

UCL Rockefeller Sub Station

Project No: 866

Design & Access Statement: 25th January 2022



UCL Rockefeller Sub Station

Introduction

Project Summary

This document has been prepared to support a planning application for works to the rear of UCL’s Rockefeller Building to create a series of electrical plant rooms accessed via a new lightwell. The full scope of works is listed below with those items requiring planning consent noted in **bold**.

Scope of Works Overview

- Removal of Asbestos within oil tank room.
- Removal of redundant services within oil tank room.
- Removal of redundant services and small structures within the Rockefeller Goods Yard.
- Removal of tanks and decontamination of oil tank room.
- **Construction of lightwell within Rockefeller Goods Yard.**
- **Construction of a lifting beam within Rockefeller Goods Yard.**
- Construction of an internal deck and staircase within the oil tank room
- Construction of a new opening at base of lightwell into oil tank room.
- Installation of electrical cable beneath the pavement within UCL’s demise.



Rockefeller building shaded Indigo



New Eastman Dental facilities within the Rockefeller building opening by HRH Princess Anne

UCL Rockefeller Sub Station

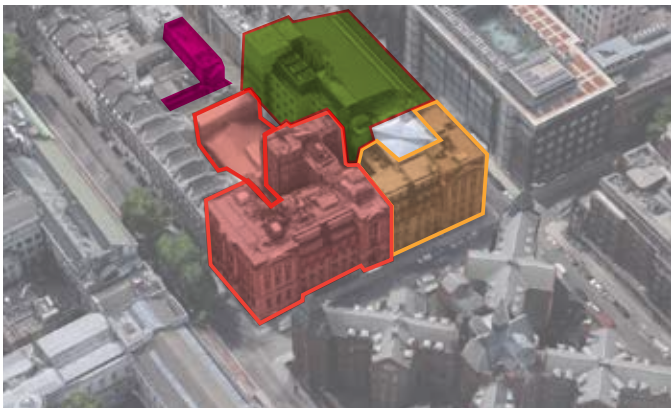
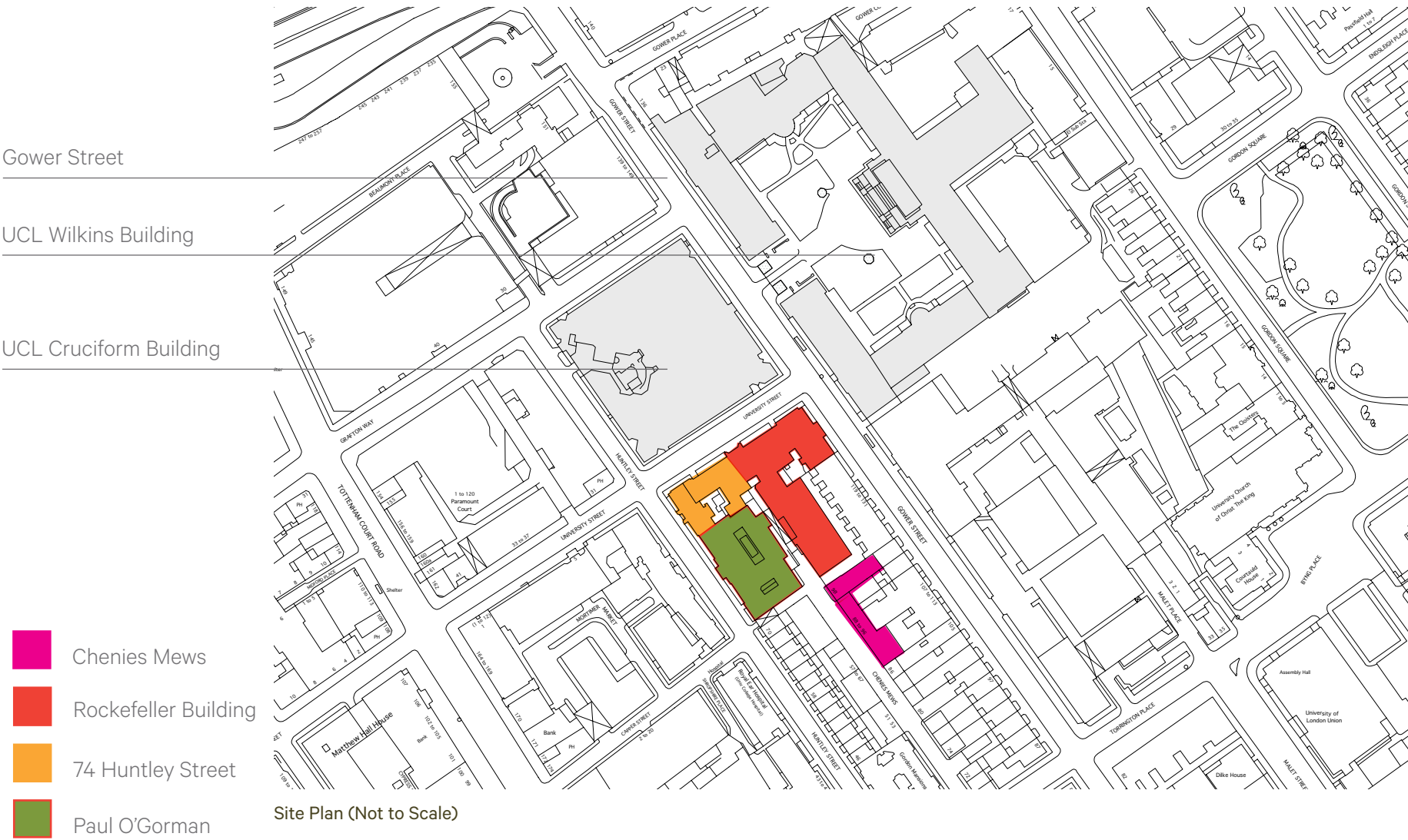
Location

The Rockefeller building is located on University street between Gower Street and Huntley street.

It houses multiple UCL departments and facilities.

The original building dates from the late Victorian period and has later rear extensions from the mid and late 20th century. One of these structures houses the UCL anatomy laboratory. The building is Grade II listed.

The Rockefeller Oil Tank room sits beneath the UCL anatomy laboratory and is accessed from the Rockefeller Goods Yard.



Aerial View: South



Aerial View: North



Rockefeller Goods Yard (with access to Oil Tank room on the right)

UCL Rockefeller Sub Station

Location : Project Scope

We list below, to assist in orientation, the structures adjacent to the works.

Rockefeller Building

The Rockefeller building, and the connected 74 Huntley street, were originally constructed as two separate properties within the same overall building by Paul, son of Alfred, Waterhouse. The properties were purpose built to provide a medical school and nurses accommodation respectively.

Rockefeller Boiler room

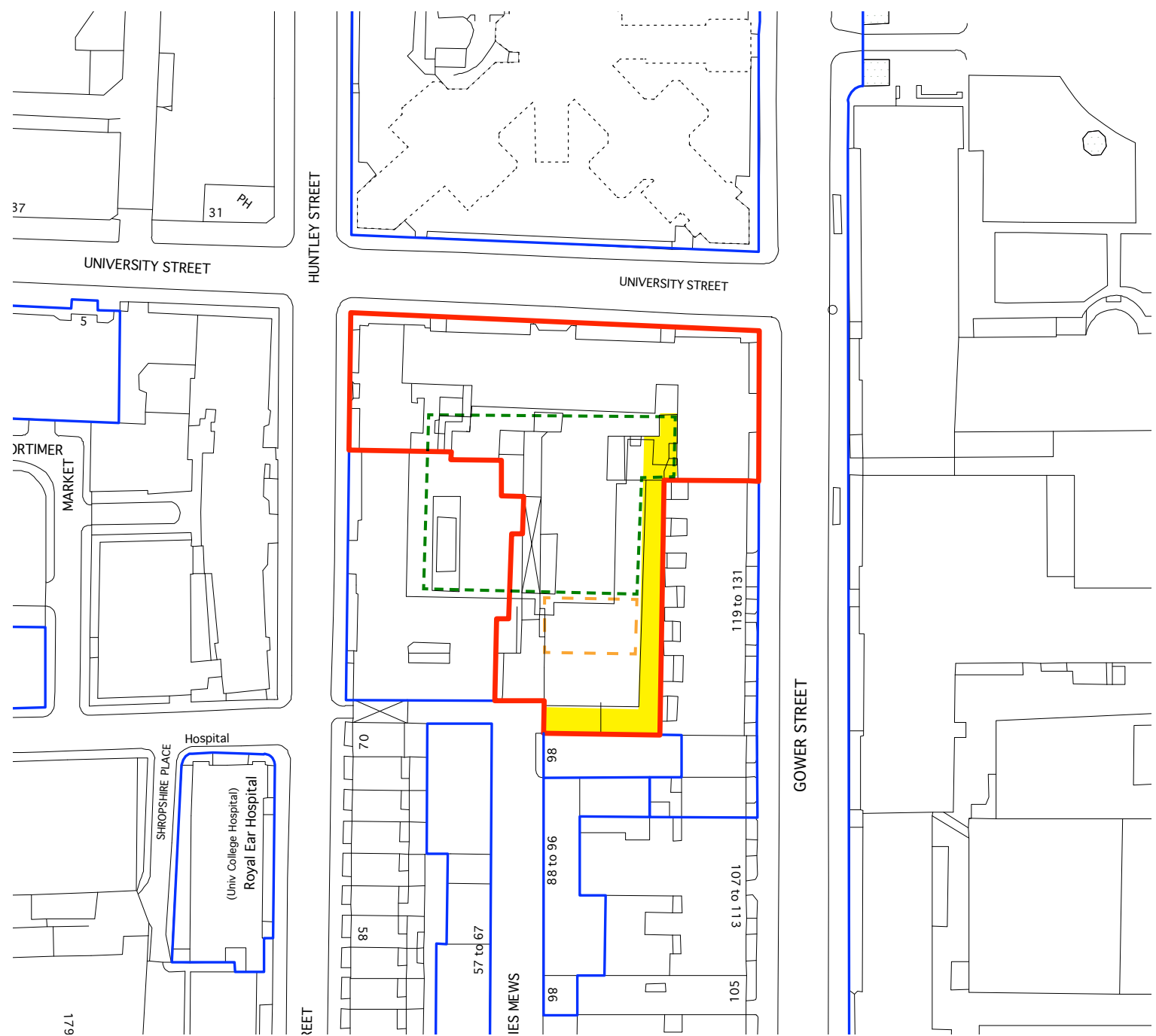
This space sits below the late 20th century rear extension to the original building. The lowest level of this space is circa 4.2m below ground level.

Rockefeller Oil Tank room

This space is located to the south of the boiler room sitting beneath the same late 20th century extension. The lowest level of this space is circa 3.7m below ground level.

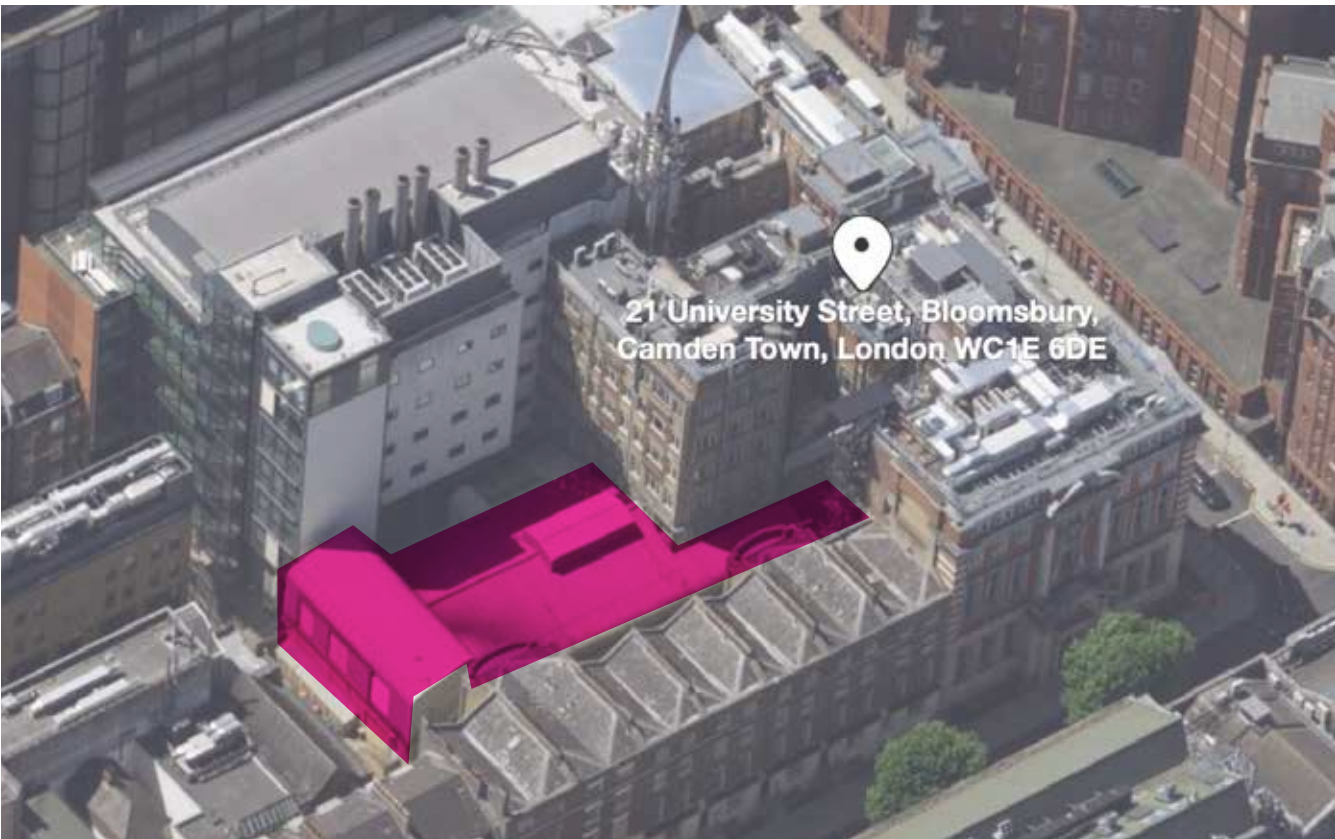
Rockefeller Fire Escape Alley

Between the Anatomy Lab extension and the rear of the terraced town houses along Gower street is a secured alley forming a fire escape route.



Project Scope Area

- Rockefeller Building
- Other UCL buildings
- Boiler room (at basement level)
- Oil Tank room (at basement level)
- Rockefeller Fire Escape Alley



Aerial view of the collection of buildings (purple shade indicates Anatomy Lab extension above boiler and oil tank rooms)

UCL Rockefeller Sub Station

Proposals : Rockefeller Goods Yard (External)

The oil tank room is accessed from the Rockefeller/Paul O’Gorman goods yard which is located behind a set of security gates at the north end of Chenies Mews.

External works proposed:

- 1. Removal of redundant services as shown in the photograph below.
- 2. Removal of redundant structures as shown in the photograph below.
- 3. Construction of new 3.7m deep lightwell within the roadway with cover. Approximate size indicated by red outline on photograph below.
- 4. Construction of a lifting beam over the lightwell.
- 5. 1no. new door opening and installation of louvred doors at base of lightwell.
- 6. 2no. new opening for ventilation louvres



Rockefeller Sub Station
External services validations
866-SK-210813-CG01

Redundant structures and services abutting the building



Rockefeller Goods Yard (red box indicates extent of new light well)

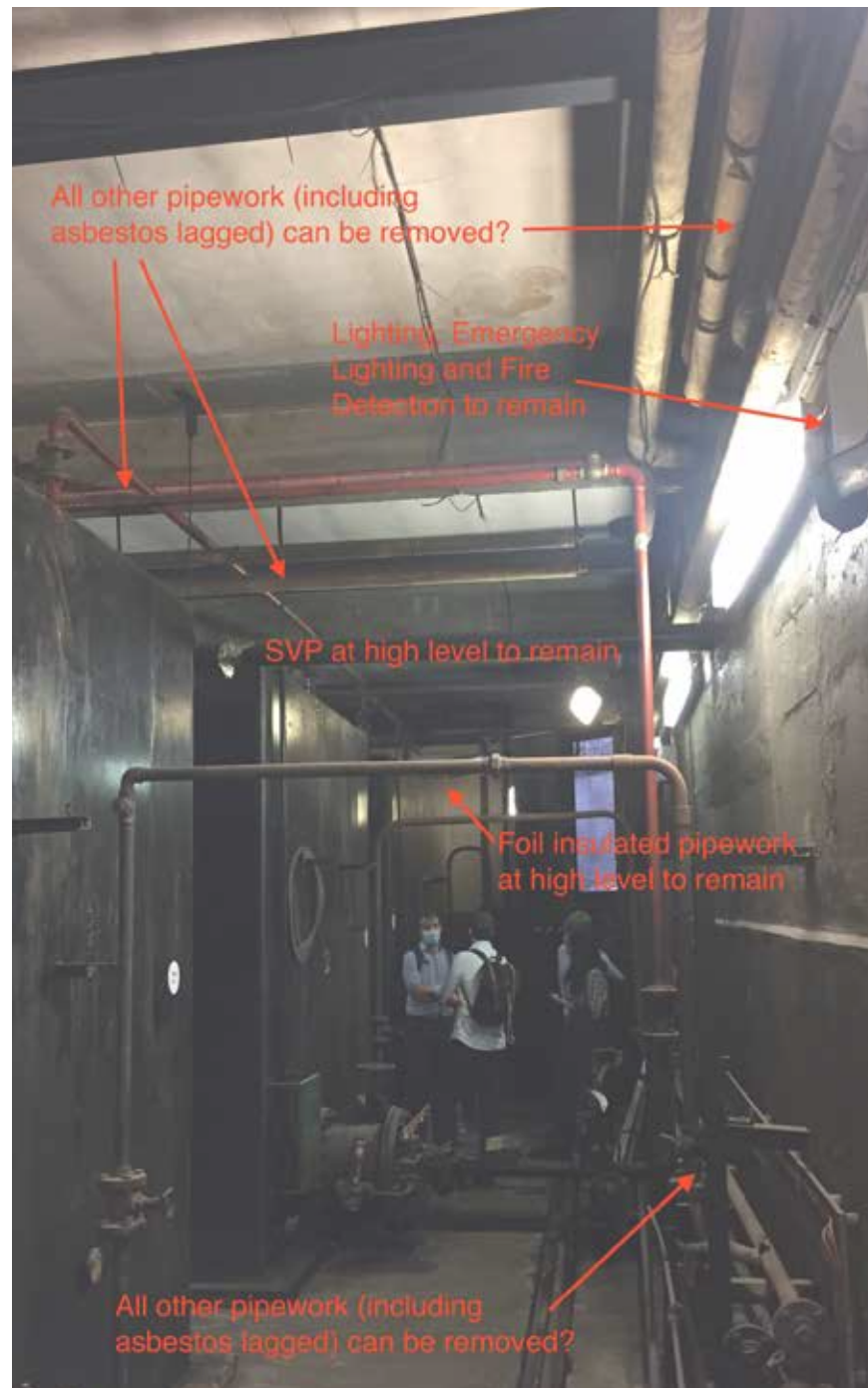
UCL Rockefeller Sub Station

Proposals : Oil Tank Room (Internal)

We understand that the works within the tank room itself are not subject to planning consent. Nevertheless these are identified below to provide a full scope of works..

Internal works proposed:

1. Removal of redundant oil tanks and services as shown in the photograph below.
2. Removal of asbestos from pipework.
3. Enlargement of existing access door and provision of platform and staircase.
4. Construction of new full height blockwork walls within the space.



Oil tank room: Internal view



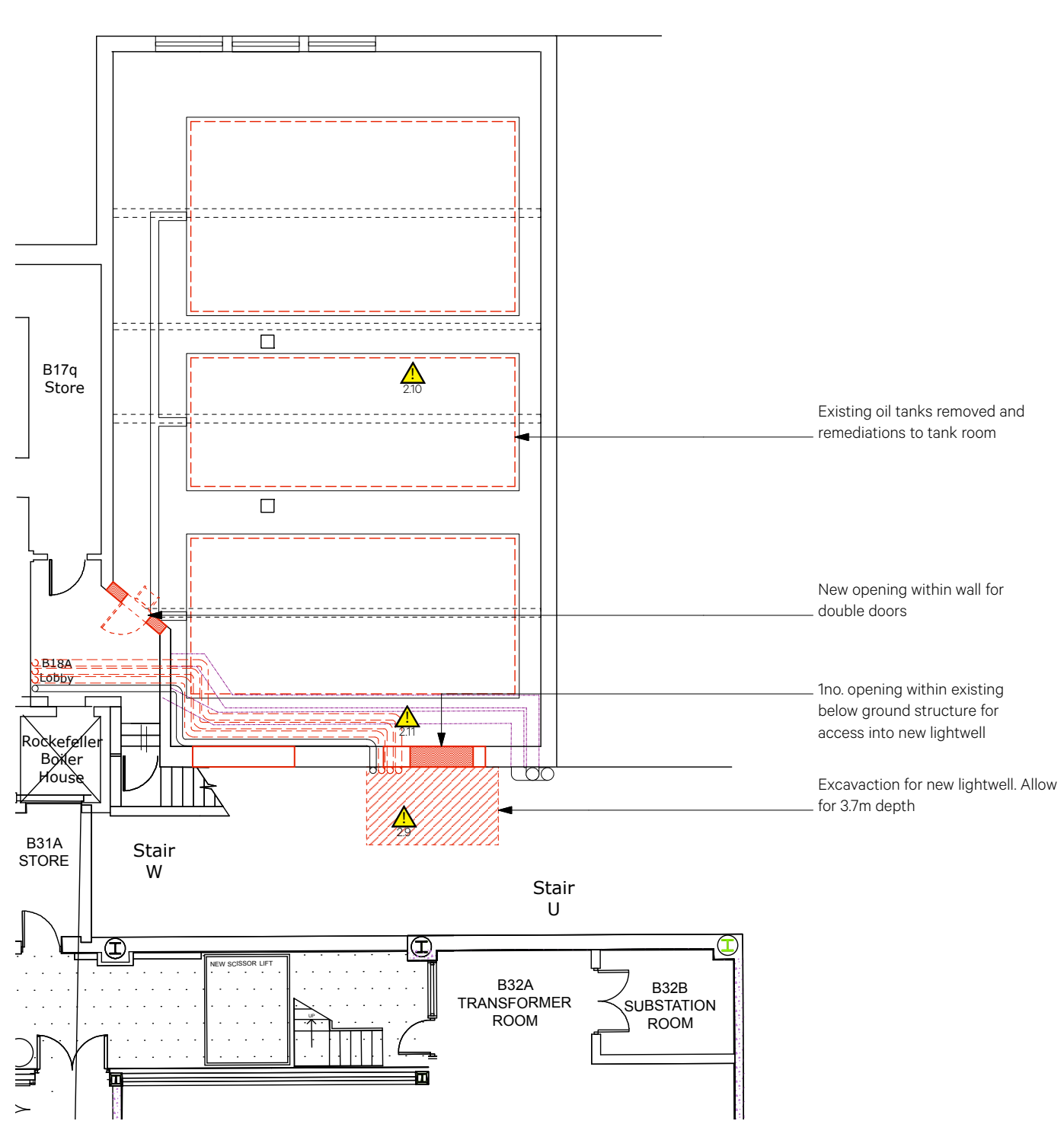
Oil tank room: Internal view



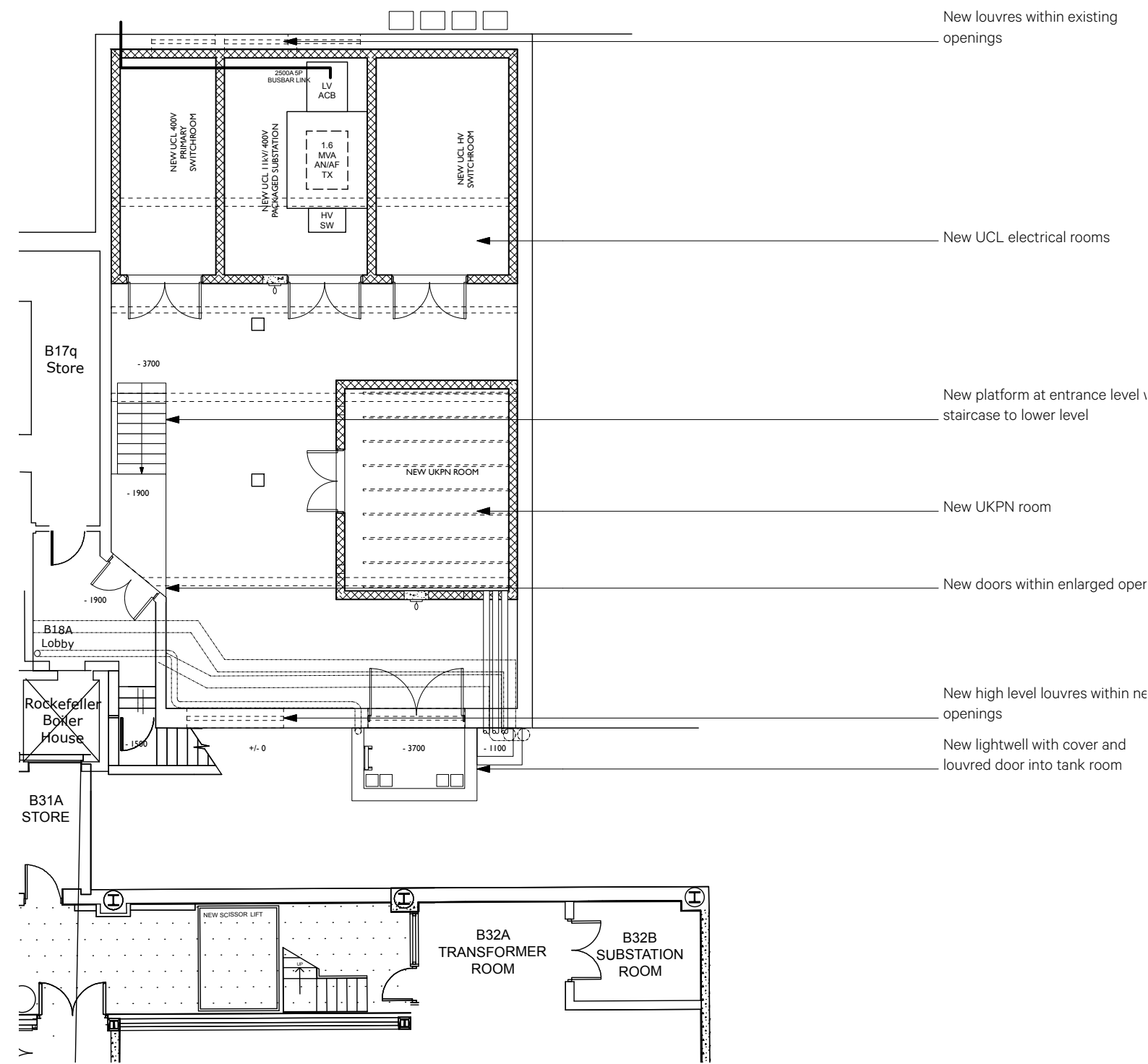
Oil tank room: Internal view

UCL Rockefeller Sub Station

Proposals : Goods Yard & Oil Tank Room



Oil tank room: Demolition Plan



Oil tank room: Proposed Plan



UCL Rockefeller Sub Station

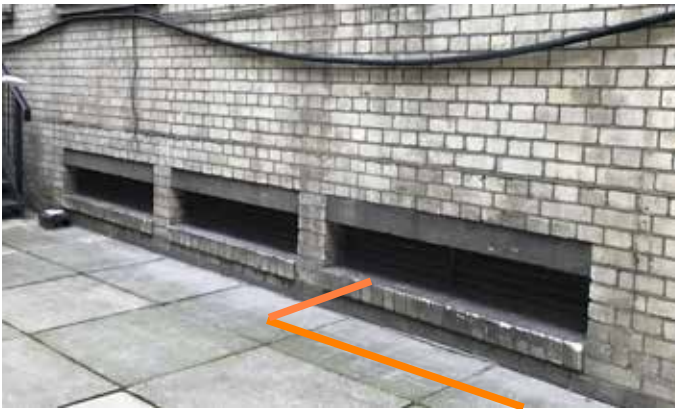
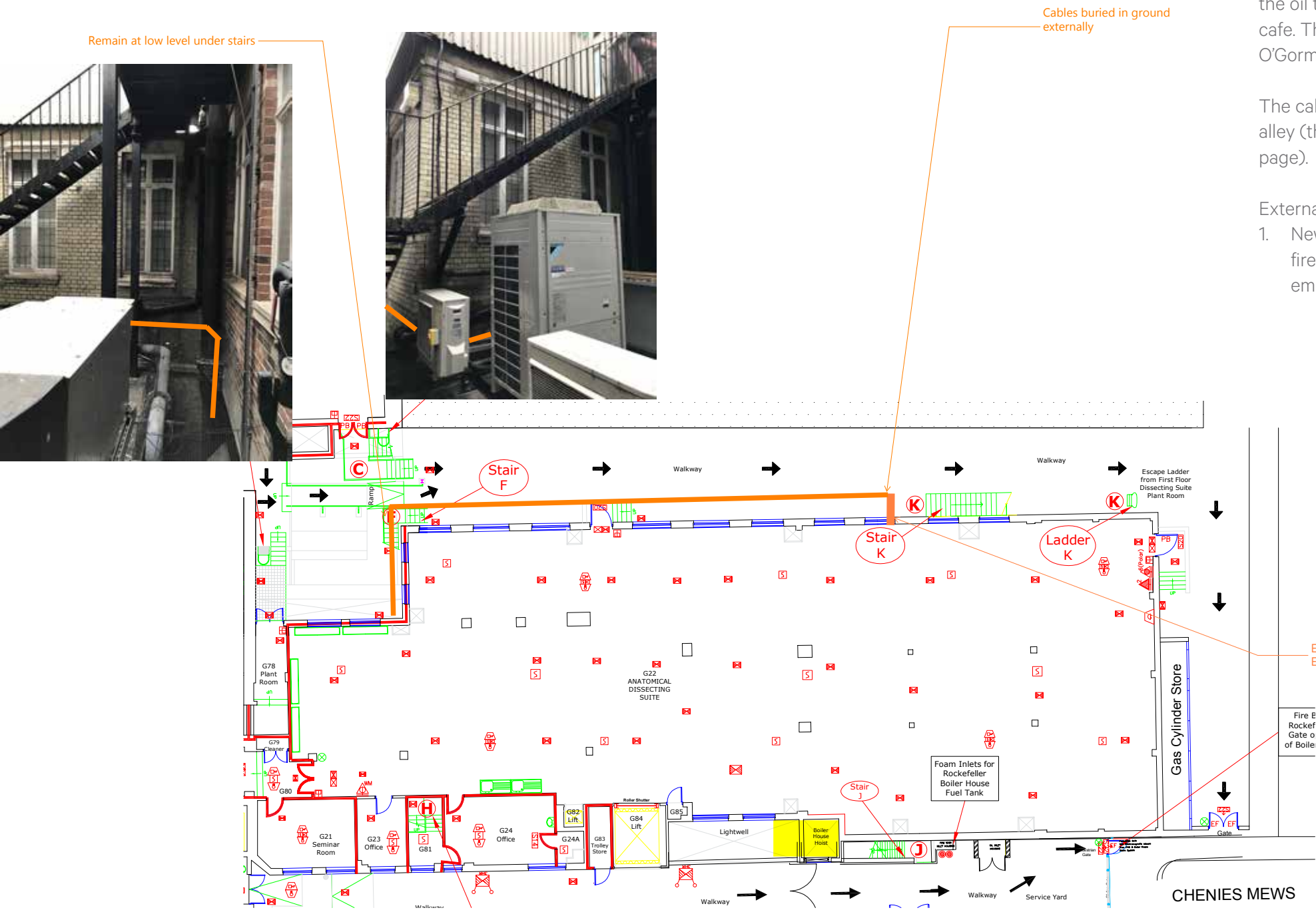
Proposals : Cable Route (External)

A new electrical cable is required to link the new sub station and switch gear in the oil tank room to the existing electrical panels beneath the Paul O’Gorman cafe. The cafe is within the covered lightwell between the Rockefeller and Paul O’Gorman buildings.

The cable will be both above and below ground within the Rockefeller Fire Escape alley (this page) and ceiling mounted within the Rockefeller Boiler Room (next page).

External works proposed:

- 1. New electrical cable from oil tank room to the Rockefeller Boiler Room via the fire escape alley. The cable will be below ground for the majority of this run, emerging above ground before dropping into the Boiler House.



Cables running in ground (in uPVC ducts)

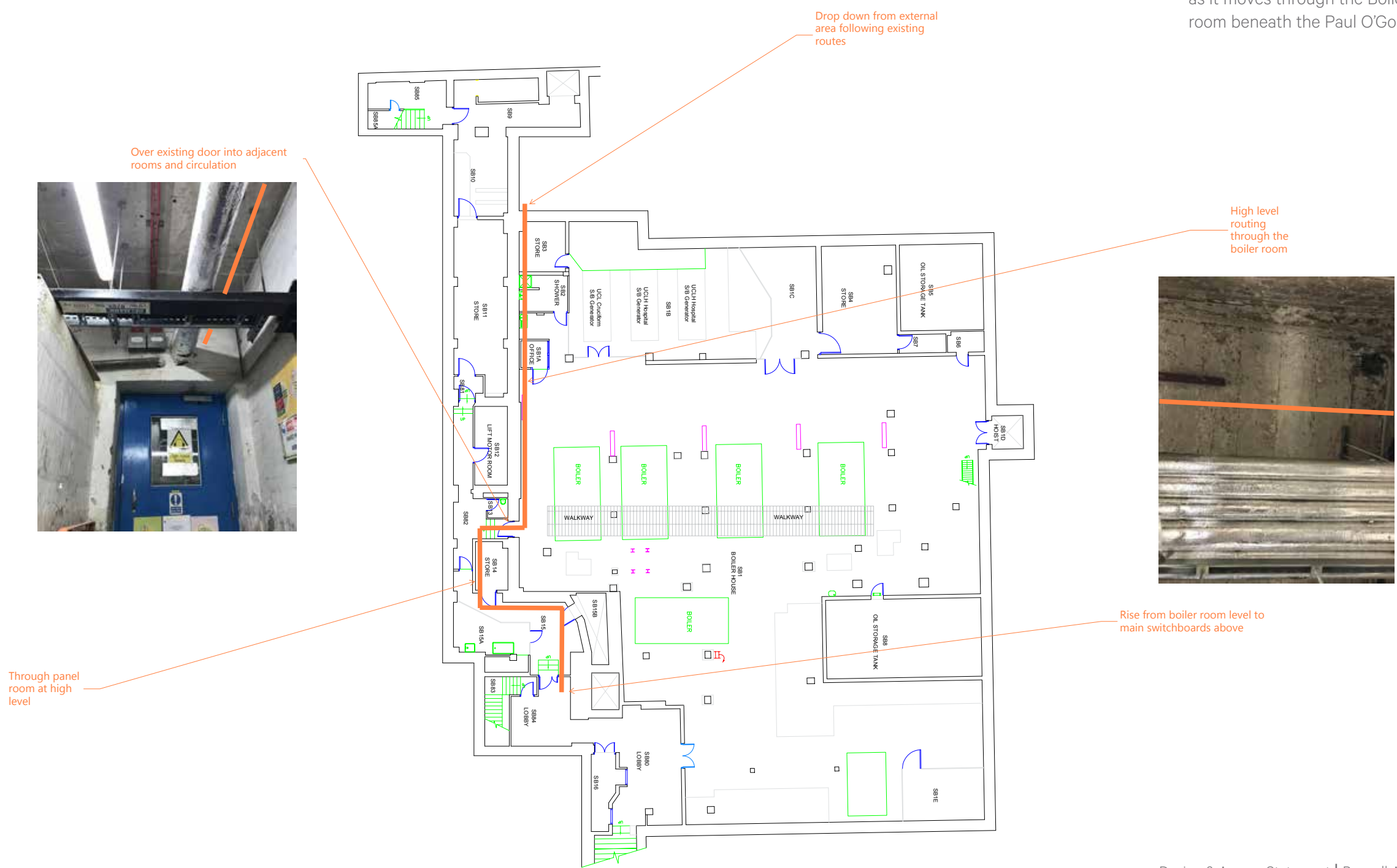
UCL Rockefeller Sub Station

Proposals : Cable Route (Internal)

A new electrical mains cable is required to link the new sub station and switch gear in the oil tank room to the existing electrical panels beneath the Paul O’Gorman cafe. The cafe is within the covered lightwell between the Rockefeller and Paul O’Gorman buildings.

Internal works proposed:

1. New electrical cable enters from the fire escape alley and is ceiling mounted as it moves through the Boiler House before rising into the electrical switch room beneath the Paul O’Gorman cafe.



UCL Rockefeller Sub Station

Proposals : Access Statement

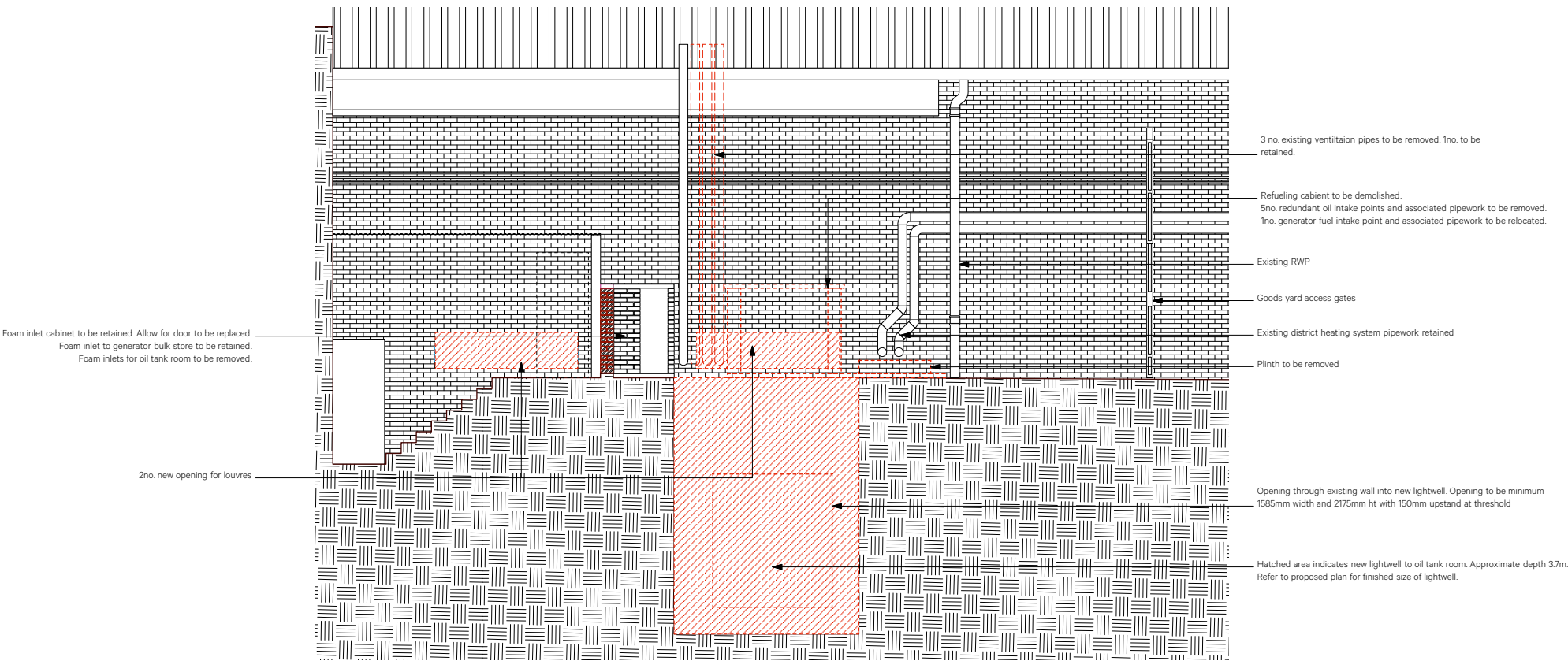
The works described within this application do not create any new habitable space or spaces used by the general public. The works subdivide and improve access to a redundant plant room to allow it to operate as a new plant room.

Access improvements to the Oil Tank room include:

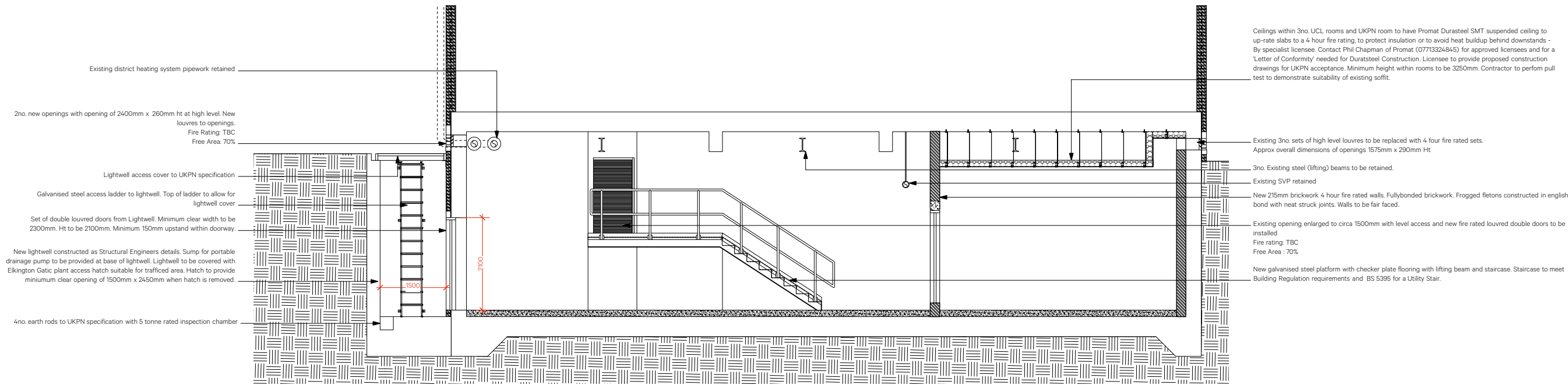
1. An external lightwell for the delivery of equipment.
2. New door and ironmongery within existing opening at top of steps into Oil Tank room.
3. Enlarged doorway at entrance point into Oil Tank room.
4. New entrance platform and staircase within the Oil Tank room itself.

The new lightwell will have cover suitable for vehicular traffic.

The works do not have a detrimental impact on the existing access arrangements to the adjacent buildings.



Rockefeller Goods Yard: External Works



Oil Tank room: Proposed Section