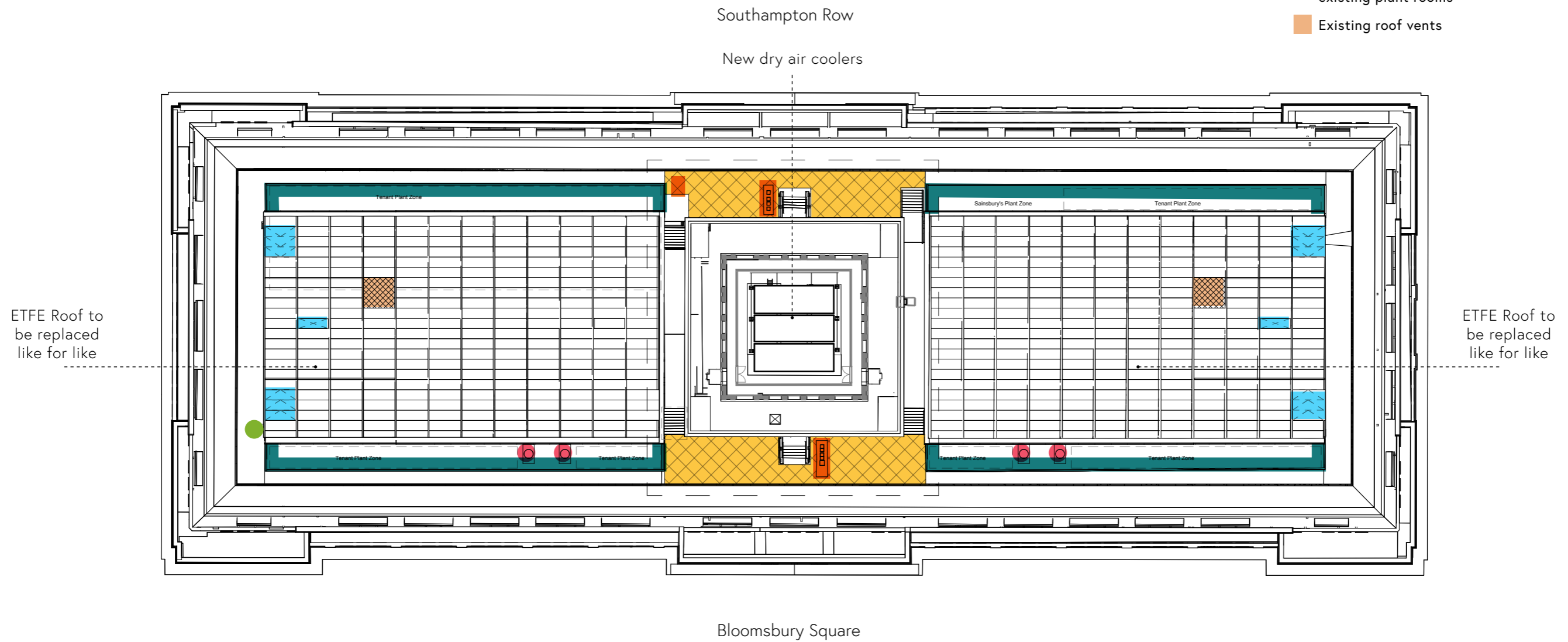


4.11 Roof Level

4.11.2 Roof Level Floor Plan - Proposed

Key

- Existing plant outside proposed louvre screens
- Existing flues to be replaced with single (Ø400mm) flue
- Proposed louvred screens 1.8 metres high
- Proposed fume exhaust stacks (Ø800mm) 1.3m above eaves level
- Potential for upgrading floor finishes to roof terrace in these areas
- New opening roof vents in ETFE roof above existing plant rooms
- Existing roof vents



Floor Plan Level: Roof

Proposals include a like for like replacement of the ETFE roof with the addition of new opening roof vents above existing plant rooms to relieve heat build-up.

5.0 Visual Impact

5.1 Assessment

To review and validate the impact the proposals have on the wider setting of the Listed Building, verified views have been prepared by Miller Hare. These demonstrate what would be seen of the roof plant screen and proposed fume stacks. The interventions would be visible but not substantially harmful and have been redesigned to minimise any impact.

The required louvred screening for tenant plant equipment and the fume extract stacks at the roof level on the eighth floor, when viewed from the furthest point across Bloomsbury Square, are shown in Views 1, 2 and 3.

The louvred screen is arguably no more visible than the current louvred perimeter enclosure of the north and south atriums. The fume extract stacks (1.3m above eaves level) are just visible as they project above the height of the screen, but they are necessary, and their height is minimised as far as possible. Their colouration can be adjusted to mitigate their impact further, and their appearance has the potential to be outweighed by the public benefits provided through the proposed use of the building.

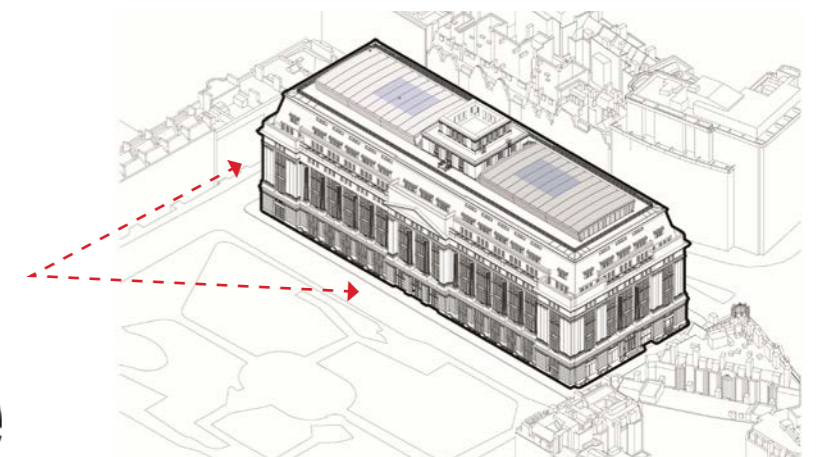
5.2 Surrounding View 1



Proposed View

The verified views that follow were prepared by Millerhare

millerhare



5.2 Surrounding View 1

5.2.1 View 1 - Existing/Proposed



Existing



Proposed (Ghosted View)

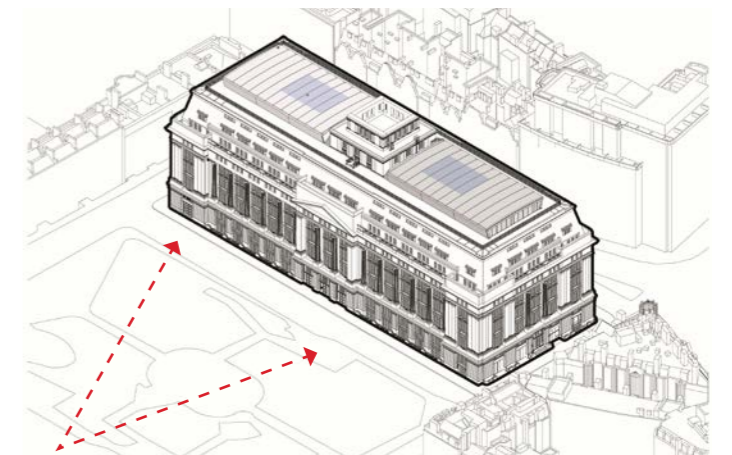
5.3 Surrounding View 2

5.2.2 View 2 - Proposed

millerhare



Proposed



5.3 Surrounding View 2

5.3.1 View 2 - Existing/Proposed



Existing



Proposed (Ghosed View)

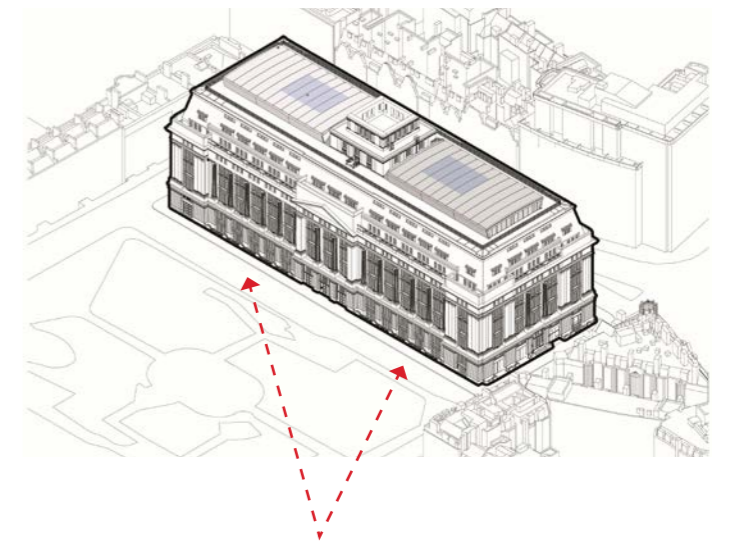
5.4 Surrounding View 3

5.3.2 View 3 - Proposed

millerhare



Proposed



5.4 Surrounding View 3

5.4.1 View 3 - Existing/Proposed



Existing



Proposed (Ghosed View)

6.0 Access Statement

Site

Located at the east side of Bloomsbury Square Victoria House fills the space between Bloomsbury Place (to the North) and Vernon Place (to the South). The main vehicle throughfare from North to South through Bloomsbury, Southampton Row runs along the east façade of Victoria House.

Access

Four pedestrian entrances provide access, one entrance on each of the four facades, each of the entrances located in the centre of the elevation. The Southampton Row entrance is sealed, entrance via Vernon Place (to the South) and Bloomsbury Place (to the North) is restricted with the use of access keys. The principle access is from Bloomsbury Square where a level threshold transitions from the street to the lobby and links to the internal circulation routes.

Further to this the loading bay in the North-east corner provides access for goods in and out as well as a pedestrian access to a cycle store at Basement Level 1. Retail units along Southampton Row are each accessed directly

from the street. In the South west corner on the Bloomsbury Square elevation a small independent entrance provides access to the ballroom at basement level 1. Access to All Star Lanes bowling is from Bloomsbury Place via the pavement light well.

Access to the proposed new level 8 external seating terraces is via a half flight of steps which also incorporate an existing stair lift. Due to the structural constraints of the listed building in this location it is not feasible to install a proprietary hoist and so the existing arrangement is proposed to remain unchanged

Circulation

From Bloomsbury Square either a central stair or a dedicated lift transfer you from street level to the central chamber and piano nobile. Two blocks of lifts (4 lifts in each block) and two large historic stairs provide vertical circulation from the chamber to floors 1 – 7 above, this arrangement forms the central core. There are two further cores North and South with stairs, goods lifts and secondary lifts.

Level 8 and 9 are serviced though a secondary lift and a stair in the central core from level 7.

7.0 Conclusion

The iconic presence and profile of Victoria House and its location within the Knowledge Quarter will address the shortfall in flexible laboratory enabled and incubator accommodation and will provide the environment for innovation of national and global significance.

We believe our proposals are for localised necessary interventions in spaces of relatively lesser heritage significance.

They would enable the long term use of the building as offices, lab enabled spaces and other established uses. The interventions would be visible but not harmful, and have been redesigned to minimise any impact.

To meet the requirements for the new building uses, the proposals create new future proofing plant areas at roof level, contained and screened by new perimeter enclosures that minimize the visual impact of the necessary plant to be placed on the roof.


To meet the ventilation requirements new flue stacks have been carefully considered and located facing Bloomsbury Square due to their lower height and overall impact. Existing standby generator flues have been consolidated from three into a single stack and new facade louvres have been kept to a minimum. These have been detailed to follow the principles of louvres already installed on the building while future proofing louvres have also been identified early so as to give a fuller indication of the longer term program.


A new amenity terrace at roof level provides a welcome and unique asset that further enhances the provision within the building and that occupants would gain great benefit from.


All of the above brings a welcome injection to secure the longer term future of the building, further enhancing the iconic presence and profile of Victoria House.

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