

Brunel University
Quad North Building Escape Stairs Extension
Design and Access Statement

Contents

1. Introduction
2. Context and Existing Site
3. Development Proposals
4. Environmental Impact
5. Transport and Accessibility
6. Heritage Impact
7. Application Visualisations & Drawings

Design and Access Statement

Document Ref: **UCP-RSS-00-ZZ-RP-A-6000**

Rev	Date	Suitability	Status	Initials
PL1	25.03.24	S3	For planning	RT /JY

This document has been prepared to be printed and read at A3.

The Site:

Brunel University
Quad North Building
Kingston Ln, London, Uxbridge UB8 3PH

The Client and Applicant:

Brunel University

This statement has been prepared on behalf of the client by:
Rivington Street Studio - Architects

1. Introduction

1.1 Overview

This report is part of the planning application for the extension to the escape stairs on the Quad North Building at Brunel University.

The proposed changes to the existing Quad North external stair described in this report, are required for two reasons. Firstly to provide a compliant means of escape from the roof in the event of an emergency and secondly to provide safe access for the maintenance purposes. Frequency of access has increased since the recent installation of PV panels to the roof.

The proposals includes the design of the extension to the escape stairs with new mesh fence and gate and replacement of the third floor glazing and door.

1.2 The Brief

Escape Stairs on the north facade of the Quad North Building to be extended for roof access.

1.3. Relevant Planning History

The current escape stairs was built in 2005 and was granted planning approval in march 2005 as planning ref. 532/APP/2005/914.



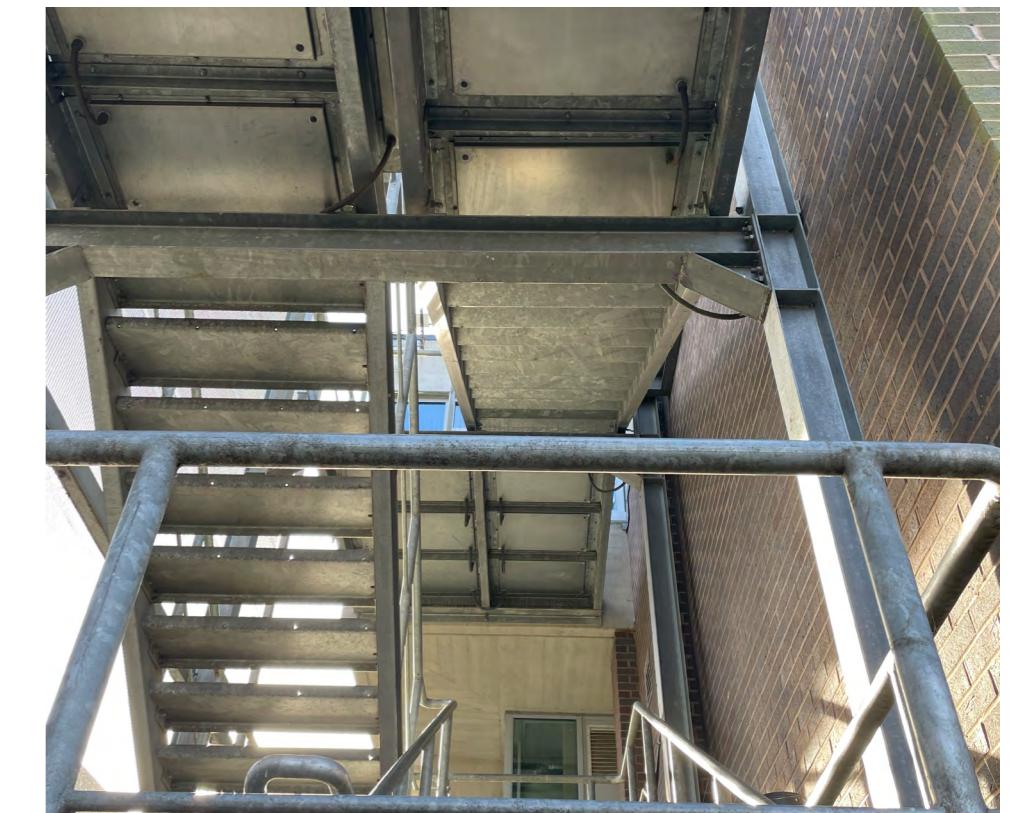
Quad North Escape Stairs



Quad North Building Elevation



North Elevation of Quad North Building



View from the escape stairs landing

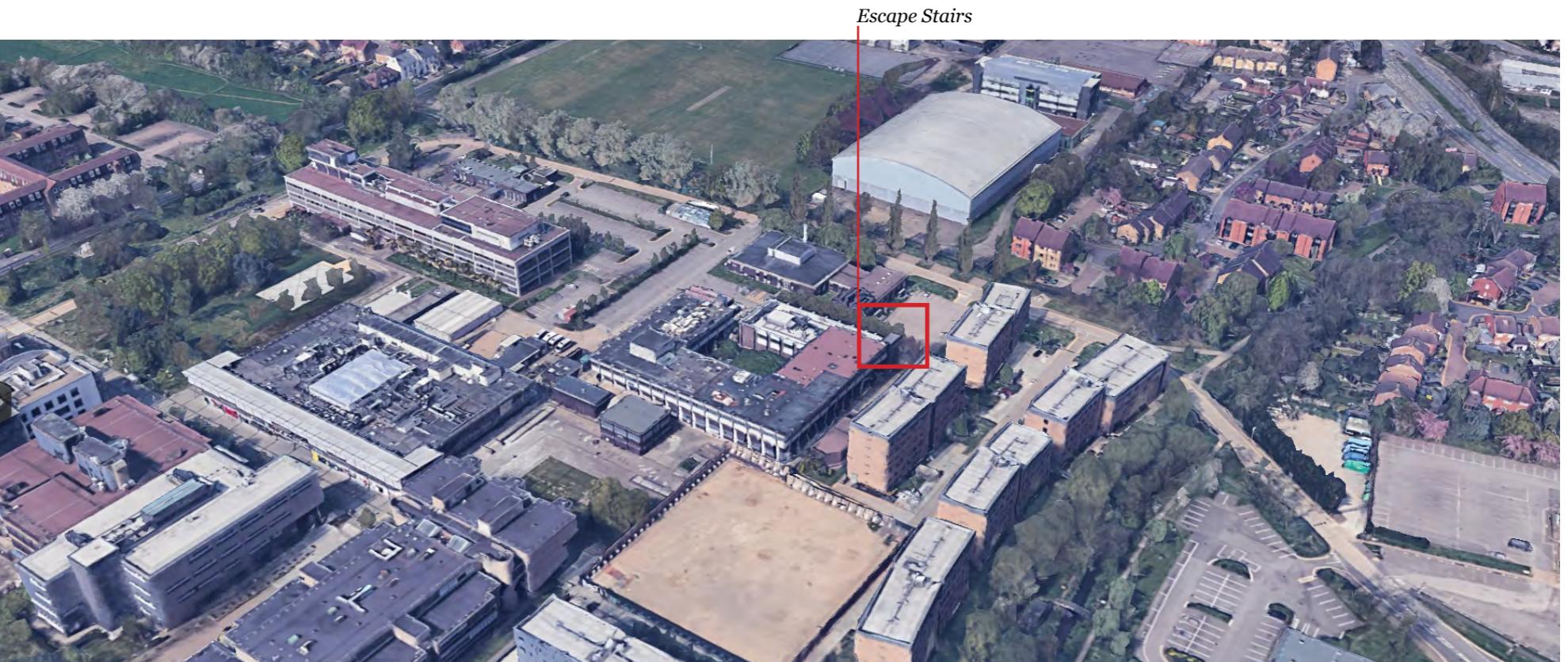
2. Context and Existing

2.1. Site Overview

Brunel University is located in Uxbridge, West London. The proposed extension to the escape stair is located on the North facade of the 3 storey Quad North Building which was completed in 1971. The Quad North Building and the Wolfson Centre Extension which was added in 2003, host the Medical School, and also activities related to engineering, physical sciences and materials and manufacturing and environmental research. The existing escape stairs was built in 2005 to provide additional means of escape for the internal functions..

Quad North Building is located on the north side of the Campus, which is enclosed by Cleveland Road, North Loop Road, South Loop Road and Kingston Lane,

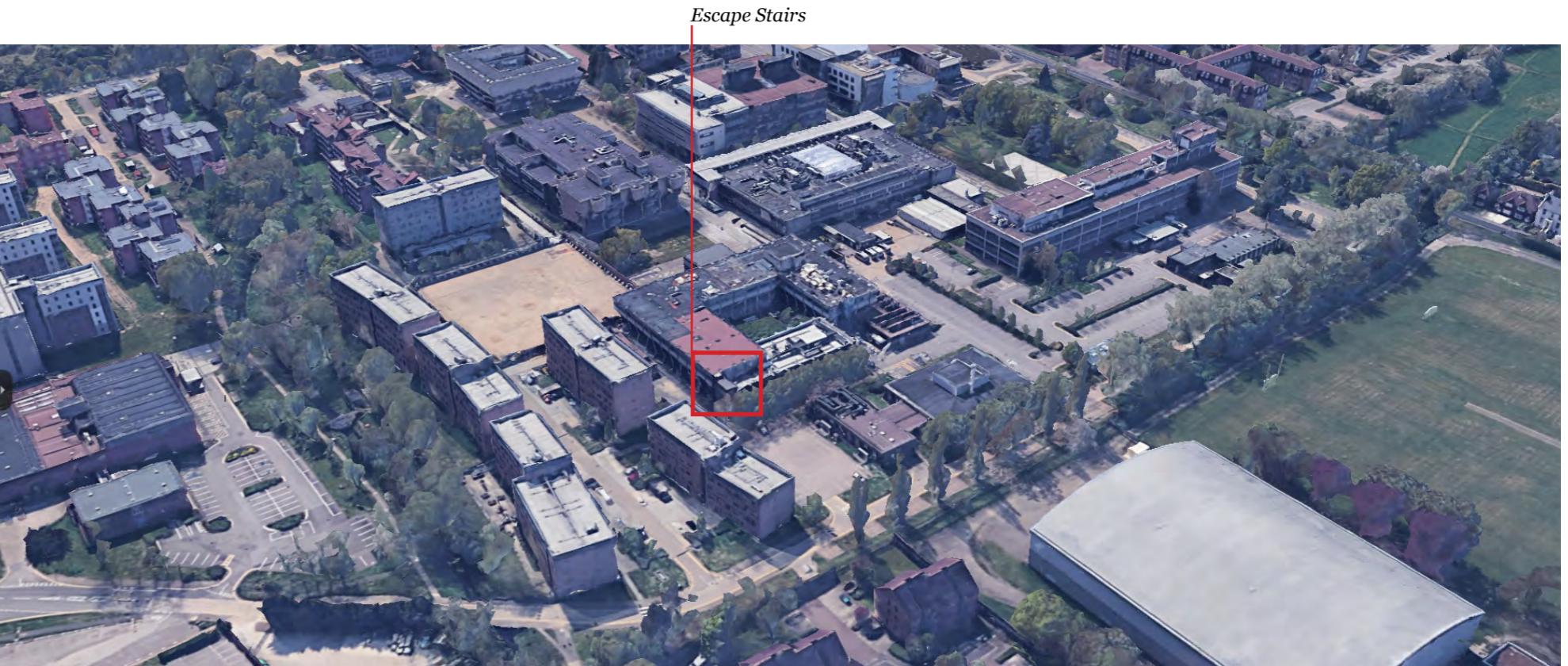
Refer to photos on the following pages for details.



Site North West Aerial



Existing Escape Stairs

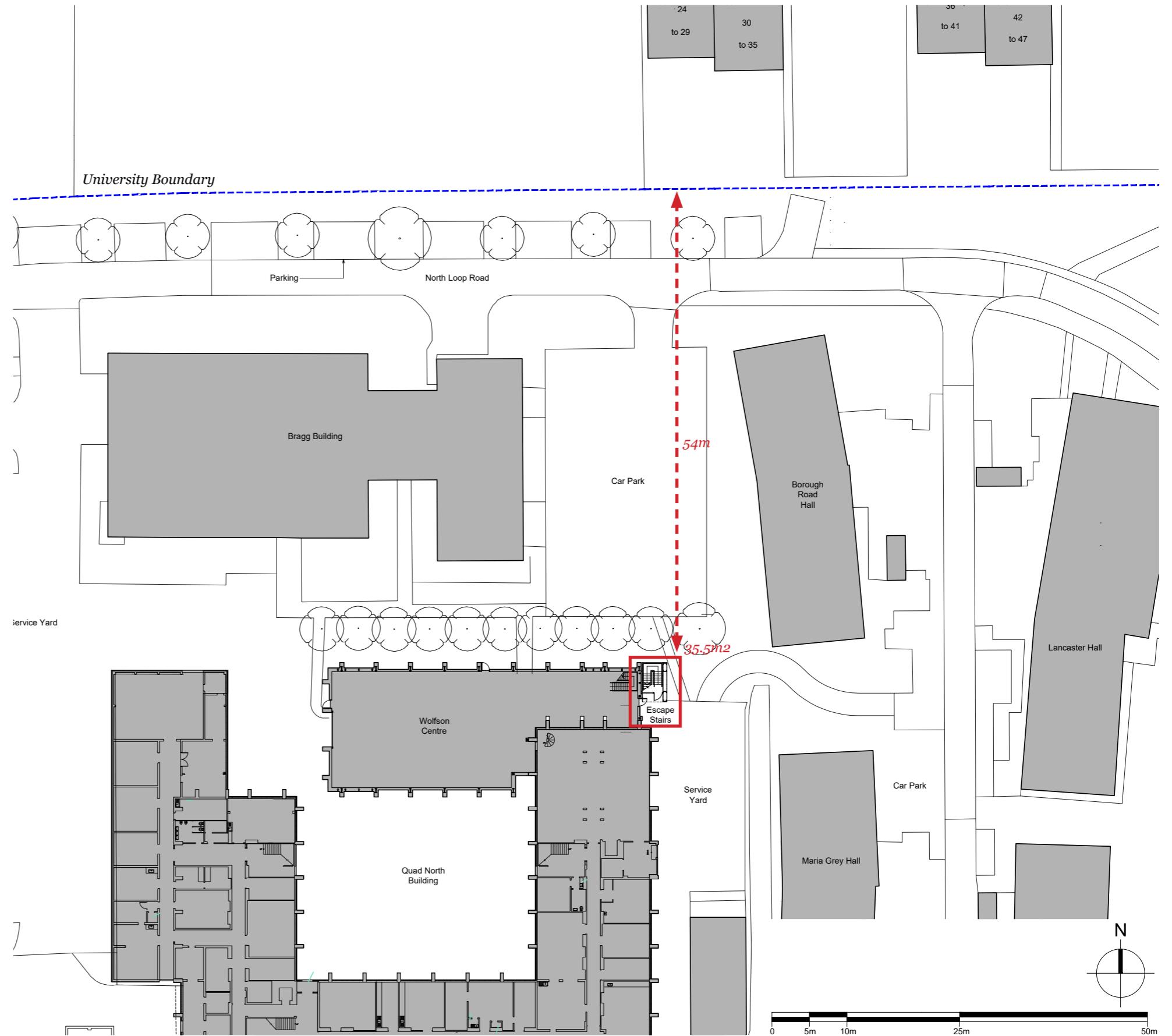


Site South West Aerial

2. Context and Existing Site

2.2 Existing Site Plan

- University Site: 800000m²
- Escape stairs and adjacent space: 36m²



2. Context and Existing Site

2.3 Site Photos



Passage in between Borough Road Hall and Maria Grey Hall



View from car park looking south



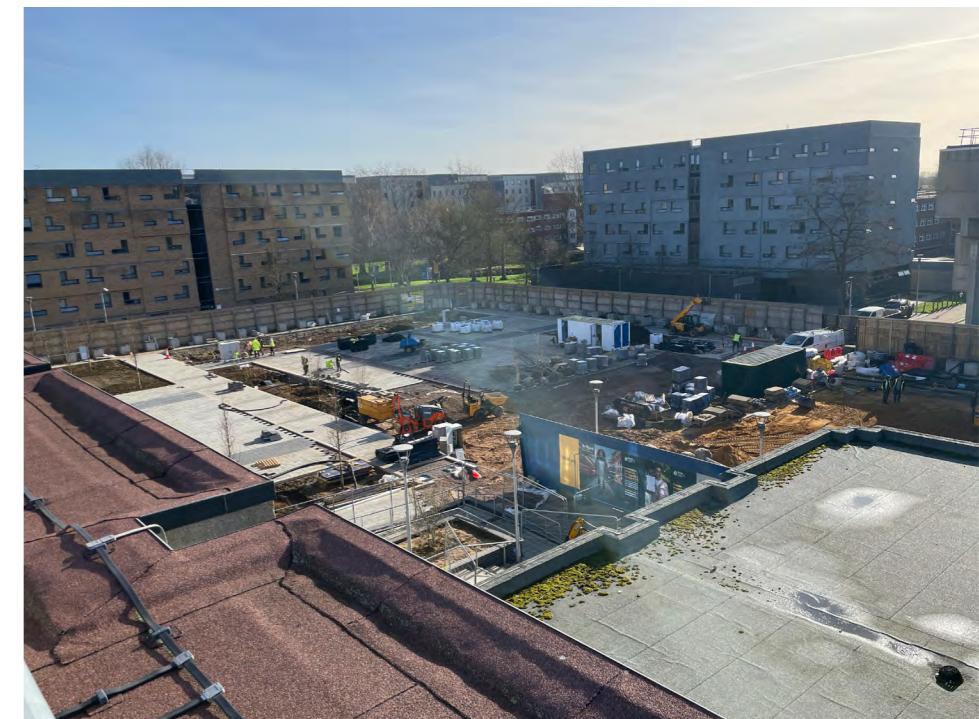
Parking Space North of Quad North, facing North Loop Road



View of Quad North from Hamilton Centre, south west of site



East Facade, approaching the escape stairs



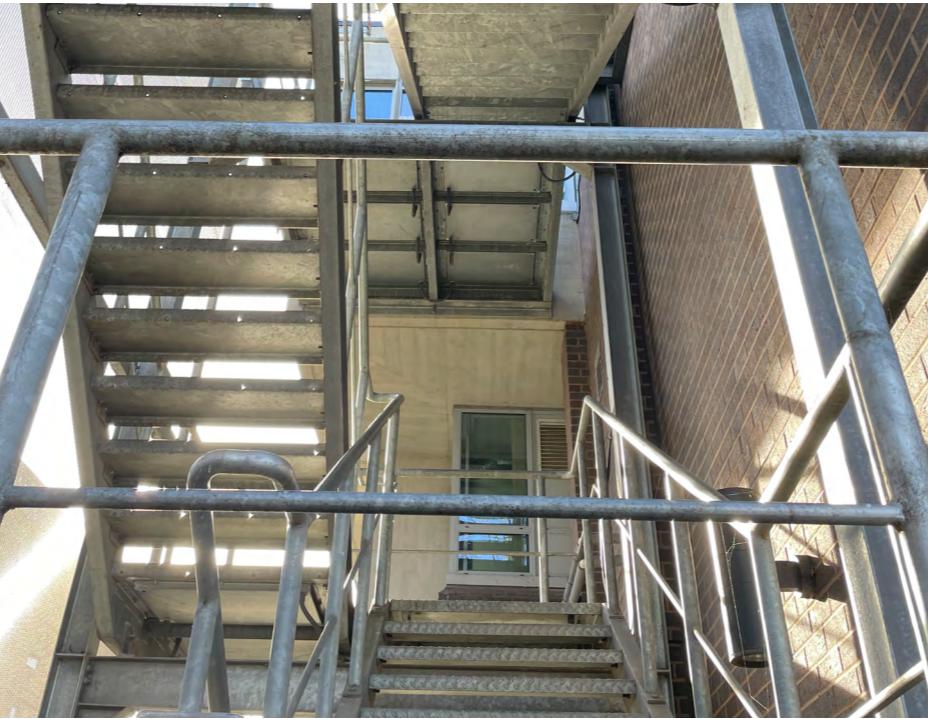
South East view from the Quad North Roof

2. Context and Existing Site

2.4 Site Photos



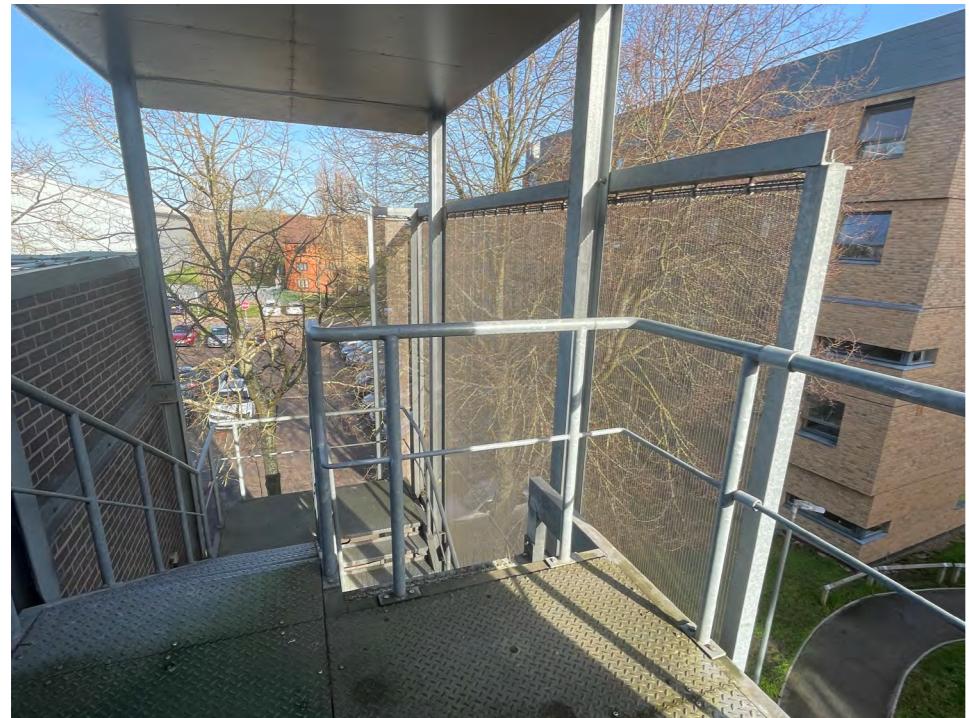
Existing mesh steel fencing and gate Ground floor of escape stairs



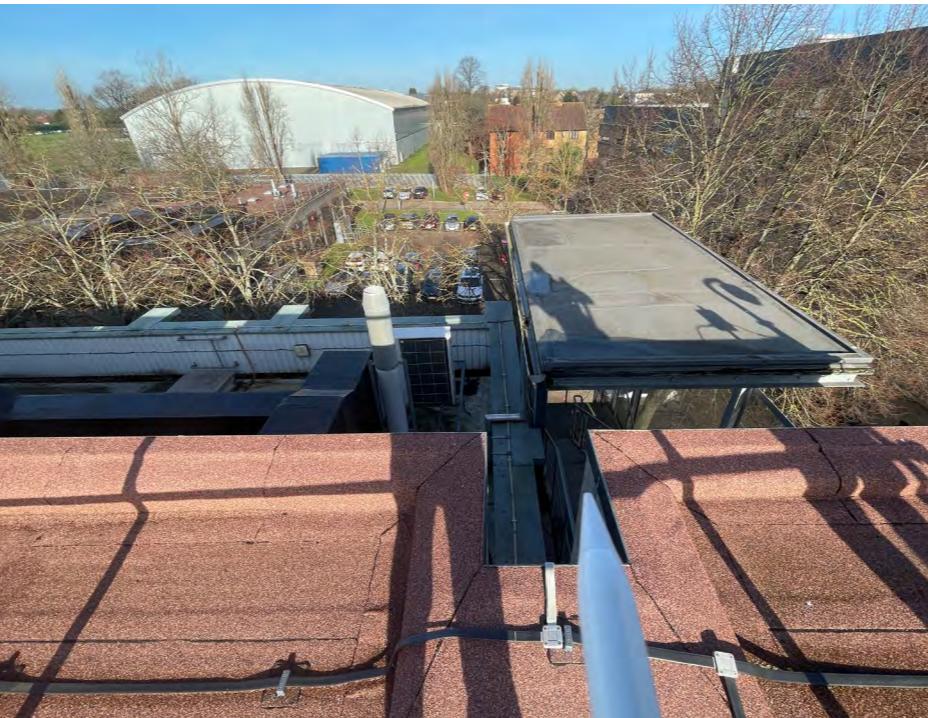
Guard rail detail from the first landing of the escape stairs



Existing door and glazing to the third floor



Existing guard rail on the third floor, proposed for removal



View of the escape stairs steel roof from the Quad North roof



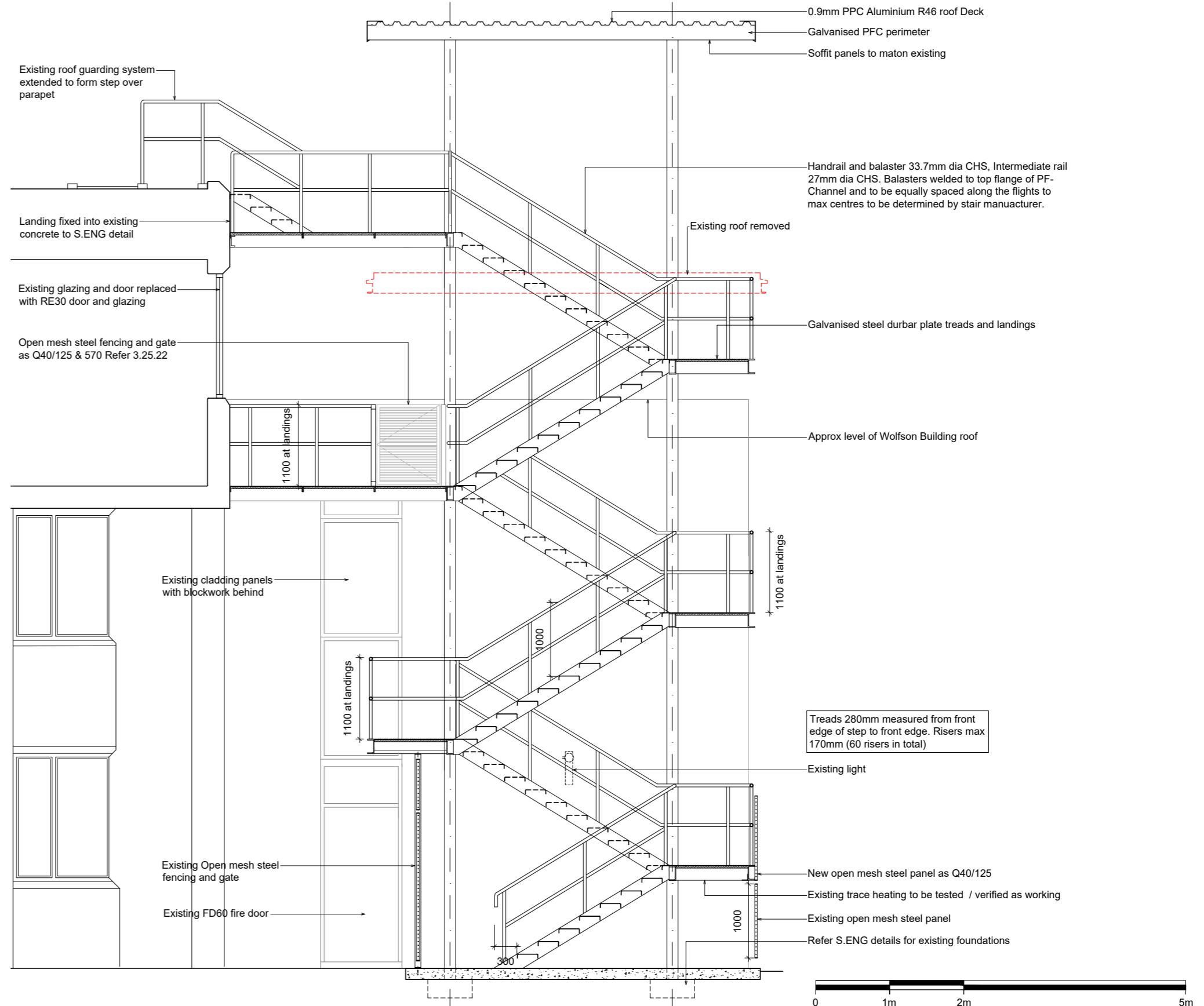
Solar panels and guard rail on the Quad North roof

3. Development Proposals

3.1 Proposed Section

The proposals provide an additional flight up to the roof using the same galvanised steel construction as existing.

- The existing mesh cladding is not extended upwards so that it retains its alignment with the brick piers to the Wolfson Building.
- Where the new steps meet the roof, the existing roof guarding system will be used to form a step over down to the new upper landing. This allows the overall height of the new stairs and its roof kept to a minimum.
- Glazing to the second floor is upgraded to fire rated glazing to protect the new escape route above
- The new roof to the stairs is proposed as colour coated profiled metal rather than the single ply and timber of the 2005 roof, the edging of which is in poor condition. The metal roof will require less maintenance and is in keeping with the simple aesthetic of the escape stairs and the existing building.



4. Environmental Impact & Accessibility

4.1 Visual Impact

The nearest neighbouring property overlooking the north façade of the Quad North Building is 54m away.

The proposals extend the current design in a way which is sympathetic to the existing design concept. The proposed height of the new roof of the extended stair is lower than the adjacent halls of residence and the Quad North Building roof plant enclosure as can be seen in the proposed elevations.

It can also be seen from the photos that the escape stairs is screened by an existing row of mature trees in front.

Given the above, our view is that the proposed stair extension has minimal visual impact and does not adversely affect the amenity of the adjacent residential properties.

5. Heritage Impact

5.1 Heritage Impact

Although the Quad North Building is not locally listed, the south facade does overlook the Grade II listed Brunel University Lecture Centre. However the location of the escape stairs to the north of the Quad North Building is not visible from Lecture Centre and so does not form part of its setting.

Having said this, our view is that the escape stairs are in keeping with the existing 1960's architecture and the proposed extension follows the same principles and will not detract from the visual amenity of the surrounding areas.

4.2 Trees

In front of the staircase is a line of mature trees, which provide an attractive setting for the North facade of the Wolfson and Quad North Building. The trees will be retained and protected during construction.

As there is no new foundations required, the proposals will not affect the tree roots.

6. Application Visualisations & Drawings

Drawings

0501 Site Location Plan

1010 Existing Site Plan

1011 Existing Escape Stairs Ground & First Floor Plans

1012 Existing Escape Stairs Second Floor & Roof Plans

1030 Existing North Elevation

1031 Existing East Elevation

1040 Existing Section

1211 Proposed Stairs Ground & First floor Plans

1212 Proposed Stairs Second & Third Floor Plans

1213 Proposed Stairs Roof Plan

1430 North Elevation Proposed

1431 East Elevation Proposed

1440 North Site Elevation Proposed

1441 East Site Elevation Proposed

28 Navigation Road
London
E3 3TG

Telephone: 020 7739 8945

www.rivingtonstreetstudio.co.uk

rivingtonstreetstudio

Rivington Street Studio is the trading name of Rivington Street Studio Ltd. Registered in England and Wales company No 5379467.
This document has been produced for sole use on this project and is not intended for use by any other person or for any other purpose.
© Copyright RSS (U.K.)