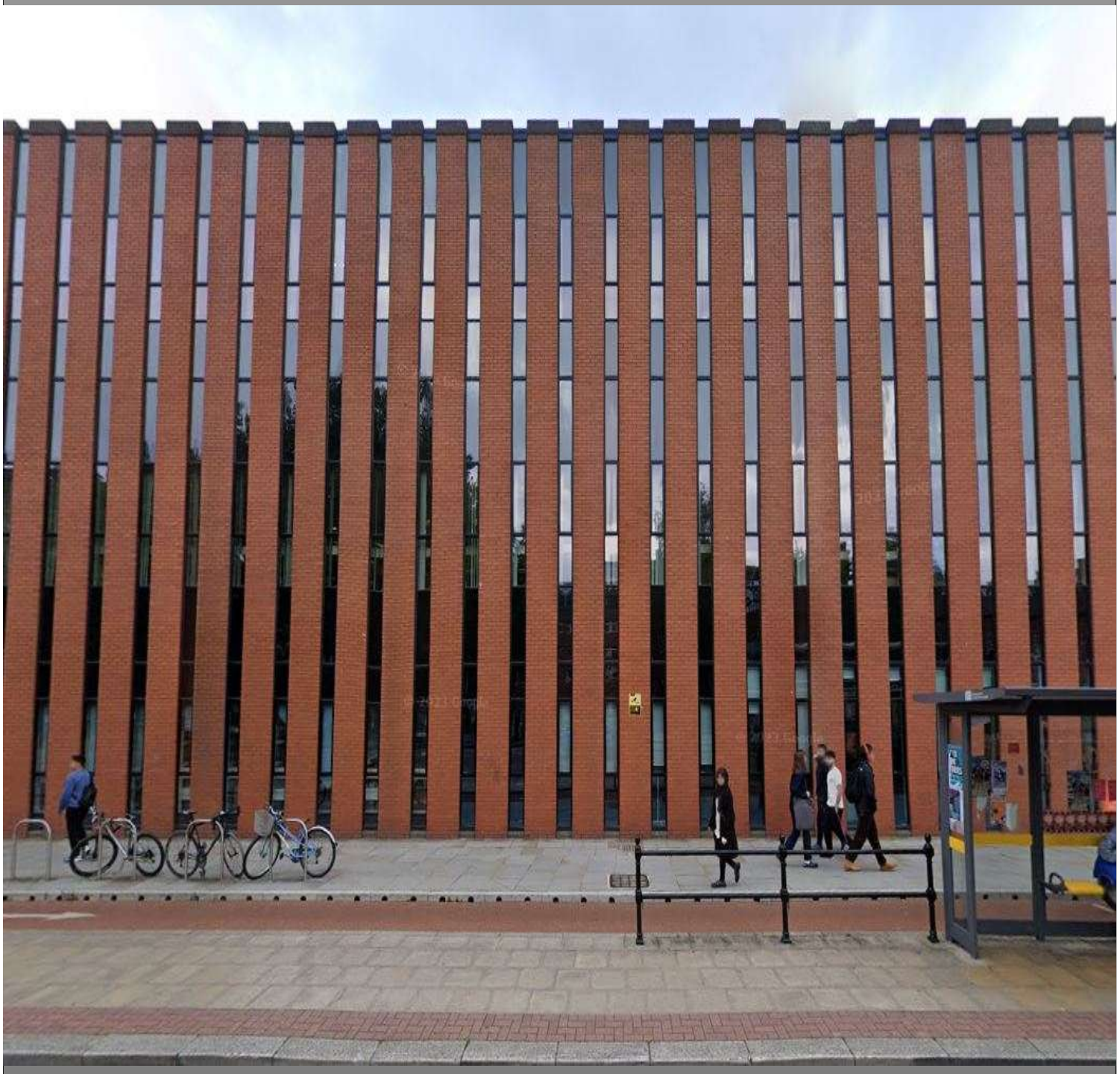
BondBryan:Fairhursts

Kilburn Building Plant Compound and Façade Alterations
Design and Access Report



7799-BBF-ZZ-RP-A-09102-Design and Access Report-S3-P02

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Design and Access Report

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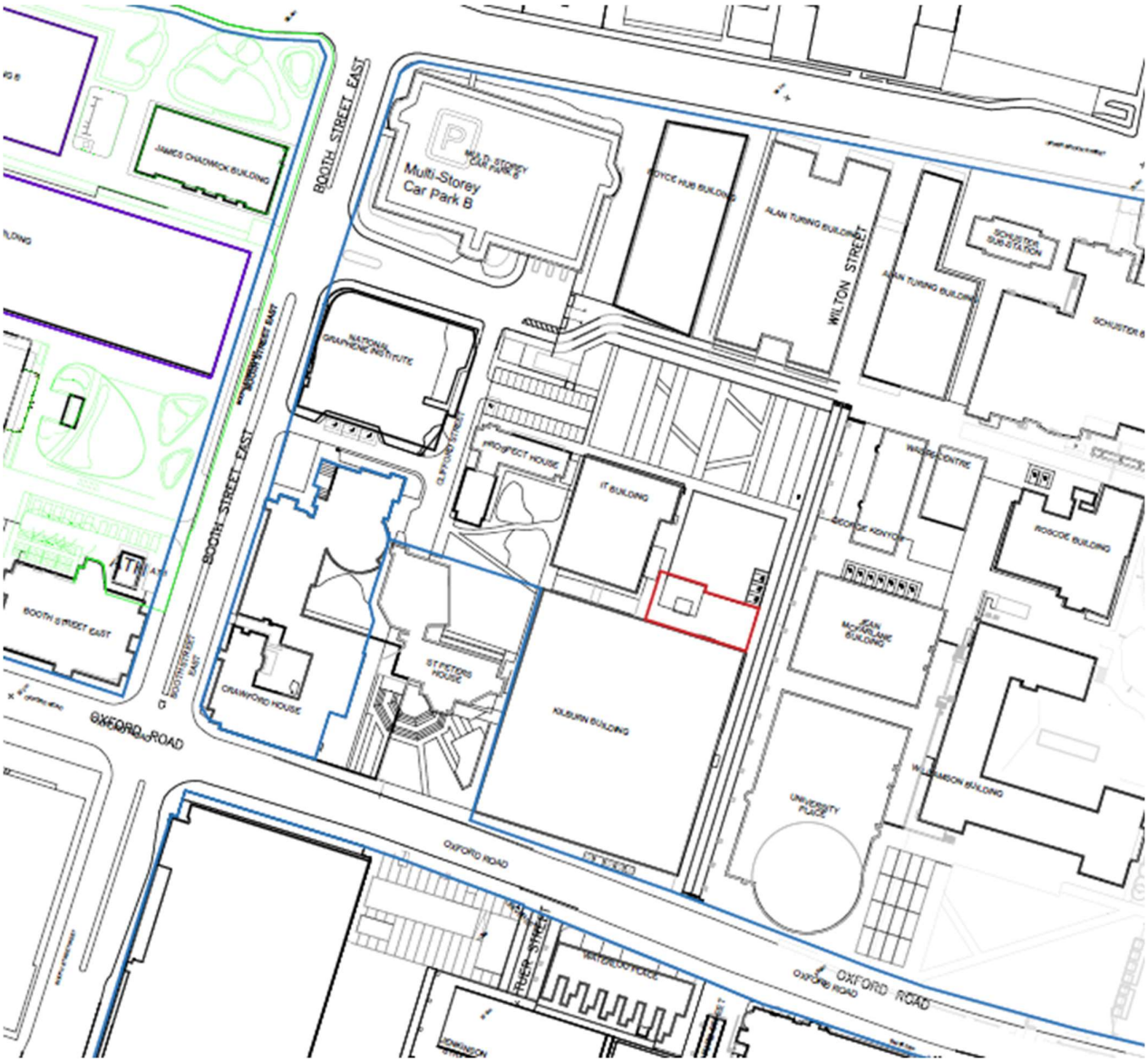
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1.0 Masterplan Context

The Kilburn Building is located on Oxford Road and is a part of the University's Science and Engineering department. The building is named after pioneer Tom Kilburn and was built in 1972. The building is robust, square plan design and built in red brick with vertical window strips.



Location Plan

2.0 Brief and Context

The main project involves an internal refurbishment and requirement for the creation of new external Plant Compound with associated façade alterations and access to the rear of the building on the North East Elevation and existing old Generator Compound including adjacent hard standing area to the rear of the building opposite Oxford Road and next to Wilton Street.

The external spaces will be required to accommodate new plant, generators, and cooling equipment. The external spaces will be fenced for security and include screening while respecting the surrounding campus environment and heritage. The location and layout have been designed to allow future expansion and to ensure access, maintenance and service activities are retained from Wilton Street to the rear of Kilburn Building and for the plant.

Minor elevation alterations will also be required for ventilation replacing some existing glazed panels with weathered louvres for intake and extract along with a new access ramp to the rear escape doors for level access and fire exit compliance. Planting beds will be introduced at either side of the compound for BNG and cycle hoops relocated along Wilton Street for more visible location and use.

The proposals aim to integrate the new facilities with minimal visual impact on the existing building and surrounding campus. The design includes consideration for equipment placement, access routes, and security, while supporting the internal refurbishment works.

3.0 Existing Site

Kilburn Building is an existing faculty building within the Main Oxford Road campus. There are two main entrances one from the north alongside St. Peter’s House and a newer entrance created to the South off Wilton Street by University Place. The external enclosed area for the plant compound is accessed from the service road Wilton Street adjacent to the building, which provides direct vehicle and pedestrian route to the current plant and hardstanding areas.

4.0 Building Location

As the project is one of refurbishment, the building location and compound location remains unchanged. The compound area will be extended towards Wilton Street for the new plant required for the internal works.

5.0 Proposed Building Height

The project is a refurbishment of existing Ground Floor spaces and external areas the building height remains unchanged. The perimeter fence to the plant compound will be circa 2.45m – 3.2m high from external ground. The existing ground levels vary and are required to be maintained due to drainage and servicing with the new level access to the compound created by the adjustments in existing hard landscaping.

6.0 DISABLED ACCESS STRATEGY

The new refurbishment and design will be to DDA guidance and current Building Regulations approval, the disabled access and egress to / from the building will remain unaffected and level / ramped access is available to all main entrances and exits. Internal refurbishment will not affect the current main access and routes. The external exit ramp within the project boundary is to be removed and realigned to provide a level access and wider ramp removing the current single step off the ramp and allow for fire escape capacity to be achieved and level escape.

Access to the plant compound will be level access at gate locations only to the new compound floor and paving alterations undertaken to allow the compound to sit circa level to ground (at extremes) and up to 550mm above ground level for existing levels, drainage and weathering.

The new escape ramp to the rear service corridor has been switched to the opposite side of the doors to avoids services and new service trenches in the ground serving the new plant and the building. This will enable the ramp to avoid pinch points and access issues when both leaves are open. This will also provide level escape exit improving the existing step condition and with handrail, landing and level access. The existing cycle hoops will be located away from the exit along Wilton Street in front of the new planting beds and off main pedestrian routes to avoid possible obstructions and the revised ramp location.

7.0 BUILDING OPERATION AND MANAGEMENT

The majority of the works for the internal refurbishment can proceed independently of the existing operation, then broken through at the appropriate juncture; therefore, the building operation and management remain unchanged. The proposal for independent extract will allow for minimal impact on existing teaching spaces / building plant and external facades as noted.

External plant location will be easily accessible externally for maintenance and access / replacement in operation and during construction. It is independent of the building and can be connected via suitable underground trenches to be completed with external works.

8.0 SERVICING

The existing servicing aspects of the Kilburn Building will remain unchanged, and access to service areas and accessible parking bays will be retained. The location of existing 4no.bins will be relocated to a central waste storage zone currently utilised by Kilburn Building. These existing bins are currently under utilised by estates maintenance.

9.0 SECURITY

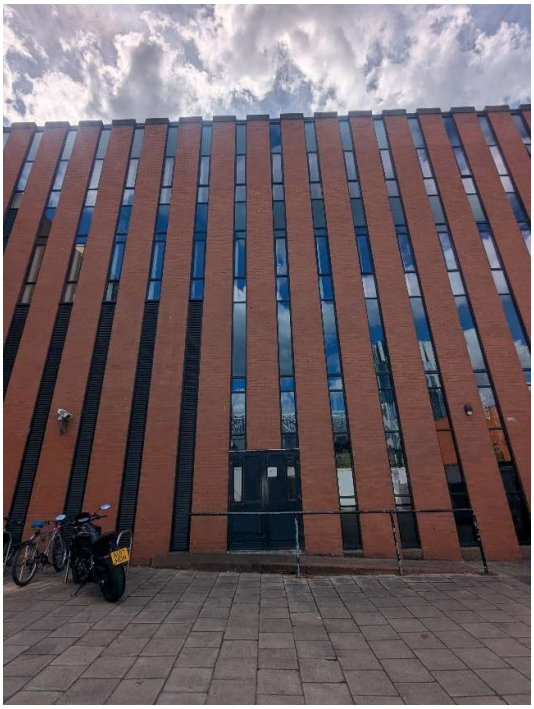
The security of the Kilburn Building will be unaffected by the works. With existing access control and Porters lodge retained to the building.

The proposed plant compound will have access gates with access control and 2.4m high perforated panels acting as a secure fence to protect and shield the external plant from views, damage, or vandalism, and to visually screen the units. Additional single CCTV post will be installed externally within the plant compound along the Northeast boundary to supplement existing security measures and include the plant compound areas within the fence.

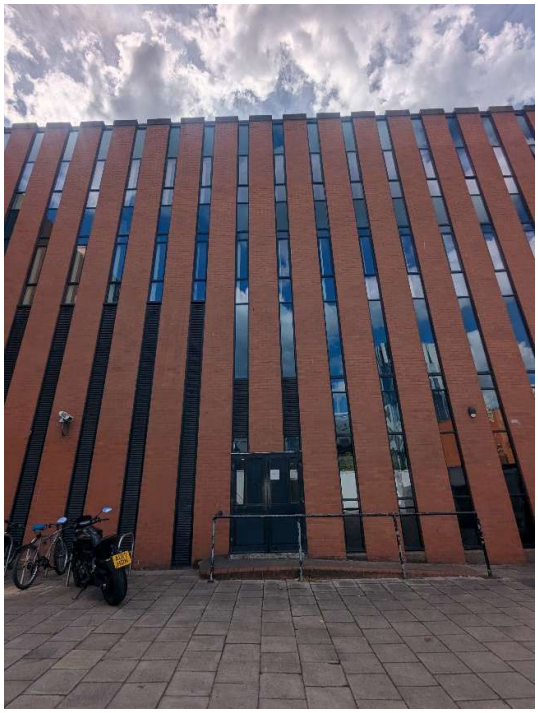
10. Elevational Treatment

The proposals include for two elements of work one to building elevations and the other plant compound as outlined in the briefing section.

Firstly, the façade alterations will require replacement of 4no glazed infill panels to windows (mid-level) above existing exit door on rear service road to louvered panels. The louvres would be installed within the existing window frames to match the existing façade pattern and would be colour matched to the relevant RAL 9005 Black so that they appear to blend into the elevation as part of the original design. The photo montage below shows the intended appearance before and after installation. This is intended to visually unobtrusive and in keeping with the existing facades. Alongside this the rear escape door shown under the windows is to be repainted / repaired in black to match existing door and windows. The ramp will be replaced and widened for fire escape uses and level escape, as part of the works with new satin stainless steel handrails as shown on the plans. This will allow the escape to comply with current standards and avoid pinch point / restrictions currently in place. All works will be undertaken with a sympathetic approach to match the original features.



Existing Rear Elevation



Proposed Rear Elevation with Louvre Panels

Secondly the rear plant compound is proposed for plant required for the internal refurbishment upgrades, the compound will be located within the service zone at ground level to the Northeast of Kilburn Building and side of Wilton Street Elevation. It will partly occupy the current redundant generator compound site and additional adjacent areas as noted on the Proposed External GA Plan. The plant units have been sized to be as compact as possible with acoustic ratings and individual housings commensurate with the allowable levels noted in the acoustic report, due to the proximity of nearby student residential units. The plant as noted on the plans will be mounted on self-contained plinths to a concrete ground slab formed as part of the works. The whole compound will be enclosed in a perforated metal panel fence with square cut holes that form a computing type pattern to link with Kilburn Building use in a black RAL 9005 painted finish with double and single access doors (in matching panels) for servicing and

maintenance. The elevation drawings show the existing and proposed appearance. Perforations are graduated from solid to void from base to head to allow privacy and additional screening to plant within.

The location proposed will be partially hidden from view along the main footpath on Wilton Street due to the set back and will appear to run up to the existing solid contractor compound fence beyond. A planting bed is located at either end of the compound to assist with existing levels and drainage and cycle hoops to Wilton Street to help screen and protect the fence from vehicle damage. The fence will be four sided for security and the eventual removal of the contractor compound in the future.

A sketch visual is noted below for existing and proposed. Along with the Existing and Proposed Site plans and Elevations within the submitted documents.



Existing Rear Compound View



Proposed Plant Compound Sketch

10.0 Sustainability

Materials are to be from a sustainable source whenever / wherever practical. The re- use of existing spaces for new refurbishment and existing plant / hardstanding areas and cycle hoops enhancing public realm are inherent within this proposal and sustainable principles. Existing paving and cycle hoops will be re-utilised within the scheme to reduce new materials to site and allow the proposal to blend into the existing landscape areas.

BNG requirements have added 2no. low level low maintenance planting beds to enhance site ecology and soften the fence line along the boundaries.

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