

# **LA675 - UCL, KLB External Decorations 2018**

**Kathleen Lonsdale Building  
London  
WC1E 6BT**

## **Design & Access Statement**



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Partnership

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## 1.0 INTRODUCTION

The proposed works are part of the rolling maintenance programme for our Client, University College London. The works focus on repair, cleaning and decoration of the external building fabric.

The Kathleen Lonsdale Building at 5 Gower Place is a Grade II listed property and is located in the Bloomsbury conservation area of the London Borough of Camden.

The design and access statement has been prepared to accompany and support the listed building consent application that has been submitted for this project.

## 2.0 DESCRIPTION OF THE SITE

The Kathleen Lonsdale Building located at 5 Gower Place is a Portland stone façade building with a later added slate mansard roof and dormer windows, designed by Frederick Moore Simpson and constructed in 1915. The building consists of five storeys, one of them a basement level. The front façade is symmetrical in modified Neo-greek style with projecting end and central bays. There is a pedimented main entrance with columns rising through ground to first floor which support an entablature inscribed with Latin. There is a double flight of steps to a stone architrave entrance doorway with timber entrance door. The windows are predominantly timber casement with metal casements on the third floor. The roof is part slate mansard, part lead flat and part bitumen flat and is predominantly covered with plant and extract flues. The rear façade faces Gower Court (service/delivery yard for the university's campus) and is predominantly London stock brick with timber casement windows. The east façade is partly London stock brick the same as the rear. However, the majority is new construction using newer sand coloured brick, with emergency exits connected to a new metal fire escape staircase which also connects and serves the top floor of the Health Centre Building, 3 Gower Place. The building makes up part of the University College London main campus and sits north of the University College London Grade I listed quadrangle.

The proposed works are to the entire external envelope with no works being carried out internally. No demolition or alteration works are included in the project and it is typically of a maintenance nature.

## 3.0 DESIGN CONCEPT

### Scope of works

The project involves repair, decoration and cleaning works to the external areas of the building. The works are part of a rolling maintenance programme and focus on preserving the appearance and historical value of the building, as well as providing longevity to the building fabric so the building can be enjoyed for many years to come.

The front façade is being cleaned and is the most prominent and only façade which warrants this work. It is built of Portland stone which will be cleaned utilising a high pressure steam clean system. This will remove soiling to the façade such as water stains, bird guano and the build-up of soot/pollution residue over the years. Emphasis has been made on the fact that the stone must not be bleached as the intention is not to change the appearance of the stone to look brand-new, but to maintain the historic appearance of the property whilst removing the imperfections which is detrimental to the buildings image and building fabric. General cleaning and removing of vegetation and dirt to of external areas such as guttering and lightwell is being carried out as well.

Repairs will be undertaken to the stone and brickwork facades, timber windows and doors (excluding entrance door), roof finishes, rainwater goods and the external lead detailing to the roof and windows. The repairs utilise materials that match the existing building fabric or that are suitable for conservation works, to ensure the appearance of the building is not altered in any way.

Following repairs, previously decorated surfaces will be re decorated in the same colour and with a paint specification suited to the substrate and existing appearance.

## **4.0 INTENDED USE**

University College London utilise the building for educational purposes and do not intend to alter the use of it as part of this project. To maintain its use, ongoing maintenance projects are a key part of managing their estate portfolio. It ensures the building is providing optimum output in terms of efficiency as well as preserving the image of the university. This is so that the university may continue to offer its educational activities to the high standard they strive for.

## **5.0 PROPOSED LAYOUT**

The works do not alter the layout of the building at all. The works being carried out will maintain the buildings existing layout and appearance.

## **6.0 SCALE OF THE PROPOSED DEVELOPMENT**

The scale of the works is not applicable as the project involves no new construction.

## **7.0 APPEARANCE OF THE PROPOSED DEVELOPMENT**

The appearance of the Kathleen Lonsdale Building is not being altered by this project.

All finishes are being maintained the same with all colours and specifications of finish to match existing.

Although the façade clean will remove dirt, this is not altering the appearance, and is removing soiled areas and imperfections which are having a negative impact on the buildings historic image.

## **8.0 ACCESS TO THE PROPOSED DEVELOPMENT**

Access to the project site will be through the main entrance where the site operatives can be managed by the onsite University College London security staff. They will then travel downstairs, and into the basement lightwell, where secure access onto the scaffold is located.

Access for pedestrians and building users in and around the site and into the building is being maintained at all times for the duration of the works.

To facilitate the scaffold erection to the front facade, a gantry will be constructed over the pedestrian walkway at the east end of the front façade. This will enable scaffold tubes to be passed in a safe and segregated manner up to the gantry from the scaffold lorry which will park

in the motorcycle bay at the east end of Gower Place. Building license and parking suspension applications have been made and approved by London Borough of Camden already.

The scaffold erection to the rear of the building will be carried out by parking a scaffold lorry in a segregated compound area in Gower Court, and transporting scaffold tubes through the service area using trolleys. A University College London internal request for this compound has been made and has also been approved by their Estates team already.

The route for all other deliveries for the project will be into Gower Court which is the university's service/delivery yard; the entrance of which is through the arch below the Health Centre Building, 3 Gower Place. This is a private area separated from the public and University College London have in place an internal logistics company, Wilson James, who manage all deliveries/access into their campus in a safe and organised manner.