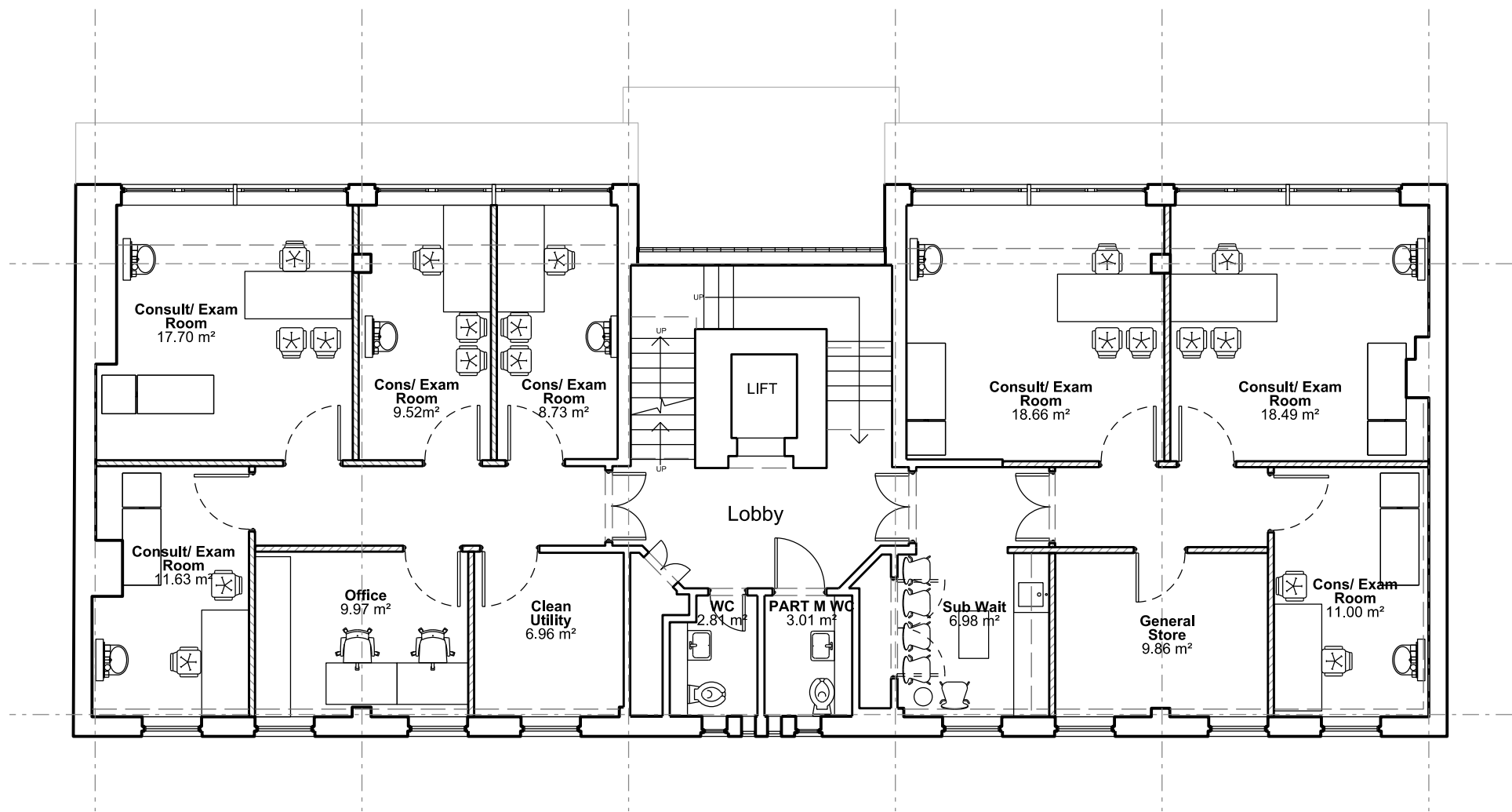
Scale 1:100 @A3



Proposed Plans Ground Floor



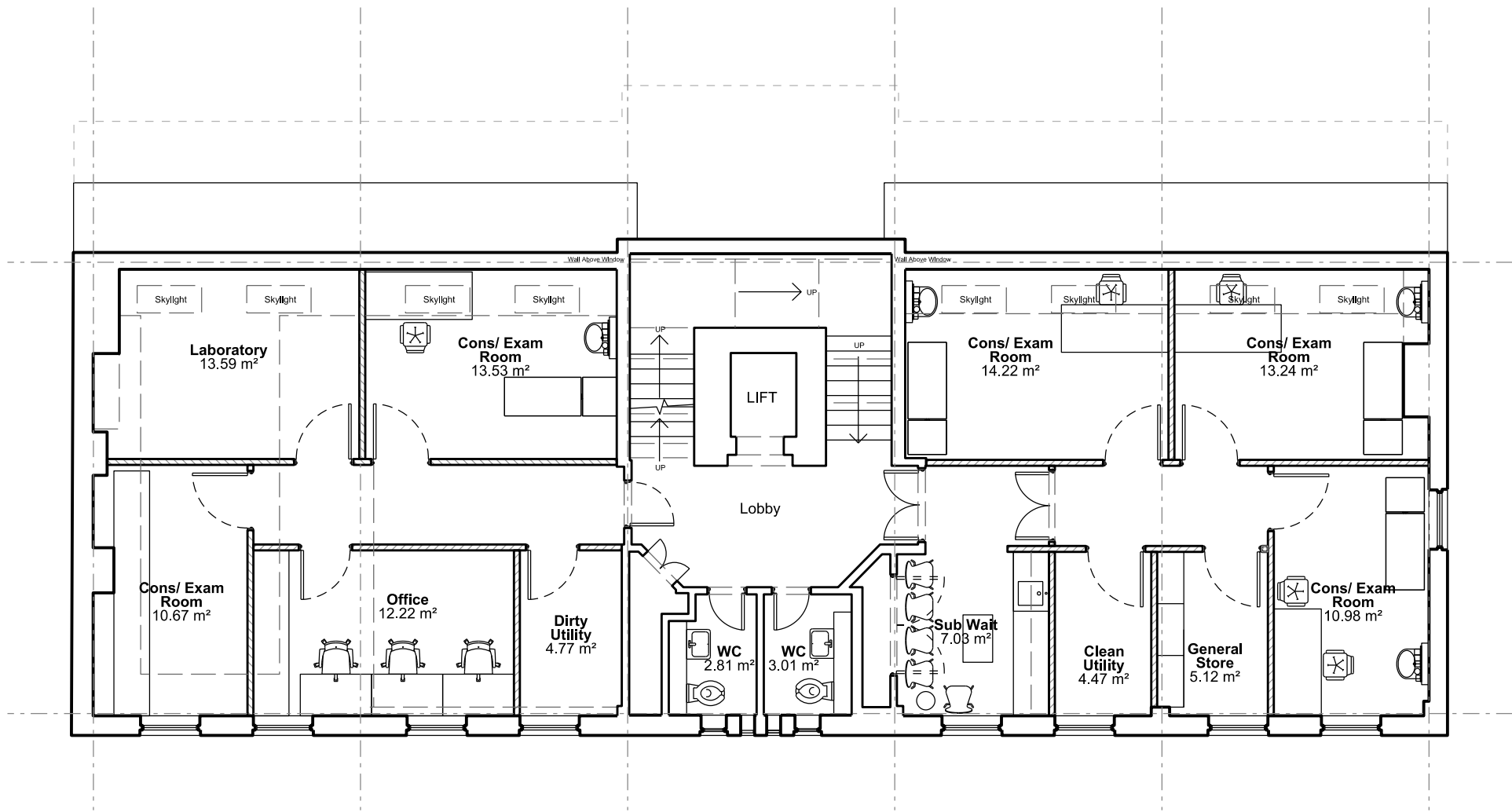
Proposed Plans First Floor



Scale 1:100 @A3

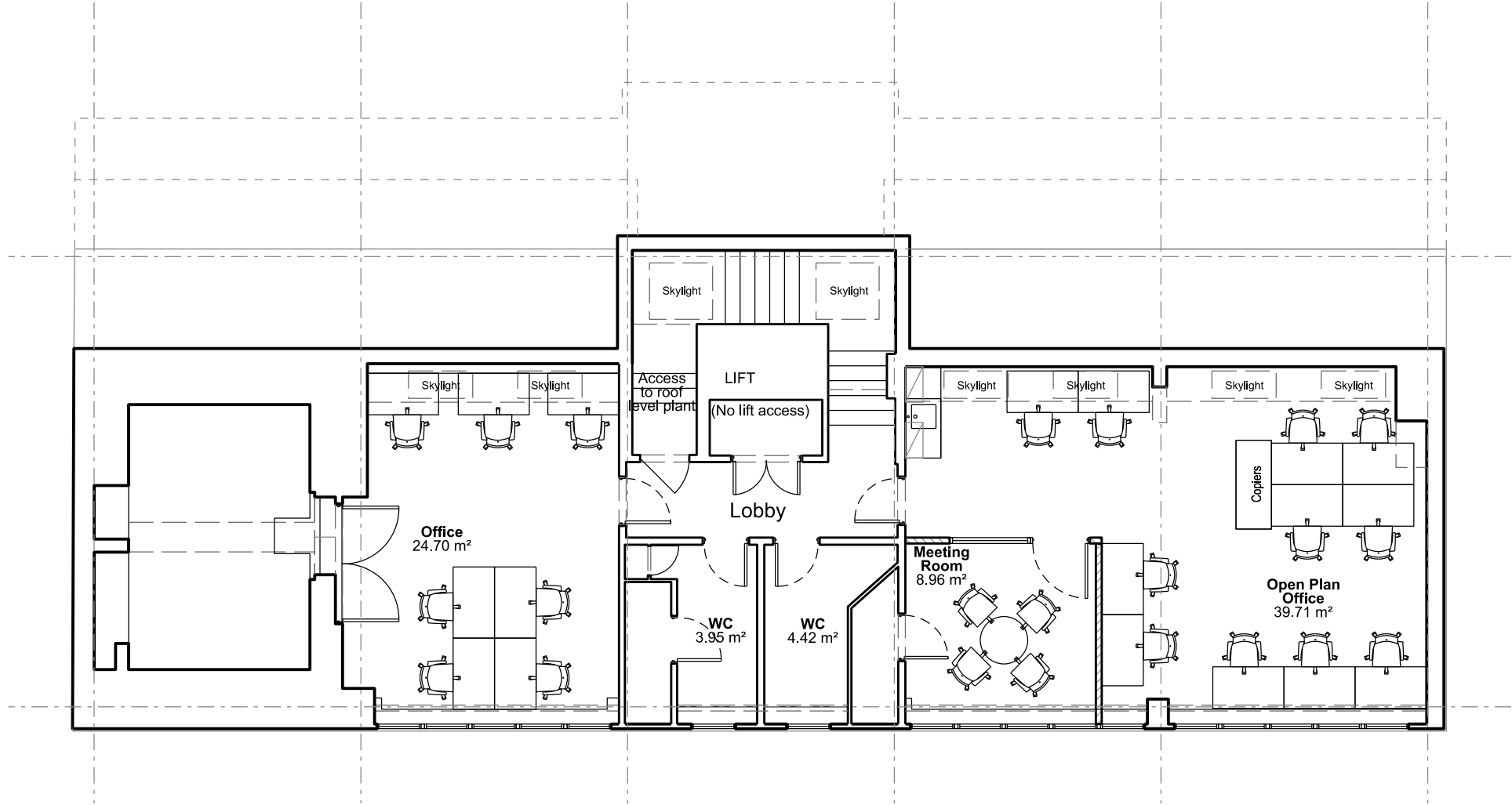


Proposed Plans Second Floor



Scale 1:100 @A3
0 2m 4m

Proposed Plans Third Floor



Scale 1:100 @A3



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