

4.0 DESIGN

4.2.7 Elevations and Sections

The existing properties extend over five storeys with a further sixth storey within a mansard roof set behind a masonry parapet. Each property has a two-storey rear addition at the lowest two levels. No changes are proposed to the overall scale of the existing properties externally.

The properties will predominantly retain their external appearance. The areas of stucco to the front and rear elevations will be repaired where required and the existing brickwork to the rear elevation will be cleaned and repaired locally.

It is proposed to re-instate the front door to No.37 to match the original, where more recently converted in to a window. This will necessitate adapting the existing adjacent rainwater down pipe to the original layout pattern.

As described previously, two non-original windows to the rear elevation of no. 37 are to be removed and bricking up and a new single window installed to order to reinstate the original fenestration pattern to the rear elevation, matching no. 38.

The brick lean-to at the side of the rear addition to No.38 will be demolished and the door opening which linked it internally infilled with brickwork to match adjacent.

A new window is proposed at lower ground floor level to the wing building of no 38 to provide some natural light to the corridor of the wc area, built within the reconstructed section of brickwork where the single storey lean-to structure is being removed. A new timber window is also to be installed to the wing building of no. 37 to replace the current modern window, more closely matching the adjacent Georgian

window, more closely matching the adjacent Georgian window sectional sizes and profiles, and again providing some natural light to the corridor of the wc area. Two smaller windows to the side elevation of the wing building to no. 37 are to be bricked up.

Existing window frames will be repaired and repainted. Any cracked or damaged panes of glass will be replaced. Isolated windows and door fanlights will have glazing bars reinstated where missing. The existing external doors at lower ground floor level to B83 and B99 are being modified to open outwards in the direction of escape to aid fire escape from the seminar room.

The existing window bars to the five front elevational windows at lower ground floor level to seminar room B03 are being removed with the wall and window surfaces made good on removal.

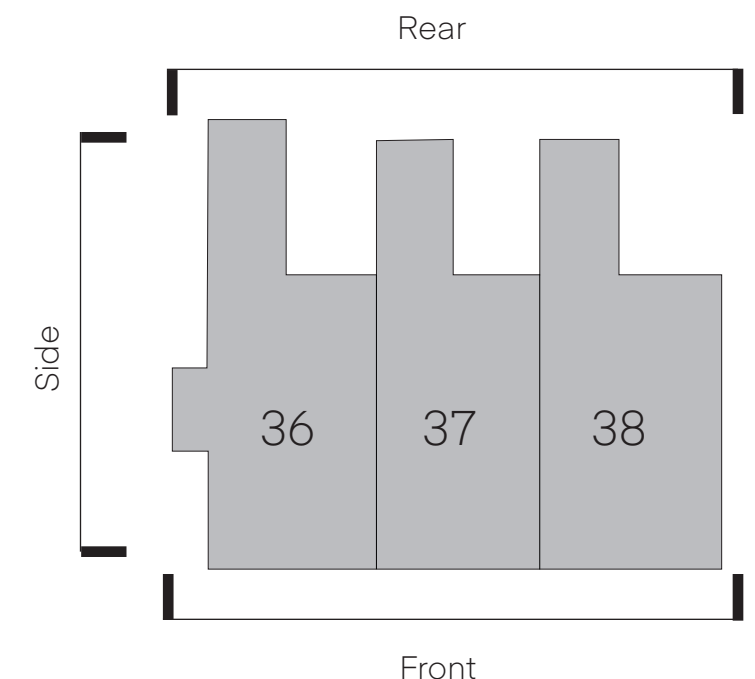
Existing rainwater and soil & ventilation pipes are to be overhauled, including replacement of damaged sections and support brackets, and their redecoration. Redundant pipework relating to old wc layouts is to be removed.

Damaged slates to existing pitched roofs will be replaced with salvaged or new slates, and spot repairs will be undertaken to parapet gutters, hip rolls, abutment flashings, and dormer roof finishes as required. The 3 no existing flat roofs to the rear two-storey wing buildings are to be replaced with new insulated mastic asphalt flat roof finishes. Spot repairs are to be carried out to the existing mastic asphalt entrance porch roof as required.

External balcony railings to the front elevations are to be overhauled as required and redecorated.

The pattern of existing parapet level roof guarding to No.37 and No.38 is to be extended to No.36 at the front, side and rear in order to aid safe maintenance access the parapet gutters, as explained in section 5.3 of this report.

Details of proposed refurbishment works to the elevations are more fully itemized in the Outline Schedule of Works (SEPP-NHA-XX-PL-SH-A-42030) submitted with planning and listed building applications. Architectural drawings for new joinery items will be provided via condition when detailed work has been carried out.



FRONT ELEVATION



KEY LEGEND

- Demolition Works
- New Construction

Read in conjunction with SEPP-NHA-XX-XX-SH-A-42030 Outline schedule of works for full details

0 2m

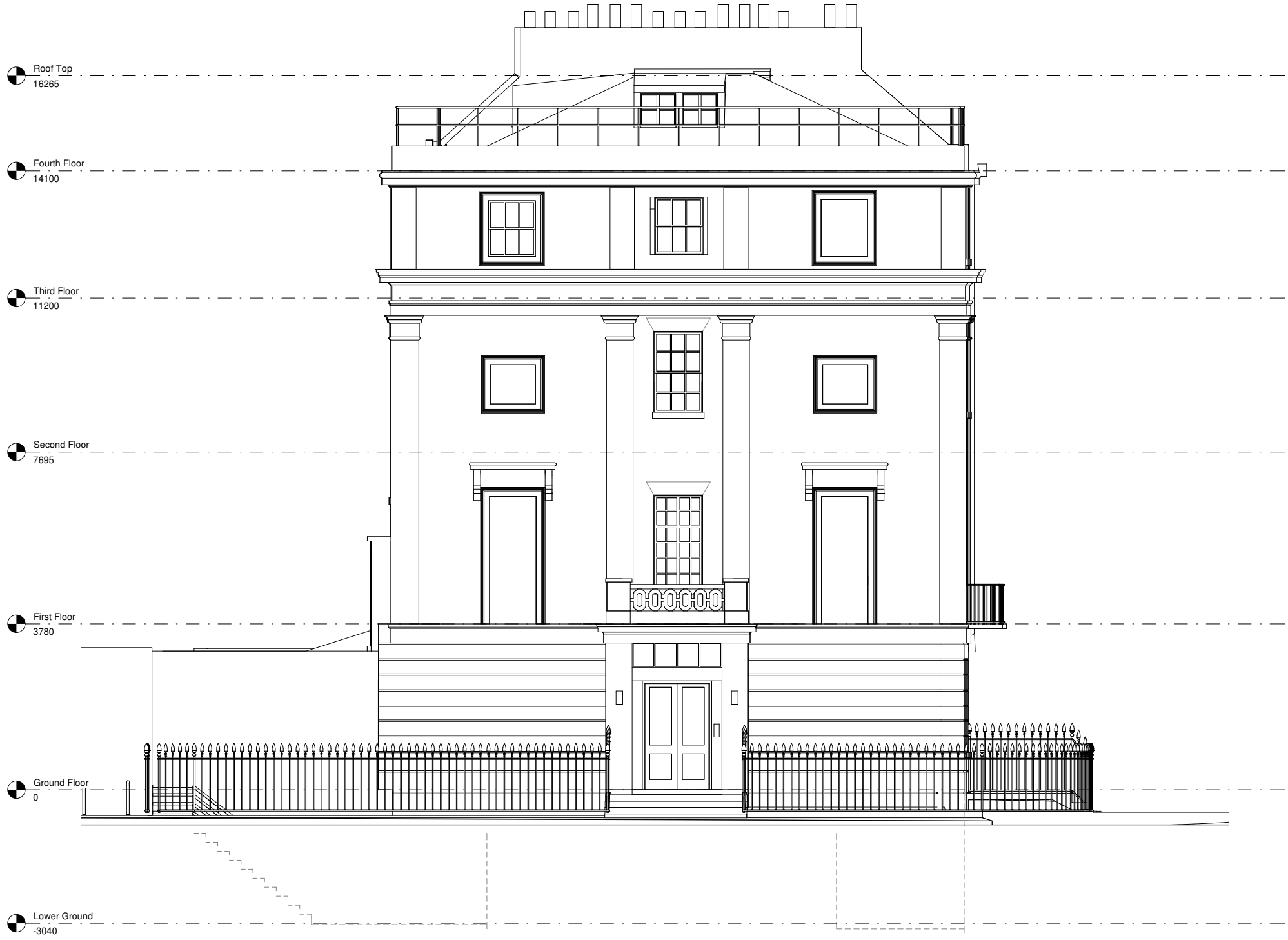
REAR ELEVATION



KEY LEGEND
 [Red dashed line] Demolition Works
 [Hatched area] New Construction
 Read in conjunction with SEPP-
 NHA-XX-XX-SH-A-42030 Outline
 schedule of works for full details



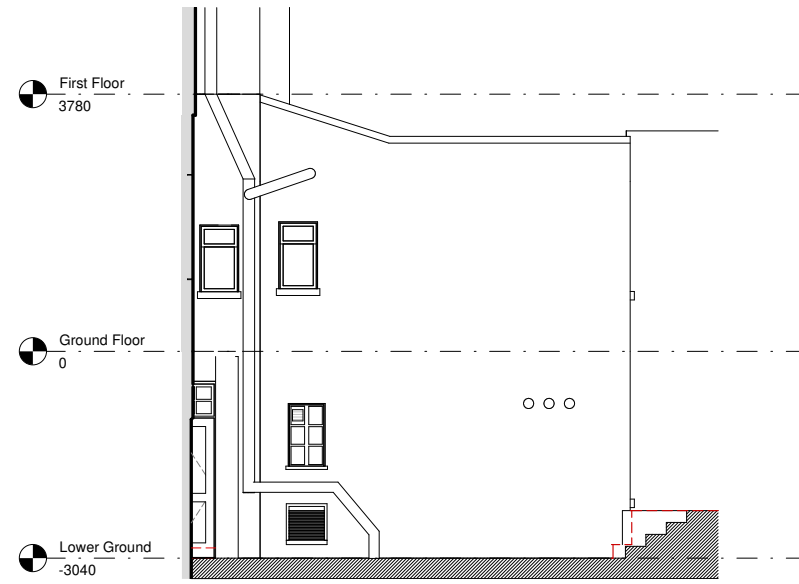
SIDE ELEVATION



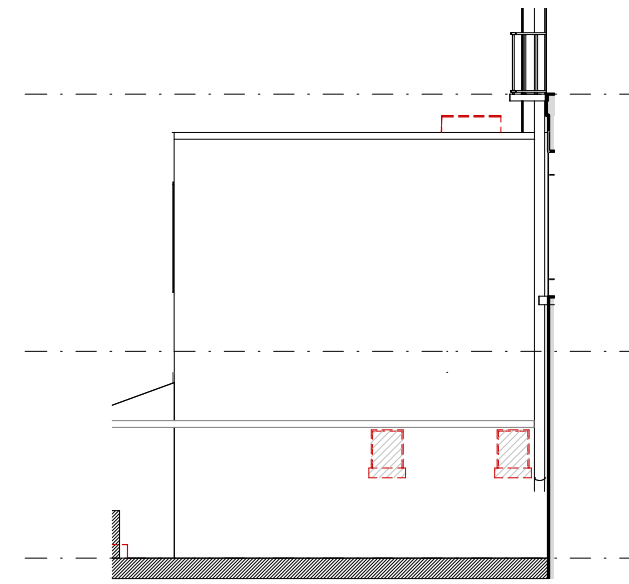
KEY LEGEND
 [Red dashed line] Demolition Works
 [Hatched area] New Construction
 Read in conjunction with SEPP-NHA-XX-XX-SH-A-42030 Outline schedule of works for full details



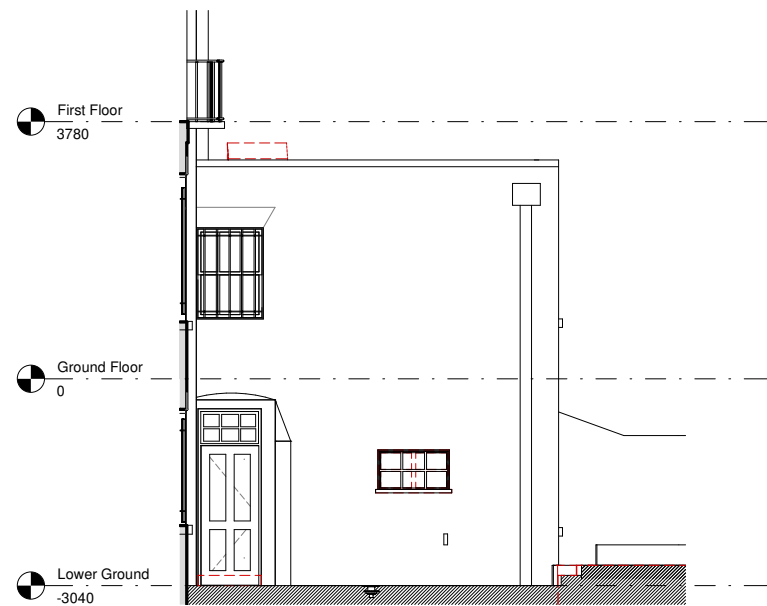
WING BUILDINGS ELEVATIONS



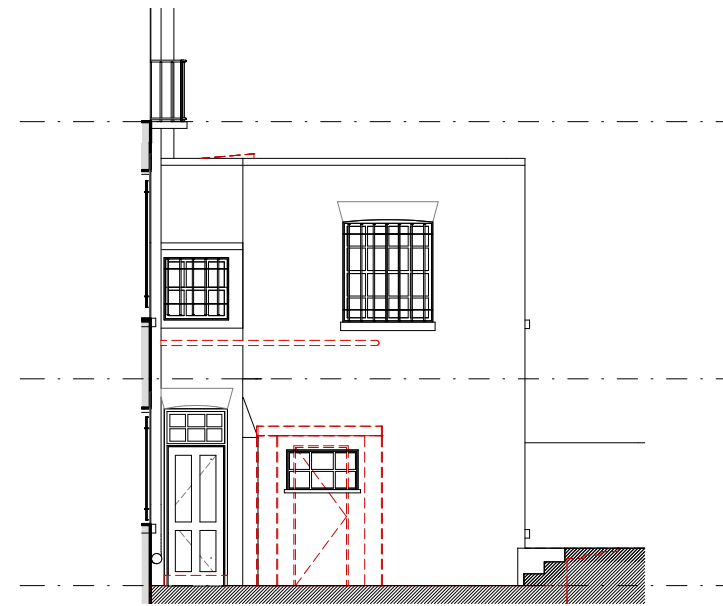
1 | No 36 Wing Building
Scale 1 : 50



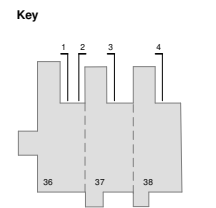
2 | No 37 Wing Building Elevation 2
Scale 1 : 50



3 | No 37 Wing Building
Scale 1 : 50



4 | No 38 Wing Building
Scale 1 : 50



4.0 DESIGN

4.2.8 Landscaping

Front and Side Areas

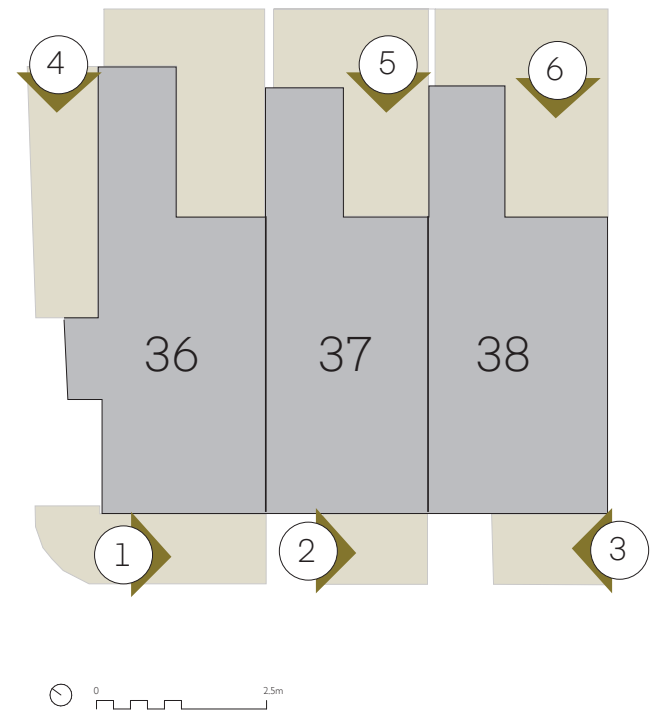
There is an external light well to each property approximately 2.3m below pavement level, accessed either directly from the lower ground floor level of each property, or by the external stairs from pavement level to Gordon Square and Endsleigh Place. These stairs form the means of escape routes from the lower ground floor level. The external stairs are of stone with decorative metal railings which continue at ground floor level at the back of pavement curtilage line surrounding the lower ground floor external light well areas.

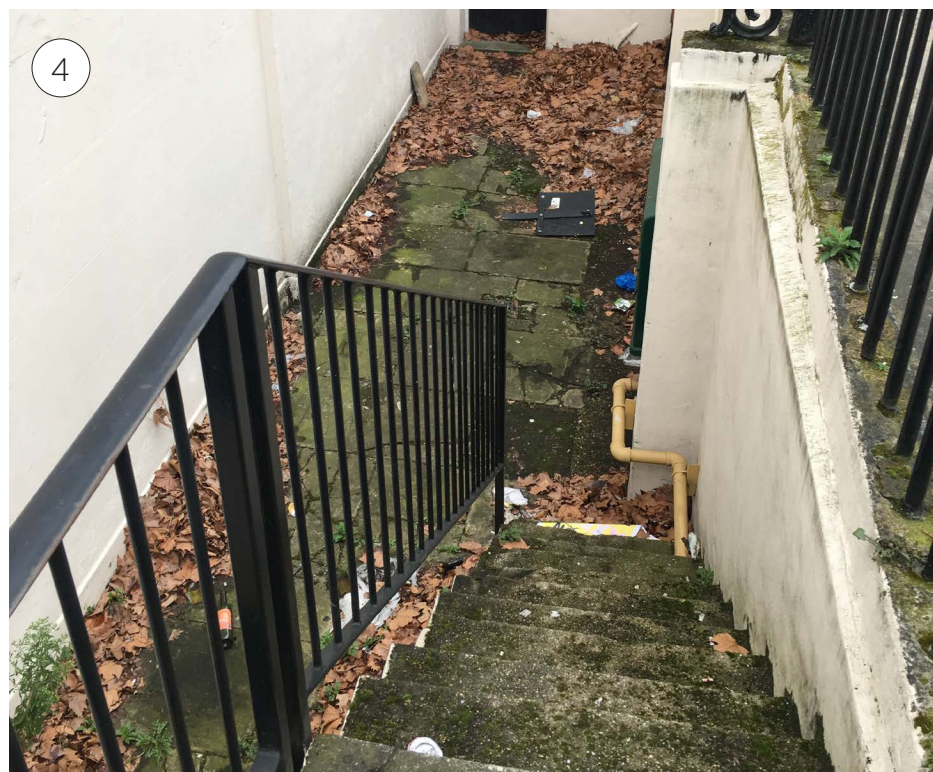
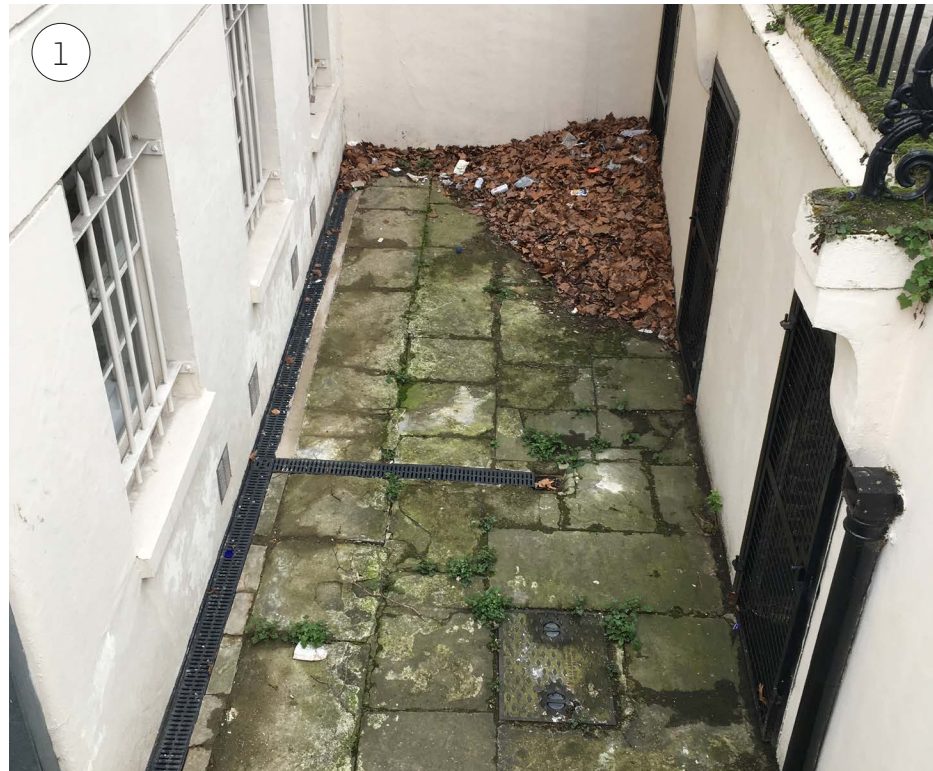
The external light well areas, which also provide access to the external stores located under the public pavement, are currently paved with Yorkstone paving which will be retained and restored.

Rear Areas

As part of the proposals the existing unattractive rear garden areas will be restored as an improved private amenity space for the School of Economics and Public policy (SEPP). Existing garden walls will be retained and repointed where appropriate. A gate is proposed in the rear boundary wall to no 38 to provide a link to the rear external area of UCL properties on Tavistock Square. Within the gardens, works will include retaining and restoring the existing Yorkstone paving and the existing steps and small retaining walls will be repaired and reconstructed where necessary.

Details of proposed refurbishment works to the external works are more fully itemized in the Outline Schedule of Works (SEPP-NHA-XX-PL-SH-A-42030) submitted with planning and listed building applications.





5.0 ACCESS

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5.1 Inclusive Access

Policy and Approach

As part of the recent UCL 2034 strategy, UCL committed to the creation of 'an accessible, publicly engaged organisation that fosters a lifelong community' - open and accessible to all.

In this regard, UCL recognises that people are different in their needs and in the way they use the built environment and that these differences should be accommodated through informed and thoughtful design. UCL's aim is to create and support an inclusive 'place' where people feel integrated with the UCL community in such a way that individual choice is respected, and where the diversity of individuals is recognised as a valuable and contributing factor.

Alterations and Refurbishments in Existing Buildings

UCL is committed to improving access to the UCL estate and its duties under the Equality Act 2010. Audits carried out by the Estates Department are complimented through on-going consultation to ensure investment is targeted on those adjustments which have the most positive effect as it works to increase its inclusive footprint. UCL recognises this is an ongoing process and that they have a duty to be proactive in addressing the issues inherent in a large and complex estate.

Objective

Notwithstanding this overall obligation, policy, approach and commitment, there are inevitably constraints imposed by existing buildings and further, those buildings with heritage and conservation significance. The project objective therefore is to enhance accessibility and inclusion for building users and visitors where possible within the constraints of the existing Grade II listed buildings.

5.0 ACCESS

5.2 Site and Approach

Pedestrian Access

There is one active pedestrian entrance to the from Endsleigh Place. This is the original front door to No. 36 Gordon Square and provides stepped access to the ground floor level which is set approximately 0.76m above the adjacent pavement level over 5 steps. This entrance will remain the principal point of pedestrian entry going forward.

An original entrance door to No 38 exists and the original door to No 37, more recently converted in to a window, is to be reinstated as a door. Both of these doors will be used as secondary entrances for staff and for emergency egress in the event of fire. Both of these doors have 3 steps between pavement level and the interior finished floor level.

Due to the heritage constraints of the building, it is not proposed to make any addition for specific wheelchair or ramp access externally. This is further explained in section 5.3 of this report.

Public Transport

36-38 Gordon Square has a public transport accessibility level (PTAL) rating of 6b, the highest possible, and the properties are extremely well connected to public transport facilities. Warren Street, Goodge Street, Euston Square underground stations and Euston main rail station are all within a 10-minute walk, and there are numerous bus stops nearby connecting to a wide bus network.

Vehicular Access and Delivery

There is no immediate visitor car parking outside 36-38 Gordon Square in either Gordon Square or Endsleigh Place. Residents / business permit parking is available on the opposite side of the road in Gordon Square (Monday-Friday from 8:30am to 6:30pm and on Saturday from 8:30am to 6:30pm). The closest visitor parking is on the north and west sides of Gordon Square and Tavistock Place. These spaces are located within Camden Parking Zone C and are chargeable on Monday-Friday from 8:30am to 6:30pm and on Saturday from 8:30am to 6:30pm.

There is a "loading only" bay immediately adjacent in Endsleigh Place without time restriction. This bay is reserved for loading and unloading by goods vehicles at all times. The opposite side of Endsleigh Place is marked with a single yellow line restricting waiting (not loading) for buses and goods vehicles (max. 5T) from midnight to 8:00am and from 6:30pm to midnight on any day of the week.

It is not anticipated that the future use will greatly increase deliveries.

Bicycles

Currently there is no provision for secure cycle parking to the properties. Due to the high PTAL rating of the area and close proximity of campus facilities, 10 spaces have been provided reflecting the criteria within SKArating, Good Practice Measures for Higher Education v1.0, Transport D41, Cycle Parking. These will be located adjacent to the side boundary wall of no 36 on Endsleigh Place.

Provision has been made based on the following anticipated number of users:

- University Staff: 63 @ 1:10 = 6 cycle spaces
- Post-Graduate Research Students: 30 @ 1:8 = 4 cycle spaces
- Total = 10 spaces

5.0 ACCESS

5.3 Movement Around the Building

General Arrangement

During the design stages of the refurbishment of a UCL building, internal movement around the building, including emergency arrangements for disabled people, have been considered and incorporated as far as reasonably practicable. However, due to the heritage constraints of the building, it is not proposed to make any addition for specific wheelchair or ramp access externally. Apart from the heritage constraints of the building, part of this decision is influenced by the fact that the current building configuration and plan form (door and corridor widths and turning circles etc.) could not accommodate wheelchair users easily, and any planning for wheelchair refuges in the event of fire would impact on the safe egress routes for other building users.

One of the objectives of the refurbishment has been to improve the clarity of the circulation between the three buildings by establishing a clear hierarchy of circulation, in part by providing clear lines of sight, placing similar function to adjacent spaces and floor levels, and adopting a lighting strategy to reduce confusion and dependence on signage.

Signage and Wayfinding

Whilst not yet specified in detail, the intention will be to provide clear signage and adopt a strategy with the use of colour demarcation and visual contrast to aid movement around the building, whilst respecting the Georgian architectural context.

Access to roofs

There is no access to the external roofs for building users and roof access will only be carried out by trained UCL personnel for maintenance purposes.

Additional maintenance safety guarding is to be installed at parapet level to the main roof of no 36 to supplement safety guarding that already exists to nos 37 and 38. This will aid safe access to the parapet gutter rain water outlets and to access the roof mounted ventilation termination unit serving the wc accommodation below in no 36.

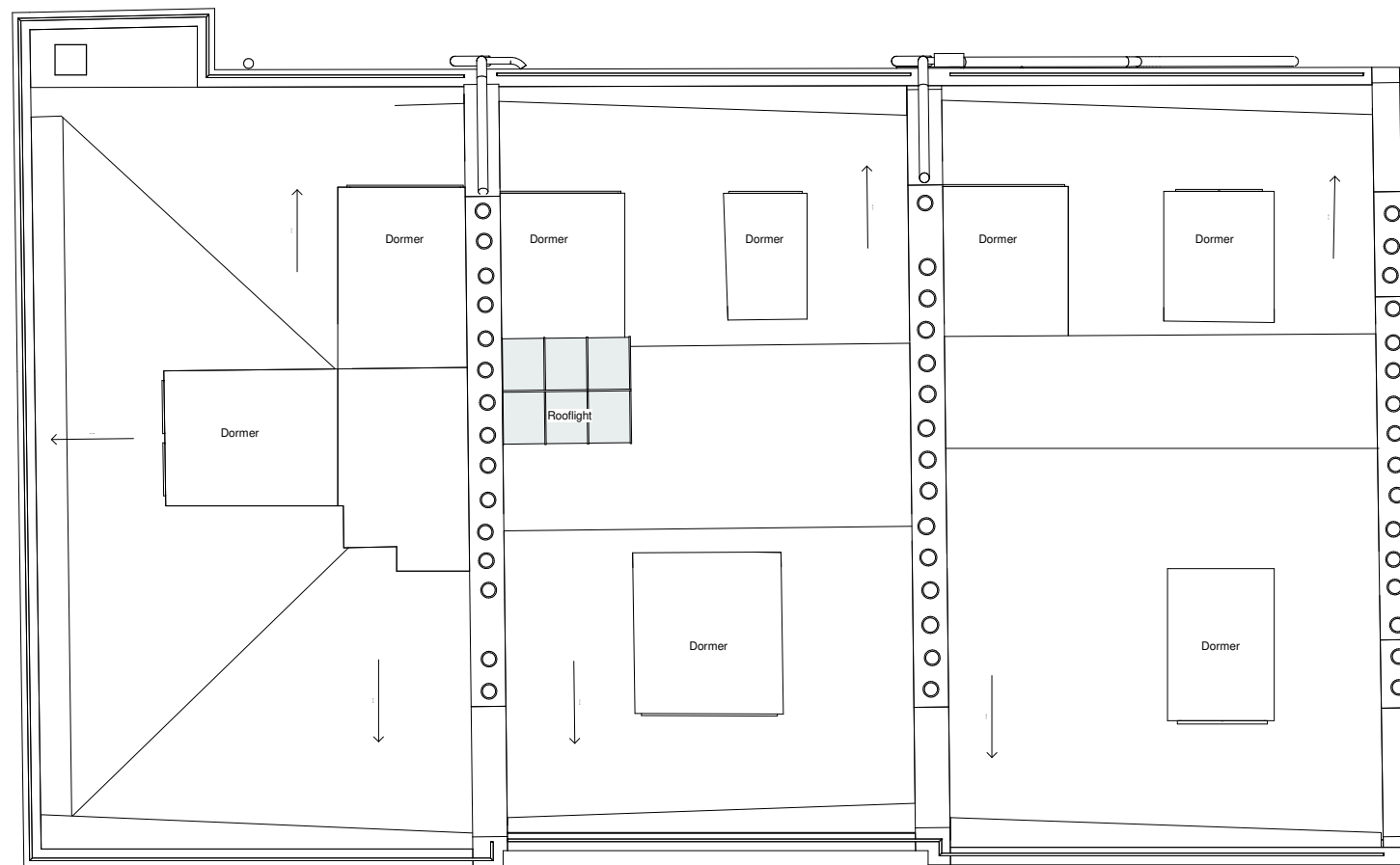
The two-storey wing building structures do not currently have any maintenance safety measures such as edge protection. Access will be required to clean out the existing rainwater outlets and hoppers and to access the roof mounted ventilation termination units serving the wc accommodation below within the wing buildings. All of these will be accessed via mobile scaffold from the rear gardens.

Security

UCL approved locks and a security system will be installed to all external doors, and the front entrance door to no 36 and the secondary entrance doors to nos 37 and 38 will be controlled by a swipe card entry system. The front entrance door to no 36 will also have a door entry system with cctv camera linked to the ground floor reception area.

Refuse and Recycling

Refuse collection will require a building-user management procedure and will be kerbside on established collection days and times to avoid permanent external bins. An internal building-user recycling policy will be implemented.



KEY LEGEND

- Demolition Works
- New Construction

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NHA-XX-XX-SH-A-42030 Outline
schedule of works for full details



36
GORDON SQ.
←



APPENDIX

A Existing Plans and Photos

B Existing Elevations and Sections

C Proposed Plans

D Proposed Elevations and Sections

E Reflected Ceiling Plans

F Seminar Room

G Heritage Drawings

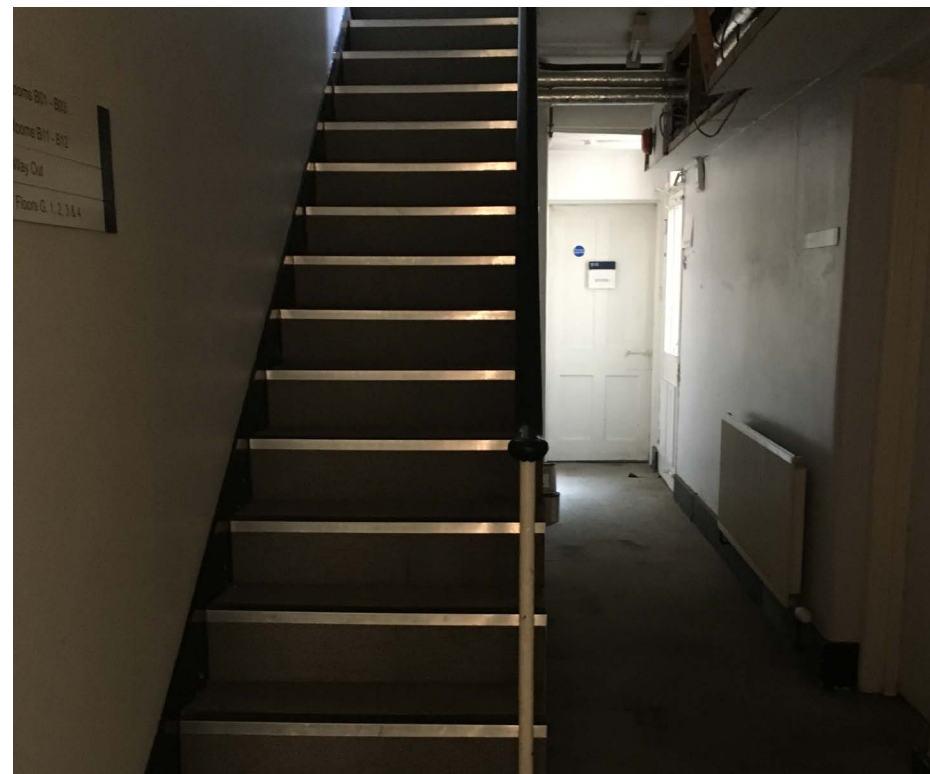
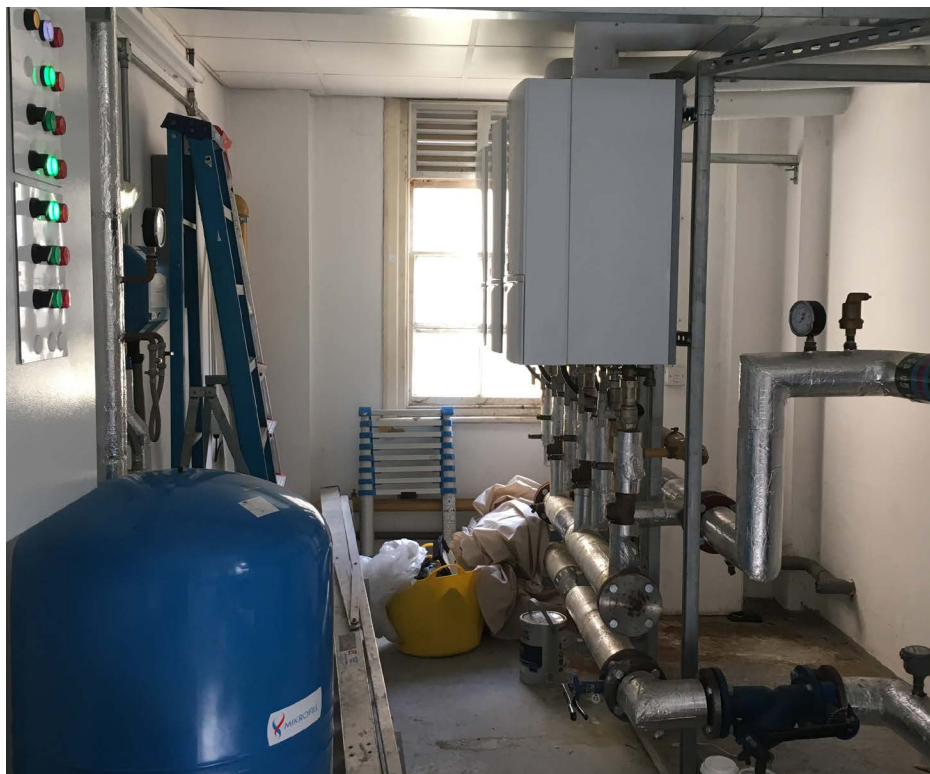
H Stakeholder Consultation

APPENDIX A

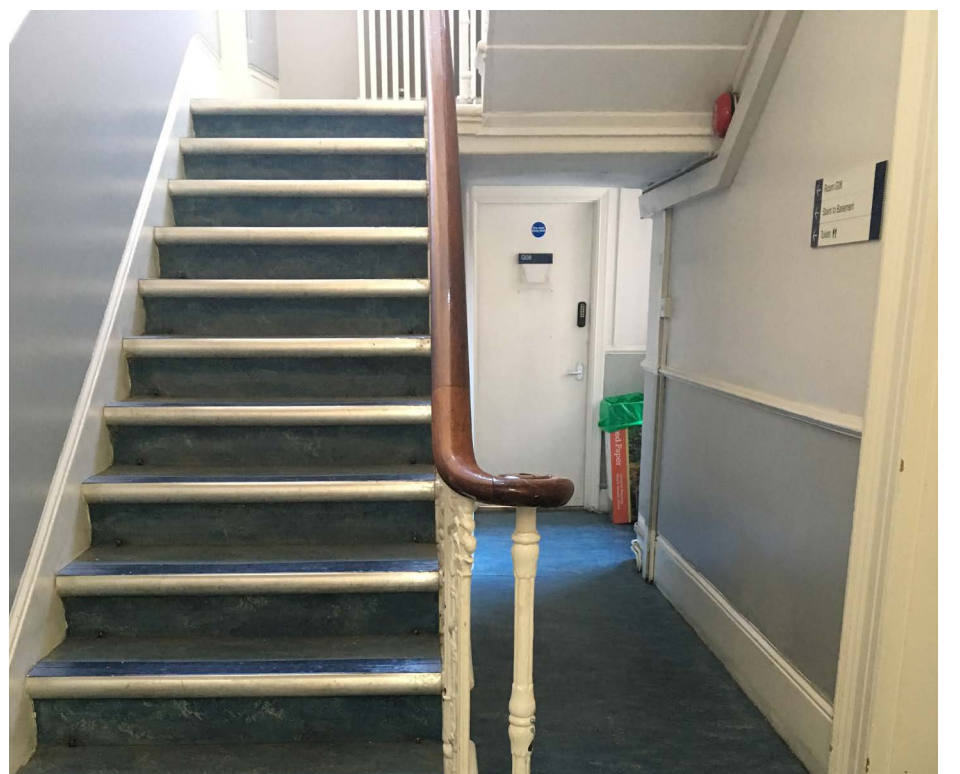
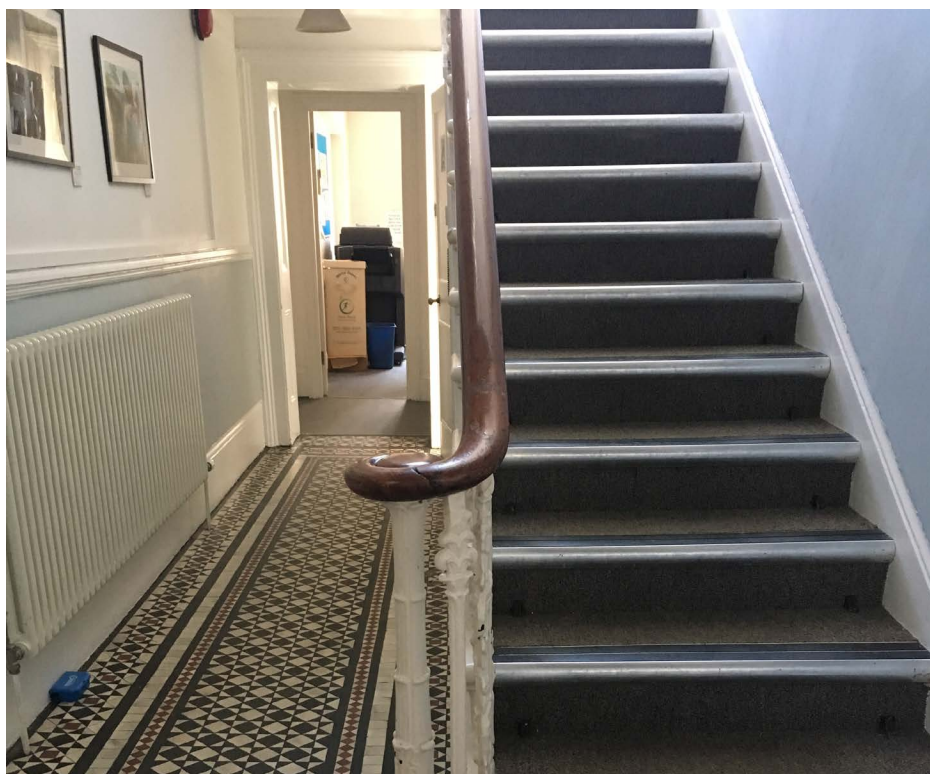
EXISTING PLANS AND PHOTOS

Photos courtesy of Alan Baxter Ltd and Nicholas Hare Architects

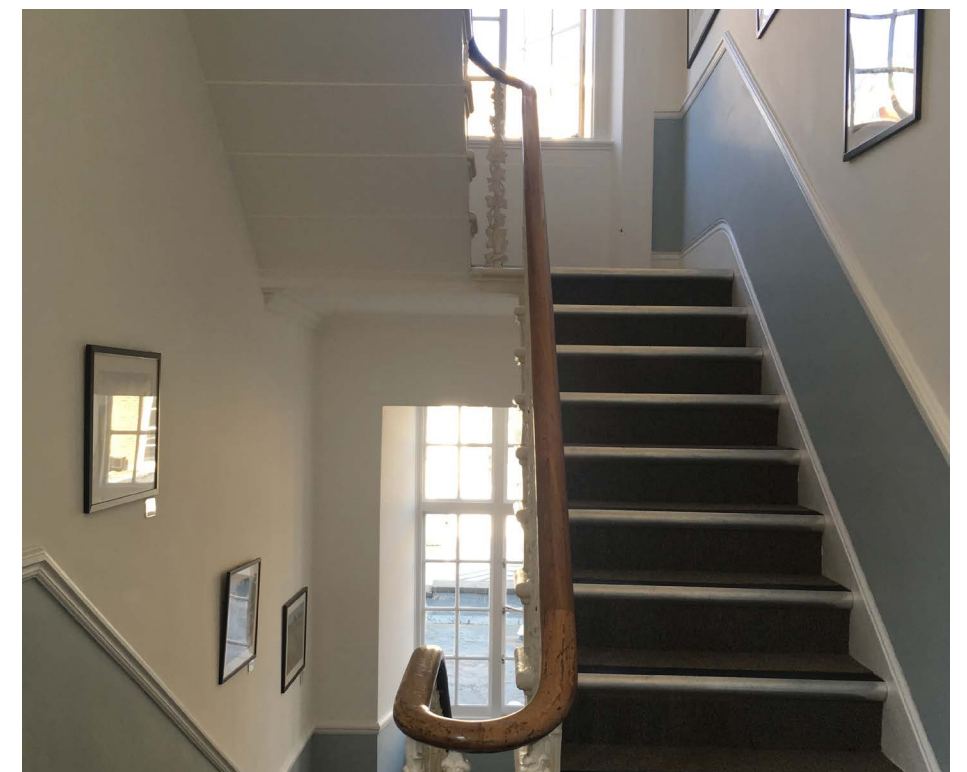
5.0 APPENDIX A - LOWER GROUND FLOOR



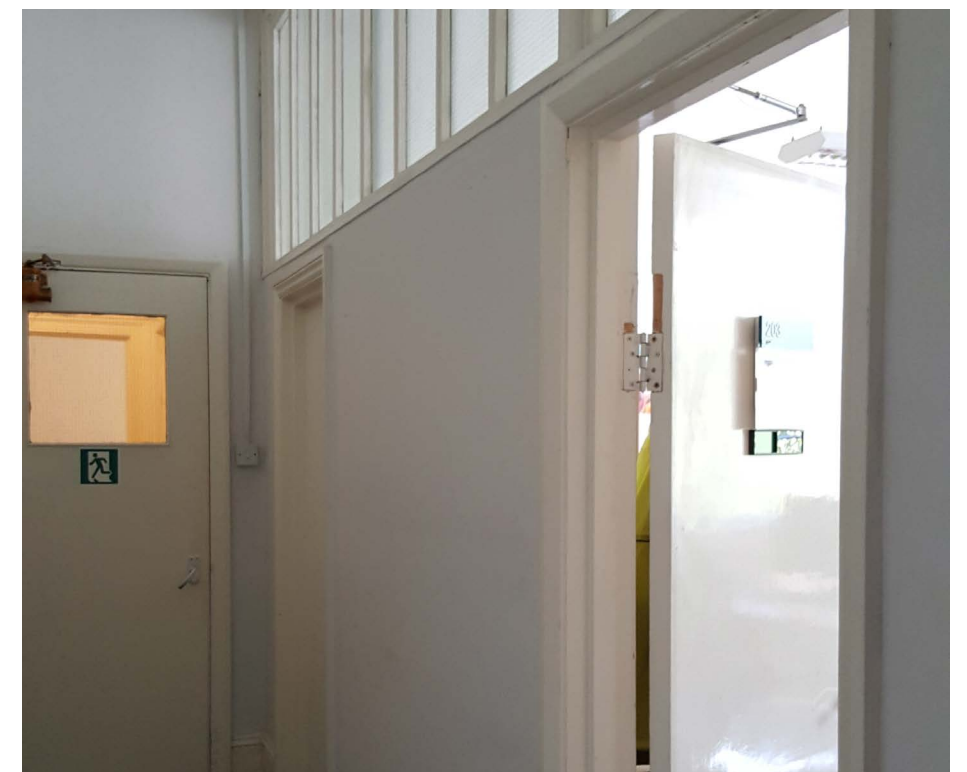
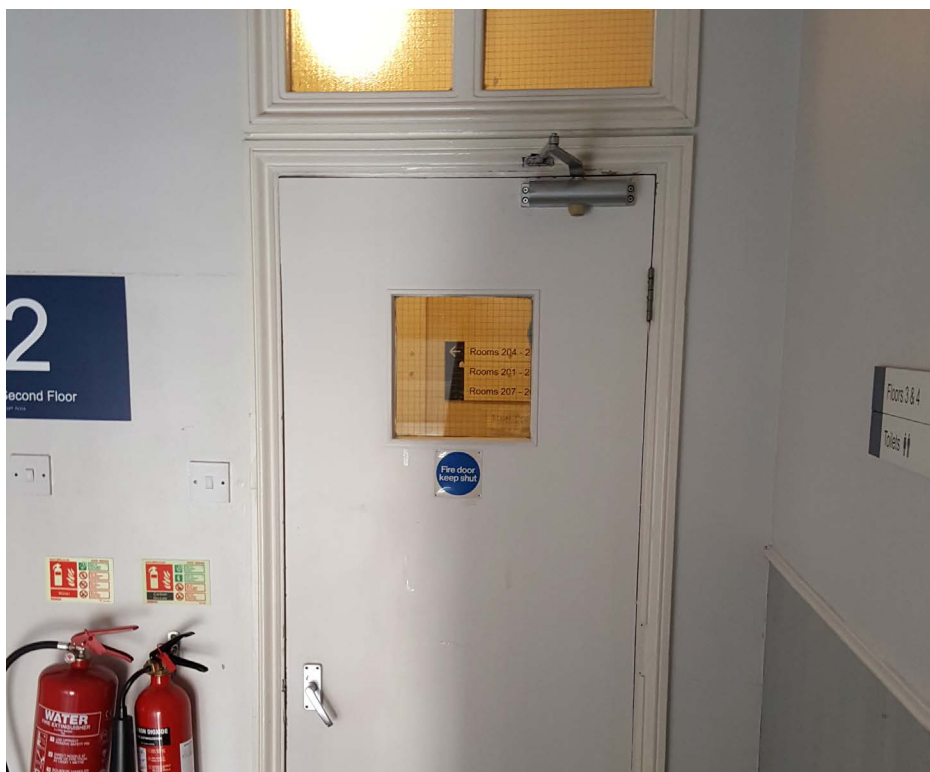
5.0 APPENDIX A - GROUND FLOOR



5.0 APPENDIX A - FIRST FLOOR

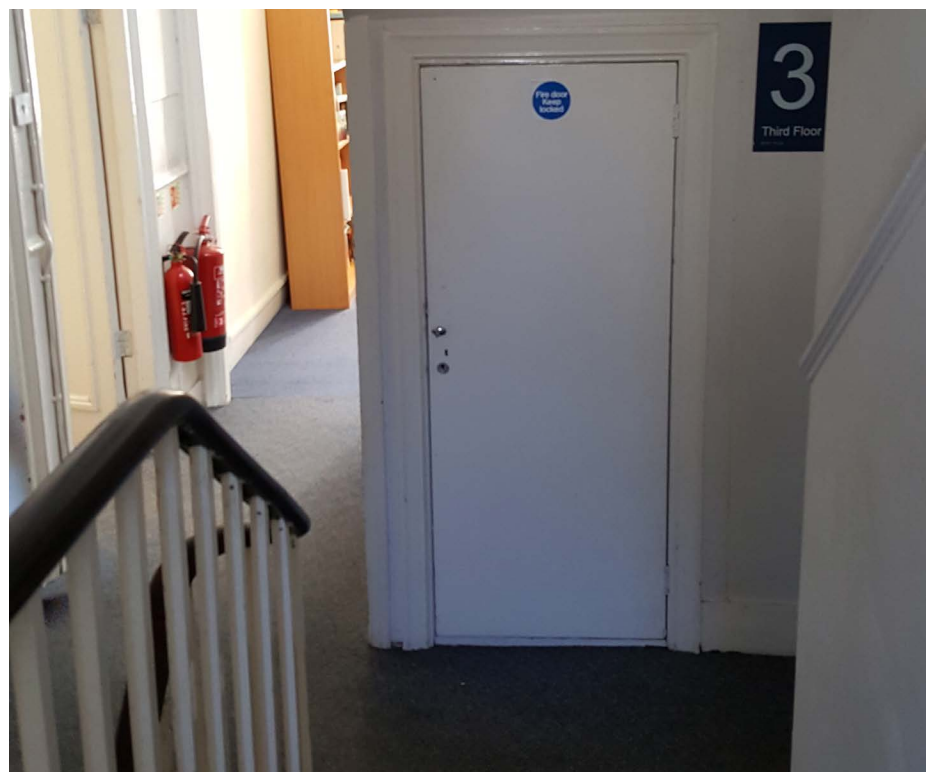


5.0 APPENDIX A - SECOND FLOOR

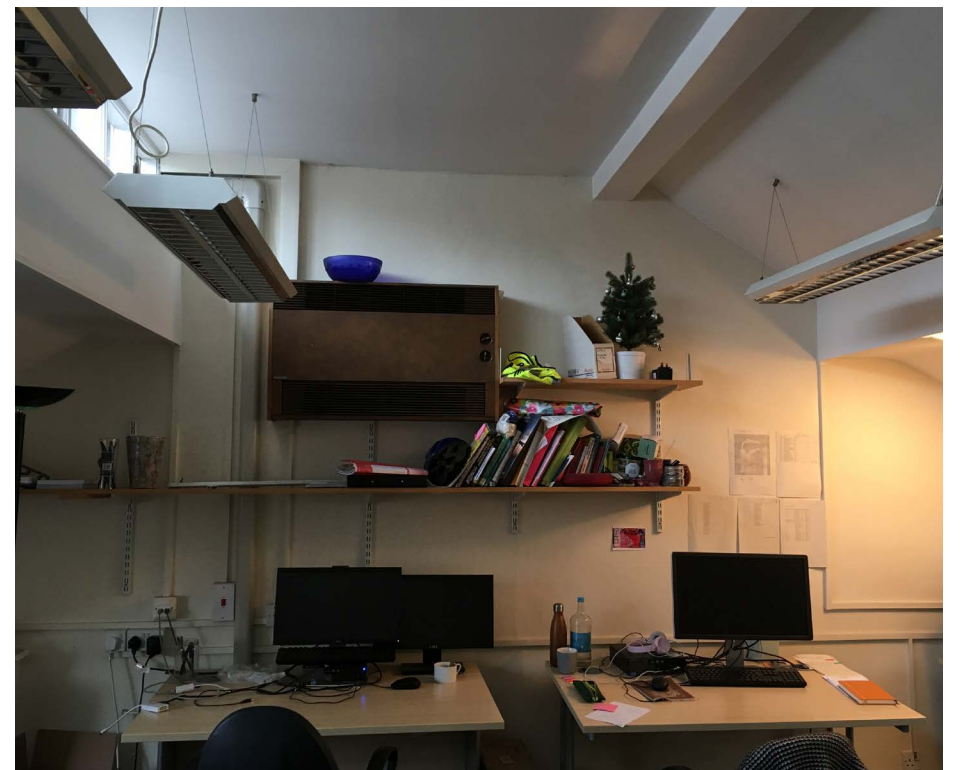
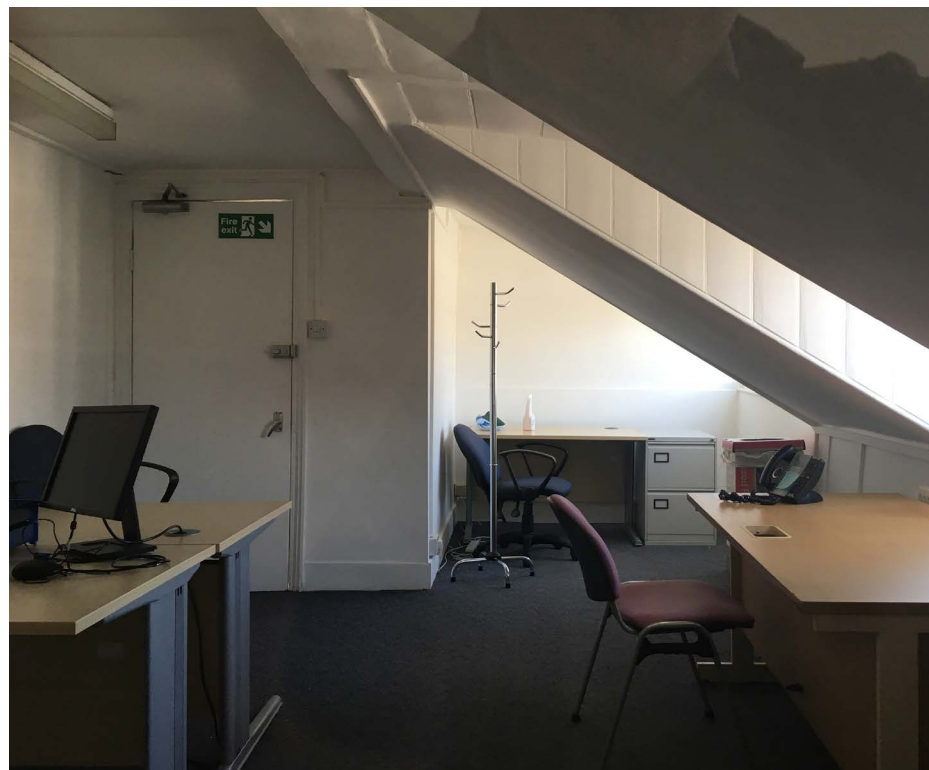


5.0 APPENDIX A

5.0 APPENDIX A - THIRD FLOOR



5.0 APPENDIX A - FOURTH FLOOR



APPENDIX B

EXISTING ELEVATIONS AND SECTIONS

APPENDIX C

PROPOSED PLANS

APPENDIX D

PROPOSED ELEVATIONS AND SECTIONS

APPENDIX E

REFLECTED CEILING PLANS

APPENDIX F

SEMINAR ROOM

APPENDIX G

HERITAGE DRAWINGS

Stakeholder Consultation

Space Strategy (May to August 2017)

- Consultation with heads of department and departmental managers
- Final report: Space Strategy, 31.08.17, v1

Space Strategy, Collaborative Hub (December 2017)

- Presentation to EPP Working Group, 11.12.17
- Final report: Space Strategy, Collaborative Hub, 11.12.17, v1

36-38 GORDON SQUARE APPRAISAL (April to July 2018)

EPP Working Group

- 18.06.18, appraisal presentation: 36-38 Gordon Sq. Appraisal 18.06.18, v1
- 26.07.18, user requirements presentation: 36-38 Gordon Sq. User Requirements, 26.07.18, v1

Departments & IFS

- 11.04.18, initial meeting (heads of department, departmental managers and IFS)
- 02.07.18, user response to presentation meeting (heads of department, departmental managers and IFS)

Constraints & Suggestions (Stage Gate 2- rev 0)

Fire Safety

- 15.05.18, Simon Cooke, initial consultation
- 05.06.18, Simon Cooke, second consultation
- 13.06.18, Simon Cooke, third consultation
- 19.02.19, Simon Cooke, initial consultation
- Briefing Note: 36-38 Gordon Sq. – Fire Safety Constraints & Suggestions (Stage Gate 2- rev 0)

Sustainability

- 07.06.18, Ben Stubbs, initial consultation
- SKA for Higher Education – SKAGold
- UCL Sustainable Building Standard (SBS) 2016, Parts 1-3

IT and AV Workshop

- 04.04.19, Reliance Systems

Security Workshop

- 04.04.19, ISD

APPENDIX H

STAKEHOLDER CONSULTATIONS

