



Middlesex Hospital Annexe Site
44 Cleveland Street, W1T 4JU

For and on behalf of University
College London Hospitals Charity
(UCLHC)

S96A - Basement 2 Additional Lower floor extension for sprinkler tanks

Design & Access Statement



Design team

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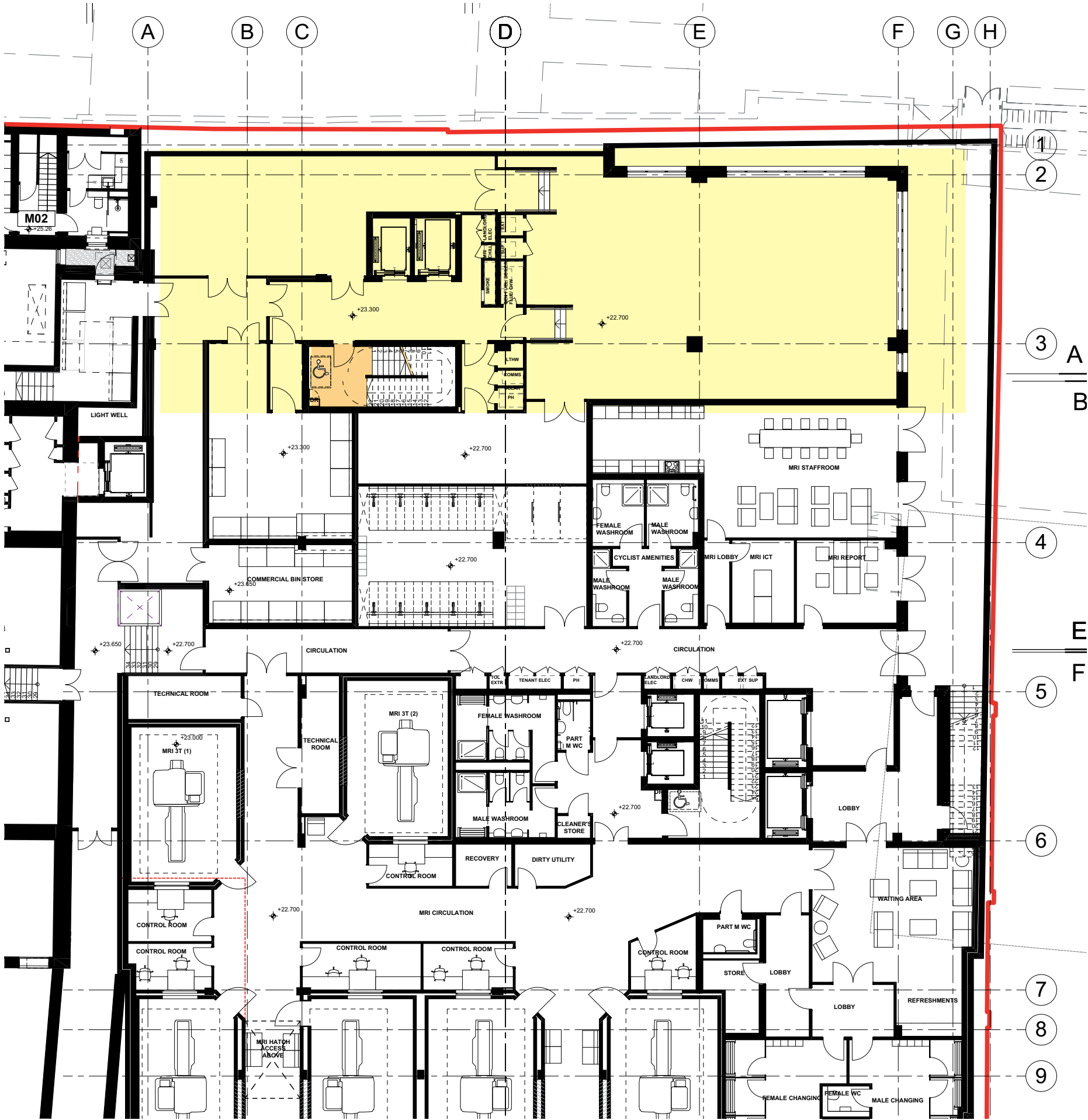
Issued - 21-05-21

1.0 Proposed Floor Plan Alterations

1.1 Basement Level 02

The current 2019 Approved Scheme has no basement level 2.

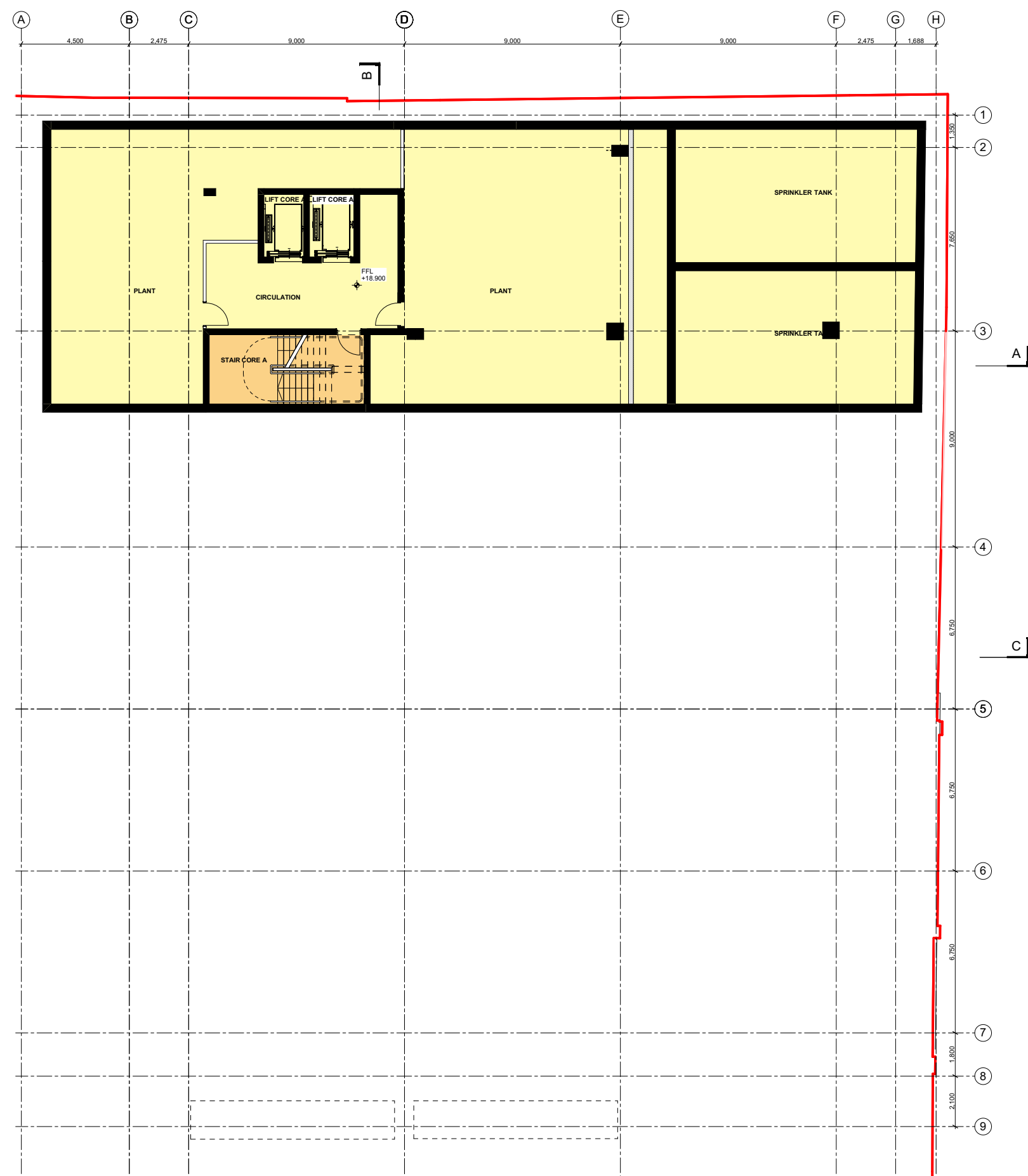
To illustrate the proposed basement 2 location in relation to the basement level 1, the basement 2 area has been highlighted in yellow to show the location and relationship with the proposed scheme and neighbouring buildings.



2 Middlesex Annex - Scheme Variation Site photograph during archaeological excavation. Approximate area for basement2 level shown in yellow.

Approved basement Level 01. Proposed area extended below basement 01 level shown in yellow.

1.2 Proposed Basement Level -02



1.2 Proposed Basement Level -2

A smaller additional basement at level -2 is proposed and has been submitted with this S96a application. This is because regardless of the outcome of the Section 73 application, the basement works will be implemented to accommodate sprinkler tanks which are required for both schemes.

As per the S96a application, the works have no effect on the conclusions of the already approved documents.

This includes the approved Basement Impact Assessment, Flood Risk Assessment, Stage 2 Structural and Civil Engineering report and Phase 1 Geotechnical and Geo-environmental Desk Study report.

As part of the s106 requirements a Detailed Basement Construction Plan has been submitted, with a separate Basement Engineer Certifying Report for Basement Level 01 and 02 to help mitigate delays in construction.

No accompanying assessment is otherwise required and the works are included here for completeness.

It is proposed to construct an additional level of basement space, approximately 37m x 12.2m, with a GEA area of 446m². This is located within the North East end of the site as shown.

The basement Level 2 has been added to the scheme to provide additional fire safety measures to the building. This will provide water storage tanks for the site sprinkler water supply and associated plant space to support the additional fire safety measures.

The following pages illustrates the section and massing of the basement 2. These clearly illustrate that basement level 2 is not visible and does not impact on any neighbouring properties.

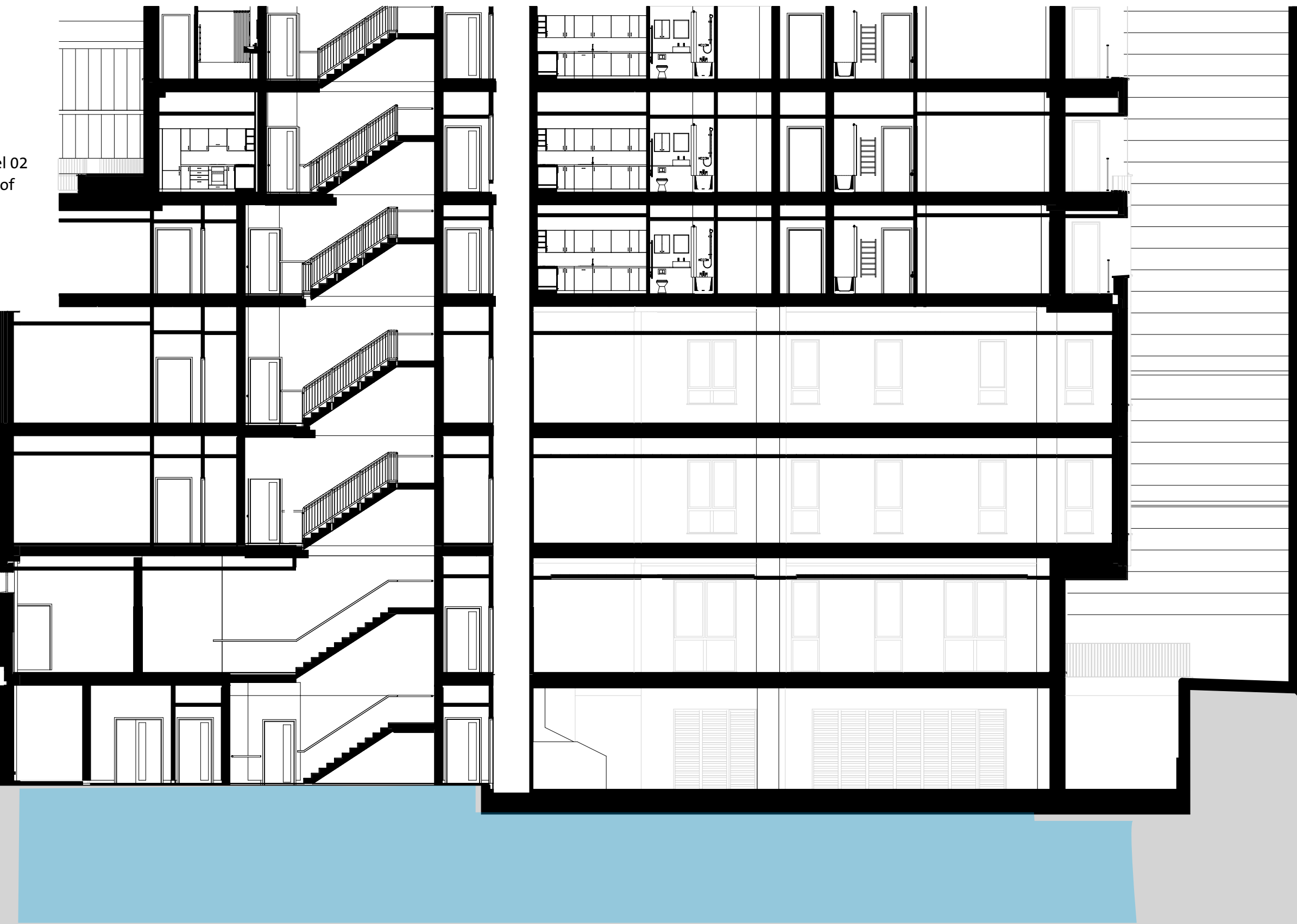
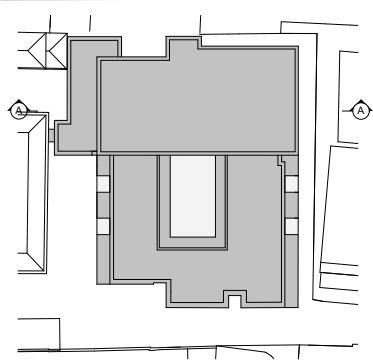
2.0 Basement Level 2 Sections

2.1 Existing Section AA

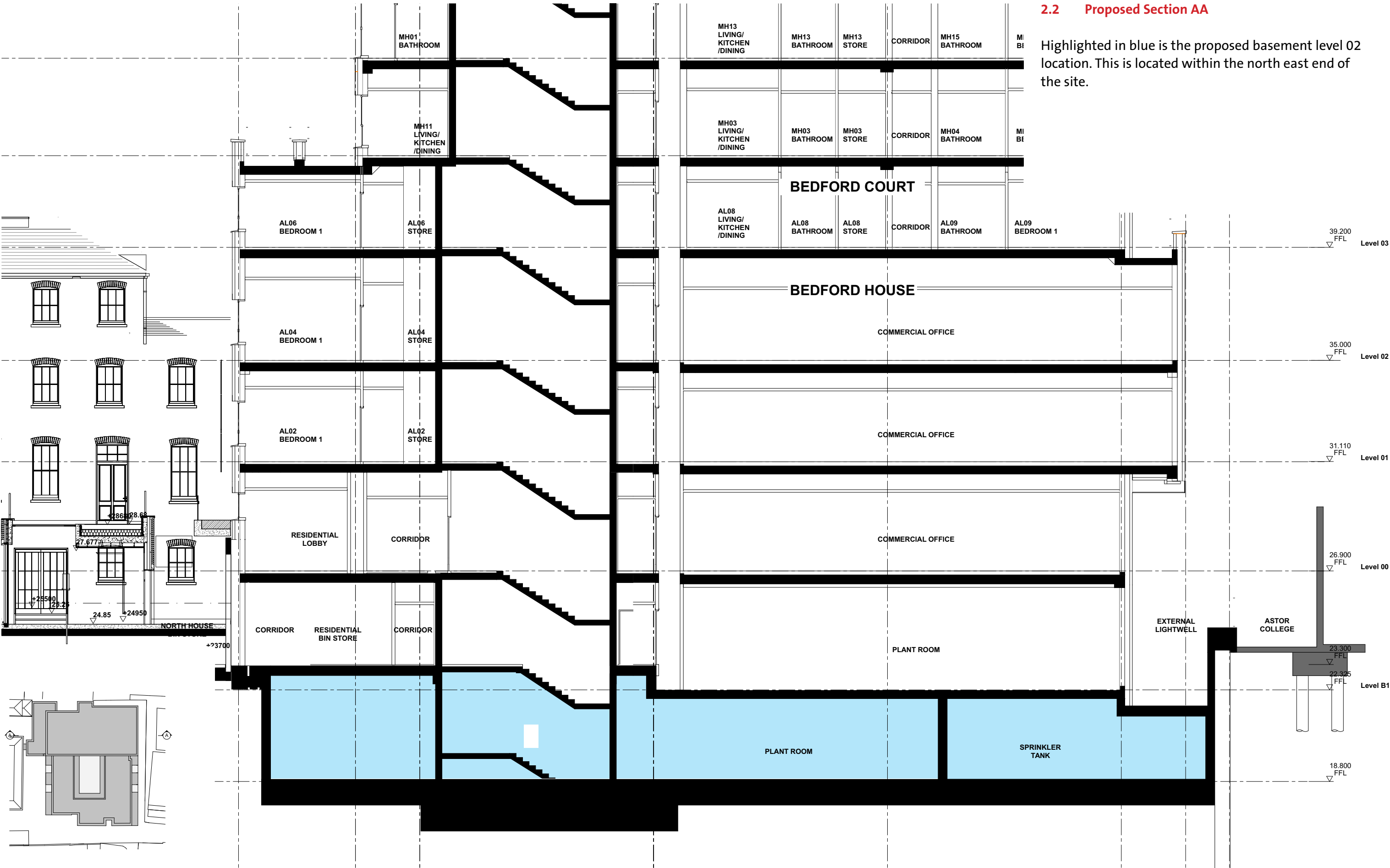
Proposed Basement Level 02

Approved Section AA shows the current layout for basement 1 and floors above.

Highlighted in blue is the proposed basement level 02 location. This is located within the north east end of the site.



2.0 Basement Level 2 Sections



2.2 Proposed Section AA

Highlighted in blue is the proposed basement level 02 location. This is located within the north east end of the site.

2.0 Basement Level 2 Sections

2.2 Existing Section GG

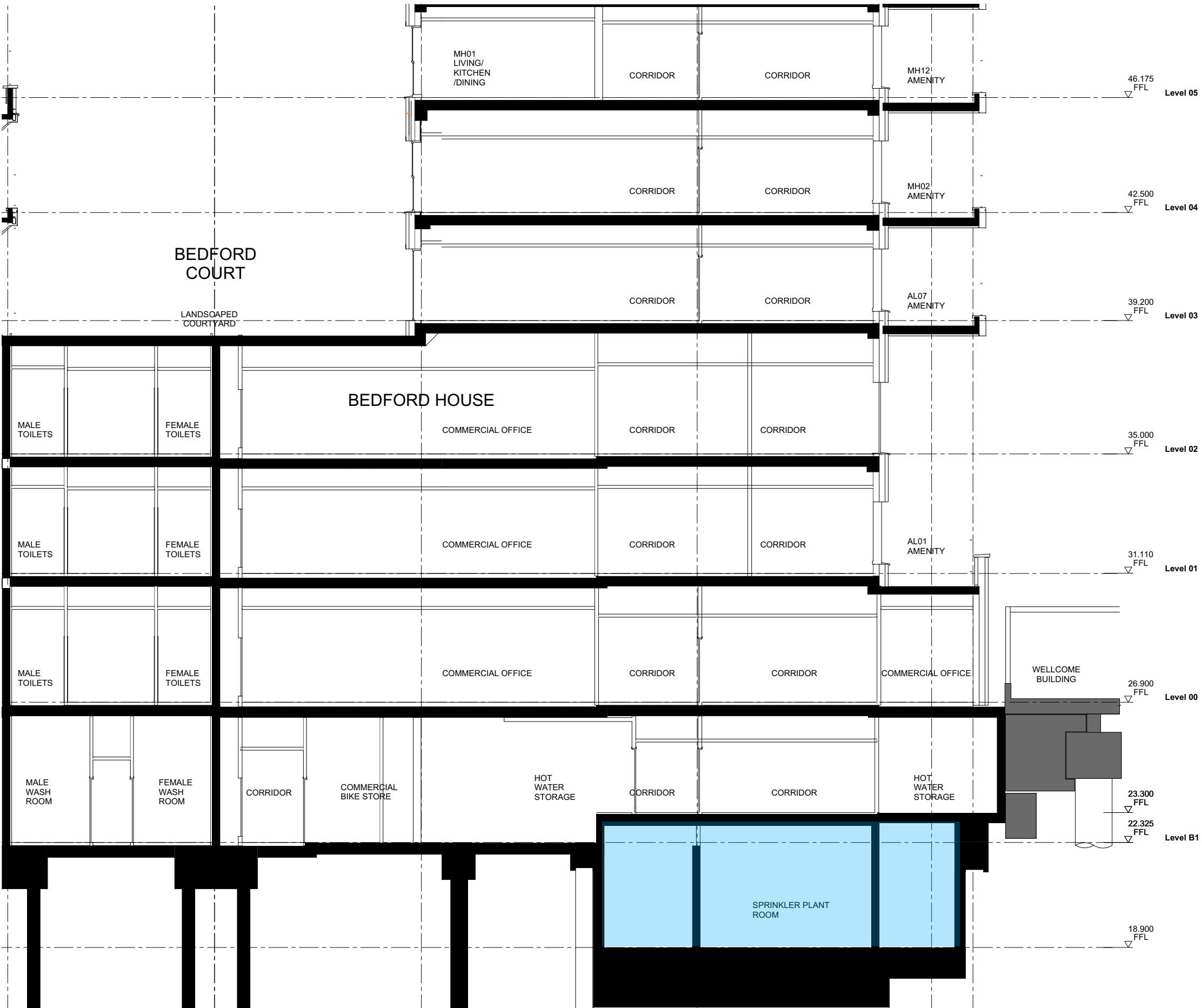
Proposed Basement Level 02

Approved Section GG shows the current layout for basement 1 and floors above.

Highlighted in blue is the proposed basement level 02 location. This is located within the north east end of the site.



2.0 Basement Level 2 Sections



2.2 Proposed Basement Level 02 Section

Revised section GG shows the proposed basement level 02.

