



101 BAYHAM STREET

DESIGN & ACCESS STATEMENT

REV 02

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1.0 PROJECT SUMMARY

1.1 PROJECT INTRODUCTION

The proposals set out within this document are for a refurbishment and extension of the existing office building at 101 Bayham Street.

The proposed refurbishment will positively reposition the building within the office market and enhance its setting within the Camden Town Conservation area. The refurbishment seeks to extend the usable life of the building through the delivery of high quality, future proofed office space to meet modern occupational demands. As a result, the proposals will promote both growth in the number of jobs and generate greater investment in the local area.

The scheme, located just outside the boundary of Camden Town Centre and within the Knowledge Quarter, realises the need and desire for more engaging and active frontages within the local context.

The proposal seeks to sensitively refurbish the facade to preserve and enhance the character of the Conservation Area, while simultaneously tidying up the roofscape through the screening of the plant area. The overall environmental performance of the building will be significantly enhanced through fabric, and system improvements. Accessibility throughout the building will be significantly improved with internal ramped access from the main entrance and the provision of accessible WC facilities on every floor.

1.2 THE DESIGN TEAM

Client:	Railpen
Architect:	Henley Halebrown
Planning Consultant:	Savills
Heritage:	The Townscape Consultancy
Project Manager:	Gardiner & Theobald
Structural Engineer:	Price & Myers
M&E Engineer:	Max Fordham
BREEAM Assessor:	Max Fordham
Acoustic Consultant:	Max Fordham
CDM:	TFT Consultants
Quantity Surveyors:	Currie & Brown
Right of Light Consultant:	EB7

1.3 CLIENT INTRODUCTION

The applicant is the Railway Pension Investments Limited (Railpen); responsible for one of the largest and longest established pension funds. Railpen is trusted with the safe keeping and investment of a circa £34 billion fund on behalf of its 350,000 members who are connected to the railway industry.

Railpen supports members of the railways pension schemes throughout their careers and beyond into retirement; providing an empathic and caring service whilst investing and safeguarding assets on their behalf.

Railpen takes a holistic view, focusing on how it serves members today and how it can positively impact the communities and world they will retire into. In this sense with the acquisition of 101 Bayham Street in 2022, Railpen has an opportunity to generate a refreshed, forward looking, sustainable asset, for the continued long term benefits of its members and the local community whilst continuing to uphold the global reputation of this London business community.

Railpen is a responsible investor with respect for the environment, social responsibility and good governance, all of which are a key part of its DNA. Railpen believes that financial and sustainability outcomes are not mutually exclusive – they are complementary and integral to protecting its members' interests over the long term.



Railpen own the site at 101 Bayham Street



Proposal for Betjeman House, Cambridge

RAILPEN

1.4 HHBR INTRODUCTION

Henley Halebrown

- Shoreditch based architecture practice, established in 1995. Experience designing award winning office, education, healthcare, residential and arts buildings
- 'Adaptive Reuse' has been a continuous theme throughout the work of the practice, our thoughtful approach to the reuse of buildings has been recognised by many awards over the years, these include:
 - 'Talkback'
Best In Europe - Office 2004
RIBA Award 2002
 - De Beauvoir Block
Civic Trust Award Commendation 2019
RIBA Award 2018
AJ Retrofit Award Office of the Year 2018
BCO Award shortlist 2018
 - Lazslo
AJ Retrofit Award Workplace of the Year 2022
 - 98-100 Beauvoir Road
AJ Retrofit Award Workplace of the Year 2023



The Henley Halebrown team on the Perseverance Works Roof



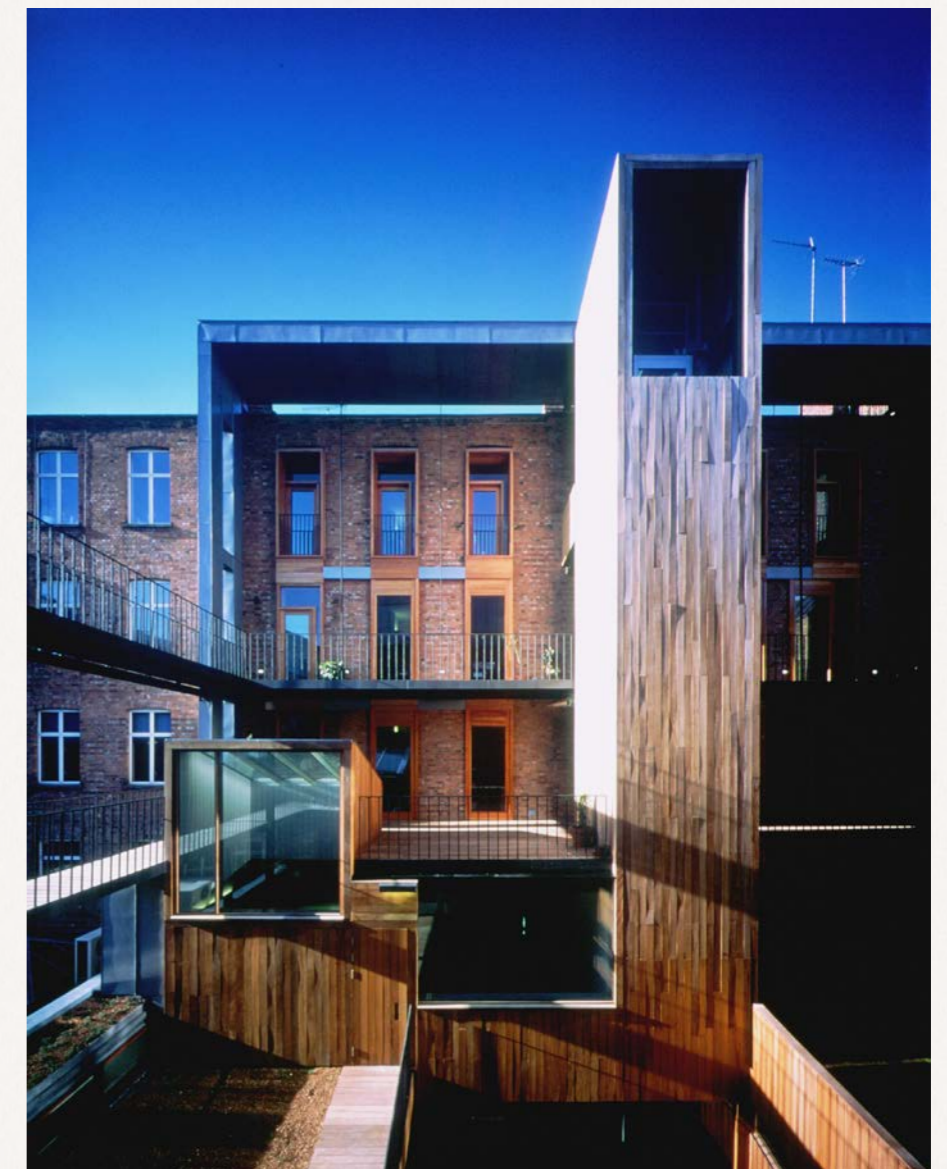
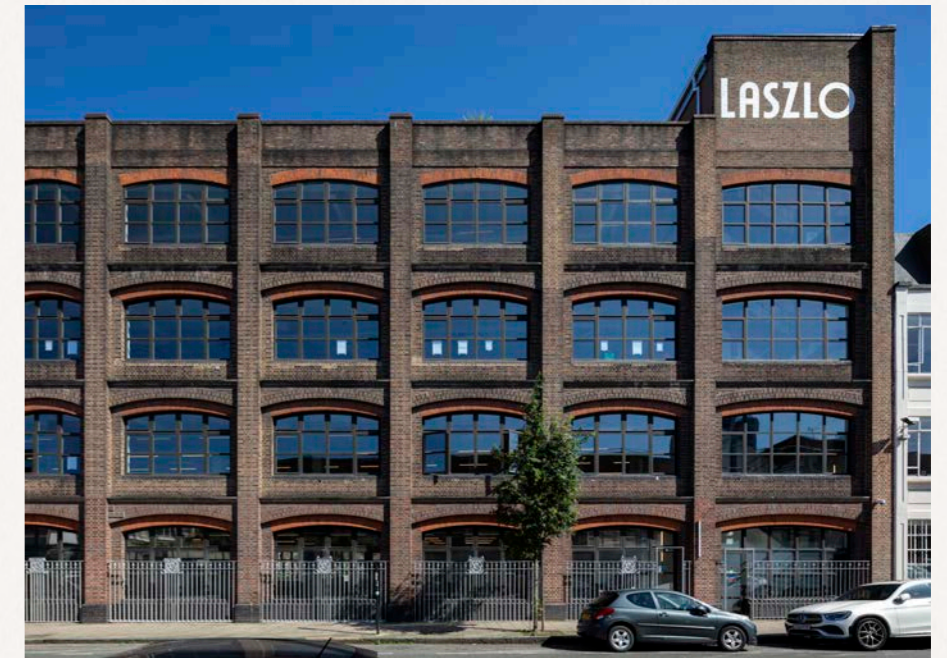
Physical model making forms an integral part in our design development process, complementing our efficient use of BIM practices.

1.4 HHBR INTRODUCTION

Adaptive Reuse

- We strive for continuity, particularly in our adaptive reuse schemes
- Old buildings have a voice. Their adaptation and reuse can strengthen that voice
- Each design for reuse combines new elements with careful restoration
- Character comes from revealing the bones of the original building, which remain largely intact, enhanced by new ideas. The design and materials are always informed by the original building
- We adopt craft-based, low-tech building techniques, that indicate how elementary the construction of an office or workplace might be
- Sustainability lies at the heart of our work, a theme that is integral to adaptive reuse. We aim to improve the fabric performance of existing buildings, seek ways in which existing parts of the building could be repurposed or recycled and retain as much of the existing fabric as possible.

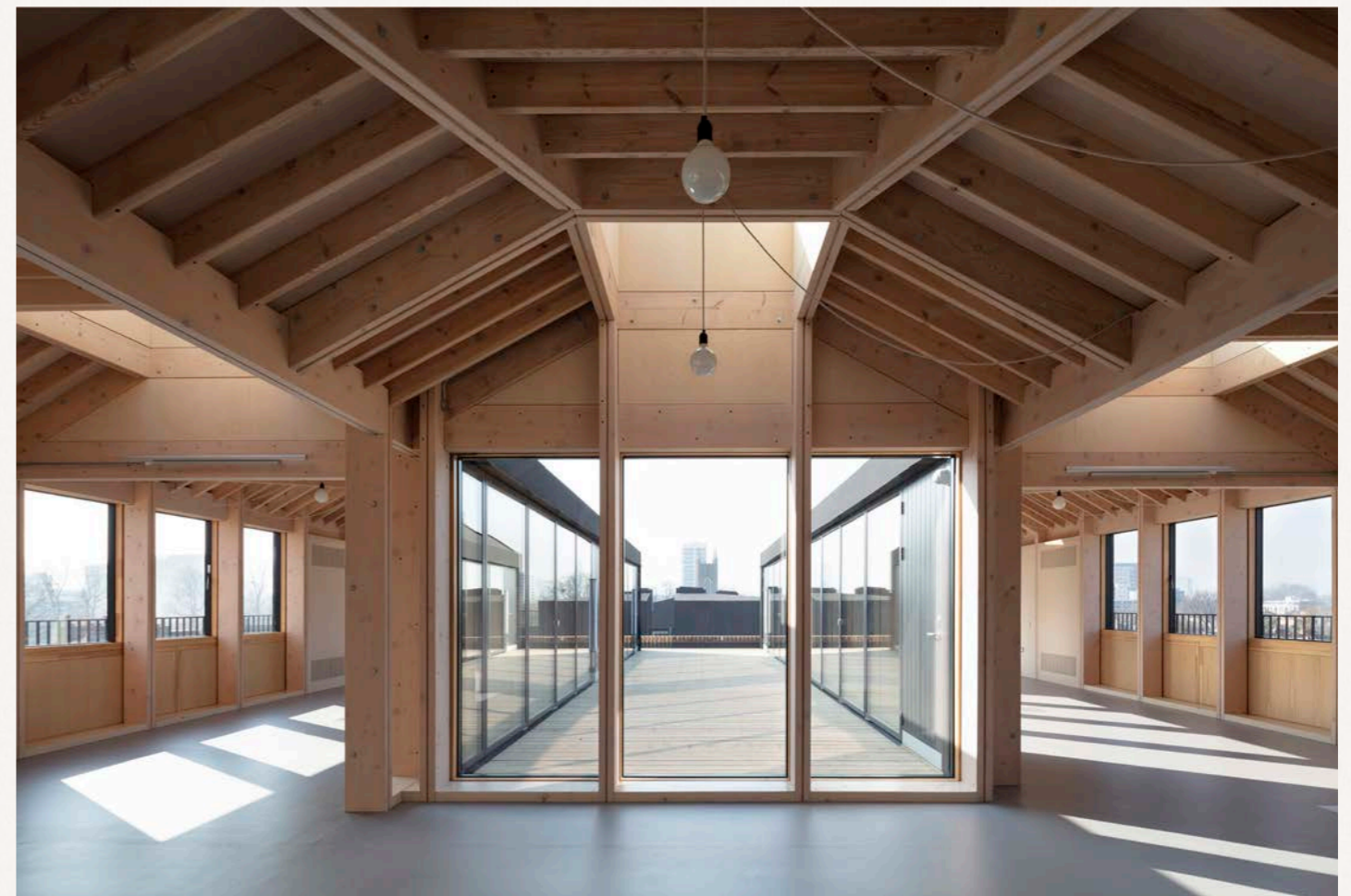
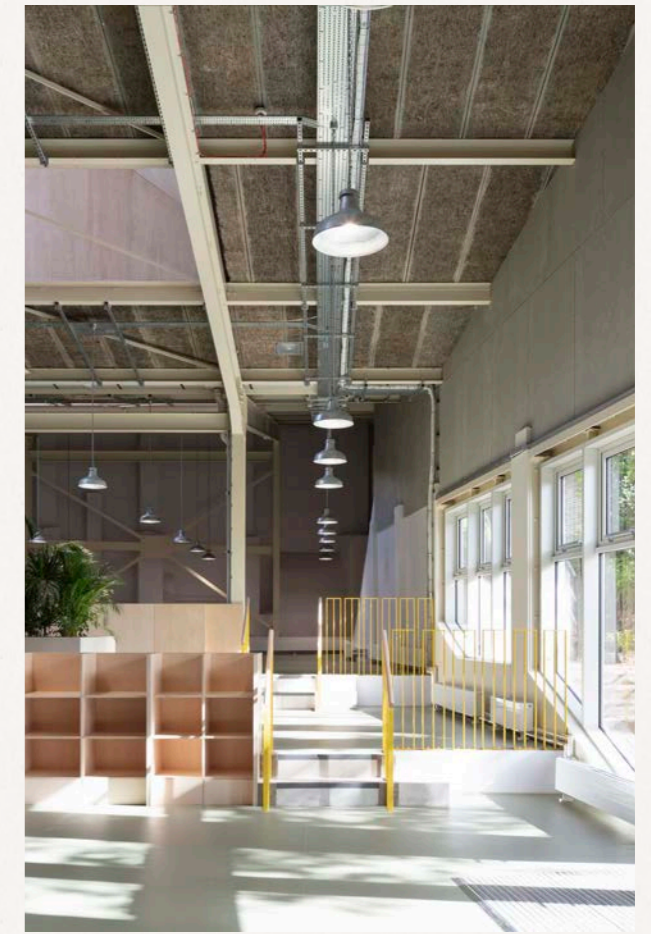
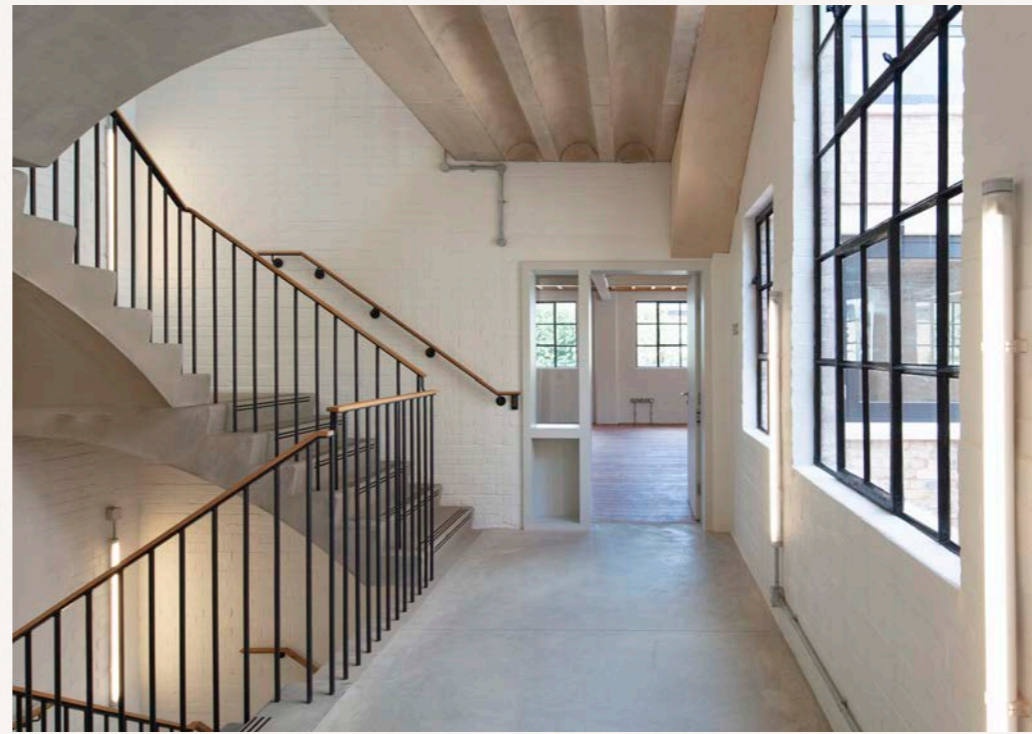
The Laszlo, 2021:
Reuse saved 80 years of operational carbon
Improved fabric reduced annual carbon emissions by 47%



1.4 HHBR INTRODUCTION

Design for A Sustainable Future

- We are experts in designing working environments.
- Collaborative practice-based research with universities such as UCL and think-tanks has enabled us to better understand how people interact, learn and develop within an office environment and this has directly informed our approach to office design
- Working environments are often alienating, open plan, air-conditioned and artificially lit spaces creating a banal working environment
- Our work for Talkback TV, and at the De Beauvoir Block, The Poppy Factory, 98-100 De Beauvoir Road, The Laszlo and Barge House all demonstrate that this does not need to be the case. All show intimately scaled, naturally lit and ventilated spaces, enlivened by characterful views over the city and/or green spaces, each one creating an attractive working environment.
- We always work in a creative and collaborative manner to maximise value for our clients.



1.4 HHBR INTRODUCTION

Working in London

Henley Halebrown has extensive experience working in sensitive contexts throughout London, our projects have been recognised with several prestigious awards including twice being shortlisted for the RIBA Stirling Prize. Below is a summary of three recent award winning projects:

Hackney New Primary School and 333 Kingsland Road

- RIBA Neave Brown Award 2022
- RIBA Stirling Prize shortlist 2022
- Civic Trust Award 2022
- Design of the Year, AJ Awards 2021
- Housing Design Award 2021
- Urban Regeneration, Brick Awards 2021

Taylor & Chatto Courts and Wilmott Court

- RIBA National Award 2023
- National Panel Special Award, Civic Trust Awards 2022
- Housing, New London Awards 2021

Chadwick Hall

- Fritz Höger Silver Award 2020
- EU Mies Award nomination 2019
- RIBA Stirling Prize shortlist 2018



Hackney New Primary School & 333 Kingsland Road



Taylor & Chatto Court



Wilmott Court



Chadwick Hall