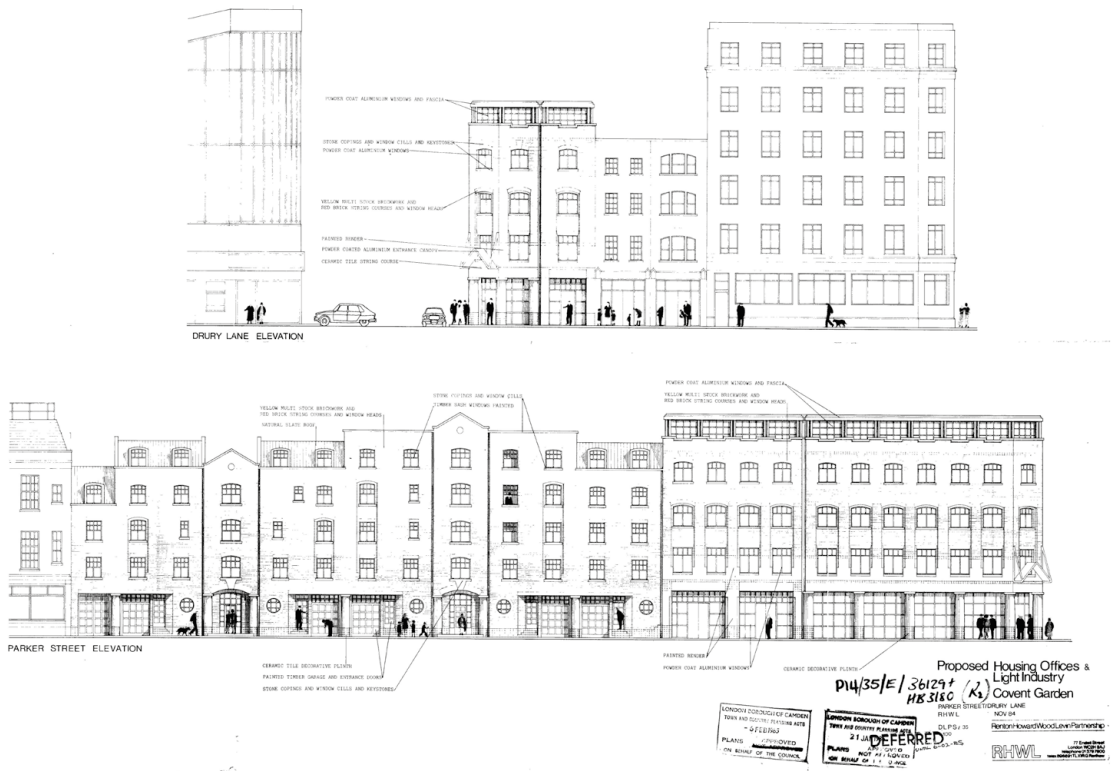


Section 3.0

Existing Building



Photograph of existing building (2022)



3.1 The Site

The site is formed of several addresses, 160 and 161 Drury Lane (seen on the left as J+J Hall Newsagents and Miss Edwina respectively) and 4-6 Parker Street (behind the fence to the left of the below images).

The historic buildings contained three separate retail units on the ground floor and were likely to have been utilised as residential accommodation on upper levels.

The existing building was built in the 1980's and was part of a wider development which included residential properties on Parker Street.

Top left: Rear of 158, 159 and 160-161 Drury Lane
Top right: Corner of Parker Street and Drury Lane
Bottom left: View along Parker Street towards Drury Lane
Bottom right: Planning elevation from 1980's



Parker Street elevation



Parker Street elevation with columns



Existing main building entrance, Drury Lane and Parker Street.



Views along Parker Street



View along Drury Lane looking North

3.2 Existing Building

The existing building group designed and constructed in the 1980's (residential + office) acknowledges the post modern style of the time. The buildings share some design elements (eg brick and external columns at ground floor), however the scale and proportion of the buildings are different.

When compared to the adjacent residential, the existing building is more monumental in scale. It has larger window openings throughout, is taller and has a consistent parapet line when compared to the undulating façade of the residential block.

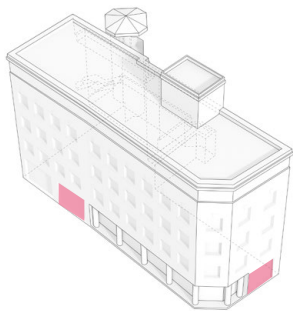
The scale of the ground floor in particular is 'commercial' in scale. Tall door openings contrast with the domestic scaled doors which are located up a short flight of stairs.

The existing building is a five storey purpose built office building with one small floor of basement. The building occupies a small and narrow site along Drury Lane and Parker Street.

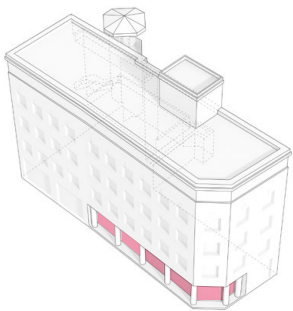
The existing building has a strong brick façade with a render base and an external colonnade to the Drury Lane addresses. There is a 4th floor with a dark brown cladding. The 4th floor has recessed windows and the roof aligns with the façade below.

The building occupies a corner site, but has a weak street presence and the existing building does little to acknowledge its corner location.

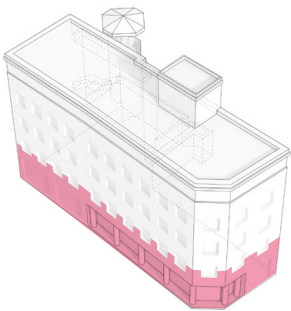
The building overall does little to enhance Drury Lane, it is of little architectural merit and has a tired appearance.



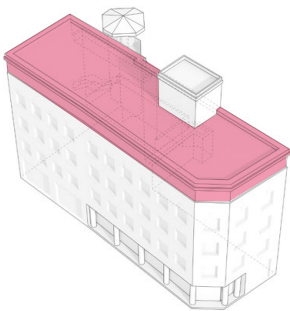
Poor/small retail frontage: Only half of the Drury Lane façade is retail.



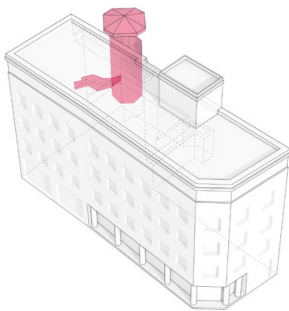
Recessed ground floor frontage: Creates ledges for antisocial behaviour.



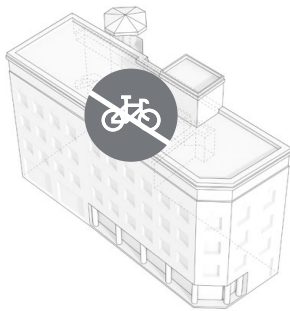
Lack of hierarchy: The half height render band is not characteristic of the conservation area.



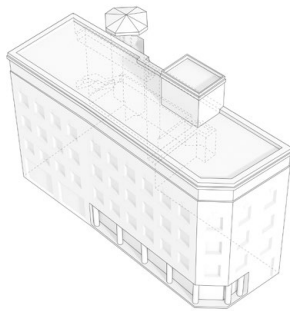
4th floor design: The castellated appearance and the materiality externally is not characteristic of the conservation area.



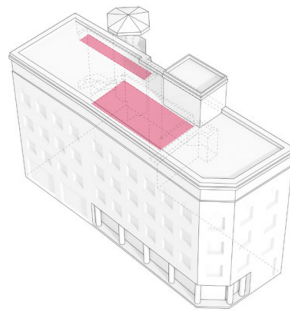
Escape stairs: The rear of the building has two unsightly fire escapes.



End of trip facilities: There are currently no formal end of trip facilities in the building.



Poor energy rating: The existing energy rating of the building is D.



Rear Terraces: The existing terraces at the rear of the building offer opportunity for improved amenity.

Constraints and opportunities of the existing building

3.3 Building Appraisal

McAleer and Rushe instructed Ben Adams Architects to review the existing building as it is currently predominantly vacant, except for one floor of offices occupied by MacAleer and Rushe.

The existing building has been reviewed by the consultants and client, the following strategy has been developed. The brief for the building has been created from this building appraisal. It is described in more detail on the following pages.



Poor/small retail frontage:

Only half of the Drury Lane façade is retail.

The character of the wider context of Drury Lane is that of a street with an active and open frontage at ground floor and is dominated by retail units.

The existing building has a large reception and the one small retail unit on Drury Lane doesn't contribute to this vibrant street scape. The existing reception is also disproportionately large for this relatively modest sized building reducing the retail frontage available.

In addition, the Drury Lane elevation is dominated by columns on a very short elevation, creating additional visual clutter and reducing the active frontage further.



Recessed ground floor frontage:

The step up, recess and overhang at ground floor level create a series of ledges for antisocial behaviour. The inset to the façade creates ledges for litter and rough sleepers.

This recess was discussed with the neighbours at the community consultations and the removal of this inset would be welcomed.



Lack of hierarchy:

The half height render band is not characteristic of the conservation area.

The half height render band contributes to a lack of hierarchy in the existing building façade .

The weak corner entrance to the offices is recessed and has an anonymous design which is not instinctive to use. The windows on the corner are the same as those found elsewhere in the building and are not characteristic of other corner buildings in the area which often have a characterful design at the corner.



4th floor design:

The castellated appearance and the materiality externally is not characteristic of the conservation area.

The brown cladding and recessed windows create the appearance of a very dark solid mass at 4th floor.

The design of the existing 4th floor is unsatisfactory as an internal working environment as the existing cill height is c. 1.4m above floor level. This is above the eye line of somebody seated at a desk.

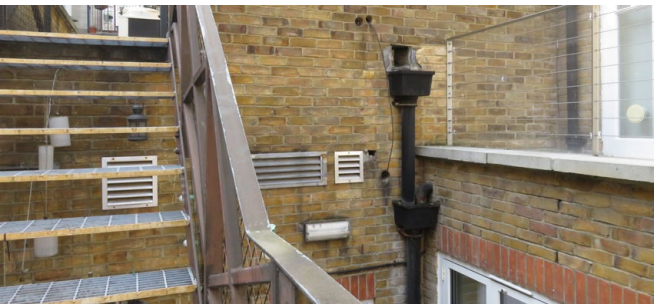


External fire escape:

The rear of the building has a large and very unsightly metal fire escape which is four storeys high. Despite management measures including netting, the structure harbours pigeons.

The roof of the structure (required for Building Control compliance) creates shade on the adjoining property façades and gardens.

This fire escape route (for office tenants only) runs across the neighbouring residential gardens. The steel stair creates a sense of enclosure to the adjoining residences.



End of trip facilities:

There are currently no formal end of trip facilities in the building.

Some of the existing un-let space is used as ad-hoc bike storage and shower space. The only accessible shower is located within the reception.



Poor energy rating:

The existing energy rating of the building is D.

The existing building roof and windows offer opportunities for improvement alongside more efficient plant installations.

The client wishes to upgrade the energy rating as part of the works.



Rear terraces:

The existing terraces offer opportunity for improved amenity.

An existing large terrace is located at 1st floor level. It is a private terrace for the 1st floor occupants. There are currently no tenants on this floor and the terrace is therefore not currently in use.

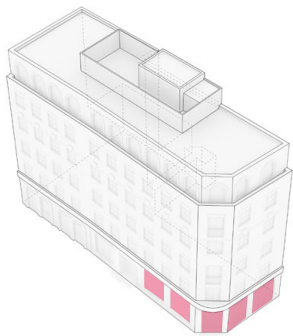
Additionally the terrace provides a transition between the external fire escape tower and the final fire exit via the adjacent Market House property.

There is a small external terrace at 4th floor. It is currently not in use.

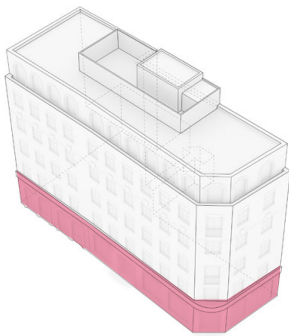
Section 4.0

Design Approach

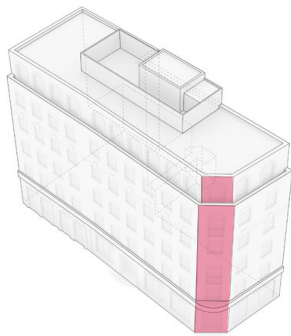
4.0 Design Approach



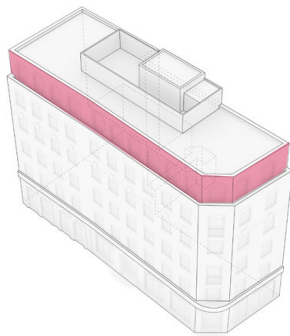
Activate the ground floor: By increasing the size of the retail unit and wrapping the unit around the corner of the building on to Parker Street.



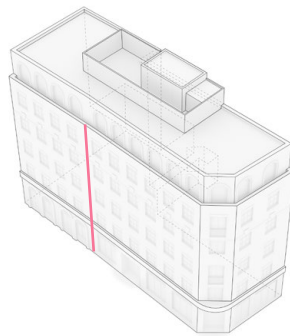
Improve the external appearance of the ground floor: By removing the columns and changing the materiality.



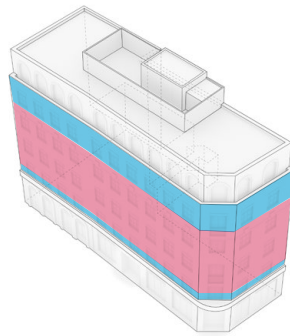
Express the design of the corner: Make use of the corner entrance and activate the corner architecturally.



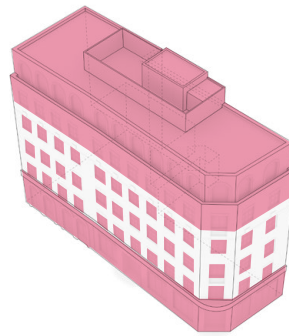
Extend the building by one floor: To respond to the conservation area and to create a characterful roof extension design.



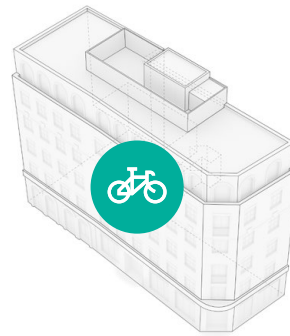
Create more variety in the existing elevation: By reviewing the design of the different site components and street contexts (Parker Street and Drury Lane).



Retain the brick elevation on the main façade : Replace the existing 4th floor façade with a brick façade alongside infill at 1st floor level, thus extending the existing warehouse aesthetic.



Improve the energy performance of the building: By upgrading the windows, roof, cladding and plant equipment.



Provide dedicated bike storage and end of trip facilities: Accessible and well planned out space on the ground floor.

4.1 Project Brief

A substantial refurbishment internally and externally is required to the building prior to its re-letting.

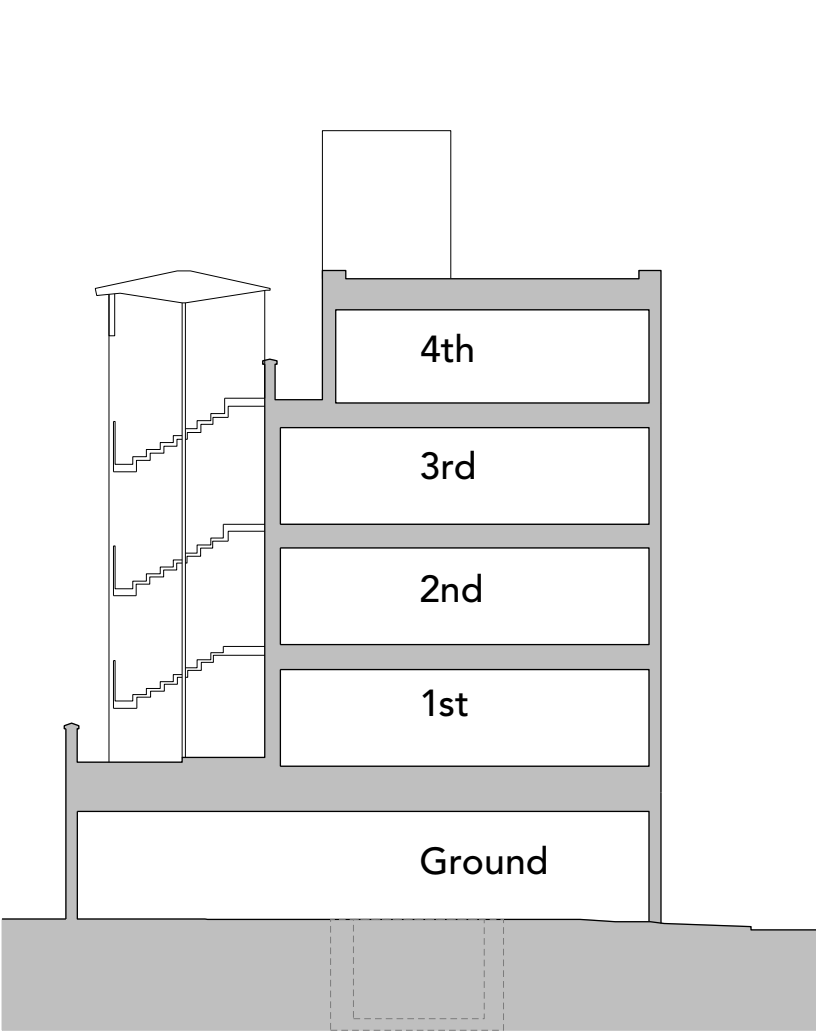
The project brief was developed from the building appraisal and is outlined above.

It is described in more detail in the following sections of the report.

Section 5.0

Scale and Amount

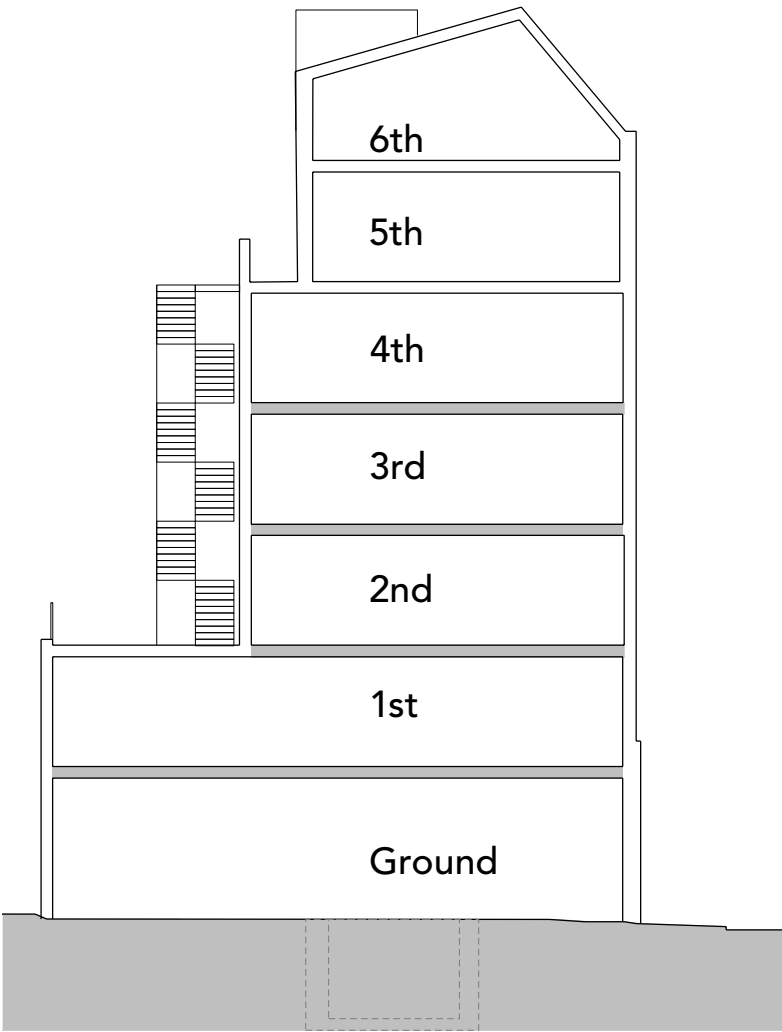
5.1 Proposed Scale



Existing Section

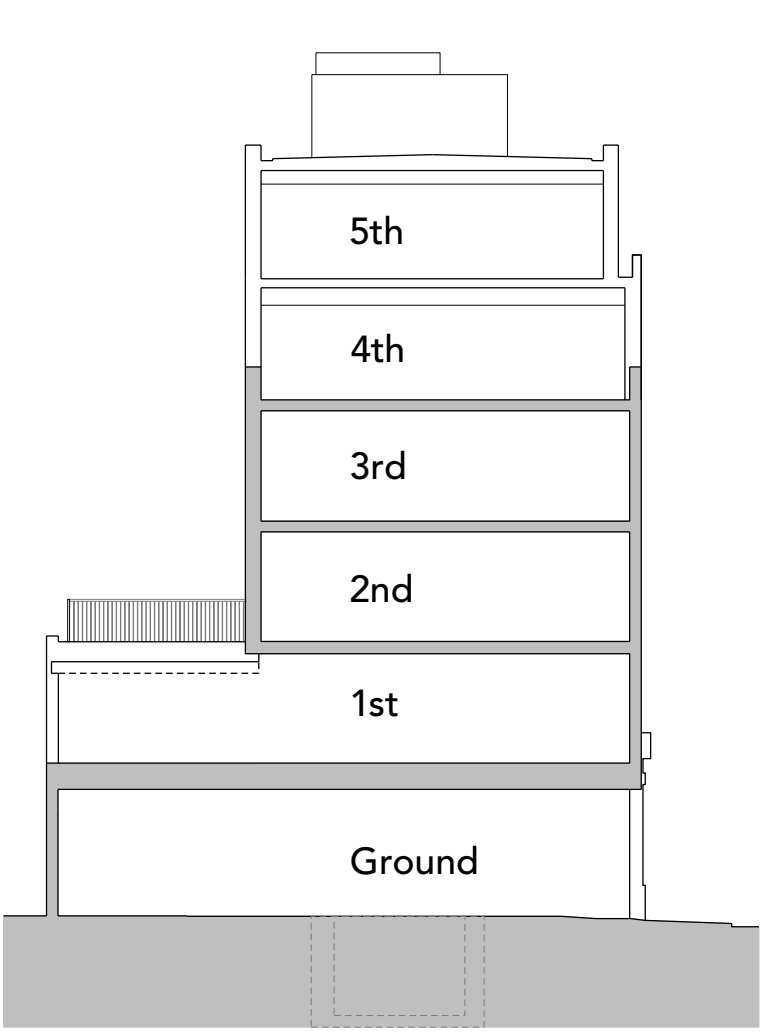
This section is taken through the rear of Parker Street. It shows the ground-4th floors and the lift over run. Additionally it shows the unsightly rear fire escape that dominates the back of the building.

- Existing building/retained
- Proposed new



Consented Section

This shows the proposed section as consented in 2019, designed by Ian Chalk Architects. It shows the permitted ground-6th floors and the lift over run. This design reconfigures the rear fire escape and extends the first floor. This design provides a 100% new façade to Drury Lane and Parker Street.



Proposed Section

This shows the proposed section. Mirroring the consented design, the proposal extends the first floor to the rear. A small extension is proposed at 5th floor, and the fire escape is removed. No 6th floor is proposed as this would require significant structural alterations and fire engineering. It is proposed to retain the brick façades to Parker Street and Drury Lane reducing construction disturbance (length and demolition noise) as well as reducing construction waste.



Area Schedule

All areas are approximate

Project	Project No.
Drury Lane MRP	22-034
Date	Purpose
22/05/2023	PLANNING

Gross Internal Area (GIA) Summary By Use					
Floor	Use	Area	Existing sqm	Proposed sqm	Change sqm
All	E Office	GIA	1,167	1,402	235
All	E Retail	GIA	54	89	35

Gross Internal Area (GIA) Breakdown By Floor and Use Class					
Floor	Use	-	Existing sqm	Proposed sqm	Change sqm
-1	E Retail		25	25	0
0	E Office		245	219	-26
0	E Retail		29	64	35
1	E Office		227	276	49
2	E Office		228	228	0
3	E Office		227	227	0
4	E Office		214	223	9
4M	E Office		15	0	-15
5	E Office		11	204	193
5M	E Office		0	9	9
6			0	16	16

Notes:

1

These areas have been prepared for our client, Macleer and Rushe, are approximate only and have been measured from Planning Drawings. The base for these drawings is record information prepared by others, whose accuracy cannot be verified. Do not scale from drawings.

2

All areas are approximate and subject to survey verification by RICS accredited measurement professionals.

3

Gross External Area (GEA), Gross Internal Area (GIA) and Net Internal Area (NIA) are measured and calculated generally in accordance with the RICS Code of Measuring Practice. These areas should, however, be verified by an RICS accredited measurement professional.

4

Areas have been calculated in metric units to the nearest square metre and converted to square feet using the conversion factor 10.7639, rounded to the nearest 100sqft.

5

Construction tolerances, workmanship and design by others may affect the stated areas.

6

The existing building may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas.

All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design development and construction processes.

5.2 Proposed Amount

The existing building is Class E throughout. There are no proposed changes to the use.

The proposed uplift in overall accommodation is 270 sqm of Gross Internal Area (GIA).

Existing Area Summary GIA	
Class E Office	1167 sqm
Class E Retail	54 sqm
Total	1221 sqm

Proposed Area Summary GIA	
Class E Office	1402 sqm
Class E Retail	89 sqm
Total	1491 sqm
Change	270 sqm