

# 1.0 Introduction

- 1.1 This combined Planning, Design and Access Statement (D&AS) has been prepared by Llewelyn Davies on behalf of University College London Hospitals NHS Foundation Trust (UCLH) to support an application for the installation of Photovoltaics on the roof at the podium & Elizabeth Garrett Anderson buildings formerly phase 1 & 2 for the new hospital on Euston Road.
- 1.2 The proposed work includes the installation of approximately 454 Photovoltaic panels (approximately 318 panels on the podium building and 136 panels on the EGA building) providing approximately 140kw -170Kw per hour of renewable energy, depending on the final configuration and PV panel specification.
- 1.3 This statement provides information on the existing building illustrating existing constraints and proposals how the PV panels can be incorporated to the existing structure and roof.
- 1.4 We have included as assessment of the site and surrounding area, the impact from neighboring properties and street views, illustrating that the proposal will not have any impact on the adjoining conservation areas.
- 1.5 The site is also located within the viewing corridor from Parliament Hill to The Palace of Westminster. This has also been addressed and highlighted within the report that the PV Panel proposal will not impact on this view.
- 1.6 A description of the proposed works, type of system and proposed energy saving has been addressed and included within this report. Additional information can also be found with the accompanying documents.

1.7 In addition to this statement, the application is accompanied by the following drawings and reports:

- Drawings:
- Site Plan @ 1:1250
  - Site Plan @ 1:500
  - Podium Existing Roof Plan @ 1:200
  - Podium Proposed Roof Plan @ 1:200
  - Podium Section @ 1:200
  - EGA Existing Roof Plan @ 1:200
  - EGA Proposed Roof Plan @ 1:200
  - EGA Section AA & Section BB @ 1:200
- Additional Reports
- PV Solar Assessment & Design including data sheets for the proposed system by Mitie Energy.
  - UCLH Roof mounted solar PV systems - Load Assessment Report by Clarke Nicholls Marcel Civil & Structural Engineers.

- 1.8 No major external alterations, new build or plant and equipment are proposed to the existing building.
- 1.9 The proposed site area for the PV installation:

	Approximate Solar Panel Area sqm	No <sup>s</sup> Panel
Podium building	703m <sup>2</sup>	318
EGA building	297m <sup>2</sup>	136
<b>Total</b>	<b>1000m<sup>2</sup></b>	<b>454</b>



University College London Hospitals NHS Foundation Trust (UCLH)  
Site Location





# 2.0 Site Description & Location



- 2.1

The application site is the University College London Hospital (UCLH), relatively recent development adjacent to Euston Circus, bound by Tottenham Court Road and Beaumont Place to the east, Euston Road and associated slip road to the north, Gower Street to the East and Grafton Way to the South.
- 2.2

The property is not listed nor within a conservation area, it is adjacent to both the Bloomsbury and the Fitzroy Square Conservation Areas. Adjacent and nearby listed properties include the following:
  - Grade II Listed UCLH cruciform block to the south
  - Grade I Listed UCLH buildings on the East side of Gower street which surround the quadrangle known as the Gower Gardens open space which is to the east
  - Grade II listed No. 23 Gower Place which is to the east
- 2.3

Neighboring properties include Maple House to the south and the Wellcome building to the east. The Maple House development is mixed use with commercial at ground, offices and residential on upper floors with a basement car park.
- 2.4

The site has a very high public transport accessibility level (PTAL) of 6b. Euston Road is part of the TfL Road Network (TLRN) whilst Gower Street, Grafton Way and Tottenham Court Road form part of the Strategic Road Network.
- 2.5

The site is within the area of the West End Project which is a series of connected public realm and transport improvements that has helped to transform the area of the West End that lies within Camden. Significant changes to the junction of Euston Road with Tottenham Court Road (sometimes referred to as Euston Circus) has been undertaken, improving this junction for pedestrians and cyclists.

## Aerial view of site

### Hospital buildings

1.

The Tower
2.

The Podium
3.

The EGA Wing ( Elizabeth Garrett Building)

### Listed Buildings

- 4

Grade II Listed UCLH cruciform block
- 5

Grade I Listed UCLH buildings
- 6

Gower Gardens