

160-161 Drury Lane, 4-6 Parker Street Design and Access Statement

Ben Adams Architects



May 2023



Contents

1.0	Project Particulars	7.0	Use and Layout
1.1	Introduction	7.1	Existing Plans
1.2	Local Experience: Ben Adams Architects	7.2	Proposed Plans
1.3	Local Experience: McAleer and Rushe	7.3	Terrace
		7.4	Plant Location
2.0	Site Analysis	8.0	Access
2.1	Location	8.1	Site Location Access
2.2	Conservation Area	8.2	Access to the Building
2.3	Local Characteristics	8.3	Access within the Building
2.4	Planning Context 2019	8.4	Service Access
2.5	Planning Context 2021/2022	8.5	Emergency Egress
2.6	Planning Context 2022/2023		
2.7	Community Consultation	9.0	Summary
2.8	Planning Statement		
3.0	Existing Building	9.1	Summary
3.1	The Site		
3.2	Existing Building		
3.3	Building Appraisal		
4.0	Design Approach		
4.1	Project Brief		
5.0	Scale and Amount		
5.1	Proposed Scale		
5.2	Proposed Amount		
6.0	Appearance		
6.1	Design Development		
6.2	Key Townscape Views		
6.3	Key Components of Design		
6.4	Materiality		
6.5	Materiality: In Detail		

Revision	Date	Description	Editor	Approved By
First Issue	22.05.2023	For Planning	FP	FP

Project Lead	Francesca Pont
Project Director	Francesca Pont
File Location	X:\Projects\22001-199\22034 Drury Lane-MRP\REPORTS PRESENTATIONS\Supplementary Reports\230518 Design and Access Statement
Client Contact	Angus Monteith, MRP

Section 1.0

Project Particulars

1.0 Project Particulars

1.1 Introduction

The building at 160-161 Drury Lane and 4-6 Parker Street, London, WC2B 5PN, is an existing office building located in the London Borough of Camden.

Ben Adams Architects have been appointed by McAleer and Rushe to prepare proposals to refurbish and extend the existing building.

The development takes account of the context in which the building is set in terms of its massing, its fabric, its use and its situation within a mixed use location within a Conservation Area in the London Borough of Camden.

The following works are proposed to the unlisted buildings at 160-161 Drury Lane, 4-6 Parker Street, located within the Seven Dials Conservation Area:

- New appearance at ground floor
- New fenestration throughout
- Replacement of 4th floor façade
- Additional 5th floor
- Extension to 2nd floor
- Removal of external fire escape

It is proposed to extend the existing building to provide an overall additional area uplift of 270 sqm of GIA.

This statement is submitted as part of an application for planning permission.

Please refer to the supporting documentation and reports. Gerald Eve have prepared a planning statement which should be read in conjunction with this report.



Aerial view of site looking East with site highlighted in blue (Google Earth)



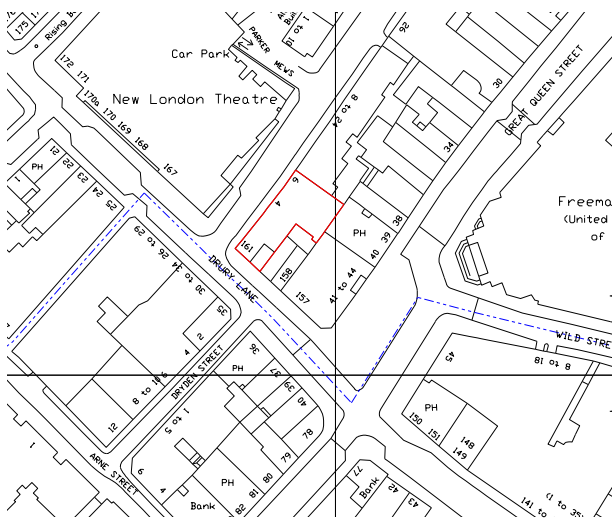
Aerial view of site looking West



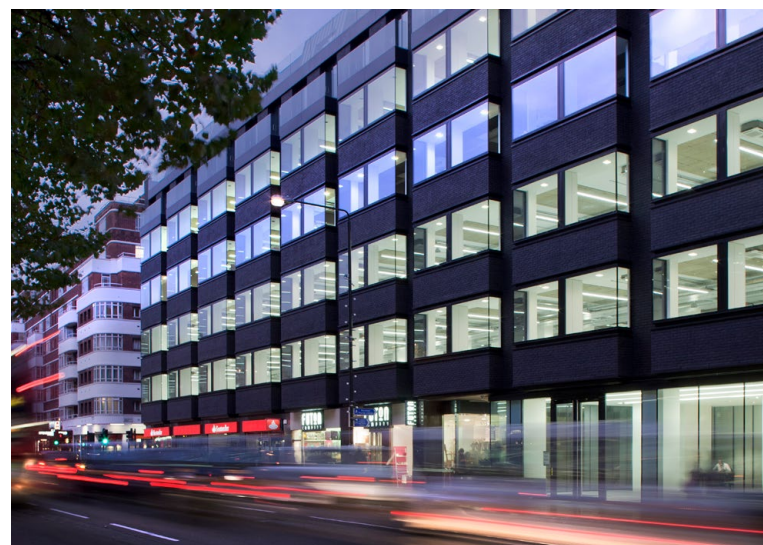
Aerial view of site looking North



Aerial view of site looking South



Site plan (nts)



1.2 Local Experience: Ben Adams Architects

Ben Adams Architects have designed and delivered many office refurbishments in Camden and other central London boroughs, including: Islington, Westminster, Hackney, the City of London and Southwark.

We work with clients to create attractive and sensitive retrofits that enhance the local environment.

<https://www.benadamsarchitects.co.uk/>

Some examples of our projects in LB Camden are shown here.

From top left, working clockwise:

Minerva House: Existing office building refurbishment and extension. Hatton Garden, LB Camden.

Glenilla Road: New build private house. Belsize Park, LB Camden.

Jamestown Road: Existing office building refurbishment and extension, new façade onto canal. Camden Town, LB Camden.

Victory House: Existing office building refurbishment and extension. Tottenham Court Road, LB Camden.

Macklin Street: Existing office building refurbishment and extension. Macklin Street, LB Camden.



1.3 Local Experience: McAleer and Rushe

McAleer & Rushe is a design & build contractor that has operated throughout the UK & Ireland for in excess of 50 years. With offices in London, Belfast and Cookstown, the company specialises in the development of high quality buildings within the office, hotel, and student accommodation sectors. They also have experience of refurbishment and new build within built up areas of central London.

<https://mcaleer-rushe.co.uk/>

Hub by Premier Inn, Spitalfields

Situated within the Fournier Street and Brick Lane conservation area this project involved the demolition of an existing supermarket and the construction of a new 189 bedroom hotel with ground floor retail space on Brick Lane.

Yalding House, Fitzrovia

Located on Great Portland Street, the redevelopment of Yalding House for British Land comprises the comprehensive refurbishment of a 1930s office and former BBC Radio Studios. Works included the addition of a new core into a redundant lightwell in order to modernise the circulation of the building. The refurbished building provides 23,000 sq ft of contemporary office space and 6,000 sq ft retail. The offices are spread across 6 floors, with the newly constructed upper level boasting a terrace and a new mezzanine floor.

The Cursitor Building, Chancery Lane

The redevelopment of The Cursitor Building involved transforming and extending a dated existing office building on Chancery Lane. The project includes 7,000 sqft of new office and a 3,225 sq ft retail unit. The project included the demolition of the existing top floor, removal of the existing dated façade and the major reconfiguration of the core and structural frame. The new modern façade surrounds a full fit-out to the core areas and CAT A fit-out to the office spaces.