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QA

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INTRODUCTION 1.0

- 1.1 This statement is prepared by Saunders Boston Architects on behalf of University College London (UCL). It supports the application for listed building consent and planning permission for the proposed refurbishment of elements of the first and second floors of the South Wing of the main UCL quadrangle building. The spaces, primarily located on the second floor, are being repurposed from use by the Earth Sciences Department to the Medical Physics Department, in addition to improving their suitability for the already occupying Institute for Risk and Disaster Reduction (IRDR). The project's scope also includes a single office and adjacent store room on Level 1 to be refurbished within the same departmental scheme.
- UCL is located in the Bloomsbury area of central London. Bloomsbury is in the Borough of Camden 1.2 and approximates to the area from Euston Road in the north to High Holborn in the south, and from Tottenham Court Road in the west to Grays Inn Road in the east. The main entrance to the UCL quadrangle is from the northern end of Gower Street, which runs from north to south, parallel to and one block east of Tottenham Court Road. The surrounding area generally was developed by the Russell family (Dukes of Bedford) in the 17th and 18th centuries into a fashionable residential area, much of which remains today and provides the character and attractive aesthetic that is still associated with the name worldwide. Although residential use is still important the area is now known more as the home to several universities, numerous health care institutions, commercial offices and hotels.
- 1.3 University College London, with 13,000 staff and 38,000 students, was founded in 1826 and is one of the largest universities in the country. The University occupies many of the buildings in the Bloomsbury area, some purpose built, some converted from residential and other uses, some historic and some modern and purpose built.
- The 'South Wing' building encloses one side of the main University College London (UCL) 1.4 quadrangle, with the iconic Wilkins Building on the east side, and the Slade School of Art occupying the North Wing. The whole complex, including the buildings on the west side of the quadrangle fronting Gower Street, forms a single Grade 1 listed building. The central block was built in 1827-9 to designs by W Wilkins and JP Gandy-Deering with the South Wing being added c. 1869-76, to a design by T Hayter Lewis.



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South Wing Site Location

2.0 **EXISTING SITE AND BUILDINGS**

2.1 Site Area

As noted in the introduction, South Wing forms one side of the main UCL guadrangle and is well located in the very heart of the University campus. Level 2 is the top floor of this 4 Storey building, which is occupied by several different departments and support services, including a café on the lowest (basement) level.



Site Context 2.2

2.2.1 Quadrangle Side (North)

The South Wing is the primary defining feature of the southernmost edge of UCL's main quadrangle, connecting its eastern end to the dominant Wilkins Building (1827-9) and the western end to the shorter return of the Chadwick Building (c. 1923) which runs directly parallel to Gower Street. The semi-enclosed courtyard represents the heart of UCL's Bloomsbury campus. Built in a similar style, mirroring the South Wing, the Slade School (1912-13) defines the northern boundary. The Pearson Building (1912-13) being the pair of the Chadwick Building forming the most northern return. The muted tones of the Portland stone clad quadrangle with its overtly classical tones faces the bold, distinctive red-brick Arts and Crafts form of the Cruciform Building (1905-6, the original University College Hospital) on the opposite side of Gower Street. The entire area is dominated by university buildings.



View of UCL's main quadrangle from Gower Street, looking east towards the dignified Corinthian portico of the Wilkins Building, seen between the Pearson Building (left) and the Chadwick Building (right)*



Google Maps aerial view of UCL Main Quadrangle, with the South Wing picked out; the Cruciform Building plus further context, viewed from east of Gower Street

* © UCL Creative Media Services, Mary Hinkley, accessed on 10/12/2018, < http://blogs.ucl.ac.uk/survey-of-london/category/whitechapel/> ** Credit: "Chris", <https://www.flickr.com/photos/outinthesticks/8288562407/in/photostream/> accessed on 10/12/2018.



The Cruciform Building opposite the Main UCL quadrangle on Gower Street**

2.2.2 South Quad / Medical Sciences & Anatomy Side (South)

Beyond the South Wing, lies a complex layering of departmental buildings, both parallel and traversing Malet Place, as you work your way further south towards Torrington Place which signifies the end of block. In direct proximity to the South Wing's southern elevation is a courtyard referred to as the South Quad, formed by the void space carved out behind itself, the Medical Sciences and Anatomy Building, and the Andrew Huxley Building. A temporary construction known as the 'South Quad Pop up Learning Hub' has been recently built within the space. The rear of the South Wing includes a cafe which supports this breakout space. The South Wing and the Medical Sciences and Anatomy Building form comparable 4-storey masses, the former being the older, grander structure, wrapped is a cloak of ivy, in comparison to the myriad of ductwork and services that drape the rear of the Medical Sciences and Anatomy Building; whereas the Andrew Huxley Building is more contemporary 3-storey building.



South Elevation of the South Wing showing cafe



The entrance to the Andrew Huxley Building



Access under the Medical Sciences and Anatomy Building facing the South Wing



The connection of the rear of Medical Sciences and Anatomy to the back of the South Wing – the former covered by extensive servicing and ductwork

Conservation Area 2.3

- 2.3.1 The site is located within the Bloomsbury Conservation Area, which covers approximately 160 protect developments constructed during and preceding the Georgian era.
- 2.3.2 Proposals for development within this area will need to ensure they are in line with national conservation are as follows:
 - desirability of preserving or enhancing the character or appearance of that area".
 - environment.
 - diverse heritage assets and their settings".
 - enhancement of its key attributes.

hectares of Camden. Bloomsbury was designated as a conservation area in 1968 in order to

and local planning policy. The relevant planning policies for development within the

With respect to development in the conservation area, the Planning (Listed Building and Conservation Areas) Act 1990, Section 72, requires "special attention shall be paid to the

National Planning and Policy Framework (NPPF) July 2018, Section 16 highlights the importance of protecting historical assets, which make a positive contribution to the historic

Camden Core Strategy (2010) Policy CS14 requires that Camden's buildings and places respect the local character and context, "preserving and enhancing Camden's rich and

Bloomsbury Conservation Area Appraisal and Management Strategy 2011 provides detailed information on the special interest of the conservation area, to facilitate the preservation and

2.4 Listed Building Status

2.4.1 The South Wing is included in the Grade I listing covering all the buildings enclosing the quadrangle (list entry number: 1113056). The description (see below) lists the important features and highlights the 'historical' importance of the building as the first college of London University. The bold text highlights information referring to the South Wing specific parts of the listing entry.

Summary	This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
Name	UNIVERSITY COLLEGE (UNIVERSITY OF LONDON) AND ATTACHED RAILINGS TO NORTH AND SOUTH WINGS
List Entry Number	1113056
Location	County: Greater London Authority
	District: Camden
	District Type: London Borough
Grade	
Date First Listed	10-Jun-1954
Details	CAMDEN
	TQ2982SE GOWER STREET 798-1/94/612 (West side) 10/06/54 University College (University of London) & attached railings to N & S wings
	GV I
	College. Central block c1827-9 by W Wilkins and JP Gandy- Deering. Flaxman Gallery and Library c1848 by TL Donaldson. South wing, c1869-76, north wing c1870-1881, both by T Hayter Lewis. North-west wing 1912-13 by FM Simpson. South-west wing, c1923 by AE Richardson. South Junction block 1950, North Junction block 1951, Physics Building 1950-2 by AE Richardson and EAS Houfe. STYLE/PLAN: stone buildings in Neo-Grecian style enclosing a guadrangle, the Flaxman Gallery and library
	extending from the rear of the portico. EXTERIOR: main facade and wings, 2 storeys and attic. Central block: decastyle Corinthian pedimented portico on high podium approached by Imperial steps with solid stone balustrade and piers. Behind the pediment, the enriched copper dome, with blind stone lantern, of the Flaxman Gallery. Flanking the portico, 22 bays with rusticated ground floor and pilasters rising from the 1st floor and carrying an entablature.

Architraved sash windows with cornices. Attic with rectangular, small paned windows in groups of 3. Flaxman Gallery and Library: space below the dome remodelled by Donaldson to house the plaster originals of Flaxman's sculptures. Library block of 3 storeys in brick with a stone arcade of paired columns at ground floor level. Stone band at 1st floor level. Large arcaded windows with stone impost bands. 2nd floor stepped back, a partly blind arcade only the arched heads being glazed. Enriched stone roundels in the spandrels. Stone capped parapet. North and south wings: 2 storeys with 13 bays each of which the centre bays form projecting semi-rotundas with Corinthian columns rising from the 1st floor carrying entablature and parapet. 1 bay either side of these features also projecting. 1st floor with pilasters between architraved sash windows with console bracketed cornices and sill string. Ground floor rusticated with architraved sashes with cornices. Architraved entrances, in the centre of projecting semirotundas, with console bracketed cornices, fanlights and panelled doors. Enriched frieze at 1st floor level. Northwest and south-west wings: 11 bays each in similar style but without rotundas. End bays projecting at entrance to guadrangle with 3 window returns. Similar facades to Gower Street. INTERIORS: all retain original features. SUBSIDIARY FEATURES: attached cast-iron railings and stone piers to basement areas of wings.

HISTORICAL NOTE: founded to provide university education without religious bias and the first college of London University. Housed in a cupboard in the College is the dressed skeleton of Jeremy Bentham, philosopher and reformer who bequeathed himself on his death in 1832 (Scheduled Ancient Monument). Also housed at the college, a collection of neo-Classical sculpture by Flaxman and a collection of pictures.

2.5 **Existing Building**

South Wing is a four storey (including basement) loadbearing masonry building built c. 1869-76. The north elevation (facing the main quadrangle) is faced with Portland stone but the south elevation is mainly faced with buff brickwork (albeit much of it obscured by climbing vegetation) interspersed with Portland stone string bands and window lintels/mullions. The roof is a slate and lead covered double pitch with integral areas of patent glazing and internal valleys which is liable to periodic leaks. The roof structure is made up of timber trusses, purlins and common rafters supporting continuous timber board sarking. The roof itself does not seem to be insulated, although subsequently installed modern suspended ceilings have been insulated at ceiling level. It would be reasonable to assume that sloped ceilings are formed with lath and plaster directly to the underside of the common rafters and are not insulated. It is assumed that internal partitions are either masonry or timber stud. Wall finishes generally are plaster and/or lath and plaster, possibly reinforced with animal hair. Partitions and board materials added in the mid 20th century contain asbestos, which will need to be removed in areas where alterations and/or new services, fittings and finishes are proposed. Floor finishes include vinyl in laboratories and carpet in offices and corridors. The floor construction is unknown but given its age could include poured concrete for fireproofing supported by timber and/or cast iron beams supported on the main loadbearing masonry walls.



Timber roof trusses, purlins and sarking above the suspended ceiling in Room 21



South Elevation

North Elevation (quadrangle). Portland stone & single glazed timber sash windows. All in fair condition



Quadrangle (North) Elevation

University	/ College	London	(UCL)
	-		

2.6 Planning History

2.6.1 There are several applications related to the same building (Wilkins Building University College London, Gower Street, London, WC1E 6BT) or its direct context, these are listed below. However there are no significant applications in relation to the wing of the building this project seeks make its proposals within.

Reference	Building / Address	Description	Date	Decision
2005/1106/P	UCL Medical Sciences Building	Installation of replacement plant within new enclosure to south elevation courtyard.	06-04-2005	Withdrawn Decision
2005/3084/P	UCL Medical Sciences Building	Addition of a plant and bin store enclosure within the south courtyard area.	02-08-2005	Granted
2007/4531/P	Wilkins Building UCL	Minor external alterations at basement level (South cloister) in connection with access works to University building (Class D1)	18-09-2007	Granted
2007/3084/L	Wilkins Building UCL	Internal and external alterations including replacement of existing stair with lift and stair at basement and ground floor level and associated works to facade (South Cloister) of University building (Class D1).	18-09-2007	Granted
2009/1354/A	South Quad Bloomsbury Campus UCL	Display of an internally illuminated wall mounted sign (1.95m x 0.5 m x 0.055m) to the South Quad, in association with the UCL Campus Wayfinding Scheme.	30-04-2009	Granted
2009/1654/L	South Quad Bloomsbury Campus UCL	Display of an internally illuminated wall mounted sign (1.95m x 0.5 m x 0.055m) to the South Quad, in association with the UCL Campus Wayfinding Scheme.	30-04-2009	Granted
2012/0444/P	UCL Rear of Medical Sciences & Anatomy Building	Erection of louvered enclosure at ground floor level to rear of Medical Sciences and Anatomy Building to accommodate two electrical transformers and associated plant.	05-03-2012	Granted

2012/2997/P	UCL Rear of Medical Sciences & Anatomy Building	Variation of condition 3 (cladding of acoustic enclosure in brickwork) of planning permission granted 17/04/12 (2012/0444/P) for the erection of louvered enclosure at ground floor level to rear of Medical Sciences and Anatomy Building to accommodate two electrical transformers and associated plant, namely permit the western elevation and doors on the south elevation to be constructed of timber and metal louvers.	14-06-2012	Granted
2015/4395/P	UCL South Quad Malet Place	Erection of 2 storey temporary building for education use (Class D1) for a period of 3 years in South Quad (adjacent to Anatomy Building and Medical Sciences Building).	04/08/2015	Granted

2.6.2 It is proposed to install air conditioning in the BME Teaching Laboratories, creating a requirement to install new condenser units externally at basement level. The new condensers will be located adjacent to other similar plant and fixed to building fabric that is not part of the original historic fabric of the South Wing building itself. The insulated pipework connecting the external and internal units will however be installed externally to the brickwork, rising to level 2 behind an existing RWP, then crossing horizontally above the cornice, before entering the building at Mezzanine level. This has been proposed in an unobtrusive location which will have minimal visual and physical impact on the historic fabric and setting and, given the many adjacent precedents, as well as initial informal feedback, via Deliotte, from Antonia suggests this routing would be supported.

3.0 **HISTORIC CONTEXT**

3.1 Bloomsbury

- 3.1.1 Previously occupied by agricultural land, the area of Bloomsbury emerged as an urban development from circa 1660, as part of a period of rapid expansion which lasted several centuries. Restoration works following the Great Fire of London are believed to be the catalyst for this new wave of building, which developed into the construction of fashionable suburbs. The new townscape signified a departure from the medieval alleys and courtyards and instead drew influence from the Palladian architecture of Covent Garden (developed by the Duke of Bedford and Inigo Jones in 1630).
- 3.1.2 Between 1750 and 1830 landowners between Great Russell Street and Euston Road began to capitalise on the demand for fashionable residences. During the Georgian and Regency period a unified architectural design for developments, such as Bedford Square, was enforced by the Bedford Estate's design code, which restricted builders to specific materials, proportions and surfaces.
- 3.1.3 During the 19th century, residential interest in Bloomsbury began to decline, with the construction of fashionable villas in Belsize Park and St John's Wood. As a result, other building uses were introduced and the area saw an increase in commercial uses.
- 3.1.4 In 1828, London's first university opened with the construction of the Wilkins Building in Gower Street. University College London subsequently expanded to occupy a large proportion of the surrounding area throughout the 19th and 20th century.
- 3.1.5 Today, Bloomsbury retains the formal order of wide streets, arranged in a grid pattern, punctuated with leafy squares.

Gower Street 3.2

- 3.2.1 Aligned with historic tracks across the area, Gower Street forms one of the main routes example of 18th century town-planning.
- 3.2.2 The Georgian townhouses on the western side of the street were constructed as part of the by the Bedford Estate design code.
- 3.2.3 The western side is occupied by the landmark Cruciform building, which was constructed in accessed off).
- 3.2.4 On the eastern side of Gower Street, adjacent to the Wilkins Buildings, stands two 20th century property was built in 1959 in a similar yet evidently 'stripped-back' classical style.



Fig 3.1 Middlesex XVII OS Map (Surveyed 1868-1873)

through the Bloomsbury area. Its broad street, lined with trees on the eastern side, is a typical

Bedford estate development. The architectural proportions comprise 3-4 storey buildings fronting the highway with smaller mews houses located at the rear of the properties. The uniformity across the frontages is a result of the contractual restrictions placed upon builders

1896 to replace the original University College Hospital built in 1833. The cruciform plan marked a notable departure from 'pavilion'-style hospital design and differs from the Georgian terraces in its use of red brick (opposite the entrance to the guadrangle the South Wing is

academic buildings. The Anatomy Building was constructed in 1923 and is characterised by a rusticated plinth and classical proportions. Designed by the same architect, the neighbouring



Fig 3.2 London (First Editions c1850s) XXV – OS 25 Inch England and Wales (1870)

3.2.5 The Middlesex XVII OS Map (Surveyed 1868-1873) and London XXV OS Map (1870) shows the UCL Wilkins building with generous front gardens opposite the UCL Hospital building, prior to the construction of either the South Wing or the Slade building.



forming the quadrangle as we recognise it today. The original hospital has also been replaced by the Cruciform building (1896 - partially hidden by the text label).



Fig 3.5 OS National Grid Map (1954)

3.2.8 By 1954 the extent of the university's expansion within the area south of our site and the Cruciform building is becoming apparent, from the swathes of the blocks between Gower Street and Tottenham Court Road that now serve educational purposes, in particular the frontages to Gower Street, Huntly Street and University Street.

Fig 3.4 OS 6 Inch England and Wales (1938)

3.2.7 The 1938 OS Map picks out the university buildings in black, with the South Wing (c1869-76), The Slade and Pearson Buildings (1912-13), and the Chadwick Buildings (c. 1923) all now completed,

4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1 The heritage statement considers the effect of the works upon the existing site of South Wing of the Wilkins Building and the impact on its neighbours within the Bloomsbury Conservation Area.
- 4.2 The primary importance of the site is its contribution to the unity of the main UCL quadrangle. The principal component of the quadrangle is the original portico-ed Wilkins Building that forms its eastern boundary. The later perpendicular North (Slade Building) and South wings are subservient to the original building. However these components with their semi-rotundas complete with Corinthian columns, establish a further hierarchy in comparison to the later additions of the Pearson and Chadwick buildings which form the western returns parallel to Gower Street. All of the facades that face this main quadrangle are faced in Portland stone, representative of their status as the "front" formal elevation of each component building. In the case of the South Wing, its' North elevation can be considered as such.
- 4.3 Much like the north elevation, the South Wing's southern elevation exhibits a consistency of detailing, through the repetition of windows, banding details and lintels, which lends it a certain gravitas, however it is brick-faced, designating its lesser significance in comparison to Quadrangle elevation. Currently this elevation is covered by extensive climbing vegetation.
- 4.4 After the relative space and formality of the main quadrangle, the buildings that evolved beyond the South Wing make up a very different urban grain, which not only feels to have been developed in a more organic, additive way, but also is clearly the back of house, polite elevation fronting onto Malet Place (or the perceived extension of) in comparison to the more formal frontages onto Gower Street or Torrington Place.
- 4.5 The void space behind the South Wing, and the Medical Sciences and Anatomy Building, plus the front of the Andrew Huxley Building, colloquially referred to as the South Quad, whilst falling within the Bloomsbury Conservation Area, is not however designated as 'open space'. Possibly due its overlooked nature, from all sides by other UCL buildings, in relatively close proximity.
- 4.6 The interior of the property has been subjected to a number of alterations over the years. This is evident from alternating wall thicknesses where archways have been infilled to provide additional compartmentation. For example in Room 2 on Level 1.
- 4.7 It would be fair to consider the previous maintenance and alterations to the building have not wholly respectful of the significance of the built fabric. A range of high gloss paints have been applied liberally to joinery items, as well as regular paint to potentially breathable wall structures. As such the sensitivity of further work should be in considered in relative context.

5.0 DESIGN PROPOSALS

5.1 Design Overview

The proposal in summary is to refurbish the designated rooms on Level 2 of South Wing for use as either office space or teaching laboratory, as well as the refurbishment of an office and adjacent store room on the first floor. The two user groups have been very proactive in considering who should occupy each room and what work is required to the services, fittings and finishes. For the majority of the scheme proposals the Design Team has followed the users' direction with only a few alternatives explored where the users were open to suggestions. The main design challenges have centered on the stated requirement for all occupants of office space to have at least an uninterrupted view of a window, albeit if the window is at high level.

Generally the refurbishments are all very "light touch", involving re-painting, replacing/refreshing the flooring, updating the lighting to a more sustainable absence detection system, plus repair or addition to the M&E provision to meet with the new user's requirements. Redundant fixed furniture is removed and replaced by appropriate fixed alternatives or loose furniture. Asbestos removal is also being completed as part of this refurbishment process.

There are 3 notable exceptions to this. 2 of these exceptions occur in Rooms 21 and 25 where existing contemporary suspended ceilings are proposed to be removed, to reveal the high level windows previously obscured, letting in considerable natural light. Currently there is loose insulation sat on the suspended ceiling level. This is to be replaced by new rigid insulation between the roof joists/rafters in line with the original roof pitch. Thus the earlier room volumes will be restored. The third exception occurs in room X18, where the door to X18a is to be enlarge to form a wider opening to facilitate the storage of large field equipment within a new purpose design store in X18A.

5.2 Schedule of Proposed Works

IRDR will occupy Rooms 21, 25, 27, 27A, 31, 32, 32B, 33, 34, 38, 40, X18 and X18A on Level 2, plus Room 2 & 2a on Level 1. The occupants and proposed works to each room are as the table overleaf.



Proposed Level 1 Plan (extract)

Proposed Level 2 Plan

Room No. / Use	Proposed Works
LEVEL 1	
Room 2 (Level 1)	Remove existing shelving and replace with benching
Research Room	Repair RHS blind
PhD Students (10)	Ensure provision of 12 double power sockets and 12 double data points, through existing plus any new provision required
	Existing lighting to be replaced with absence detection system
	Re-paint walls
	Re-carpet
	Add solar film to south facing glazing to reduce heat gains
	Re-paint and refurbish (including fire protection) doors
Room 2a (Level 1)	Re-paint walls
	Re-carpet
	Existing lighting to be replaced with absence detection system
	Re-paint and refurbish (including fire protection) doors
LEVEL 2	
X18 Multi-purpose	Remove all existing storage units. Demolish 2.65m wide section to access X18A starting 1m in from window. Remove existing door in this wall
Room	Fit out south end as tea point with base units, worktop, sink, wall cupboards etc. Include 3 double 13amp sockets above worktop in tiled splashback plus 1 double 13amp sockets below worktop for fridge etc
	Fit out north end ready for installation of printer (MFD) by client. Allow for small side bench, 1 double 13amp socket and 1 double data socket
	Existing lighting to be replaced with absence detection system
	New Vinyl Flooring to run through into X18A
	Add solar film to south facing glazing to reduce heat gains
X18A	Remove all existing storage units. Demolish section of wall as per X18.
Store	Fit out for field equipment storage incl. small workbench for testing/preparing equipment Allow for 2 double 13amp sockets and 1 double data socket
	Re-paint walls
	New Vinyl Flooring to run through into X18
	Existing lighting to be replaced with absence detection system
	Add solar film to south facing glazing to reduce heat gains (including high level glazing)

21 Flexible Study Room for Masters Students (up to 18 workstations)	Remove existing suspended ce existing high-level windows. Ins joists/rafters composite plaster plasterboard to underside of roo to MEP Engineers specification double data sockets (3 floor soo desk arrangement will be flexible
	Replace projector (with new/re-
	Remove all fixed benching. Rep (client provided)
	Existing lighting to be replaced
	Re-paint walls
	Re-carpet
	Add solar film to high level glaz
	Re-paint and refurbish (includin
25 Agile Working Room Hot desk-ing / seminar space	Remove existing suspended ce existing high-level windows. joists/rafters composite plas plasterboard to underside of ro to MEP Engineers specification data sockets all to perimeter (no flexible and changeable)
	Keep current fixed shelves. F safely and re-instate any loose
	Remove existing projector and
	Existing lighting to be replaced
	Re-paint walls
	Re-carpet
	Add solar film to high level glaz
	Re-paint and refurbish (includin
29	Re-paint walls
Shared Office	Re-carpet
2 Academics once	Existing lighting to be replaced
	Re-paint and refurbish (includin
31	Re-paint walls
Office	Re-carpet
Senior Academic	Existing lighting to be replaced

ceiling and services to access natural light via nstall new rigid insulation between roof rboard ceiling. Install new insulated oof joists/rafters. Install new exposed services on. 12 No. double 13amp sockets plus 12 ockets and remainder to perimeter). Note: ble and changeable.
e-sourced) and screen
eplace with folding tables and stackable chairs
d with absence detection system
zing to reduce heat gains
ing fire protection) doors
ceiling and services to access natural light via Install new rigid insulation between roof asterboard ceiling. Install new insulated roof joists/rafters. Install new exposed services on. 12 No. double 13 amp sockets plus 6 double note that desk arrangement in this room will be
Remove any fixed benching. Remove, store e furniture (client provided)
d screen (set aside for re-use)
d with absence detection system
zing to reduce heat gains
ing fire protection) doors
d with absence detection system
ing fire protection) doors
d with absence detection system
ing fire protection) doors
HS; Centre frame – remove bead, apply mastic

int entire frame.

33	Re-paint walls
Office	Re-carpet
1 person office for	Existing lighting to be replaced with absence detection system
Senior Academic	Re-paint and refurbish (including fire protection) doors
32	Re-carpet
Shared Office	Re-paint walls
Academics	Remove all shelves, pin boards, whiteboards, benching, sink run and boiler. Fit new single shelf @ 1500 mm high as indicated on the drawing. Fit coat rack behind door
	Ensure room has total of 10 double 13amp sockets and 5 double data points distributed as 4/8 on east wall and 1/2 on south.
	Existing lighting to be replaced with absence detection system
	Re-paint and refurbish (including fire protection) doors
	Add solar film to south facing glazing to reduce heat gains
32B Office 1 person office for Senior Academic	Create separate rooms by blocking up existing opening using timber or metal studwork, fully fill void with rigid rockwool. Line with 2 layers of soundbloc plasterboard to both faces. Mastic all joints prior to skim and decoration. Ensure flush finish with adjacent walls by selecting appropriate stud depth.
	Remove all sinks, fitted benches, shelves, pin boards, whiteboards, and fitted wall cabinets. Fit new shelves as indicated on drawing
	Ensure room has a minimum of 4 double 13amp sockets and 2 double data sockets
	Re-carpet
	Re-paint walls
	Existing lighting to be replaced with absence detection system
	Add solar film to south facing glazing to reduce heat gains
	Re-paint and refurbish (including fire protection) doors
34 Office 1 person office for Senior Academic	Create separate rooms by blocking up existing opening using timber or metal studwork, fully fill void with rigid rockwool. Line with 2 layers of soundbloc plasterboard to both faces. Mastic all joints prior to skim and decoration. Ensure flush finish with adjacent walls by selecting appropriate stud depth. Remove all sinks, fitted benches, shelves, pin boards, whiteboards, and fitted
	wall cabinets. Fit new shelves as indicated on drawing
	Ensure each room has a minimum of 4 double 13amp sockets and 2 double data sockets
	Re-carpet
	Re-paint walls
	Existing lighting to be replaced with absence detection system
	Add solar film to south facing glazing to reduce heat gains
	Re-paint and refurbish (including fire protection) doors

38 Shared Office	Ensure room has total of 8 do distributed to suit layout indica
Office for 4	Re-carpet
Academics	Re-paint walls
	Existing lighting to be replaced
40 Shared Office	Add solar film to south facing
	Re-paint and refurbish (includi
	Remove 2 x dead power out
	double 13amp sockets and 5 indicated on drawing
Academics	Re-carpet
	Re-paint walls
	Existing lighting to be replaced
	Add solar film to south facing
	Re-paint and refurbish (includ

252	Door between 40 & 42, where
Corridor	replacement provides 30 minu

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ouble 13amp sockets and 4 double data points ated on drawing

- d with absence detection system
- glazing to reduce heat gains
- ing fire protection) doors

lets on east wall. Ensure room has total of 10 5 double data points distributed to suit layout

- d with absence detection system
- glazing to reduce heat gains
- ing fire protection) doors

e asbestos panels have been removed, ensure ute fire protection.

Med Physics will occupy Rooms 20, 42, 44, 46, 48, 50 and 52. The occupants and proposed works to each room are as the table opposite.

Room No. / Use	Proposed Works
42 BME Teaching Lab	Remove all existing furniture, except under stair cupboards. Remove all existing services, fittings and floor finishes. Retain existing AV equipment including Smart Board.
For 18 students	Replace with new furniture, fittings, sink, services and equipment, all as indicated on drawings. New sound insulation to be installed around Instrom Machine. New air-conditioning units are to be installed
	Fit new pin code access locks to doors
	Power sockets and Ethernet ports need to be mounted to the tables. For tables against walls, power sockets in the wall are suitable. 36 no. power sockets and 18 ethernet ports all on benches. Allow a further 2 no. double power sockets & 1 no. data port to rear South wall for Laser System / 3D printer; plus 1 no. double powder socket & 1 n. data port to desk beneath stairs.
	Lay new vinyl flooring
	Re-paint walls
	Existing lighting to be replaced with absence detection system. Labs must have manual override switch.
	Add solar film to south facing glazing to reduce heat gains
	Re-paint and refurbish (including fire protection) doors
	NB – existing asbestos to be removed as required to suit details of demolition and new works. Full extent to be stablished and work to be carried out as an enabling phase by specialist
44 BME Teaching Lab For 46 students	Remove all existing services, fittings and floor finishes. Retain existing AV equipment including Smart Board.
	Replace with new furniture, fittings, sink, services and equipment, all as indicated on drawings. New air-conditioning units are to be installed
	Fit new pin code access locks to doors
	Repair and service remote controlled blinds to roof glazing (RHS damaged)
	Power sockets and Ethernet ports need to be mounted to the tables. For tables against walls, power sockets in the wall are suitable. 96 power sockets (64 on benches) and 48 ethernet ports (32 on benches).
	Lay new vinyl flooring
	Re-paint walls
	Existing lighting to be replaced with absence detection system. Labs must have manual override switch.
	Add solar film to south facing glazing to reduce heat gains
	Re-paint and refurbish (including fire protection) doors

	NB – existing asbestos to be rem and new works. Full extent to be enabling phase by specialist			
LEVEL 2 MEZZANINE				
46 Shared Office	Ensure room has total of 8 doub distributed to suit layout indicated			
Office for 4	Add air-conditioning			
Academics	Re-carpet			
	Re-paint walls			
	Existing lighting to be replaced wit			
	Add solar film to south facing glaz			
	Re-paint and refurbish (including access control			
48	Ensure each room has total of 4 do			
2 person office	distributed to suit layout indicated			
for Sonior	Add air-conditioning			

Re-paint walls

access control

Re-carpet

Re-paint walls

access control

Re-paint walls

access control

Add air-conditioning

Add air-conditioning

50

52

Office

for Senior Academic

1 person office

for Senior

Academics

Shared Office

2 person office

for Senior Academics

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noved as required to suit details of demolition stablished and work to be carried out as an

ole 13 amp sockets and 4 double data points on drawing

- th absence detection system
- ing to reduce heat gains
- fire protection) doors. Ensure has key lock

ouble 13amp sockets and 2 double data points on drawing

- Existing lighting to be replaced with absence detection system
- Add solar film to south facing glazing to reduce heat gains
- Re-paint and refurbish (including fire protection) doors. Ensure has key lock

Ensure each room has total of 4 double 13 amp sockets and 2 double data points distributed to suit layout indicated on drawing

- Existing lighting to be replaced with absence detection system
- Add solar film to south facing glazing to reduce heat gains
- Re-paint and refurbish (including fire protection) doors. Ensure has key lock

Ensure each room has total of 2 double 13amp sockets and 1 double data points distributed to suit layout indicated on drawing

- Existing lighting to be replaced with absence detection system
- Add solar film to south facing glazing to reduce heat gains
- Re-paint and refurbish (including fire protection) doors. Ensure has key lock

M251	Re-carpet
Corridor	Re-paint walls
Serving Room	Existing lighting to be replaced with absence detection system. Will need to be
46 / over 42.	interlinked with the manual override switch for Room 42.
M250	Re-paint walls
Corridor	Existing lighting to be replaced with absence detection system
Serving Rooms	Add solar film to south facing glazing to reduce heat gains
48, 50 and 52 /	Re-paint and refurbish (including fire protection) doors. Ensure has key lock
over 44	access control



Proposed Level 2 Mezzanine Plan (extract)

IMPACT ASSESSMENT AND PROPOSAL JUSTIFCATION 6.0

6.1 Level 1

6.1.1 The works to the 2 no. rooms on Level 1 are barely more than routine maintenance and a more sustainable update to lighting provision. As such, this can only be seen to benefit the building and, as they are entirely internal, there is no impact of the building's exterior or context.

6.2 Level 2

- 6.2.1 Level 2 is where the majority of the works are proposed. Similar to the works to Level 1, the vast extent of proposals are akin to routine maintenance and updating the lighting provision to reflect the university's more recent sustainability principles. There are 4 exceptions to this; 3 interior and 1 exterior as listed below:
- 6.2.2 Combining Rooms X18 and X18A; the proposals seek to remove a door and adjacent section of masonry wall to create an enlarged opening to facilitate the storage of large and awkward to manoeuvre field equipment required by IRDR. Whilst this involves removal of original building fabric, there is extensive precedent within the building already for such an alteration. Once detailed with a contemporary architrave/lining detail, and the contemporary steel lintel used to support the opening, it will leave the change easily legible as an iterative change in the building's evolution to accommodate the changing needs of occupying departments. It is an alteration that can be easily be reversed if required in the future.
- 6.2.3 Rooms 21 and 25 have very similar proposed alterations. These seek to reverse a previous addition to the original building, by removing a twentieth century suspended ceiling and to rehang / reroute the services currently run thorough / hung off this. In Room 21 this reveals a high level window, previous obscured by the ceiling, not only letting in significant natural daylight but also restoring the rooms' original volumetric proportions. This is similarly true in Room 25, where the suspended ceiling did not obscure the high level window, but curtailed the room's ceiling volume as well as opportunity for the natural daylight to reflect deeper into the room via refraction. In both rooms there was loose-fill insulation installed above the suspended ceiling. In both cases we propose to replace this with new rigid insulation installed between the joist/rafters, plus composite plasterboard ceiling in line with the original ceiling shape of the space. This is a clear enhancement of the spaces, restoring them to their historic form, whilst maintaining comfort levels acceptable to its contemporary occupants (see sectional comparison in drawing to right)
- 6.2.4 The 2 BME teaching labs and offices above (see 6.3.1) already suffer from overheating issues during the summer. Due to the proposed occupation levels by the incoming Medical Physics department, these will only be exacerbated. Due to the significance of the historic fabric there are limited options to improve the performance of the building fabric to counter act this. As such the addition of A/C cooling is proposed. The units that already serve other rooms on Level 2 from the roof do not have sufficient capacity to also serve these spaces. Further additions on the roof pose maintenance access issues and alternative cooling sources from adjacent buildings are not viable. The least invasive alternative was to position the new A/C condenser unit at basement level, adjacent to the existing concentration of plant to rear of the South Wing and Anatomy Building. This would necessitate 4 insulated copper pipes installed on a 200mm wide track running vertically up the east elevation of the Anatomy building, hidden behind an existing RWP to second floor level.



1.1 Existing 21, 23 and 25 Rooms Plan



2.1 Existing 25-Bevation



2.3 Proposed 25-Elevation

At this point the track will turn and run horizontally across this elevation to meet the rear of the South Wing. This section of the track can be disguised by an existing cornice on the Anatomy Building, before entering via the stairwell leading to Corridor M250 of the Mezzanine. From here Rooms 44, 42, 46, 48, 50 and 52 can be supplied with A/C. The purpose of this cooling is to provide Part L compliance, i.e. offer thermal comfort reflective of the external temperature, not to cool the spaces significantly when external temperatures are uncomfortably high.

This addition represents the only alteration to the exterior of the building, and is arranged on the rear of the Anatomy building, rather than the Grade 1 listed facade of the South Wing. This solution provides the least visual and physical impact on the historic fabric and,



considering the multitude of servicing and ductwork which already runs vertically up the Anatomy building here, is not significantly altering the existing aesthetic of this corner of the South Quad, or the setting of the South Wing, as well as having clear precedent. This interior courtyard is overlooked from all sides by UCL buildings and not visible from either Gower Street or the Main UCL quadrangle so offers by far the best possible location for such an addition.



Level 2 Mezzanine 6.3

Initial Informal Feedback 6.4

- not raise issue with the enlarged opening in X18.
- 6.4.2 AP sought clarity of the significance of the rock shelves proposed to be removed from X18 significance (see 2 photos below).



(1345H x 900W x 320D)

6.3.1 General works to most rooms follow the trend of a "light touch" refurbishment, not far beyond routine maintenance, with the exception of the addition of A/C cooling described in 6.2.4.

6.4.1 Deloitte presented initial drawings to Antonia Powell (AP), Camden Council Conservation officer, requesting an informal comment on the proposals on behalf of UCL. The feedback did

and X18A. These are considered to be a much later 20th C addition and not of any great

6.4.3 AP was supportive of the proposed changes in Rooms 21 and 25, though sought clarity on the roof construction above the spaces. These are timber joists, not any further roof lights or fenestration (see photo below of roof space above Room 21).



6.4.4 AP was also supportive of the duct routing but asked to what extent it could run behind the below shows the location we consider to be the least intrusive option.



South Elevation - Illustrating proposed location of external elements of the AC installation

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cornice? We are open to fine tuning the exact placement of the track to however she considers it to be least visible and thus least intrusive, if agreeable in principal. The drawing

7.0 SUSTAINABILITY AND WELL-BEING

7.1 Sustainability and Wellbeing Strategy

- 7.1.1 This project is largely concerned with creating office workstation space for staff that are likely to spend most of the working day at their desk. In this respect effort has been made to provide every workstation with a direct view of a window and access to natural ventilation.
- 7.1.2 The design proposals allow for good quality lighting and heating and generally aim to create a comfortable and safe working environment with as low energy input as practical given the historic building setting.
- 7.1.3 The project will need to be registered with the Health and Safety Executive (HSE) under the Construction and Design Management (CDM) regulations using a F10 form. A Principal Designer has been appointed as required by the regulations.

7.2 Historic Fabric Preservation versus Performance

- 7.2.1 The project being within a Grade I listed building places limitations upon how far we can look in improve the building fabric's performance, without causing irreversible damage to the heritage asset.
- 7.2.2 For example, the fenestration is predominately original single pane glazing. This, and the low levels of insulation in the roof and walls, causes significant overheating problems for all the south facing rooms in the summer and cold draughts in winter. This is felt most acutely in rooms 42, 44, 46, 48, 50 and 52, the former two being exacerbated by the proposal to have high occupancy levels by the nature of their function. The Mezzanine offices above these two high occupancy teaching labs suffer from the effects of convection, due to the inherent nature of the sectional composition of the spaces, as well as only having South facing fenestration and ventilation. Replacement double glazing units is not proposed due to the listed status. Adding solar film to the interior face of the panes is preferred to the installation of secondary glazing, because it is considered the least invasive solution with respect to the building's historic significance as well as the most efficient in terms of reduction in heat gains.
- 7.2.3 Insulation or external envelope improvements; In Rooms 21 & 25 the removal of the suspended ceiling, plus loose crown roll insulation rested above it, allows for the installation of new insulation following the roof line. The proposal is to install rigid insulation boards between the rafters/ joists, then finish with a composite plasterboard ceiling. In addition to the improvement in natural daylight the spatial change allows, this should also represent an improvement in the thermal performance of the ceiling, as well as enhanced air-tightness.

8.0 CONLUSIONS

- 8.1 The proposed works aim to improve the internal conditions of the South Wing, whilst preserving the historic character of both the Main UCL quadrangle and the "South Quad". As such the majority of the proposals comprise of minor internal works to improve the suitability of current spaces for both the incoming department (Medical Physics) and for the incumbent (IRDR) department.
- 8.2 Externally, there will no change in scale or form to the existing building, just a very minor addition of the A/C condensers and tracking adjacent to existing precedents, making only negligible impact on the character of the area.
- 8.3 Integral to the site's significance is its historical importance as the first college of London University, as such by its very nature, of maintaining this status and usage, requires the building to continue to adapt to transition of departments that the college choose to accommodate within the South Wing. The requirements of the Medical Physics Department are very different to those of the Earth Sciences Department, as such the transition might not be viable without the proposals. Additionally the proposals will considerably improve the practical suitability of the spaces for the IRDR staff by significantly enhancing the well-being qualities of their office spaces.