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Refurbishment of entrance curtain walling with windows and introduction of new platform lift at 1-19 Torrington Place

Design and Access Statement

February 2017

Issue and Revision Record

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1.0 Introduction

Introduction

Improving teaching facilities is fundamental to UCL's goals, to ensure UCL remains as one of the leading UK and international universities. Therefore the design interventions has been proposed to the Ground floor and Basement accommodations, that will provides improved teaching facility, informal work areas and increased WC provision to cater for student occupancy increases. These new facilities will become a great resource for departments within Torrington Place and the wider campus.

The purpose of this document is to provide London Borough of Camden complete set of information regarding design and access for the Ground floor and Basement works that take place at 1-19 Torrington Place. This report has been prepared by the design team on behalf of UCL . The design solutions outlined in this report will explained all the interventions that are affecting external envelope and how those are necessary to improve layout and accessibility of the existing building.

The project comprises of the complete strip out of the ground floor and partial strip out of the basement to provide a new reception and entrance on the ground floor and flexible teaching spaces on both levels.

The existing entrance, reception and bathroom facilities will all be upgraded to improve accessibility and to accommodate the increased numbers of building occupants. A new accessible lift will also be provided at the re-modelled entrance to provide dedicated access for disabled building users.

The existing ventilation, heating, cooling and electrical systems that currently serve the ground floor and basement will be stripped out and replaced to provide sufficient capacity for the increased numbers of building users. A new plant will be provided at basement level to house the new air handling unit.

2.0 Location and Context

2.1 Location

The site was originally known as Mullard House and is believed to have been completed in 1956. The original Architect was Robert Sharp & Son of Lower Belgrave Street, London, SW1.

The existing buildings on the 1-19 Torrington Place site comprises of a 2 storey "Podium", built up to the pavement line with a recessed entrance towards the Eastern end. Set back from the pavement line is an additional nine storey slab block of office accommodation with a taller core at the Western end. There is a six storey wing that faces onto Tottenham Court Road to the West.

There are two main entrances leading to the building, first in the west part of the "Podium" - with ramp, next to existing fire fighting core. Second in the east, next to a ramp leading to the basement carpark (limited to 3.3m headroom).

Within the rear car parking/loading bay area, the surrounding buildings (north side - accessed from Queens Yard) are of mixed use.


1-19 Torrington Place


Fire/F Core, Staff Entrance


East End Elevation of Tower

Ramped access to East end of Torrington Place


End of 1-30 Gordon Mansions


Air space between 1-19 Torrington and 1-30 Gordon Mansions


Podium Roof from above


Podium Roof , Torrington Place


Rear elevation of Queens Yard Building


Basement Level Car Park from above


Rear Loading bay, from above


Sub Basement Car Park


PH on Torrington Place


Offices and Shops, Torrington Place


Habitat in the Heals Building, Torrington Place


Junction of Huntley Street

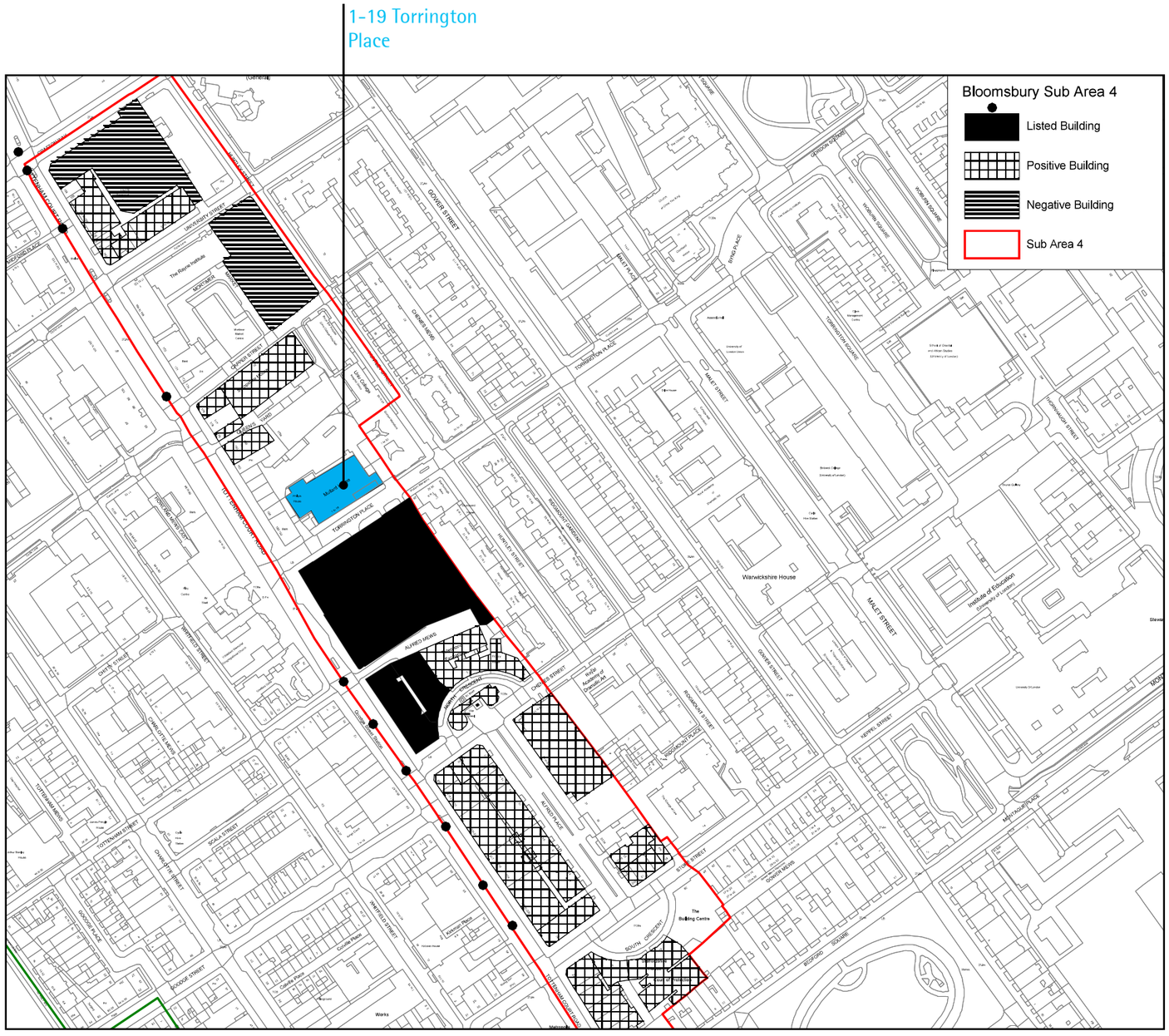
2.2 Listed Buildings and Conservation Areas

1-19 Torrington Place (Mullard House) building sits within Bloomsbury Conservation Area, specifically Sub Area 4.

- The proposals will not affect Heritage aspect of the area.

Extract form "Bloomsbury Conservation Area Appraisal and Management Strategy" describing surroundings of Mullard House in the Sub Area no4.

Tottenham Court Road is a busy one-way street, part of the main route north from Charing Cross to Hampstead. Much of its Victorian commercial architecture has been replaced with postwar buildings, in particular in the stretch north of Torrington Place where there are large number of buildings dating from the 1950s to 1970s. However, the southern stretch benefits from some fine examples from the pre-1880 to 1940 period. The Heal and Son Ltd furniture store is a notable survivor of its original buildings. At the southern end of the road, the speciality is computers and electrical equipment. Lighting columns for electric arc lamps dating from 1892 survive on islands down the centre of the street. They were refurbished in 1990, to celebrate Britain's first municipal electric light undertaking. The main frontage is four to five storeys in height and has a pattern of retail units with shopfronts at street level. Generally, the buildings share a consistency of scale and massing. The façades are constructed from a variety of materials and embellished with a range of decorative motifs to give visual interest and a distinct character to their public face, particularly at upper floor and roof level.



3.0 Design & Access

3.1 Use

The proposals are not affecting the existing use of the building

3.2 Amount

The proposals will not increase floor area of the building. "True" Platform lift will be installed to improve accessibility and to accommodate the increased numbers of building occupants. A new accessible platform lift will be provided at the re-modelled east entrance to provide dedicated access for disabled building users.

3.3 Layout

All existing entrances to the building will be retained. No significant layout changes to the site are being proposed.

3.4 Scale

The proposals are not affecting existing scale of the building. Proposed "True" Platform lift will be of compact proportions and Part M compliant.

3.5 Landscaping

The proposals are not affecting existing landscaping of the building.

3.6 Appearance

The following interventions are being proposed:

- **New "True" Platform Lift at East entrance** - Will have platform lifting controls that are located between 800 and 1100mm from the floor and at least 400mm from any return wall. Have landing call buttons that are located between 900 and 1100mm and at least 500mm from any return wall. The minimum clear dimensions of the platform will be 800mm wide by 1250mm. Materials proposed will include Stainless steel, glass, and terrazzo tiles to match existing stairs. Aluminium screen wall will be of dark gray powder coating to match colour of existing window frames.
- **Replacement of West and East Entrance curtain glazing - West:** The western entrance requires altering from a sliding door and windows to metal framed glass swing doors with a minimum clear width of 3 metres to improve the merge and flow of the building. These doors will need to be setback to allow the doors to swing outwards and prevent any obstruction to the external raised deck. Finish of the frame will be aluminium powder coated - dark grey to match existing window frames. **- East:** The replaced eastern curtain glazing will retain existing door configuration. Finish of the frame will be aluminium powder coated - dark grey to match existing window frames.
- **Replacement of windows to Louvred panels at the back facade** - The existing ventilation, heating, cooling and electrical systems that currently serve the ground floor and basement will be stripped out and replaced to provide sufficient capacity for the increased numbers of building users. A new plant will be provided at basement level to house the new air handling unit. Existing windows in that area will be modified with louvered panels and introduction of louvered doors, to accommodate required air flow. To improve ventilation in the proposed and refurbished toilets, existing Windows will be modified with louvred panels as well.

3.7 Access

All existing entrance route to the building are being retained. A new accessible lift will also be provided at the re-modelled entrance to provide dedicated access for disabled building users. The proposed works will improved the existing access into the building.

4.0 Interventions

4.1 New "True" Platform lift at East Entrance

- New "True" Platform Lift at East entrance - Will have platform lifting controls that are located between 800 and 1100mm from the floor and at least 400mm from any return wall. Have landing call buttons that are located between 900 and 1100mm and at least 500mm from any return wall. The minimum clear dimensions of the platform will be 800mm wide by 1250mm. Materials proposed will include Stainless steel, glass, and terrazzo tiles to match existing stairs. Aluminium screen wall will be of dark gray powder coating to match colour of existing window frames.

Existing stairs - East Entrance

Existing stairs

Example of Proposed lift

Lyfthaus Quotation, Main Specification	
Type: Low Profile Scissor Mechanism Platform Lift	**Model: TCL2000DDA-6440**
Capacity	500Kg, operator + attendant
Lift Stroke	820mm available using an industrial quality scissor mechanism. Limited at upper level height using an adjustable upper limit switch.
Raised height	920mm
Closed height	100mm
O/A Platform length	1500mm (+ free standing upper level gate)
O/A Platform width	1050mm (provides clear access of over 800mm)
Lift time	Approx. 35 seconds
Power	Single phase, 220-240v remote open unit with 6M hose/cable and emergency lowering control
Finish	Brush stainless steel gates, handrails, grab bar and control pedestals, RAL 7024 charcoal grey C3 powder coated scissor lift platform. Black pearl textured platform surface
Controls	Platform mounted control pedestal with flush fitting up, down buttons and gate release, lower control mounted within free standing pedestal, upper control mounted integrally in gate slam post. All controls are DDA compliant, white halo illuminated constant pressure type with satin stainless back plate, IP65 water resistant rated
Platform enclosure & gate	Through type entry/exit car with frameless safety glass side barriers, stainless steel tubular grab rail to one side with integrated control pedestal and automatic LED light, frameless safety glass gate with interlock and emergency lock release and gentle touch split rod hinges, treadtex platform finish.
Upper level gate	Free standing upper level gate with unique curved 90 degree threshold plate for optimum strength and stability, frameless safety glass gate with interlock and emergency gate release and gentle touch split rod hinges. Upper level control is integrated into the gates slam post.
Lift mechanism	Box profile scissor mechanism platform lift with chromed, honed and air tested sealed hydraulic cylinders complete with hose burst and clapet valves. Tested to +100% overload. All sides fitted with anti-trap trip bars, bellows to all open sides

Proposed Platform lift specification

Example of Proposed lift

4.2 Western & Eastern entrance curtain glazing replacement

- **Replacement of West and East Entrance curtain glazing - West:** The western entrance requires altering from a sliding door and windows to metal framed glass swing doors with a minimum clear width of 3 metres to improve the merge and flow of the building. These doors will need to be setback to allow the doors to swing outwards and prevent any obstruction to the external raised deck. Finish of the frame will be aluminium powder coated - dark grey to match existing window frames. **- East:** The replaced eastern curtain glazing will retain existing door configuration. Finish of the frame will be aluminium powder coated - dark grey to match existing window frames.

Existing curtain glazing - West Entrance

Existing curtain glazing - East Entrance

Existing (dark gray) window frames

4.3 Replacement of existing windows to Louvred panels

- Replacement of windows to Louvred panels at the back facade - The existing ventilation, heating, cooling and electrical systems that currently serve the ground floor and basement will be stripped out and replaced to provide sufficient capacity for the increased numbers of building users. A new plant will be provided at basement level to house the new air handling unit. Existing windows in that area will be modified with louvered panels and introduction of louvered doors, to accommodate required air flow. To improve ventilation in the proposed and refurbished toilets, existing Windows will be modified with louvred panels as well.

Example of Proposed Louvered panels

Typical existing single glazed windows

475GL < Weatherable louvres

Glazed-in louvre with excellent weatherability properties, ideal for discharge applications

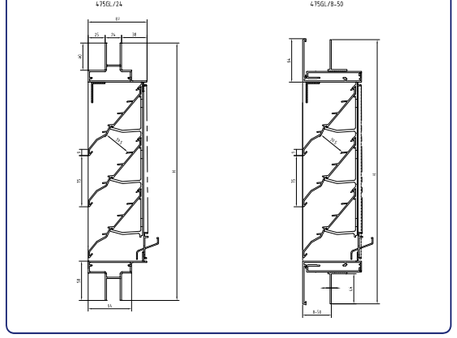
Material
- Made from aluminium sections: AlMgSi 0,5 (according to EN 12020-2)
- Stainless steel 304 insect mesh (2,3 x 2,3 mm)
- Finishing: anodized in satin / bronze colour (20 micron) or powder coated in any RAL or Syntha Pulvin colour (40 micron)
- Fitted with a water channel to enhance drainage

Dimensions
- Blade pitch: 75 mm
- Frame thickness: 24 mm (thicknesses from 8 till 50 mm uon request)
- Minimum dimensions:
  - 475GL/24: 330 x 380 mm
  - 475GL/8-50: 330 x 395 mm
- Maximum dimension: 4000 mm (L or H) with Smax. = 3,5 m²
- Preferred height:
  - 475GL/24: (multiple of 75) + 380 mm
  - 475GL/8-50: (multiple of 75) + 395 mm

Fixations
- Suitable for 24 mm glazing sections. Other thicknesses on request

Options
- Stainless steel 304 insect mesh – 6 x 6 mm (remark, this influences the properties)
- Drainage profile
- Removable insect mesh
- Filter

Cross-sections



Technical specifications	475GL
Weatherability	(EN 13030)
Weatherability class *(details see page 9)*	A2 (0 m/s)
Airflow	(EN 13030)
K-factor (supply)	10,89
K-factor (discharge)	10,41
C_c coefficient	0,303
C_d coefficient	0,310
Technical data	
Physical free area	53 %

Photographs

Existing front elevation view from Torrington

Existing back elevation

Existing front elevation (dark gray) window frames

5.0 Appendix - Drawings

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