The Lantern

Euston, NW1 2PL

Design, Access and Conservation Statement

Rev D
11.08.2023

Introduction

The site is located in Euston in Camden Borough at 75 Hampstead Rd, London NW1 2PL. It is a 9 floor office building with a main entrance and reception fronting Hampstead Road. The building is not situated within Camden's conservation area and does not sit joining or adjacent to any marked listed buildings. The building was completed late 2022.

Bauer Media intends to relocate their suite of broadcast radio studios to levels 2 and 3 of the premises and therefore require an uninterruptible electrical supply to support their continuous operation.

In the event of a power outage, Bauer Media is proposing to install a battery array with the capacity to support the operation for a maximum of 90 minutes. In order to support the operation during power outages longer than 90 minutes, an emergency generator is required.

The building is served by an existing landlord generator, however the design capacity of this system is limited to support only the common life safety systems in the building and is not suitable for the load required by Bauer Media. The proposed arrangement mirrors the principles of the existing Landlord generator, with the unit located in the basement, air supply and extract at ground floor level, and exhaust flue at roof level. Other locations in the building were not feasible due to the noise impact on neighbours or constraints within the building for sufficient air supply.

As a result of installing an emergency generator some minor external works are required as set out below:

The proposed minor alteration involves the replacement of a linear grille above one of the retail units fronting Drummond Street and removing a door to integrate an external louvre.

In addition, a new flue is proposed at roof top level in the same location as the existing roof plant.

In summary, the proposed external alterations take into account the character, design of the property and its surroundings.

Full details of each of these proposed works are set out in this Design and Access Statement.

Google Map Street view of existing front from Drummond Street Elevation

Photograph of existing front from Drummond Street Elevation

View of existing door and grille from Drummond Street

The statement should be read together with the Planning application drawings.

Design Principles

The design principle is to replicate existing building design that has already gained planning approval previously. The design encompasses the replacement of a linear grille, door to the front facade and new flue to the existing roof plant.

The new grille will look to tie in with the grille currently in place, with slots to provide the required free air for extract. The door being removed will be replaced with a new louvre - the top section will have a hexagon mesh design, the lowest section will be solid to prevent pests and will be part of weather proofing design.

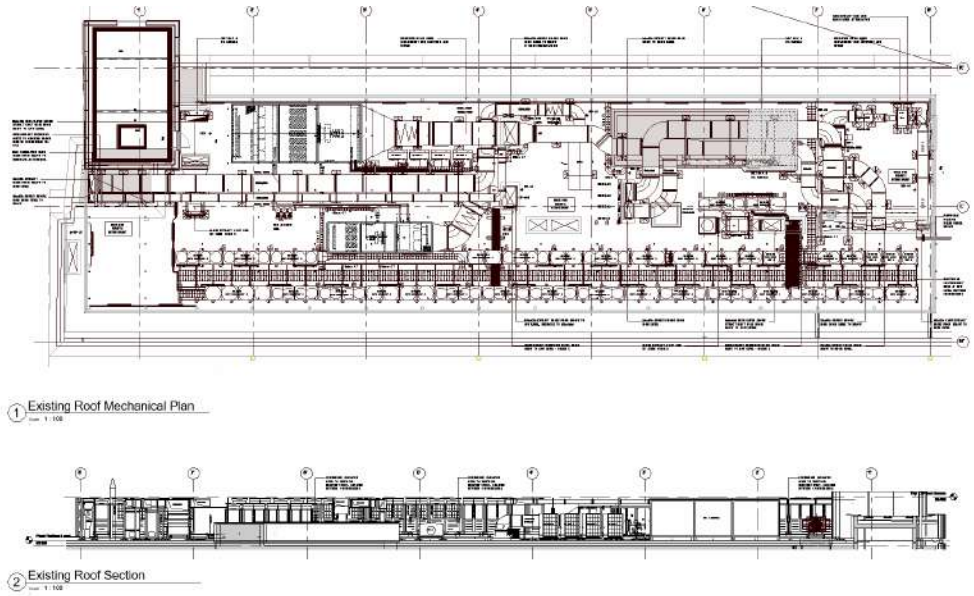
The new louvre with a frame designed will be in the same style as what has already been installed with the same RAL colour finish so that it remains in character for the building.

The new flue will be located at rooftop level on the existing roof plant. The proposed flue will be stainless steel finish which is in keeping with other existing equipment on the roof plant. The diameter of the flue will be circa 185mm and the height will be circa 3m from the waterproof membrane of the existing roof plant level - around 1m above the top of the existing roof plant screen. The height of the proposed flue would be at a height where there would be no risk of inhalation by humans and also directionally over 4 metres away from any sensitive receptor (i.e. supply air systems).

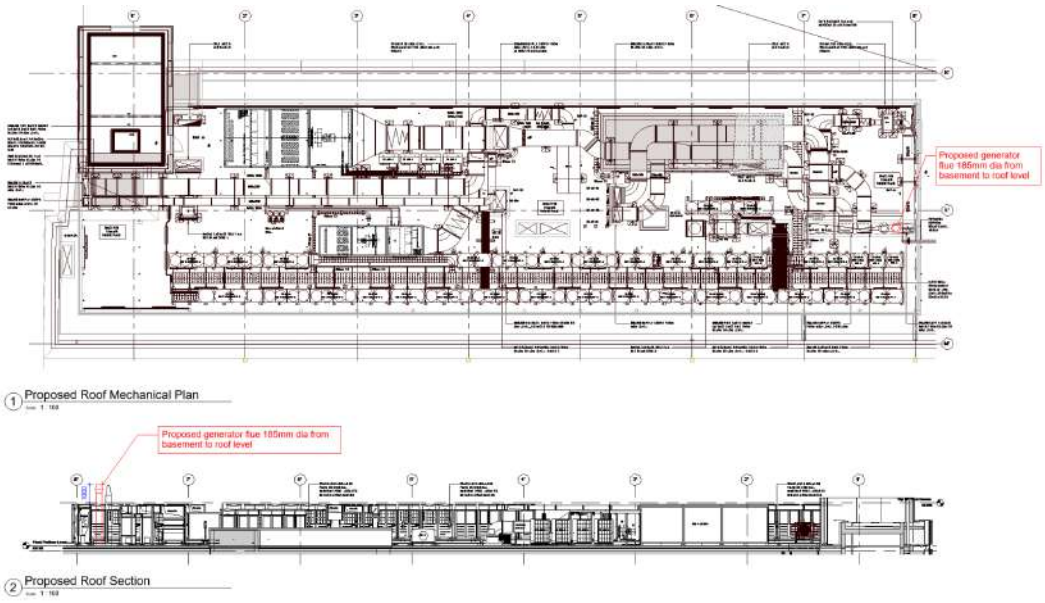
Existing linear grille to high level for both images.

Solid panel with frame design (left image) and hexagon mesh louvre with frame design (right image) on Drummond Street.

Google Map Street view of existing Drummond Street Elevation showing grille and louvre frame design.



ABOVE - Extract of drawing showing existing roof plant in plan and section: 20122-PL-008-Existing Roof Plan and Section



ABOVE - Extract of drawing showing proposed flue location on roof plant in plan and section: 20122-PL-009-Proposed Roof Plan and Section

Appearance

The linear grille and louvre are the only two elements looking to be replaced as part of the upgrade of the building, materials are to be the same as previously installed to keep the architectural integrity of the existing building. The new grille and louvre maintain the same size aperture as the existing.

The finishing of the proposed new grille and louvre are to be Hot Zinc Sprayed and PPG RAL 1035 to match existing.

In regards to the proposed flue, the existing roof plant is set back from the building perimeter and parapet. Hence, the proposed new flue would not be visible from street level.

Street view of junction between Drummond Street and Hampstead Road, showing existing roof plant is set back from roof parapet and so the proposed flue should not be visible from street level.

Access

As there are currently 2 access doors to the retail unit from Drummond Street, removing one door to create a louvre does not adversely affect the accessibility into or out of the building.

Access to the existing roof plant remains the same as existing from the existing stair core.

Retail unit Net Internal Area

In terms of total retail unit NIA of the building, currently Lower Ground Floor measures circa 306 sqm and Ground Floor measures circa 568 sqm. The new Riser connecting Ground Floor and basement back up generator measures circa 4.6sqm. Overall reduction of retail NIA is circa 0.53% which is very insignificant.

Basement Net Internal Area

The generator room at basement level measures circa 26sqm. This would equate to a reduction of flexible office or community use NIA by 0.08% which is deemed insignificant.

Conclusion

The design team has been actively working on this considered project for the last couple of months to make sure that this proposal offers a high quality design that is in keeping with the existing building, and will continue to make valuable and positive contributions to the local and surrounding areas.