

ARCHITON at UCL Institute of Education

LOGISTICS HUB

20 BEDFORD WAY, LONDON ~ WC1H 0AL



DESIGN AND ACCESS STATEMENT

Planning Issue

Prepared by



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1.0 BACKGROUND

This design and access statement has been prepared to support the application for planning permission at UCL Institute of Education for the refurbishment / creation of a new Logistics Hub.

2.0 THE SITE

The Institute of Education is the education school of University College London, located 20 Bedford Way. Deliveries of goods and services to the IOE are accommodated for by a sunken, private road that connects Thornhaugh Street to Woburn Square with the entrance to this off of the former [Thornhaugh Street].

The proposal looks to refurbish a number of existing areas to create a new Logistics Hub which will serve as a new reception to manage deliveries and vehicular traffic entering the service road. A number of existing stores will also be upgraded.

The proposed areas for refurbishment are currently used as a storage. These are located at / accessed from the bottom of ramp A at the entrance to the service road, immediately after the security gate.

There are no trees on the site.

3.0 THE PROPOSAL

The proposal will create a new insulated, habitable space to accommodate a small office used for the reception, registration and management of all deliveries onto the site; a new logistics hub.

The existing façade – mesh / solid panels / double doorset, will be locally removed and replaced with new.

An existing corridor within the scope for refurbishment serves a means of escape for the IOE, off of this corridor are a number of stores which will be upgraded to achieve an appropriate fire rating.

The works indicated include:-

1. Removal of existing mesh cladding, replacing with new curtain wall / louvre panels / double doorset to match existing facade.
2. Refurbishment / creation of new insulated, habitable office space within existing structure.
3. Demolition of existing store walls, creation of new stores in fire resisting construction.
4. Removal of existing defunct mechanical ductwork / louvre and installation of new, to match existing.

4.0 LANDSCAPING

No works involved

5.0 ACCESS, PARKING AND TRAFFIC

Other than in the event of an evacuation, pedestrian access is strictly prohibited in this area with use predominantly for deliveries. To this regard road markings would be upgraded / relined to improve the vehicular circulation.

6.0 CONCLUSION

This minor proposal to refurbish a number of existing spaces aims to create a new logistics hub at the entrance to the service road as a means to improving the day to day running of the site and the management of the deliveries of goods and services, as well as improving security.

The alterations to the existing façade will be sensitively undertaken with new elements matching existing to ensure that the character of the building is maintained and enhanced on this modest approach / entrance.