

### 3.5 Internal wayfinding signage fixed to wall

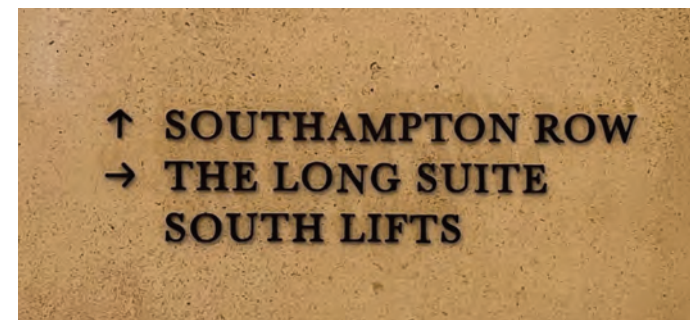
Wayfinding within the building follow the same approach of what has already been installed.

Proposed is a mix of modifying existing signage, new freestanding display screens and new signage either fixed to existing or new internal glazing / walls.

The first two images to the right show two instances of existing signage. Individual letters and symbols are attached to the existing fabric of the building using removable adhesive. This is already what is done within the building and we wish to follow suit.

We have a wayfinding strategy, extracts can be seen to the right, wherever possible we propose to adapt what is already within the building or add to the current style and signage to direct people to the new areas of the building. Adding to the existing is a more sustainable solution.

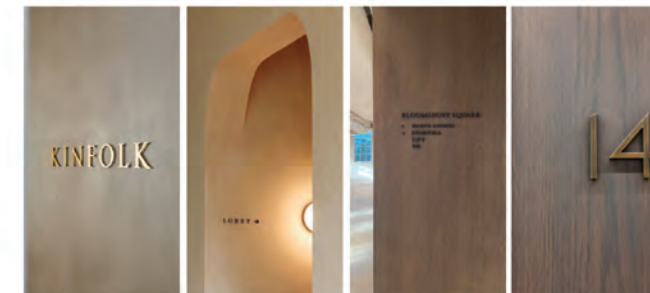
A full wayfinding document accompanies this DAS and illustrates all the wayfinding signage proposals for the building.



## MAIN SIGNAGE STYLES

**INSPIRATION:**

INSPIRATION



Victoria House, London - 22.00

Corstorphine &amp; W

### SIGNAGE SIZES & GENERAL HEIGHTS

ALL FONTS - BASKERVILLE OLD FACE

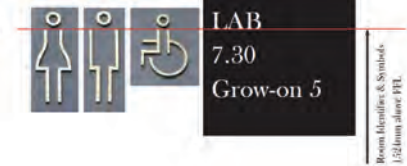
Size 5 700mm

Size 4 150mm

Size 3 75mm

Size 2      50mm

Size 1 20mm

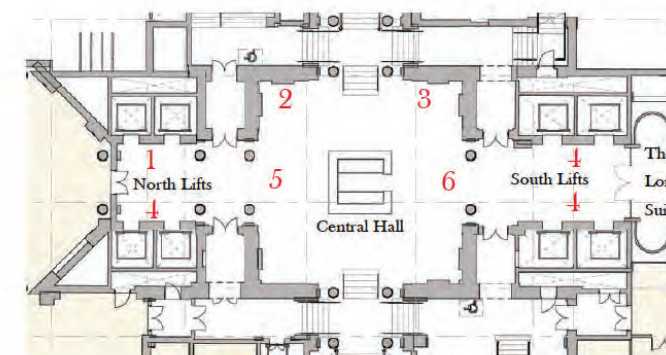
Room Identifier & Symbols  
1524mm above FL

NB - Top upper line of lettering of wall signage to be at 1778mm above FFL.

Room identification and WC / shower signage 1524mm to bottom of the top line of text.

Constorphone &amp; Wright

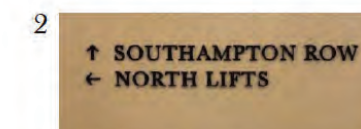
LEVEL Upper Ground Floor - Central Hall & North and South Lifts



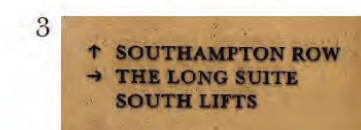
9	9TH FLOOR SUITE (Via 07)
8	THE ALGOP SUITE (Via 07)
	ROOF TERRACE (Via 07)
7	INCUBATOR LABS
	GROW-ON LABS
6	LABS
5	LABS
4	OFFICES & HERITAGE SUITES
3	LABS
2	LABS
1	LABS
UC	OFFICES, CAFE & LOUNGE,
	THE LONG SUITE
B4	LABS
	CYCLE STORE, MEDITATION ROOM,
	PARENT ROOM, CHANGING ROOMS

UGF Lift Signage - Adapted current signage to read

'NORTH' and 'SOUTH'  
lettering above opening as shown



Double the size of font to existing signage. Raise to 2500mm above FFL



2-3 = Size 2, 4-5 = Size 4

Victoria House, London: 21593-36



9	9TH FLOOR SUITE (V1a 07)
8	THE ALSOP SUITE (V1a 07)
	ROOF TERRACE (V1a 07)
7	INCUBATOR LABS
	GROW-ON LABS
6	LABS
5	LABS
4	OFFICES & HERITAGE SUITES
3	LABS
2	LABS
1	LABS
UG	OFFICES, CAFE & LOUNGE, THE LONG SUITE

Corstorphine &amp; Wright

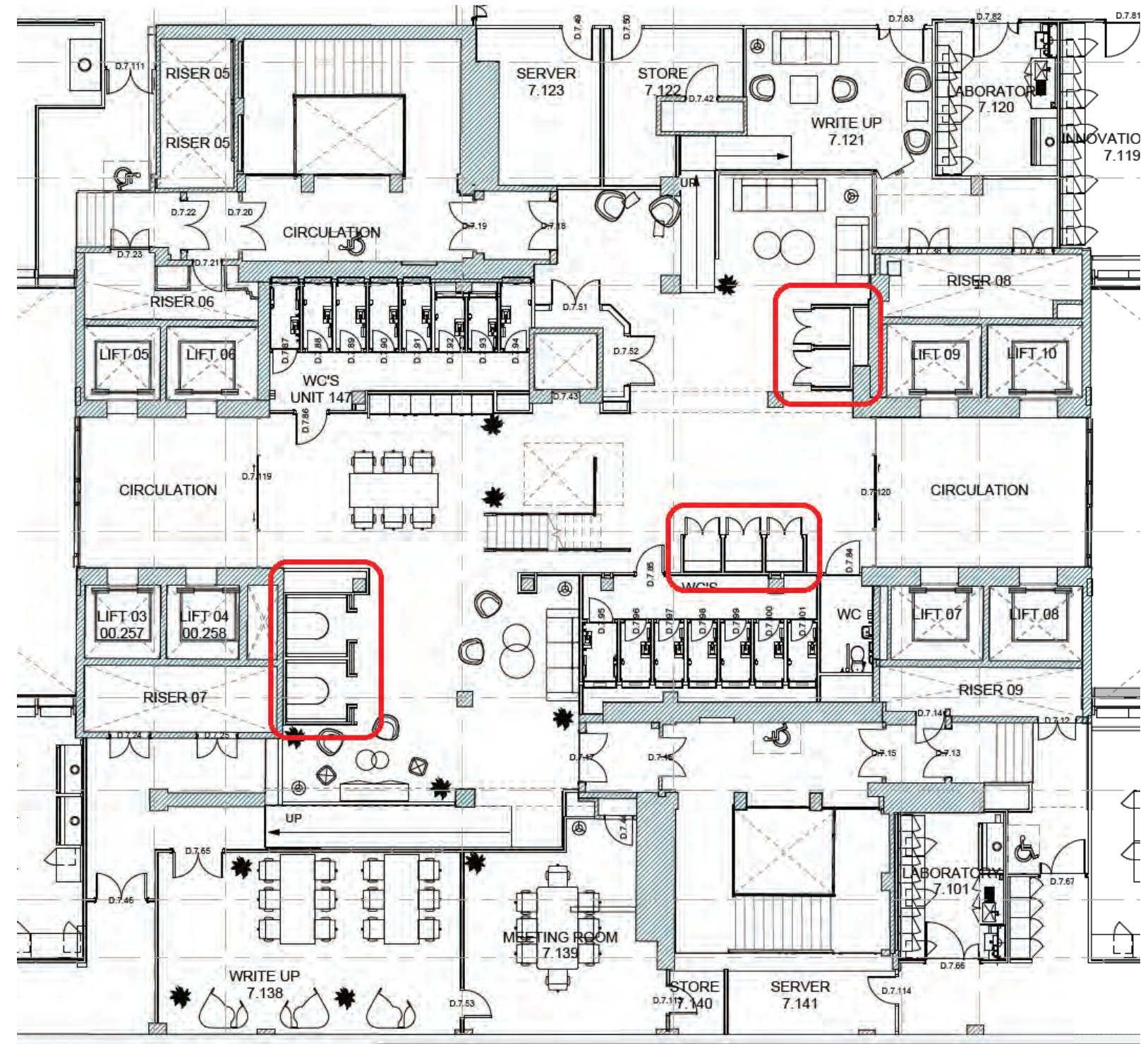


## 3.6 Level 7 - Meeting & Phone Booths

Following the previous approvals for Level 7, detailed FFE layouts have been produced for the laboratories and the communal areas. It was agreed that we should add a number of meeting and phone booths into the central space having taken inspiration from the existing booths elsewhere in the building.

The proposal is for two 4 person meeting booths and five phone booths. These are identified within the plan to the right and are designed to provide further flexibility to the communal amenity space of the incubator and grow-on floor.

The following page shows existing photographs within the building that we will be using to design the new booths. Our proposals will match the design of these booths within the spaces.



Level 7 - Proposed Meeting / Phone Booth Additions



3.6 Level 7 - Meeting & Phone Booths



Level 7 - Precedent Meeting Booth (From Level 2)



Level 7 - Precedent Meeting Booth Interior (From Level 2)



Level 7 - Precedent Phone Booth (From Level 4)



Level 7 - Precedent Phone Booth Interior (From Level 4)

## 3.7 Level 8 - External Lighting

The level 8 amenity space has developed through the detailed design. A specialist lighting designer has proposed upgrading the design to enable multiple lighting solutions for the space. We currently have approvals for internal and external lighting.

The application is for the change in light fitting to the terrace areas of Level 8. The locations will remain as already approved, it is just the light fitting itself.

We deem the internal lighting design to be permissible as the light fittings are to be installed within new plasterboard ceilings at the level.

The following images illustrate the CGI perspective of how the lighting will change depending upon settings and time of day. The far right lighting plans showing the locations of the individual lighting and how this is viewed from a glow plan perspective. The lighting proposed for the external tables will be battery powered table lamps, and therefore will not form part of this application.





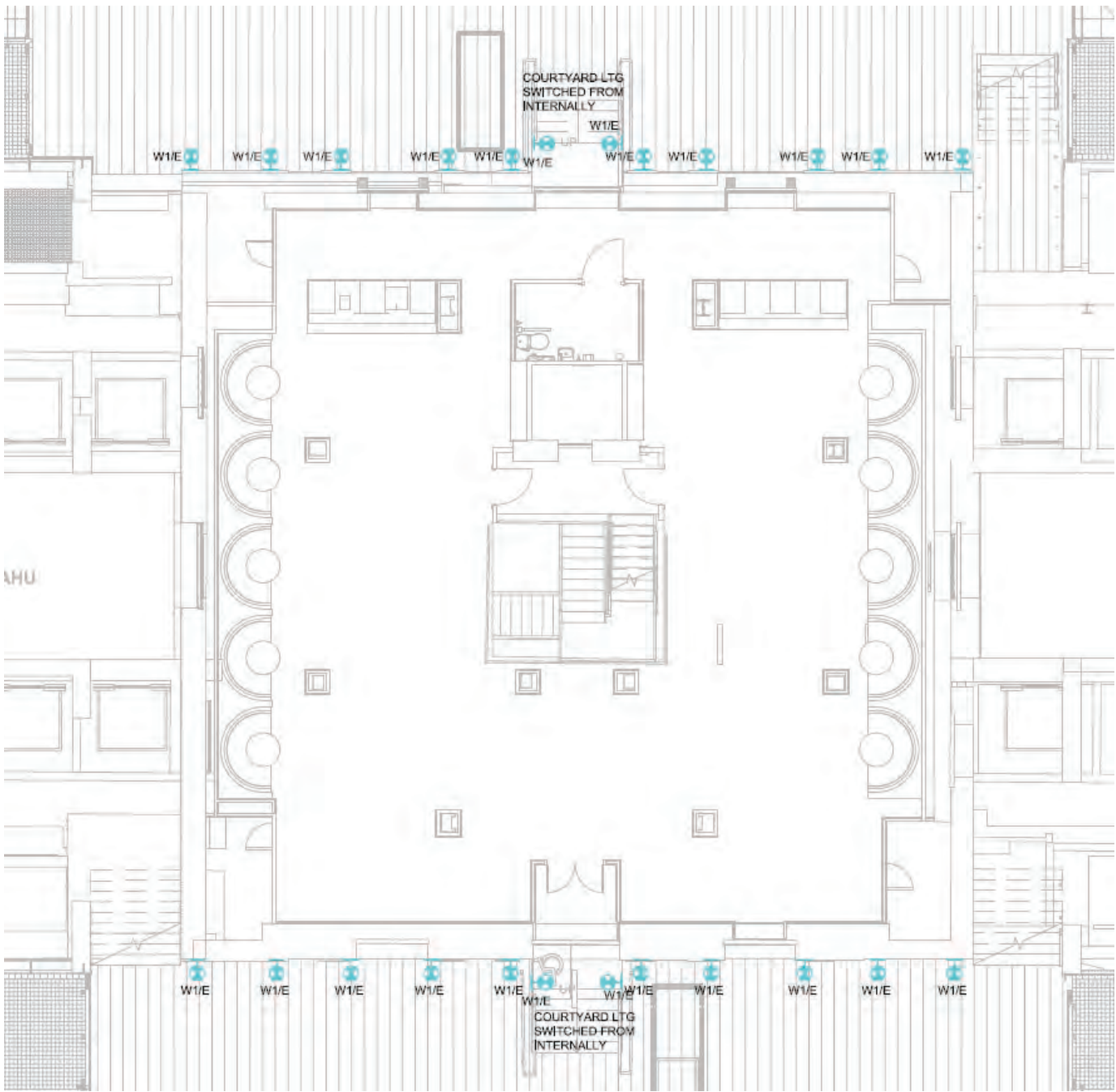
### 3.7 Level 8 - External Lighting



Level 8 - External Lighting - Previously Approved.  
Spectre WX  
Dimensions H:329 W:375 D:224mm



Level 8 - External Lighting - Proposed  
Astro Mast Light Antique Brass  
Dimensions H:135 W:85 D:85mm



Level 8 - External Lighting - Approved Lighting Positions

The proposed lighting fittings are smaller than the approved fittings. We have written the dimensions upon the description of each image.

The light source is bulb dependent as the proposed luminaires are fitted with GU10 down lights therefore can be changed to suit the location.

3.7 Level 8 - External Lighting

Spectre WX

Wall mounted conical luminaire for outdoor applications



Optics

- Light output:
  - 1526 lumens (4000K - 17W)
  - 1419 lumens (3000K - 17W)
  - 1119 lumens (4000K - 9W)
  - 1007 lumens (3000K - 9W)
- 4000K and 3000K LED options
- Emergency Output (BLF):
  - All variants - 704 Lumens
- Forward throw downward distribution
- 4mm thick, thermal shock resistant, tempered clear flat glass



Level 8 - External Lighting - Previously Approved.

Spectre WX

MAST LIGHT

GENERAL

LOCATION:	Exterior
CLASS:	CE (Class I)
IP RATING:	IP65
BATHROOM ZONE:	Zone 1, 2, 3
DRIVER REQUIRED:	No
INSTALLATION ORIENTATION:	Wall Mount - Vertical
MAIN MATERIAL:	Metal - Aluminium
DIMENSIONS (mm):	H: 135 W: 85 D: 85
CUT OUT HOLE (mm):	-
RECESS DEPTH (mm):	-
FIRE RATING:	-
CABLE LENGTH (mm):	-
GROSS WEIGHT (kg):	0.46

LAMP

LIGHT SOURCE:	GU10
WATTAGE:	35W
LAMP INCLUDED:	No
MAXIMUM LAMP LENGTH (mm):	56
LUMINOUS FLUX (lm):	Lamp Dependent
COLOUR TEMP (K):	Lamp Dependent
CRI (Ra):	Lamp Dependent
MACADAM ELLIPSE:	-
TILT ADJUSTABLE ANGLE (°):	-
ROTATION ADJUSTABLE ANGLE (°):	-
LIFETIME (hrs):	Lamp Dependent
BEAM ANGLE (°):	Lamp Dependent

ELECTRICAL

SWITCHED:	No
DIMMABLE:	Yes
DIMMING METHOD:	Lamp Dependent
SUPPLY FREQUENCY (Hz):	-
DRIVER/BALLAST VOLTAGE (V):	-
DRIVER LIFETIME (hrs):	-
EFFICACY (lm/W):	Lamp Dependent

ADDITIONAL INFORMATION:

SHADE INCLUDED:	-
SHADE/DIFFUSER MATERIAL:	Glass
SHADE/DIFFUSER FINISH	Clear
F MARK:	Suitable for mounting on flammable materials

astro



CODE:	1317003	CODE:	1317007
FINISH:	ANTIQUE BRASS	FINISH:	TEXTURED GREY



CODE:	1317011	CODE:	1317012
FINISH:	TEXTURED BLACK	FINISH:	TEXTURED WHITE

THIS PRODUCT IS NOT SUITABLE FOR INSTALLATION WITHIN FIVE MILES OF THE COAST. FOR THESE ENVIRONMENTS, PLEASE FILTER PRODUCTS ON THE ASTRO WEBSITE BY 'COASTAL'.

Ce produit n'est pas adapté à une installation à 8 km environ des côtes. Pour ces environnements, veuillez rechercher des produits adaptés sur le site web d'Astro en sélectionnant la gamme "Coastal".

Dieses Produkt ist nicht für die Installation innerhalb von fünf Meilen (acht Kilometern) von einer Küste entfernt geeignet. Für solche Umgebungen filtern Sie bitte die Produkte auf der Astro-Website nach „Coastal“.

Questo prodotto non è adatto per l'installazione entro 8 chilometri dalla costa. Per questi ambienti, filtrare i prodotti sul sito web Astro con il termine "Coastal".

TO MAINTAIN THIS PRODUCT TO ITS BEST CONDITION, PLEASE VIEW OUR CARE AND CLEANING GUIDE ON THE SUPPORT SECTION OF THE ASTRO WEBSITE.

Pour entretenir au mieux ce produit, veuillez consulter notre guide d'entretien et de nettoyage, dans la rubrique d'aide sur le site Web d'Astro.

Um dieses Produkt im besten Zustand zu erhalten, beachten Sie bitte unseren Leitfaden zu Pflege und Reinigung im Abschnitt „Support“ auf der Astro-Website.

Per mantenere questo prodotto nelle sue migliori condizioni, consultare la nostra guida per la manutenzione e la pulizia nella sezione dedicata all'assistenza del sito Web Astro.

Level 8 - External Lighting - Proposed

Astro Mast Light Antique Brass



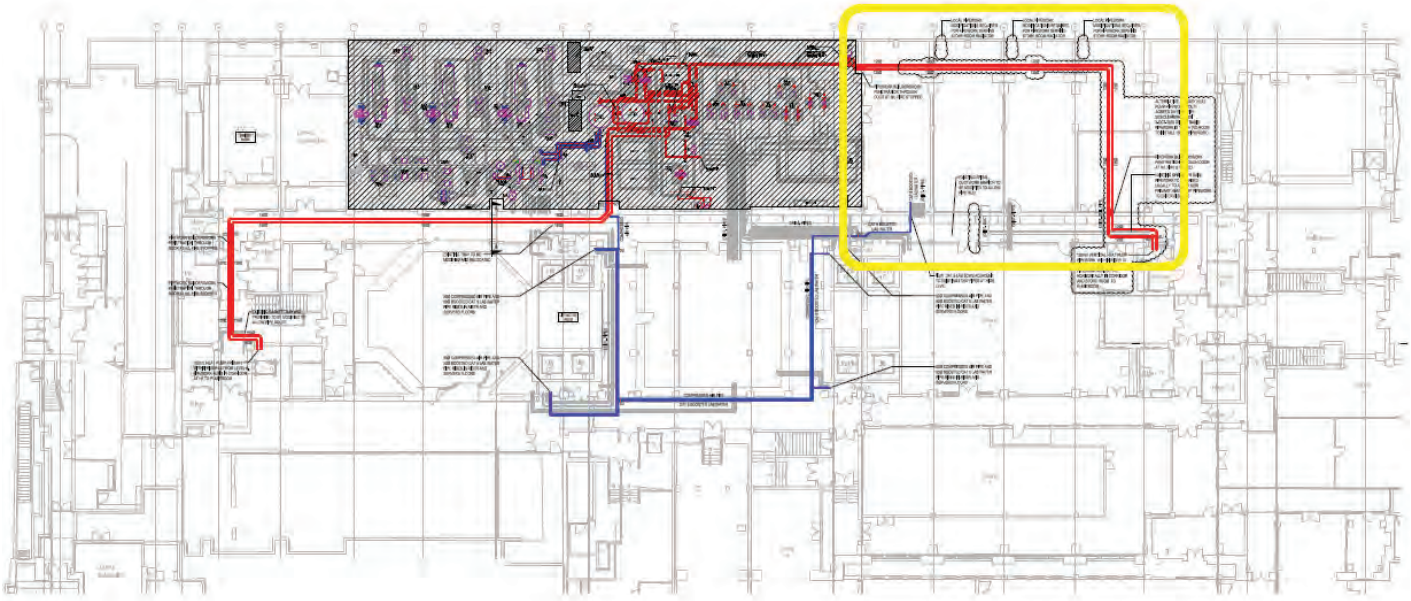
### 3.8 Level B2 - Pipe work re-routing

Within level B2 new mechanical and electrical equipment is proposed, this has been submitted and approved as part of previous applications.

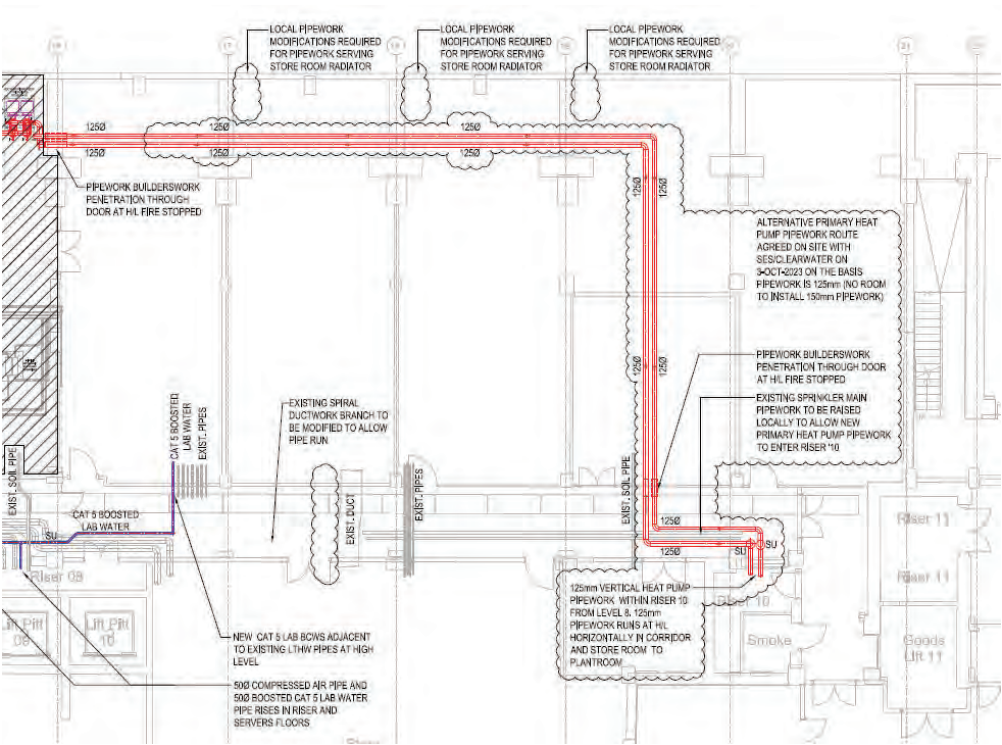
The proposal within this application is to re-route two, 125mm diameter pipes that originally ran along the corridor in B2 and then through an ancillary room into the plant room. Upon further detailed design the space available within the corridor is insufficient to accommodate the pipes required, it is proposed to re-route the proposed pipes to through the other ancillary rooms at this location as there is space available to do so.

The following extracts and the submitted plans show the existing route and the proposed route for these pipes.

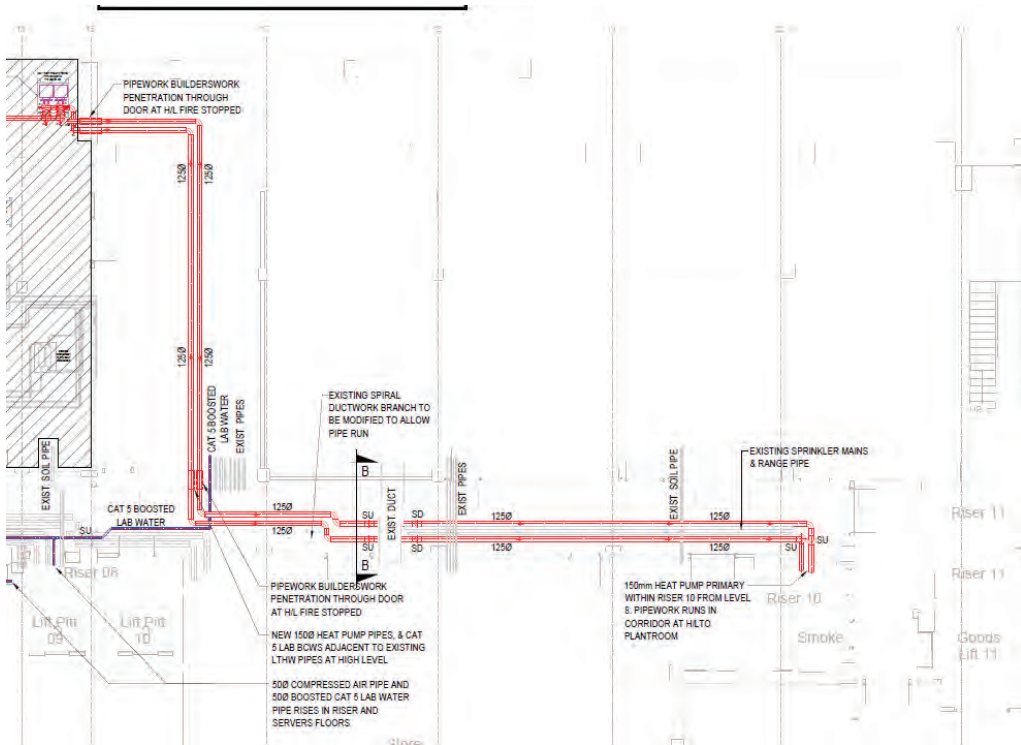
The photographs upon the opposite page show the walls that will require additional holes to be constructed to enable the pipes to pass through. Their are a mix of wall types, ranging from plasterboard to glazed brick. The proposals follow how service have been integrated into the basement level previously, the installation will require new openings to be created within the walls shown to facilitate the pipe work required.



Level B2 - Area of pipe work in question.



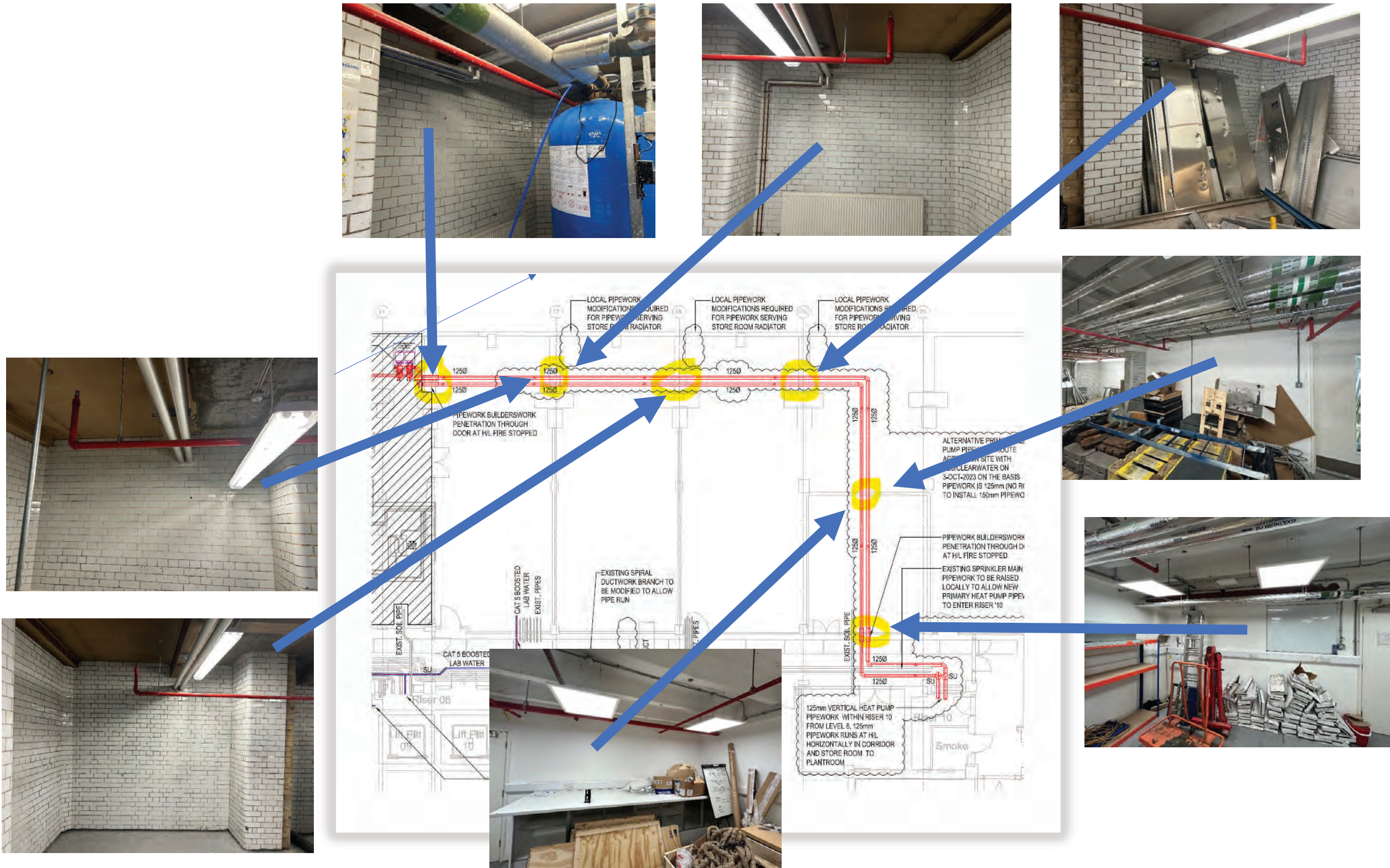
Level B2 - Proposed pipe re-routing



Level B2 - Current pipe routing



3.8 Level B2 - Pipe work re-routing



Level B2 - Existing wall 2



## 4.0 Heritage Statement

The impact of the proposals for listed building consent on Victoria House (Grade II) is assessed in this section in light of relevant legislation and planning policy. Where relevant, the impact of the proposals on the character and appearance of the Bloomsbury Conservation Area is also assessed. The proposals are described elsewhere in this pre-application document. This assessment will consider the following aspects of the proposals in turn:

- Loading bay steelwork and new MEP deck;
- Amendments to level 8 doors to east side of plant room;
- Additional acoustic mitigation to a number of rooms and anything attached to the fabric of the rooms;
- Provision of data and power sockets to a number of rooms;
- Internal wayfinding signage fixed to wall;
- Louvre to south atria;
- Level 7 meeting and phone booths;
- Level 8 external lighting;

The proposals follow the grant of Listed Building Consent (2022/3419/L) and Full Planning Permission (2022/3480/P) in November 2022 for works to the upper levels of the building and the more recent grant of Listed Building Consent (2023/0973/L) and Planning Permission (ref. 2023/0926/P) for amendments to the lower levels of the building in June 2023. The Proposals within this DAS form the latest in a series of subsequent minor interventions, the first of which were consented in August 2023 (2023/2607/L and 2023/2659/P), that have sought to introduce further improvements to the existing consents for the refurbishment of the listed building.

The principal consideration is whether these additional proposals would continue to preserve the special interest of the listed building and, with regard to some aspects of these Proposals, the character and appearance of the Bloomsbury Conservation Area.

### Loading bay steelwork and new MEP deck

Within the ground floor loading bay, which is accessed from Bloomsbury Square, it is proposed to modify an existing modern steel hoist support used by UK Power Networks (UKPN) in order to form a new mezzanine level plant deck. The proposed mezzanine would be serviced by a new access stair, used for installation of MEP and ongoing maintenance.

The extant loading bay was formed as part of the refurbishment of Victoria House in 2001 (PSX0004957) and comprises entirely modern fabric. It is an entirely functional part of the building and its appearance reflects its function as a loading bay. As such, the impact of this aspect of the Proposals would be limited to an area which makes no contribution to the special interest of the listed building. The loading bay steelwork and MEP deck would make use of the existing steel framework within the loading bay and expand the current plant deck provision.

Therefore, the proposed loading bay steelwork and MEP deck would have no impact on historic fabric and would be consistent with the approved character and appearance of the modern ground floor loading bay. It would have the added benefit of supporting the client and design team's ambition to achieve an EPC 'A' rating for the building, thus improving its performance. Therefore, it is our view that the significance of the listed building would be preserved.

### Amendments to level 8 doors to east side of plant room

This aspect of the proposals relate to the provision of two additional access doors to the plant rooms on the north and south sides of Level 8. The access doors would be formed within the existing steel mesh panels which enclose both plant rooms, and which have already been successfully modified in a similar manner. It is also proposed to modify part of the glass louvres enclosing the east side of the southern plant room to insert an additional mesh access door. These additional doors are required to improve access for plant maintenance within the plant rooms, which are currently at capacity with limited space for internal circulation.

Both plant enclosures were formed as part of the 2001 refurbishment of Victoria House and consist entirely of modern fabric. Furthermore, owing to their low-level form and set-back position on the rooftop, they are not readily visible from surrounding streets (including Bloomsbury Square). The proposals for installing new mesh doors within the existing mesh screens enclosing the plant rooms would represent a modification of the existing condition and, therefore, have no impact on the significance of the listed building. The proposals to alter the glass louvre screen enclosing the east side of the southern plant room would result in some change to the existing, albeit modern, materiality and appearance of the building exterior. However, this impact would be limited to a part of the building which makes no contribution to the special interest of the listed building and the proposed modification would not be visible from public vantage points or affect views of the roofscape and principal elevations. Therefore, the impact on significance is considered to be neutral.

Overall, this aspect of the Proposals would affect modern fabric only and would improve the functionality of the existing plant rooms by enabling better access for maintenance, thereby



improving the efficiency and performance of the building and ensuring the full provision of all required services. As a result, the significance of the listed building would be preserved.

#### Heritage Rooms – acoustic mitigation and provision of data and power sockets

This aspect of the Proposals seeks to improve on the consented refurbishment of the building interiors at Levels 3 and 4, with a specific focus on the former boardrooms now referred to as the 'heritage rooms'. These rooms are notable for the retention of original planform, timber panelling and remnants of parquet flooring.

With regard to the proposals for acoustic mitigation within these rooms, the freestanding panels would not be fixed and, thus, have no permanent impact on historic fabric. Similarly, the addition of acoustic material within an existing void space would have a neutral impact on historic fabric and interior character, owing to its concealed location. The addition of adhesive acoustic seals to doors would have a more noticeable impact on the character of these sensitive interiors, particularly the appearance of several historic, timber panelled doors. Due to the discrete nature of the acoustic seals and the reversibility of the adhesive application, it is considered that the impact would be neutral. Overall, the proposals for acoustic mitigation would have a neutral impact on the significance of the listed building, whilst improving the acoustic performance of these sensitive spaces.

The proposals for improvements to data, power and Wi-Fi provision would reuse existing dedicated spaces for servicing, located under the windows at both levels and concealed behind timber panelling and vents. Existing modern services would simply be replaced and, in some cases, possibly rewired. However, these improvements would have a neutral impact on the fabric and significance of the listed building.

Overall, this aspect of the Proposals would retain the historic planform and internal fixtures and fittings within the 'heritage rooms' at third and fourth floors, which are considered to be highly sensitive owing to the amount of surviving historic fabric. Despite some minor modifications, it is considered that the limited scope of these proposals would have a neutral impact on the fabric and special interest of these rooms, while delivering significant improvements to the usability of these rooms as modern offices. As a result, the significance of the listed building would be preserved.

#### Internal Wayfinding Signage

The Proposals for additional wayfinding signage would build on a pre-existing signage strategy and comprises a mix of modifying existing signage, new freestanding display screens and new signage either fixed to existing or new internal glazing / walls.

New freestanding display screens would have no impact on fabric or significance. The impact of new fixed signage, which would take the form of individual letters and symbols attached to fabric with removable adhesive, would be consistent with existing signage and reversible. Further details regarding the proposed adhesive is to be provided by Corstorphine and Wright. As a result, we identify no permanent impact to fabric or significance from the proposed new fixed signage. Modifications to existing signage would impact recent signage only. Historic signage would remain intact as part of the established wayfinding strategy.

Overall, it is considered that the proposed improvements to internal wayfinding signage would have little to no impact on historic fabric and would improve circulation within the listed building, particularly to the newly refurbished areas. The benefits of improved circulation, particularly on the experience and use of the building interiors, would represent a modest enhancement. As a result, it is considered that the significance of the listed building would be enhanced through this aspect of the Proposals.

#### Level 7 – Meeting & Phone Booths

The alterations to the layout of Level 7 are intended to provide greater flexibility and use of this space. The proposed alterations seek to build on the principle of flexible office space at this level, as per the 2022 consent. These alterations relate to the insertion of additional meeting and phone booths into the central space at this level. The form and design of these new insertions take precedent from existing booths located elsewhere in the building.

Level 7 was created as part of the 2003 works and comprises a modern open plan office space with exposed structural columns and full-height glazing to the central atria. As a result, these spaces make no contribution to the special interest of the listed building's interiors. The slight variations to the proposed layout consented in 2022, through the insertion of additional phone and meeting booths would have no effect on the significance of the listed building and its special interest will be preserved.



## Level 8 - External Lighting

The proposals for external lighting build on the recently consented lighting strategy (2023/2659/P) and relate to a change of light fitting to the terrace areas of Level 8. The proposed locations and fixing method of the external light fittings will remain as consented and would, therefore, have no additional impact on existing fabric. However, the newly proposed fittings (Astro Mast: Light Antique Brass) will be smaller and, therefore, even less visible than the consented fittings (Spectre WX).

The proposed external lighting would not be visible from street level, where the architectural significance of the building's exterior is best appreciated. Where it is visible, from within the terrace area, the proposed light fittings would have downward projecting lights and be more neutral in colour and design than the existing bulkhead lighting, thus reducing the wider visual impacts of the existing external lighting at this level, particularly with regard to Bloomsbury Conservation Area, and especially at nighttime.

Overall, the proposed change to the external lighting fittings at Level 8 would preserve the significance of Victoria House, the character and appearance of the Bloomsbury Conservation Area, and the setting of nearby heritage assets.

## B2 Pipe work re-routing

This aspect of the proposals seek to re-route two consented pipes in level B2 into an existing plantroom via adjacent ancillary rooms. This would require a series of small openings to be created through five partition walls at this level to allow the re-routed pipework to pass through. The pipework would be carried at a high level and would be consistent with previously integrated services in the basement levels.

Much of the historic fabric at this level is of limited architectural interest and has been altered through a succession of ad hoc alterations. In particular, Level B2 has a distinctively back of house and functional character owing to the concentration of plant and associated uses here. This aspect of the Proposals would necessitate the removal of some historic fabric, in the form of glazed bricks covering several of the effected B2 level partitions. The glazed bricks at this level are evocative of the historic functional use and character of this part of the building. However, owing to the extent of previous alteration at this level, including previous modifications to these partitions to accommodate existing pipework, it is considered that the formation of several additional small holes to facilitate two additional pipes would have a neutral impact on the special interest of level B2 and its contribution to the significance of the listed building as a whole.

It is considered, therefore, that the re-routing of the pipework in Level B2 would be consistent with the existing appearance, use and character of this part of Victoria House and overall the significance of the listed building will be preserved.

## Access doors to riser 4 at B1, B2 and lower ground floor level

New wall openings are required in three locations to provide access to the existing riser 4. The openings will be fitted with white access doors of 1981mm x 610mm size. Riser 4 runs vertically in parallel to the west staircase and contains a modern lift shaft. The proposed locations for the access doors at Basement Level 1, Basement Level 2 and Lower Ground Floor are areas with an established service or back of house character, and the proposed openings are shown at pages 17 to 19.

At Lower Ground Floor and Basement Level 1, the access doors would be inserted into masonry walls which appear to be the result of modern additions and alterations to the building which are of no historic or architectural interest. The Proposals necessitate the removal of an area of fabric to create the openings; however, considering that there is no fabric of special interest in these locations, the Proposals are deemed to have a neutral impact on the special interest of the listed building.

At Basement Level 2, it is necessary to locate the access door in an area of glazed bricks, under the west staircase. The Proposals will necessitate the removal of an area of wall which is finished with glazed bricks, to accommodate the new access door. The glazed bricks in this location are evocative of the historic functional use and character of this part of the building as the service area; however, the proposed location for the access door has an existing character of ad hoc alterations, pipework and metal casings associated with MEP. Considering the size of the openings and the extent of modern intervention existing in this area, it is considered the Proposals will have a low level of less than substantial harm to the special interest of this area of the listed building.

## Conclusion and Policy Compliance

This assessment has followed the approaches set out in legislation, policy, and best practice guidance, namely the 1990 Act, the Development Plan, the NPPF, and guidance published by Historic England. Furthermore, it is mindful of the great weight that should be given to the preservation of heritage assets which has been confirmed in Court judgements. To preserve the significance of a heritage asset has been defined as 'to do no harm'.

Overall, the works proposed in this document, both internal and external, would help to facilitate the delivery of the consented schemes of November 2022, June 2023 and August 2023, and would build on the associated material and significant heritage benefits, namely



improving the performance, experience and functionality of the listed building in its current use as offices. In accordance with the statutory duties outlined in The Planning (Listed Buildings and Conservation Areas) Act 1990, we conclude that the special interest of Victoria House (Grade II) would be preserved by the proposals.

In accordance with the terminology of the NPPF (2023), it is considered that the proposals would result in 'no harm' to the listed building. While we do not consider Paragraph 202 to be engaged, if elements of the proposals are perceived to cause some harm to the special interest of the listed building, such as the removal of historic fabric at Level B2, it must be at the low end of less than substantial harm and is more than capable of being outweighed by the material and significant benefits outlined above.

On this basis we consider that the proposals also comply with Policy HC1 of the London Plan, Policy D2 of the Camden Local Plan and policies 194, 199, 202 of the NPPF. As such, the decision maker will be able to discharge their legal duty under sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and planning permission and listed building consent is capable of being granted.

# 5.0 Access Statement

Victoria House is located on the East side of Bloomsbury Square, with Southampton Row to the East of the building, Vernon Place to the South, and Bloomsbury Place to the North. Points of Access, the principle point of access to the site for vehicles, i.e. taxi and service vehicles, will be from Bloomsbury Square, on the West side of the site.

**Pedestrian access is via:**

## **Bloomsbury Square:**

The main entrance to the building is on the West side. This is a quiet road, and it only provides access to Victoria House. This entrance leads to the main reception and two sets of four lifts. One of these lifts is being reprogrammed to provide access to Basement level B1 which will be in addition to the existing lift that currently connects the reception to Basement level B1.

## **Southampton Row:**

This entrance to the building is on the East side of the building. The road is busy as it connects traffic from the Strand, Euston Station and Camden Town. This entrance leads to the main reception and lifts, but is currently exit only.

Units 1 and 6,7,8,9 will have level access into the principal space direct from their own entrances to Southampton Row along with the internal access points.

## **Vernon Place:**

This entrance to the building is on the South side of the building. The road is busy as it connects traffic coming from Oxford Circus and Old Street. This entrance leads to a reception with a single lift serving from Basement level B2 to the level 7. Again, this entrance is currently exit only.

## **Bloomsbury Place:**

This entrance to the building is on the North side of the building. The road is moderately busy secondary route in the area. This entrance is generally used as a runner's entrance where access control manages entry. Existing stairs connect throughout the building, providing links to the cycle stores and shower facilities.

## **General Access:**

The loading bay in the Northwest corner provides access for goods in and out as well as a pedestrian access to a cycle store at Basement Level 1. Retail units along Southampton Row are each accessed directly from the street.

## **Circulation within the Site**

From Bloomsbury Square either a central stair or a dedicated lift transfer you from street level to the central area and main lifts. Two blocks of lifts (4 lifts in each block) and two large historic stairs provide vertical circulation from the chamber to the building, this arrangement forms the central core. One lift from this central core will be extended to basement level B1. There are two further cores North and South with stairs, goods lifts and firemans lifts.

## **Public Transportation Links**

The site is served by excellent public transport links, with both the London Underground and a series of nearby bus stops. The site is therefore easily accessible from local areas and further afield. Holborn Underground station is located a five minute walk (250m approx.) to the South of the building. The station is served by the Piccadilly (serving all routes on the line) and Central lines, serving all routes on the line. The station, at present does not have step free access from street level to platform levels.

## **Wheelchair & Mobility Scooter Access**

There is ground floor level access to the site from all directions. Surfaces along each side of the building vary from granite sets to brick with small changes in level.



## 6.0 Conclusion

This DAS covers the many facets of the project as it covers many items. The application adds to what has previously been approved and enabled continuous improvement to the original proposals.

### **Loading bay steelwork, MEP deck & riser 4 access doors**

Additional works to the loading bay, including modified steelwork around the existing UKPN steelwork to create a mezzanine platform, MEP equipment and pipe routing to the associated riser are all included as part of the works required to improve the EPC rating of the building. Additional use of riser 4 for connectivity requires additional access doors for installation and maintenance, we propose doors at UGF, B1 and B2. These works help to take the EPC level from B to and A.

### **Amendments to Level 8 plant access doors**

Improvements to the access arrangements to the items of plant on level 8 will make the regular process of maintenance easier and safer. The proposals increase the access points at the top of the building and will be either screened behind the proposed plant louvres, or constructed in a way that marries in with the existing mesh screen to the plant rooms. The impact is minimal

### **Heritage Rooms - acoustic mitigation and data, power & wi-fi.**

The heritage rooms are a important asset to the building, we wish to improve there usefulness by addressing some of the acoustic issues, along with upgrading wi-fi coverage without intrusive interventions.

### **Internal wayfinding signage fixed to walls**

New signage is required to many parts of the building that will add to the existing signage. Some will be fixed to the existing internal fabric, this is in line with how signage is currently installed, individual letters are attached to surfaces with an appropriate adhesive that holds the letters in place and can be removed without damaging the surface.

### **Level 7 - meeting and phone booths**

The proposed additional booths are being included as they are fixed furniture elements of the design. These designs have been used elsewhere in the building and will add to the diversity of spaces available to the tenants of the building.

### **Level 8 - Exterior Lighting**

The interior light design has been upgraded to what we feel is a better, more flexible design to complement the space. The external lighting light fittings are proposed to be changed and

we will provide designs of lighting levels as was previously done for the previous approval for external lighting at Level 8.

The next steps are to agree which items will require an application for Listed Building Consent and if any fall within requiring a planning application. The areas in question will be worked up in detail and a full submission of the relevant information will be submitted in due course.

### **B2 - duct re-routing**

By re-routing the proposed pipework provide less disruption to the operation of the building and existing services. To route through the main corridor having finalised duct sizes created complexity and installation issues, but re-routeing solves these issues and creates a straight forward solution.

# Corstorphine & Wright

Contact us to discuss your project

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