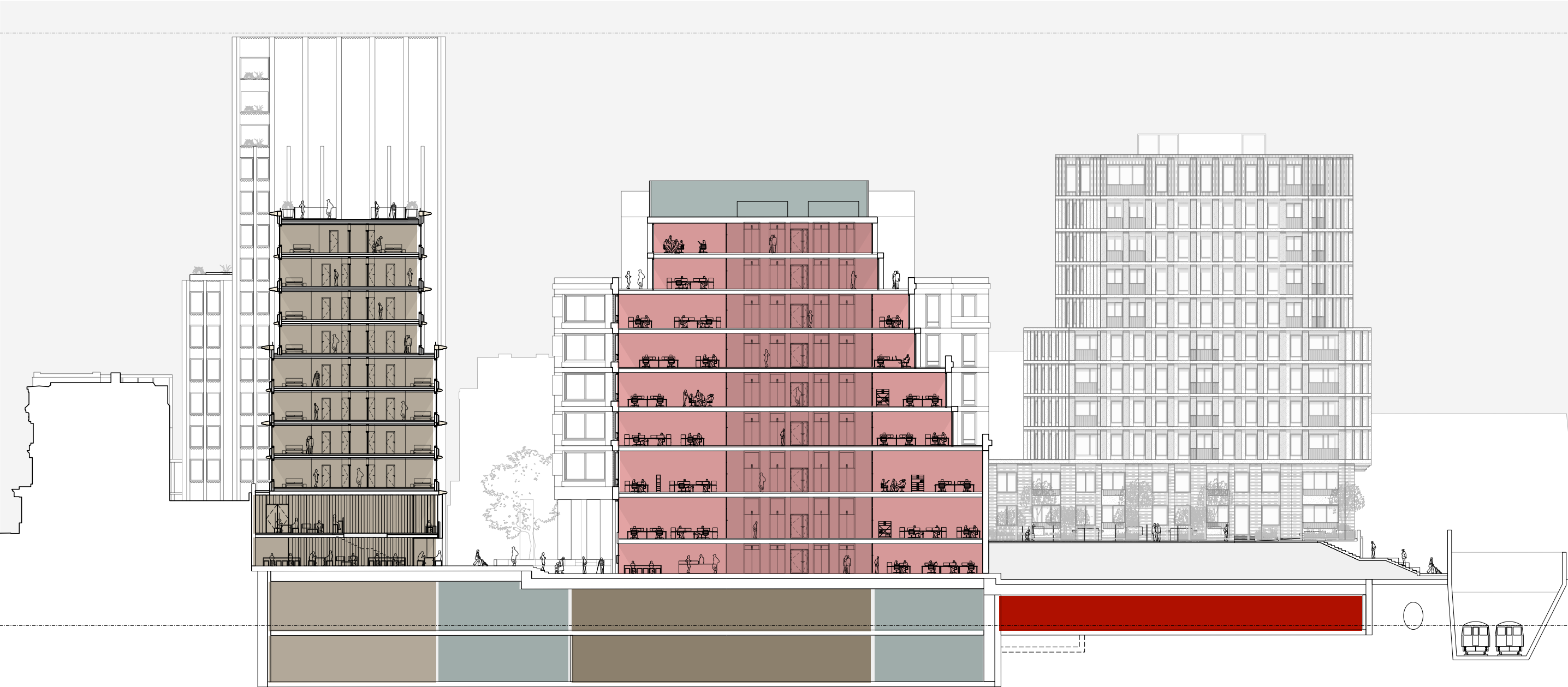


1.0 Introduction

1.4 Summary of Proposed Changes

Consented Scheme - Long Section

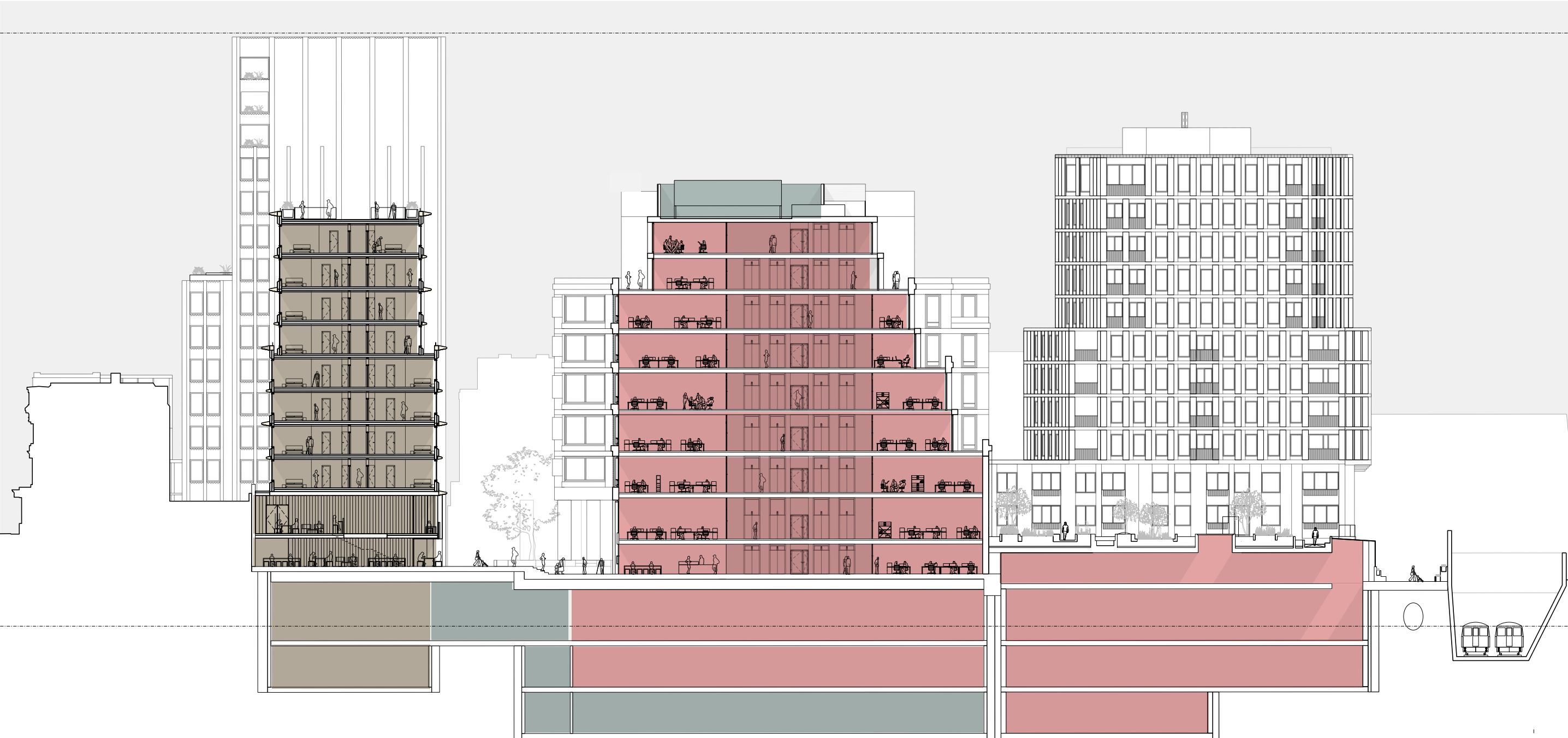


- Key:
- | | |
|-------------------------------|------------------------------------|
| Class E: Office (inc. plant) | Class C3: Residential (inc. plant) |
| Class E: Affordable Workspace | Class E: Gym (inc. Plant) |
| Class C1: Hotel (inc. plant) | Shared Service & Plant Spaces |

1.0 Introduction

1.4 Summary of Proposed Changes

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2.0 Ear Institute Temporary Relocation

2.0 Ear Institute Temporary Relocation

2.1 Ear Institute

The UCL Ear Institute is the largest multidisciplinary centre for research into hearing and deafness in Europe. They bring together some of the most influential academics and clinicians in the world and are part of the UCL Faculty of Brain Sciences.

The Ear Institute is located within a collection of buildings at 332 - 336 Gray's Inn Road and 75 Wicklow Street. The current facility shares a boundary wall with the development site.

Following engagement with UCL since May 2022, we have developed a set of proposals for a new temporary facility which can best ensure the continuation of their research and enable the development of a vacant hospital facility on the site.



Ear Institute

2.0 Ear Institute Temporary Relocation

2.1 Ear Institute

The design and layouts contained within the document is based on the following information provided to AHMM:

- Sheppard Robson Impact Assessment (6706-SRA-XX-XX-RP-A-00003)
- As-built layouts by WGI dated Oct 2002
- UCL estate plans: 332 Gray's Inn Road (Building 348) - Nov 2018
- UCL estate plans: 334-336 Gray's Inn Road (Building 280) - Nov 2018
- UCL estate plans: 75 Wicklow Street (Building 401) - Jan 2020

The Sheppard Robson Impact Assessment document demonstrates the space planning of the existing UCL Ear Institute, areas and summary of space usage by different Research Groups which has informed how the new facility could make further efficiencies of space planning and enable a greater integration between research groups, lab spaces and office space.

2.10 Summary of Space Usage

The table below shows a summary of the Principal Investigators (PI) space and equipment usage throughout the Institute.

A key aspect of the brief was to ascertain those groups that are dependant on the facilities provided by the BSU suite at basement level. This is driven by the requirement for the BSU dependent operations to cease during the planned construction work to the neighbouring site.

Also for consideration are other technical and non-technical areas that will be impacted by either the planned construction works or day to day operation of the proposed neighbouring development.

Key

Teaching

Research - Human

Research - BSU

Partial/minimal use

BSU

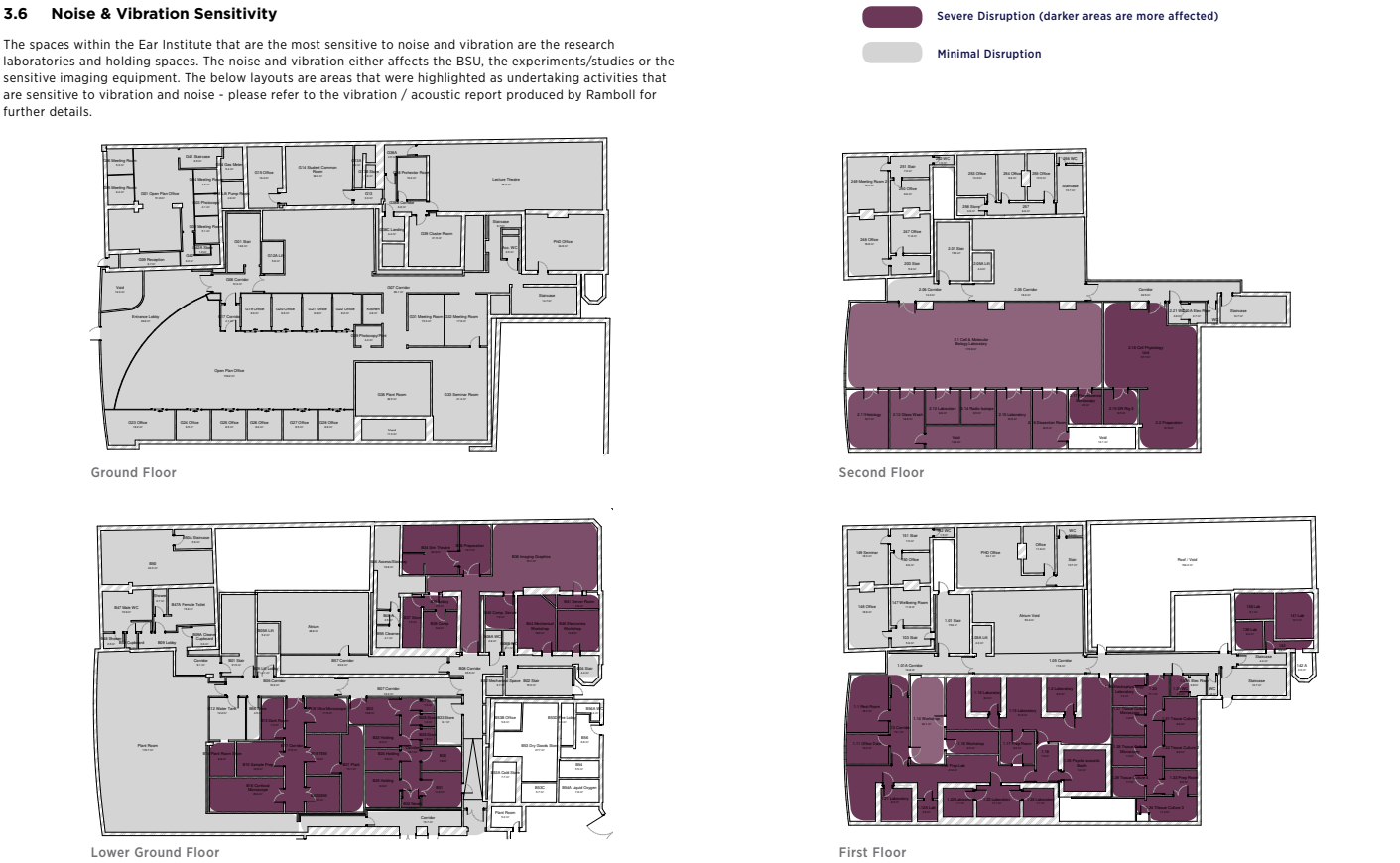
Technical/Engineering

Back of House / Deliveries

Key User	Group Name	A BSU	B Imaging	C Labs - Auditory Booths (x2)	D/I Labs and Holding	E Human Research - Auditory Booths (x4/5)	F Workshop	G Research - Auditory Booths (x2)	H Tissue Culture	J Histology / Diss/ IM Suite	K Wet Laboratory	L Electro Physiology	- Cold Storage	- Teaching/ Lecture Theatre
PI 1	Research Group 1													
PI 2	Research Group 2													
PI 3	Research Group 3													
PI 4	Research Group 4													
PI 5	Research Group 5													
PI 6	Research Group 6													
PI 7	Research Group 7													
PI 8	Research Group 8													
PI 9	Research Group 9													
PI 10	Research Group 10													
PI 11	Research Group 11													
PI 12	Research Group 12													
PI 13	Research Group 13													
Imaging Lead	Imaging Group													
BSU Reps	BSU													

3.6 Noise & Vibration Sensitivity

The spaces within the Ear Institute that are the most sensitive to noise and vibration are the research laboratories and holding spaces. The noise and vibration either affects the BSU, the experiments/studies or the sensitive imaging equipment. The below layouts are areas that were highlighted as undertaking activities that are sensitive to vibration and noise - please refer to the vibration / acoustic report produced by Ramboll for further details.



2.0 Ear Institute Temporary Relocation

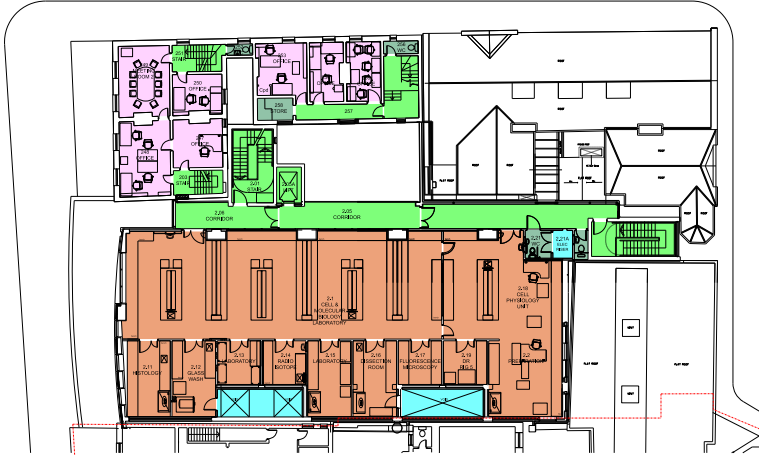
2.2 Current Facility

The layouts shown here outlines the range of space types and the arrangement of the UCL Ear Institutes' current facility. All services provided here need to be re-provided within the new facility with the interdependencies of each department being retained.

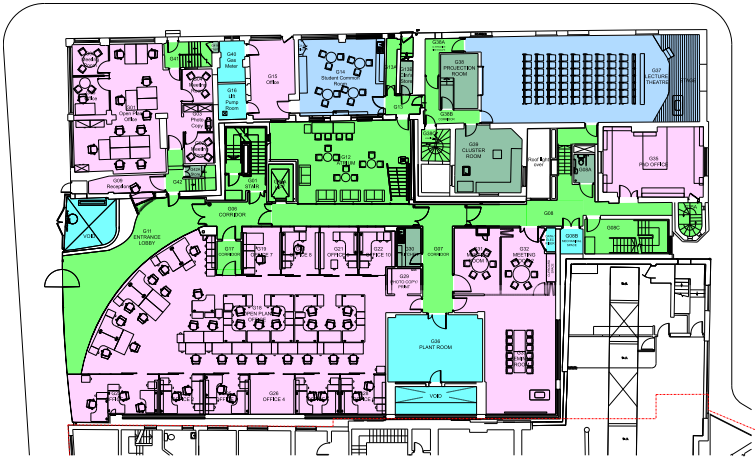
The existing layouts, and the technical parameters provided by UCL and their Technical Team have informed the brief moving forward, with specific attention to the mitigation of noise and vibration and laboratory specification requirements necessary for their research.



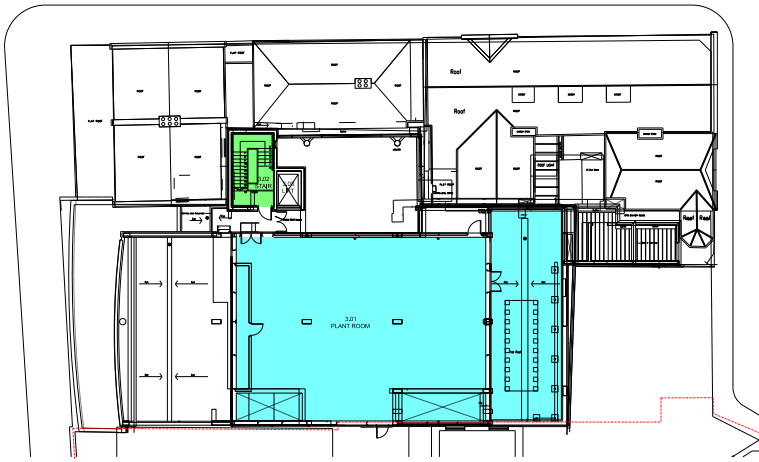
Lower Ground Floor



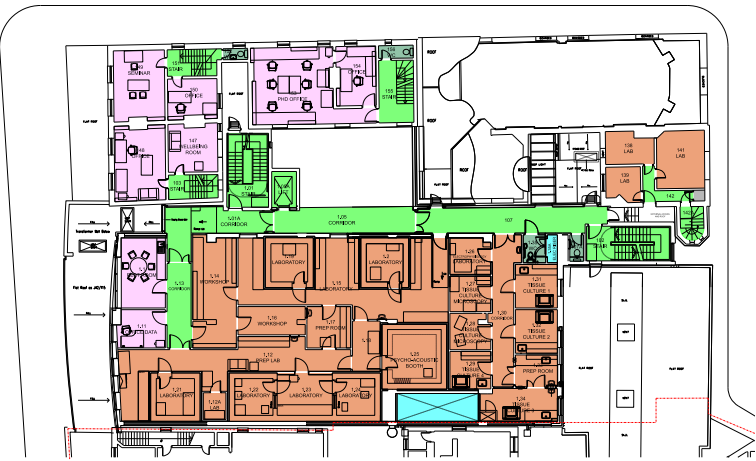
Second Floor



Upper Ground Floor



Third Floor



First Floor

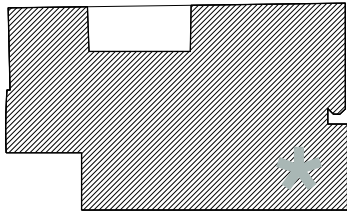
- Office Space
- Education Space
- Lab Space
- Circulation
- Ancillary / Back of House
- Plant Space

2.0 Ear Institute Temporary Relocation

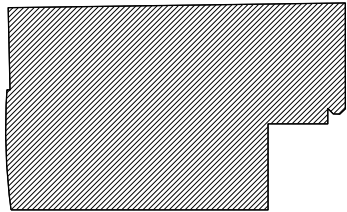
2.3 Target Areas

As part of a Neighbourly agreement between the parties, a brief has been provided which outlines the minimum areas necessary for the Ear Institutes new temporary facility to function. This is based on the existing Gross areas of their current facility, with an allowance for enhanced space standard efficiencies and improved layouts.

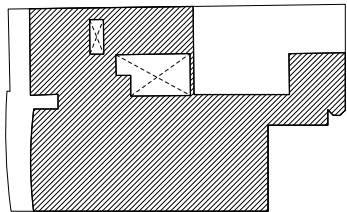
The diagrams here show the overall areas of their current facility and the areas being proposed within the basement levels.



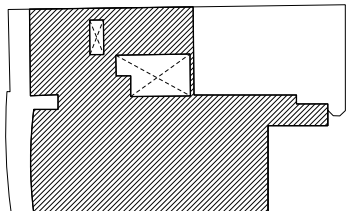
Wicklow Street GF:
1,120 sqm



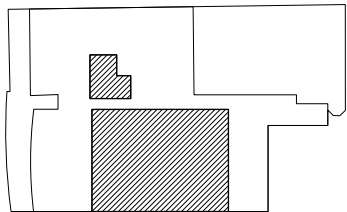
Gray's Inn Road GF:
1,004 sqm



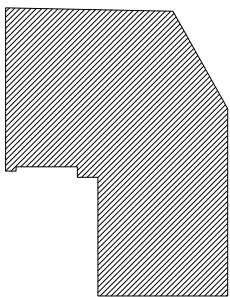
Existing First:
720 sqm



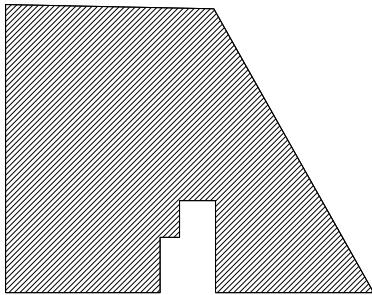
Existing Second:
656 sqm



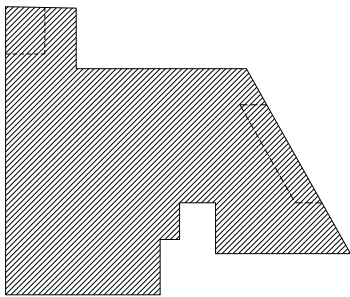
Existing Third (plant):
275 sqm



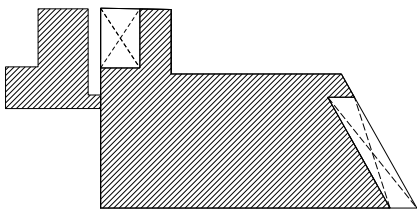
Basement 3 (plant):
816 sqm



Basement 2:
1,293 sqm



Basement 1:
1,042 sqm



Wicklow Street GF:
716 sqm



3,867 sqm

Existing Ear
Institute Area



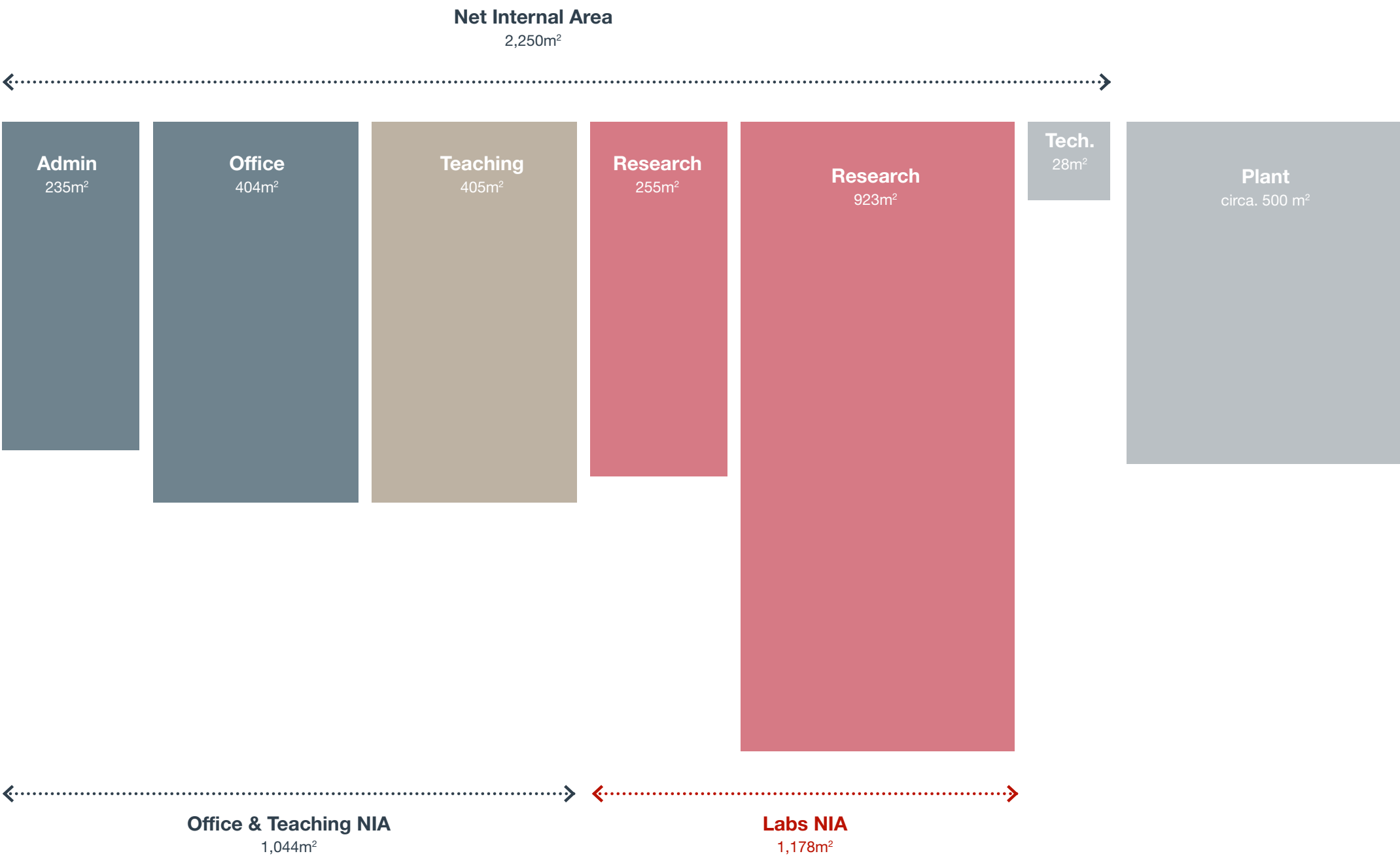
3,775 sqm

Proposed Ear
Institute Area

2.0 Ear Institute Temporary Relocation

2.3 Target Areas

The area breakdown of the area brief splits the uses and layout of the building into key departments and activity types with a general split between office space, teaching and research. The target areas are outlined here.



2.0 Ear Institute Temporary Relocation

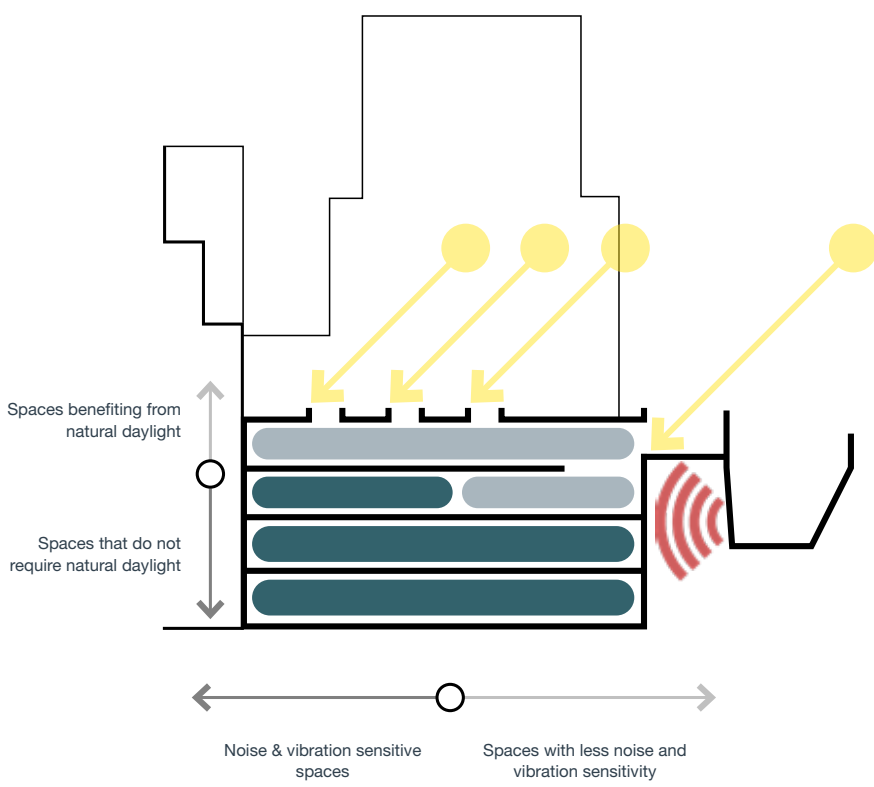
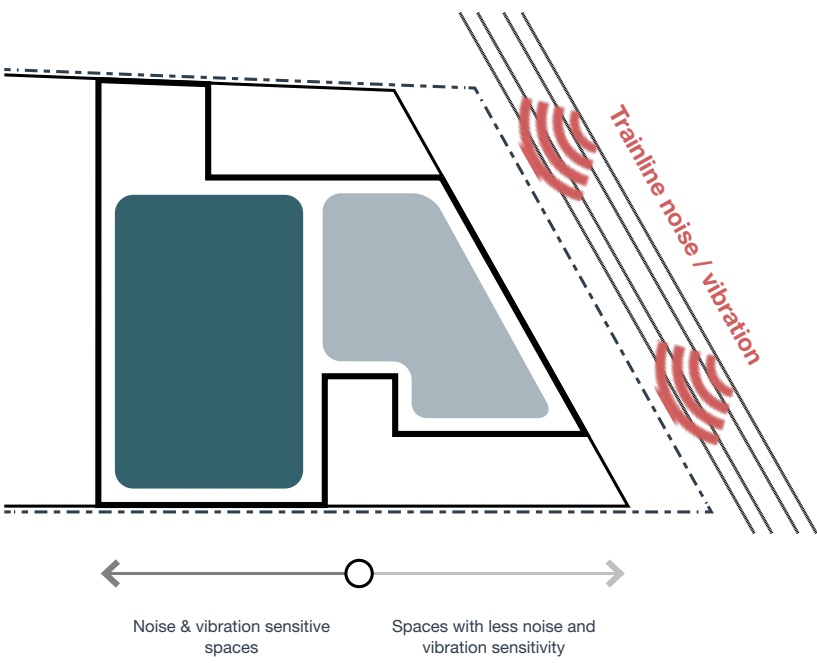
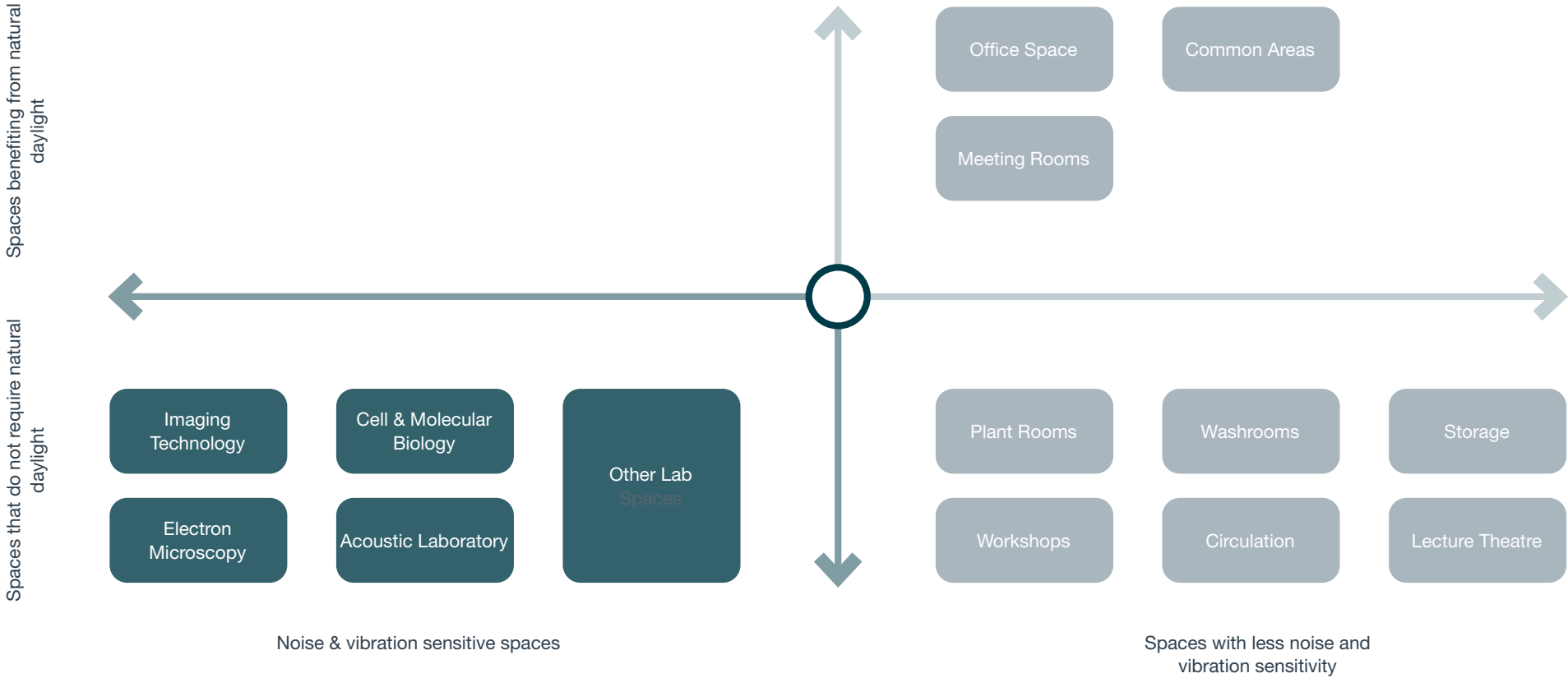
2.4 Spatial Arrangement

In consultation with the Ear Institute, a spatial organisation plan has been established which reviews the technical requirements of each department specific to the need for natural daylight, and the sensitivity to noise and vibration from the neighbouring railway cutting to the East of the site.

The spaces afforded by access to natural daylight are located at the ground and lower ground floor with rooflights into the garden above and from an open glazed wall and lightwell to the East. These spaces are also less sensitive to noise and vibration and can be located closer to the railway cutting.

The laboratory and plant spaces do not need access to natural light, and therefore are located lower in the basement levels.

The entire basement space is acoustically separated from groundborne noise and vibration via a set of structural acoustic bearings with the basement perimeter walls also separated from the basement wall construction.



2.0 Ear Institute Temporary Relocation

2.5 Increased Basement Accommodation

Consented Section through
Residential Garden

Section through the residential buildings and shared garden showing the consented affordable workspace across 2 levels and the stepped garden.

C3 residential space at B1 is the ancillary storage and cycle storage.



2.0 Ear Institute Temporary Relocation

2.5 Increased Basement Accommodation

Proposed Section through Residential Garden

Section through the residential buildings and shared garden showing the revised arrangement with additional basement spaces being proposed.

The residential buildings above ground have not been amended from the consented scheme as all adjustments necessary occur at ground level and below.



2.0 Ear Institute Temporary Relocation

2.6 Internal Views

The sketch visuals shown here outline the design direction for the interior UCL space; a ground floor office space with daylight provided by a set of rooflights and open East-facing glazed wall.



Ground Floor Office Space



Ground Floor Office Space

2.0 Ear Institute Temporary Relocation

2.6 Internal Views



Lower Ground Floor Office Space



Lower Ground Floor Office Space

2.0 Ear Institute Temporary Relocation

2.6 Internal Views



Lecture Theatre



Basement Lab Space

2.0 Ear Institute Temporary Relocation

2.7 Flues

The existing Ear Institute facility has flue extracts connected to fume cupboards within their laboratory spaces. In their current location they cross the site boundary and are connected to the building within the development site (see image below).

Under the temporary relocation the breadth of research being undertaken by the EI will continue, and therefore it is necessary to provide a new flue extract. It is proposed that this flue is located within the residential core, and discharges at roof level above neighbouring properties.

RWDI as aerodynamic specialists have been engaged through the pre-application process to review wind dispersion analysis which has determined the minimum necessary height of the flues to mitigate any adverse impact on the development and surrounding properties. Please refer to the Air Quality Assessment provided for further details.



2.0 Ear Institute Temporary Relocation

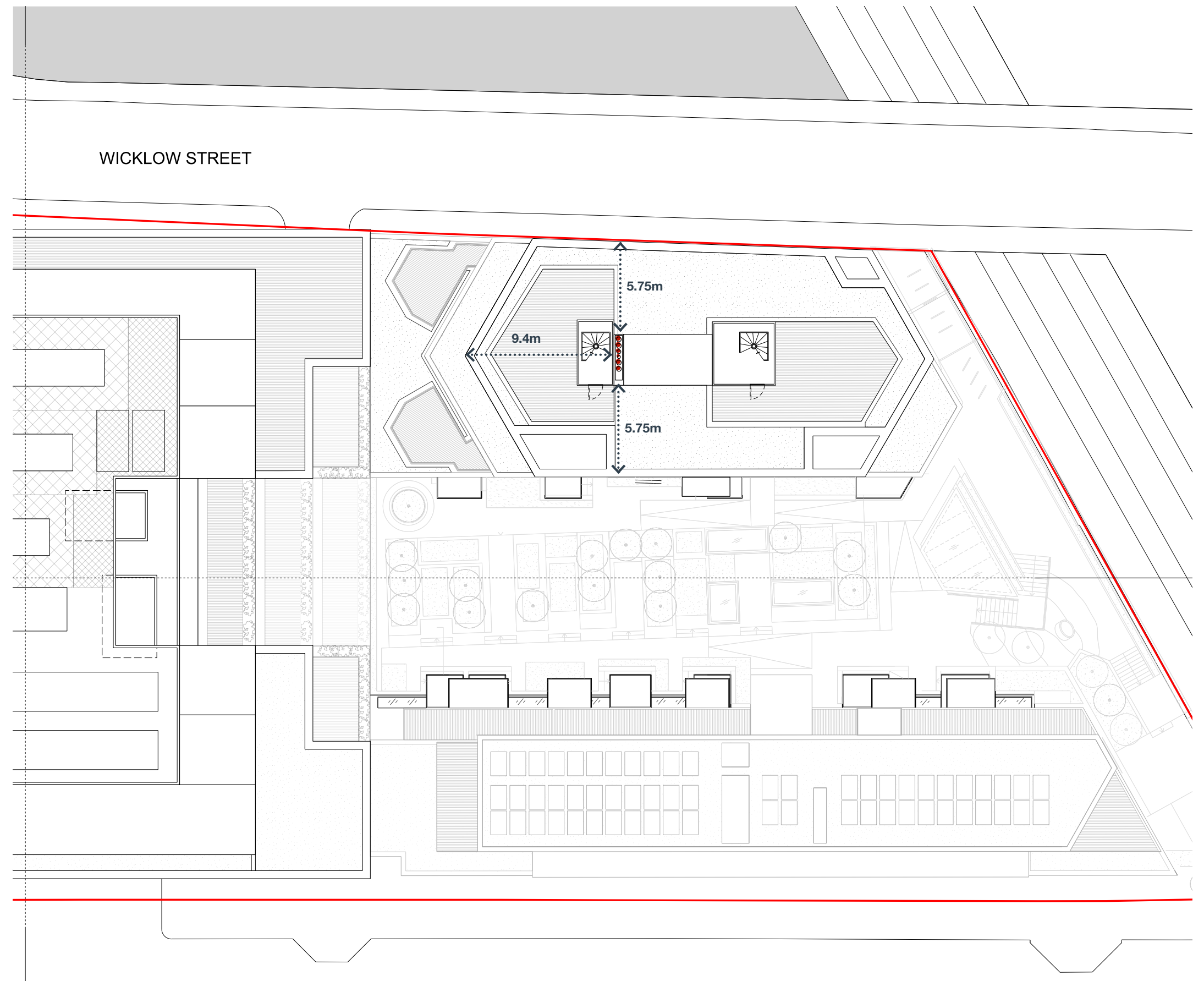
2.7 Flues

The flues have been located centrally within the building to reduce any perceived impact on the surrounding townscape views.

A revised set of verified views has been undertaken on the revised proposals which demonstrate that the addition of the flues do not have a material impact from these agreed viewpoints.

The plan and section shown here shows the proposed height of the lift overrun and the flues, comparative to the consented scheme (which did not have flues).

The lift overrun has raised in height 1m with 1.5m tall flues above to best meet the requirements from the aerodynamic specialists.



2.0 Ear Institute Temporary Relocation

2.8 Flues

A revised set of verified views has been undertaken on the updated proposals which demonstrate that the addition of the flues do not have a material impact from these agreed viewpoints.

A select set of the key views are shown on the following pages. For further information, please refer to the updated TVIA report and appendices.



LVMF 2A.1 Parliament Hill



LVMF 3A. 1 Kenwood



View 3 | King's Cross Square, Central



View 4 | King's Cross Square / York Way



View 5 | Gray's Inn Road / St Chad's



View 6 | Gray's Inn Road / Britannia



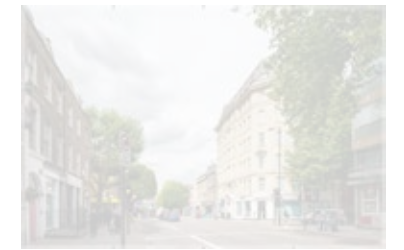
View 7 | Gray's Inn Road / Argyle Street



View 8 | Argyle Street, outside no. 64



View 9 | Argyle Square / St. Chad's



View 10 | Grays Inn Road / Cromer



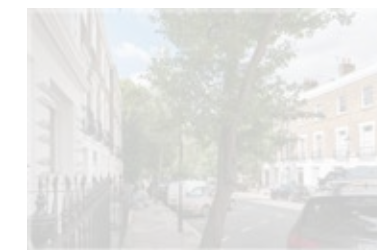
View 11 | Mecklenburgh Square



View 12 | Farringdon Road / Exmouth



View 13 | Farringdon Road / Calthorpe



View 14 | Great Percy Street



View 15 | Percy Circus / Prideaux Place



View 16 | Ampton Street / Ampton Place



View 17 | Acton Street / Swinton Place



View 18 | King's Cross Road / Swinton



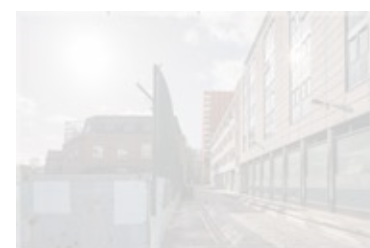
View 19 | Penton Rise / Penton Square



View 20 | Wicklow Street / King's Cross



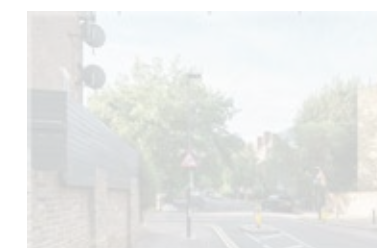
View 21 | Britannia Street Bridge



View 22 | Wicklow Street / St Chad's



View 23 | Northdown Street / Pentonville



View 24 | Caledonian Road / Killick



View 25 | Acton Street Bridge

2.0 Ear Institute Temporary Relocation

2.7 Flues - AVR View 4



Consented View From King's Cross Square



Proposed View From King's Cross Square

2.0 Ear Institute Temporary Relocation

2.7 Flues - AVR View 6



Consented View From Gray's Inn Road



Proposed View From Gray's Inn Road

2.0 Ear Institute Temporary Relocation

2.7 Flues AVR view 17



Consented View From Acton St / Swinton Place



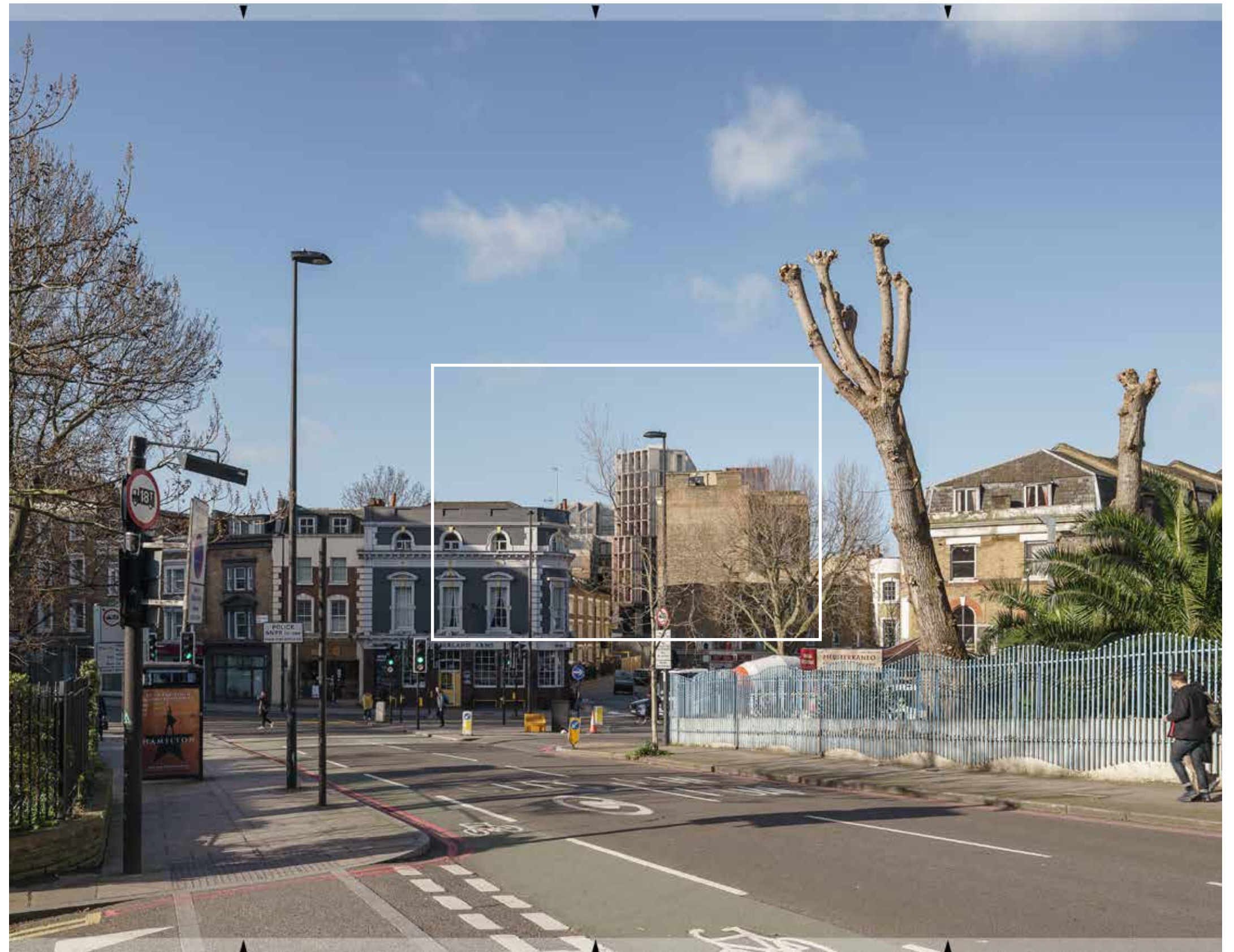
Proposed View From Acton St / Swinton Place

2.0 Ear Institute Temporary Relocation

2.7 Flues AVR view 19



Consented View From Pentonville Rise



Proposed View From Pentonville Rise

2.0 Ear Institute Temporary Relocation

2.7 Flues AVR view 21



Consented View From Britannia Street Bridge



Proposed View From Britannia Street Bridge