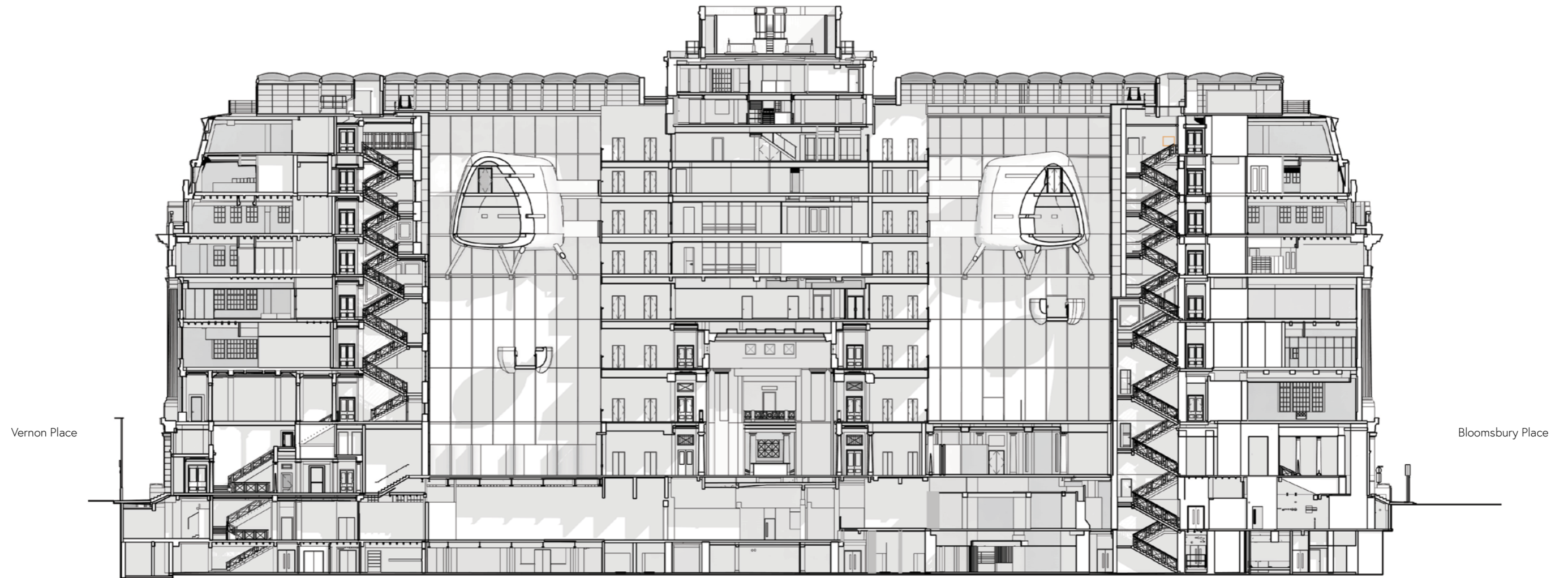
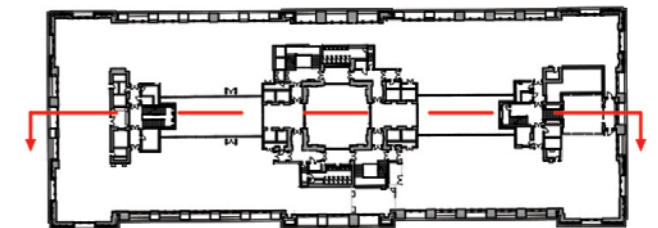


9.4 Existing Sections

9.4.1 Long Section - Existing

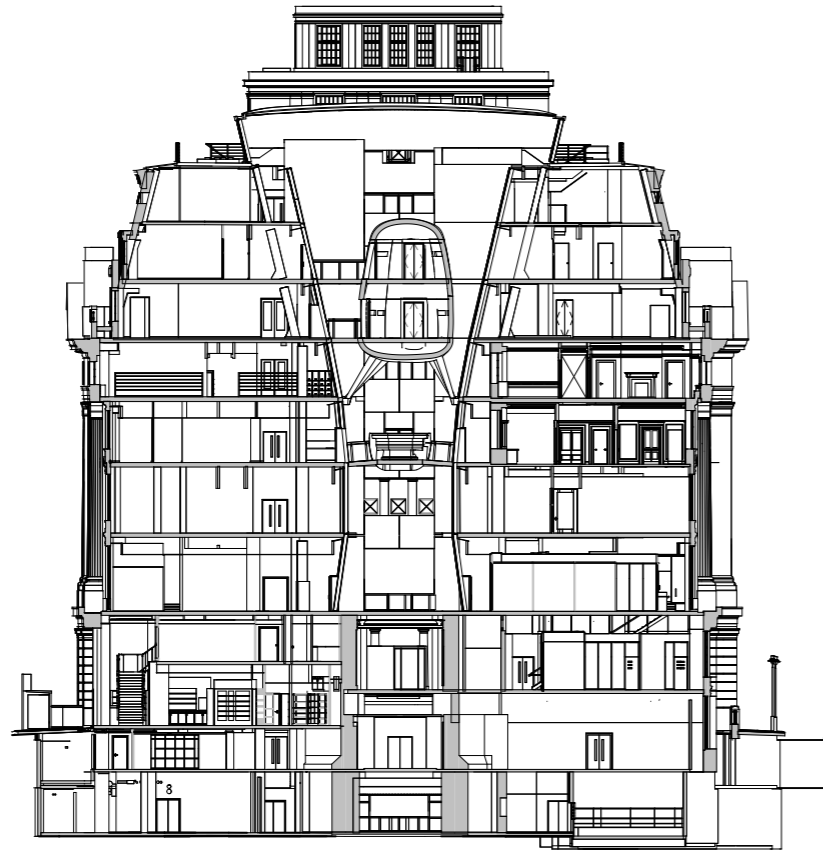


Long Section B - Existing

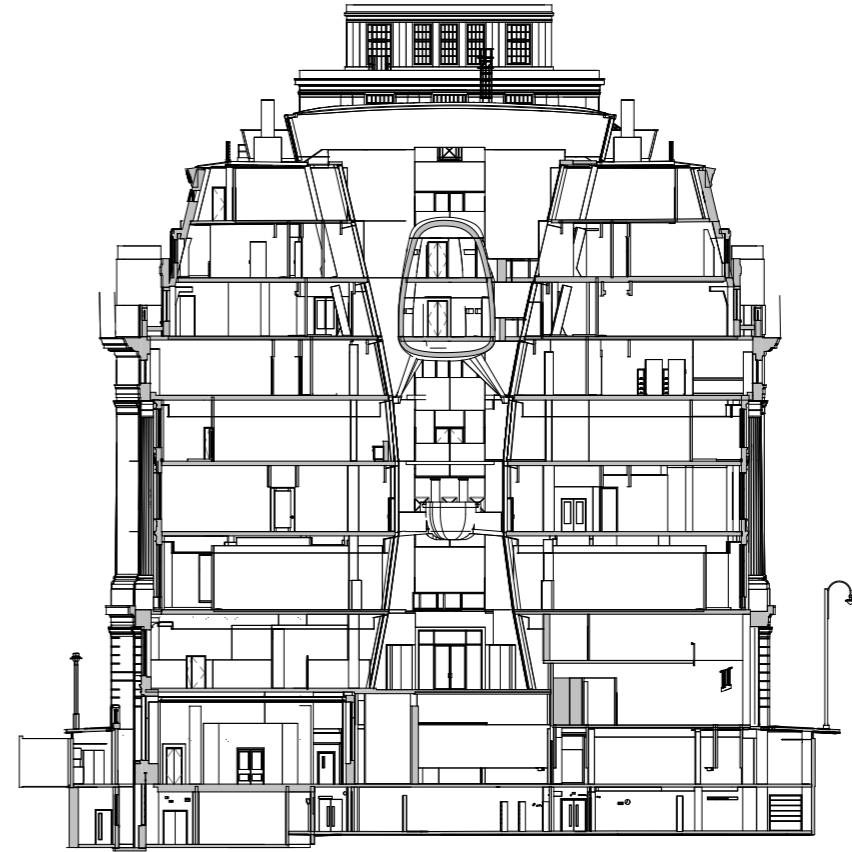


9.5 Existing Sections

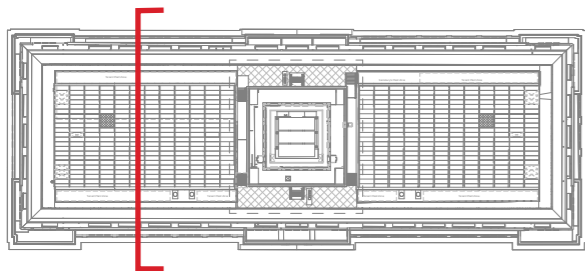
9.4.2 Short Section Through North Atrium - Existing



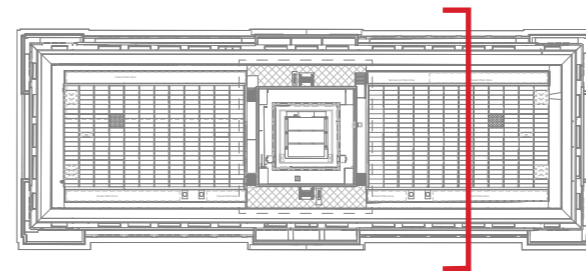
9.4.3 Short Section Through South Atrium - Existing



Short Section - Existing



Short Section - Existing



10.0 Access Statement

Victoria House is located on the East side of Bloomsbury Square, with Southampton Row to the East of the building, Vernon Place to the South, and Bloomsbury Place to the North.

Points of Access

The principle point of access to the site for vehicles, i.e. taxi and service vehicles, will be from Bloomsbury Square, on the West side of the site.

Pedestrian access is via:

Bloomsbury Square:

The main entrance to the building is on the West side. This is a quiet road, and it only provides access to Victoria House. This entrance leads to the main reception and two sets of four lifts allowing access to the upper floor levels. One of these lifts is being reprogrammed to provide access to Basement level B1 which will be in addition to the existing lift that currently connects the reception to Basement level B1

Southampton Row:

This entrance to the building is on the East side of the building. The road is busy as it connects traffic from the Strand, Euston Station and Camden Town. This entrance leads to the main reception and lifts, but is currently kept shut to facility building security being managed at the Bloomsbury Square entrance.

Vernon Place:

This entrance to the building is on the South side of the building. The road is busy as it connects traffic coming from Oxford Circus and Old Street. This entrance leads to a reception with a single lift serving from Basement level B2 to the level 7. Again, this entrance is currently kept shut to facility building security being managed at the Bloomsbury Square entrance.

Bloomsbury Place:

This entrance to the building is on the North side of the building. The road is a moderately busy secondary route in the area. This entrance is generally used as a runners entrance where access control manages entry. Existing stairs connect Basement level B2 to Level 7, providing links to the cycle stores and shower facilities.

General Access:

The loading bay in the Northwest 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 within the Site

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

Public Transportation Links

The site is served by excellent public transport links, with both the London Underground and a series of nearby bus stops. The site is therefore easily accessible from local areas and further afield. Holborn Underground station is located a five minute walk (250m approx.) to the South of the building. The station is served by the Piccadilly (serving all routes on the line) and Central lines, serving all routes on the line. The station, at present does not have step free access from street level to platform levels.

Wheelchair & Mobility Scooter Access

There is ground floor level access to the site from all directions. Surfaces along each side of the building vary from granite sets to brick with small changes in level.



11.0 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.

Adapting Victoria House for life sciences will create a hub of activity and innovation within the listed building, future-proofing the listed asset, long term.

To meet the ventilation requirements new fume 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.

The proposed flexible layouts build upon the consented 2020 application and proposes a number of partitions to facilitate laboratory use in a number of configurations on each floor.

The proposals at Basement Level B1 improve facilities for this level which also serves the ground floor amenity spaces, thereby providing better provision of facilities that are also fully accessible to all.

The proposals also amend the consented cycle areas to make small layout adjustments to the female shower area, relocate male showers and associated facilities into a location adjacent to the North core and rearrange the cycle provision, all of which allows previously concealed facade windows to be brought back into functional use within the existing floor plate.

On the upper levels, alterations to some central toilet and reception spaces facilitate access to the proposed new floor layout arrangements & will be adapted sensitively to

maintain the quality of the recently completed refurbishment works in these areas.

With the exception of lab-enabled areas, where the remaining floor levels have not formed part of the recent refurbishment works, these will be completed to the same, level of detail and finish as the completed areas, so that there is consistency across all the floors.


New internal plant equipment & ductwork installed within the atrium spaces to meet the requirements for enhanced ventilation have been designed to avoid areas of special historic interest and the ducts have been located so there is no requirement to penetrate historic floor slabs. This also avoids the need for additional facade louvres behind existing windows.


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, while ensuring that the significance of the listed building is sustained and that it is put to viable uses consistent with its conservation.




Corstorphine & Wright


Contact us to discuss your project

 www.corstorphine-wright.com

 contact@cw-architects.co.uk

 [corstorphine-wright](https://www.linkedin.com/company/corstorphine-wright)

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