

Gibson Thornley

Architects

Maple House

**Design & Access
Statement**

**Planning Application 04
February 2024**

Information

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Client	Lazari Investments
Architect	Gibson Thornley
Planning Consultant	CBRE
Landscape Architect	Studio ONB
Graphic design	BOB Design
Lighting design	Pritchard Themis
Project manager	Cushman and Wakefield
Services engineer	GLP Consulting Engineers
Civil engineer	GLP Consulting Engineers
Structural engineer	Quadrant Harmon Consulting Engineers
IT consultant	Curve IT
Vertical transport	Mottram Associates Limited
Transport consultant	RGP Consulting Engineers
Cost consultant	CN Associates
Fire consultant	Jensen Hughes
Approved inspector	Salus
Principle designer	Shore Engineering
Acoustic consultant	Sandy Brown

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1 Outline of Report

Maple House is located at the northern end of Tottenham Court Road, opposite Warren Street underground station. The building was originally completed in 1976 and designed by Richard Seifert and Partners. The building contains retail, residential and commercial office space.

Maple House has been the subject of a number of recent planning consents. These relate to improvements to the main office entrance on Tottenham Court Road, car park entrance on Beaumont Place and central courtyard at podium level (first floor). These can be summarised as follows:

- Application 1 – Alterations office reception on Tottenham Court Road (Ref: 2021/4823/P) Approved.
- Application 2 – Replacement of glazing to lift lobby, external courtyard landscaping with two pavilions, and PV panels on roof (Ref: 2021/6225/P). Approved.
- Application 3 – Alterations to rear vehicular entrance comprising a separate pedestrian and cycle entrance from Beaumont Place (Ref: 2022/1362/P). Approved.
- Application 4 - Alteration to office frontage and installation of mosaic tile icons to curved walls along Beaumont Place East (Ref: 2023/1468/P) Approved.
- Application 5 - Installation of replacement windows and doors at levels 1, 2 and 3 of the Beaumont Place (North) and Tottenham Court Road (West) façades (Ref: 2023/5050/P). Registered.
- Application 6 - Installation of a generator flue, on the internal flank elevation of Block B terminating at roof level (Ref: 2023/5312/P). Registered.
- Application 7 - Enhancements to Beaumont Place ground floor elevation, basement car park entrance, including new signage, and the conversion of flat roof areas at Levels 1 and 3 to landscaped terraces (Ref: 2023/5313/P). Registered.

The proposals contained within this report make further improvements to the building.

The scope of the proposals can be summarised as follows:

- Improvement to servicing of building
- Improvement to office offer by renovating former plant room on Level 08 to provide ancillary space
- Introducing a further upper floor terrace



2 Level 08 Renovation

Level 08 Renovation

Level 08 is the highest internal level of Maple House. It faces Tottenham Court Road, the principal west elevation of the building.

Level 08 is currently hosts a substantial and largely defunct plantroom, housing historic ventilation plant that takes up a vast amount of space compared to contemporary equivalents.

Level 08 is accessed via the two main stair cores that serve Block A of Maple House. A caretaker's apartment sits to the northern end of the floor and a small mezzanine sits above the lift cores to house lift motor plant.

The east elevation of Level 08 looks over the courtyard, which is currently being renewed as a large green space.

The floor sits back on its west side from the floors below it, creating a mansard-type roofscape and providing a large terrace, which is currently unused. From this terrace there are small ladders which provide access to the Level 09 roof.

The granite cladding that defines Maple House continues to form the envelope of this floor, with openings on the east side mainly glazed, and trapezoidal openings on the west elevation mainly containing ventilation louvres.

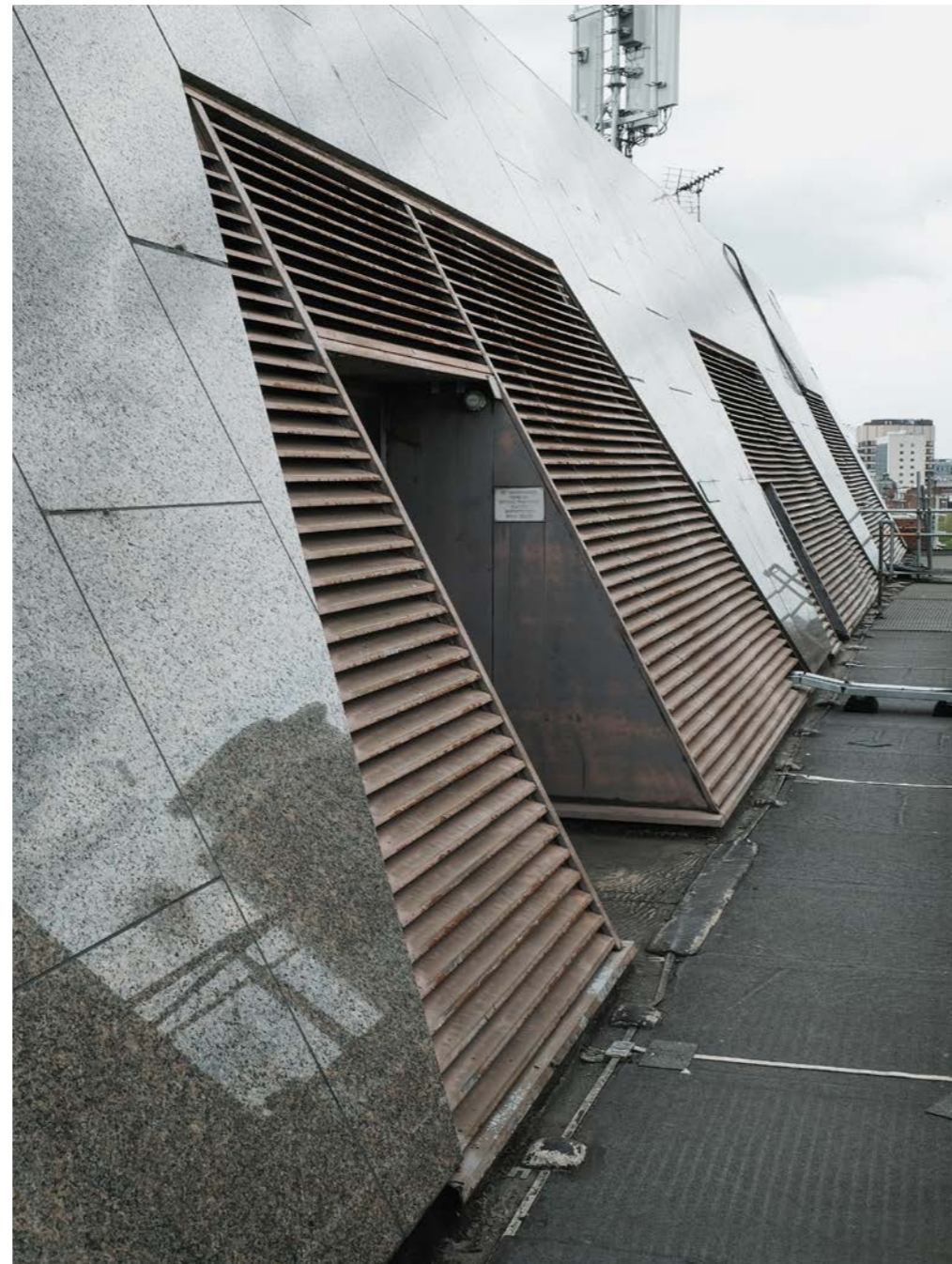
The louvres on the west elevation are badly corroded and buckled, much like elsewhere on the building previously identified. The granite cladding panels are dirty and in need of some repairs, whilst the silicone joints between cladding units are in need of renewal.

Glazed screens, like elsewhere in the building, are also in need of renewal.

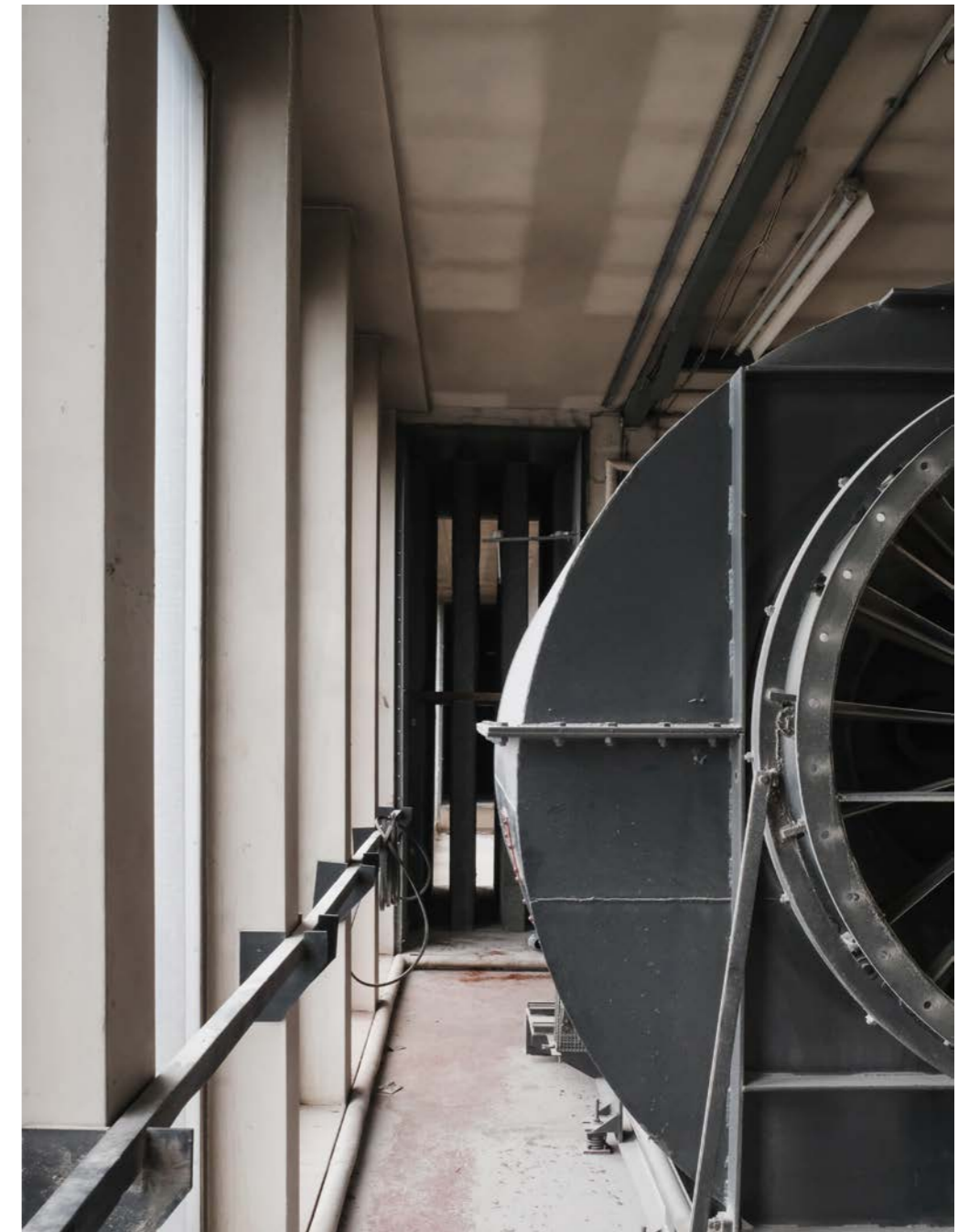
The proposals contained within this document and the supplementary architectural drawings allow for the renewal and renovation of these elements, whilst removing the existing plant and caretaker's flat and providing new office accommodation to the floor.

The internal alterations are not deemed a change of use, and are therefore not within the scope of this application, but shared for information.

We believe that these improvements will enhance the existing building and make a positive contribution to the building's offer as well as to the surrounding context.

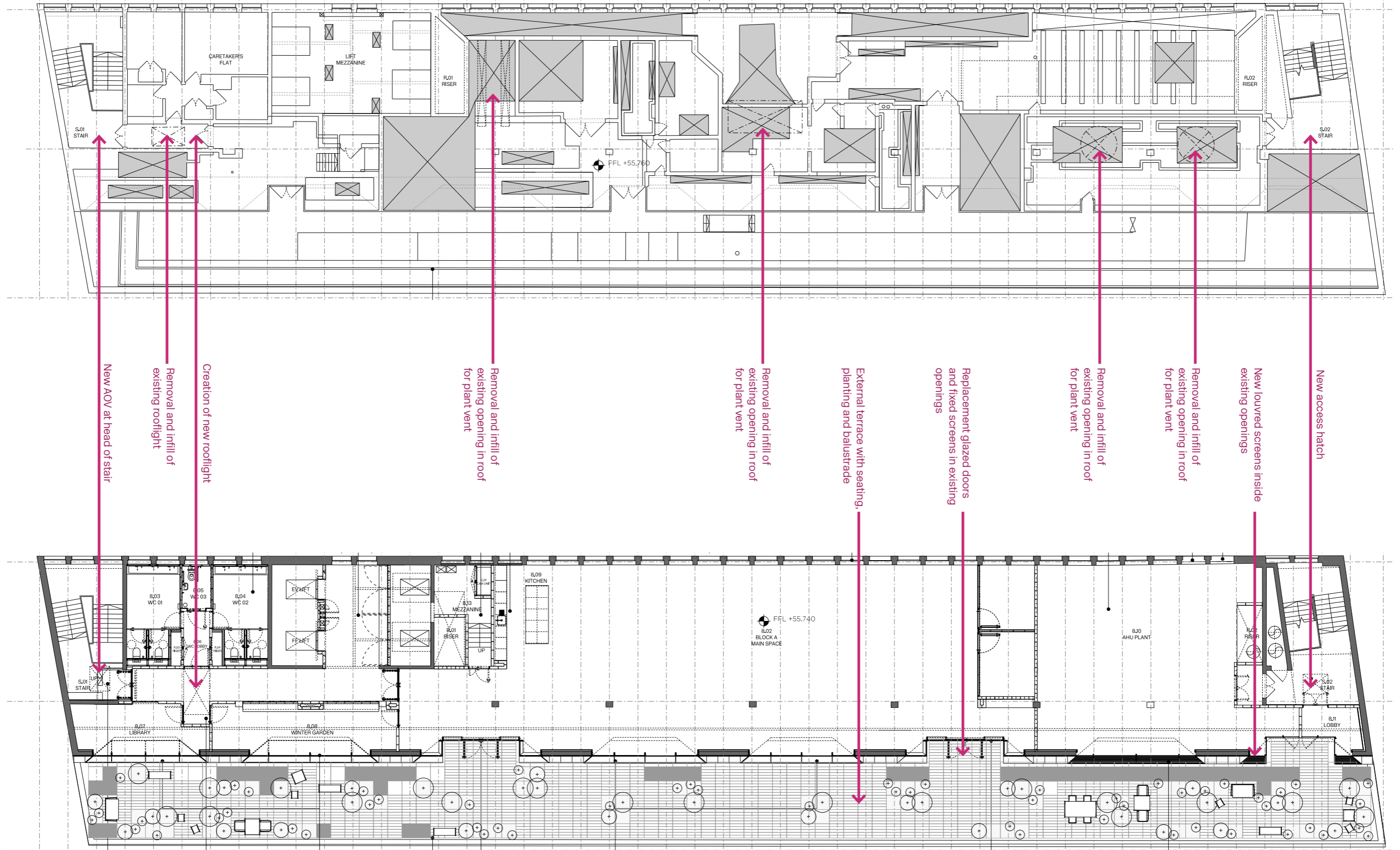


Existing louvres and granite cladding panels to Tottenham Court Road (west elevation)

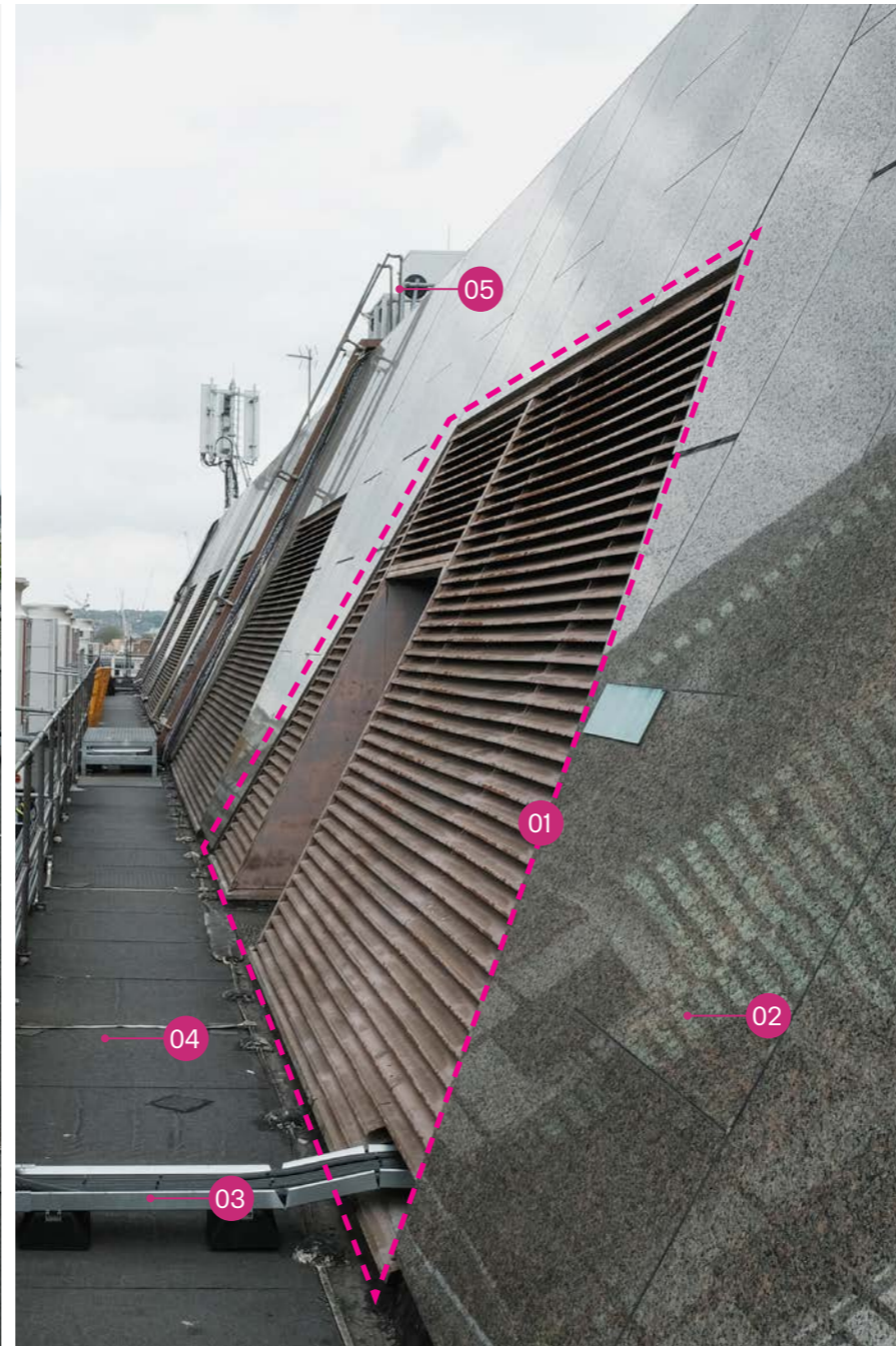


Large historic ventilation plant

The illustrative plan below outlines the extent of the improvement works within Block A at Level 08. The internal alterations are not deemed a change of use, and are therefore not within the scope of this application. The marked up elements below are the items of which this application seeks permission.



This part of the north elevation shows louvres and glazed screens in a state of disrepair. Ad hoc adjustments have been made to the glazing units with the introduction of an odd louvre unit.



- Key
- 01 Replace existing louvres with fixed glazed screens, glazed doors or new louvres
 - 02 Clean existing granite cladding and make repairs as required
 - 03 Remove existing plant and relocate to level 07 roof
 - 04 Remove existing roof coverings and replace with new tapered insulation scheme and new coverings
 - 05 Remove existing access ladder and replace with new access hatch internally

3 Level 08 Terrace



Maple House currently contains extensive flat roof areas at levels 01, 03 and 08. The roof coverings to these areas are in a state of disrepair and need renewing.

These areas also contain miscellaneous elements of existing M&E kit.

We are proposing to repair the roofs in these locations whilst making these areas into external landscaped terraces, and have already submitted a planning application for these alterations to Levels 01 and 03 (Ref: 2023/5313/P).

For level 08 the existing M&E kit would be removed. In doing so these areas would enhance the biodiversity and green infrastructure of the building.

The terrace will be accessible from the renovated ancillary office space at Level 08, and new planting and seating will enhance the biodiversity and green infrastructure of the building whilst enhancing the experience and sense of well-being for tenants.

Studio ONB (landscape architects) have developed landscape proposals for this area. The following pages outline their proposals.

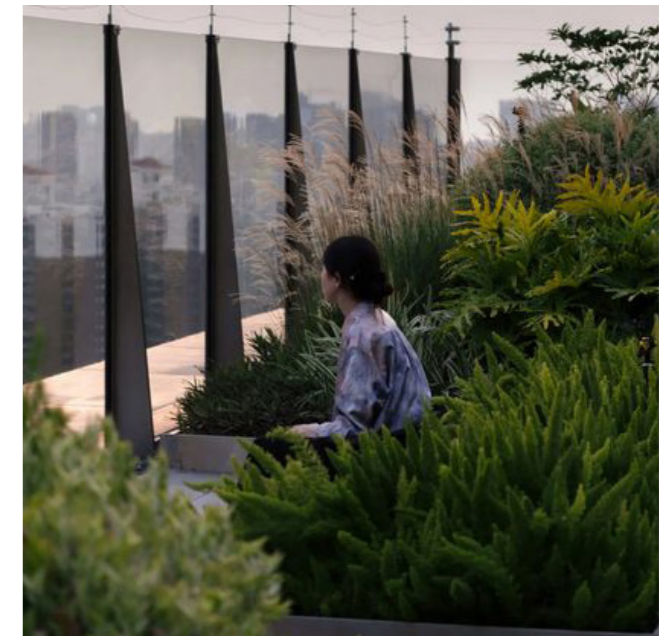
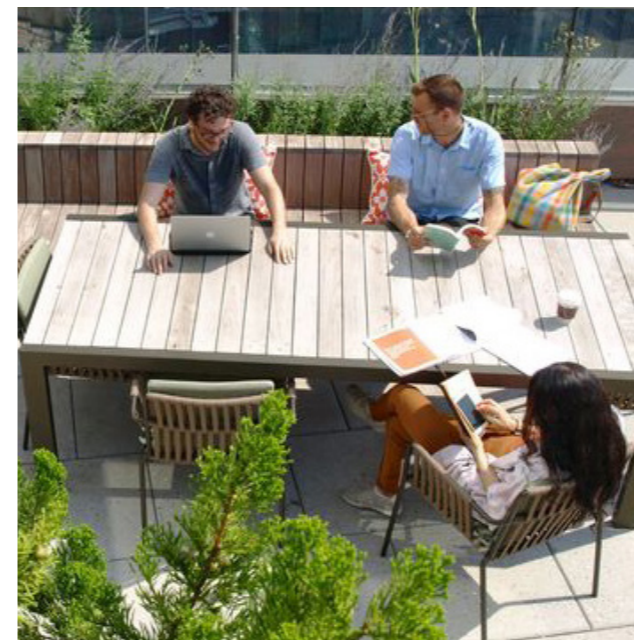
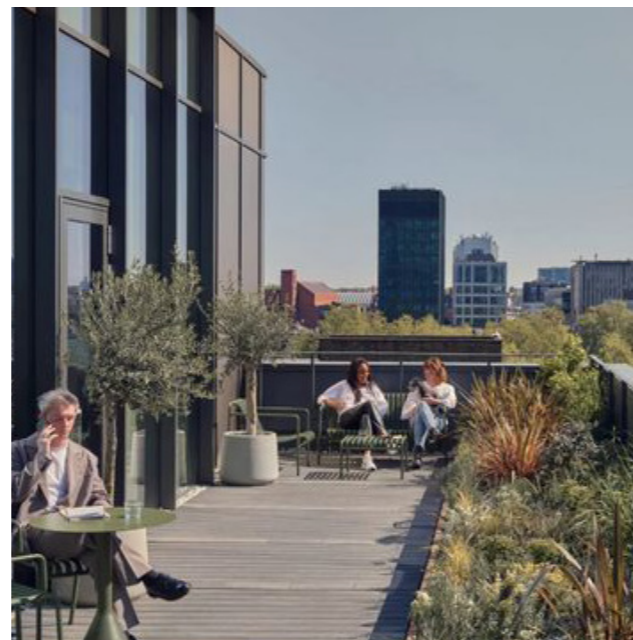


View of Maple House from the north-west showing flat roof at level 08.

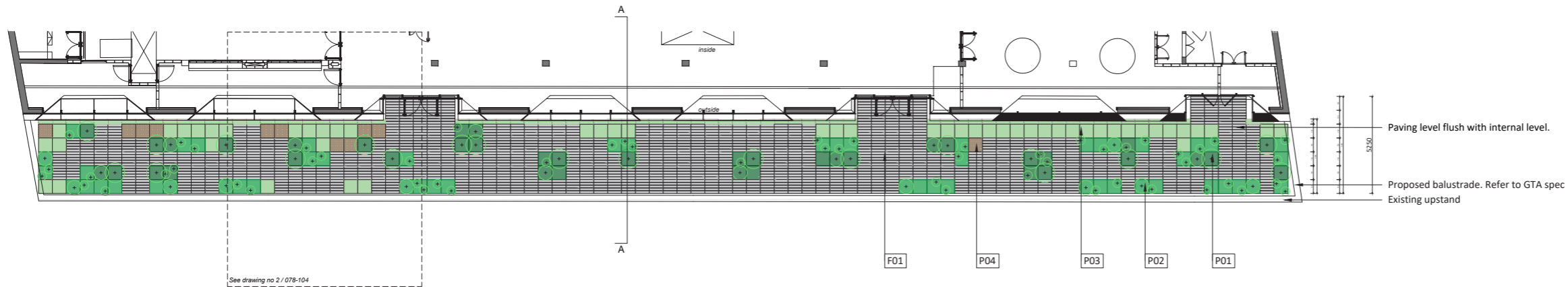
The exterior layout of level 8 terrace responds to the interior layout of central communal space and quite or service area at either ends.

Landscape rooms offering break out and seating space for small groups are located towards the North and South side of the terrace, between dense planting provided with raised planters. The central area, nearing the two accesses is left open to views on Tottenham Court Road and open as a programmable flexible space for larger office teams to gather on occasion.

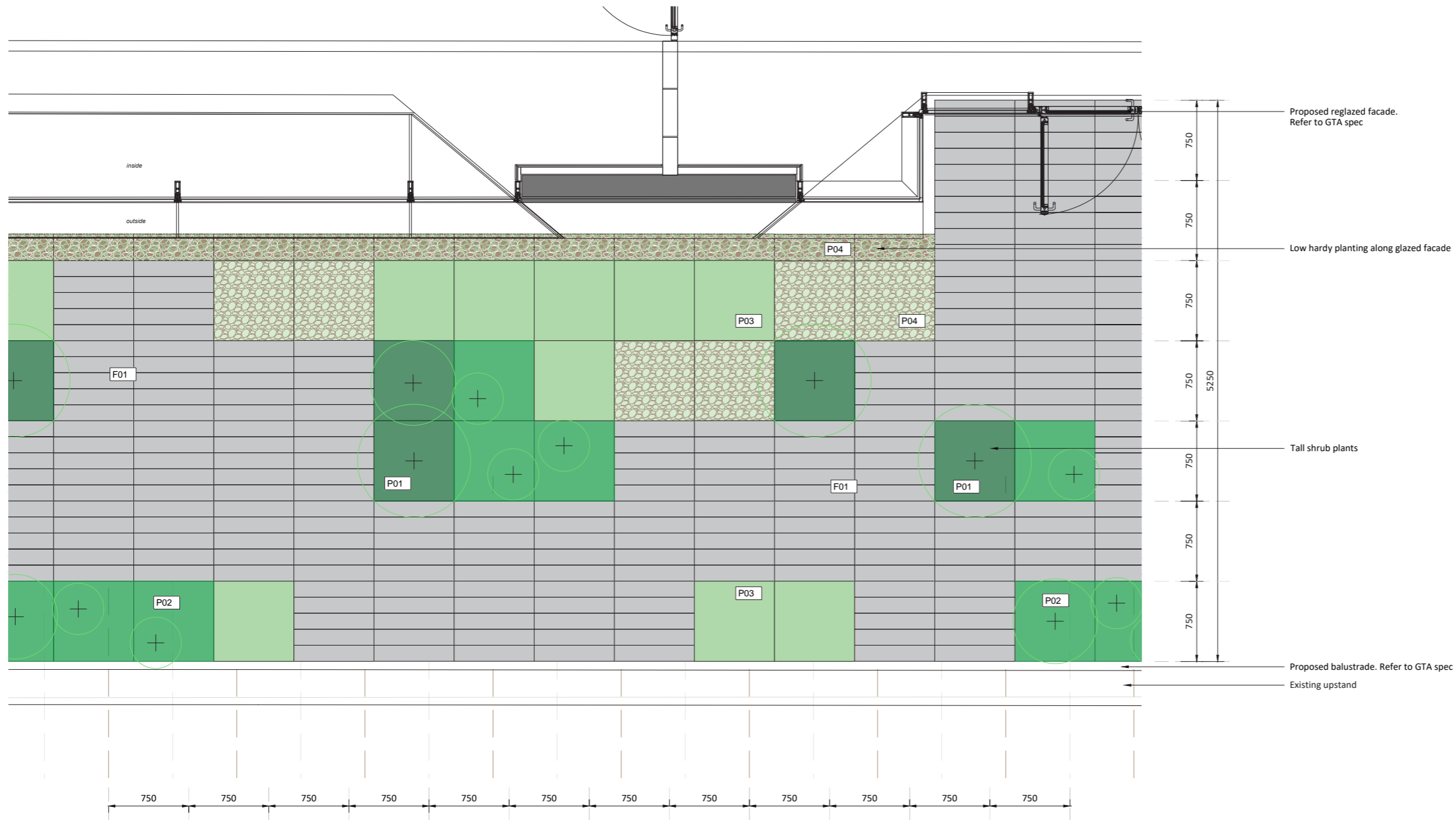
A green verge of tall grasses and perennials in raised planters provides a double layer of separation from the interior and conversely from the noise of Tottenham Court Road.



View of Maple House from the north-west showing flat roofs at levels 01 and 03.

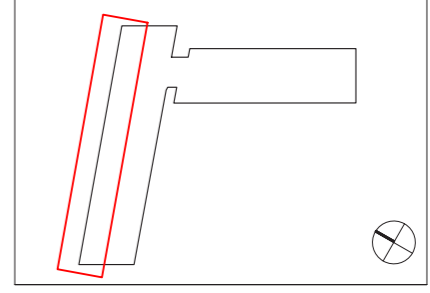


1 L08 Block A Terrace - General Arrangement Plan
1:125



2 L08 Block A Terrace - Detail Plan
1:20

- KEY
- F01 DECK PAVING on pedestals
 - P01 PLANTER L top 450mm above FFL, 450mm soil
 - P02 PLANTER M1 top 300mm above FFL, 450mm soil
 - P03 PLANTER M2 top 300mm above FFL, 300mm soil
 - P04 PLANTER S top flush with FFL, 100mm soil
 - P05 POTTED PLANTING height varies, soil
 - TP TRAY with gravel GR and potted planting P05 top flush with FFL, 150mm deep
 - GR GRAVEL
 - Studio ONB scope of work



00 05.02.24 VL BS For Planning

Rev: Date: Dn: Chk: Description:

Job Title: Maple House Terraces

Status: Planning

Drawing Title: L08 Block A Terrace Plans

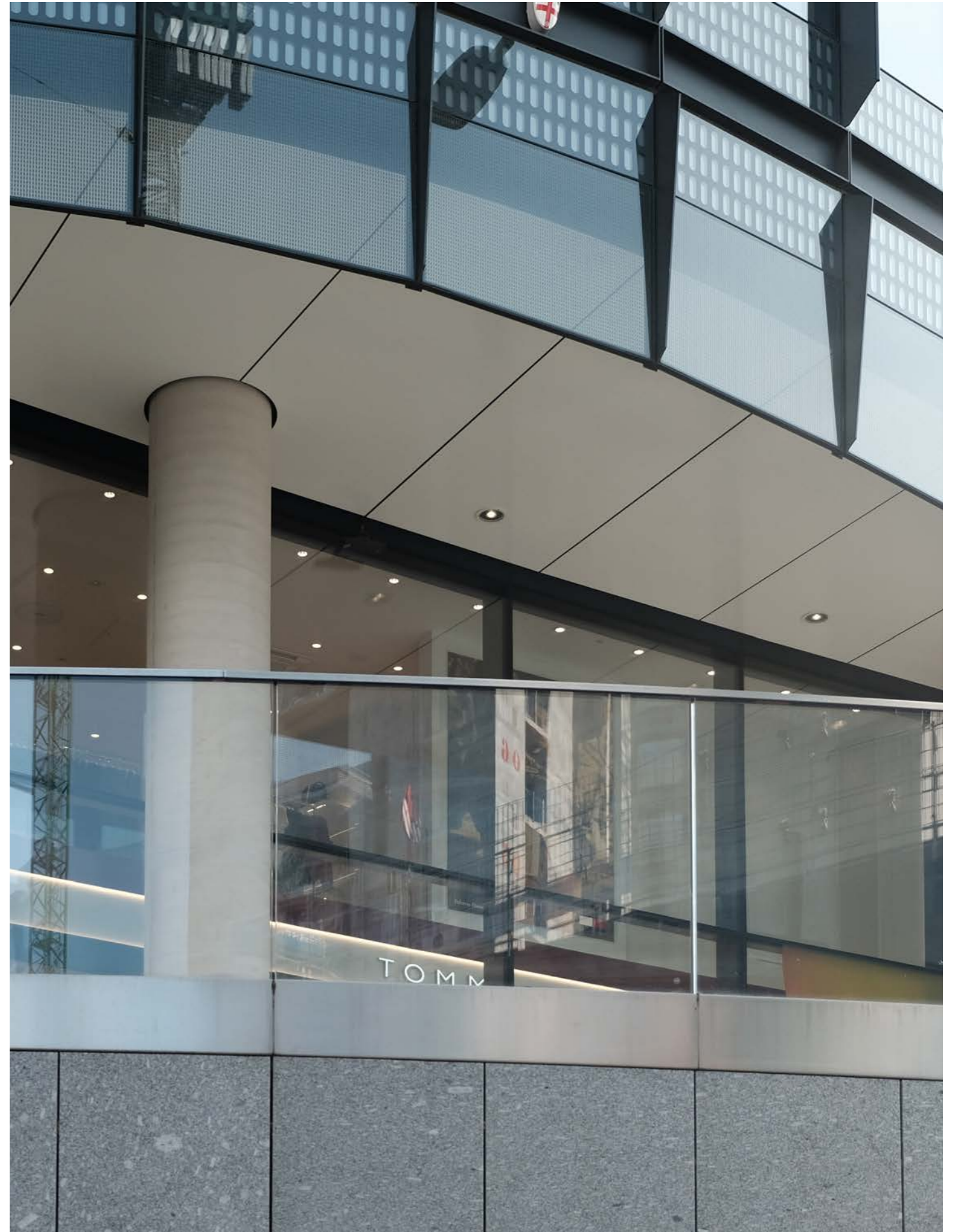
Job No.: 078 Client: Lazari Investments Ltd
 Scale: 1:125/1:20 Drawing No.: 078-104 Revision: 00
 Sheet Size: A1

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View of Maple House from the north-west showing flat roofs at levels 01 and 03.



Precedent images of minimal glass balustrade

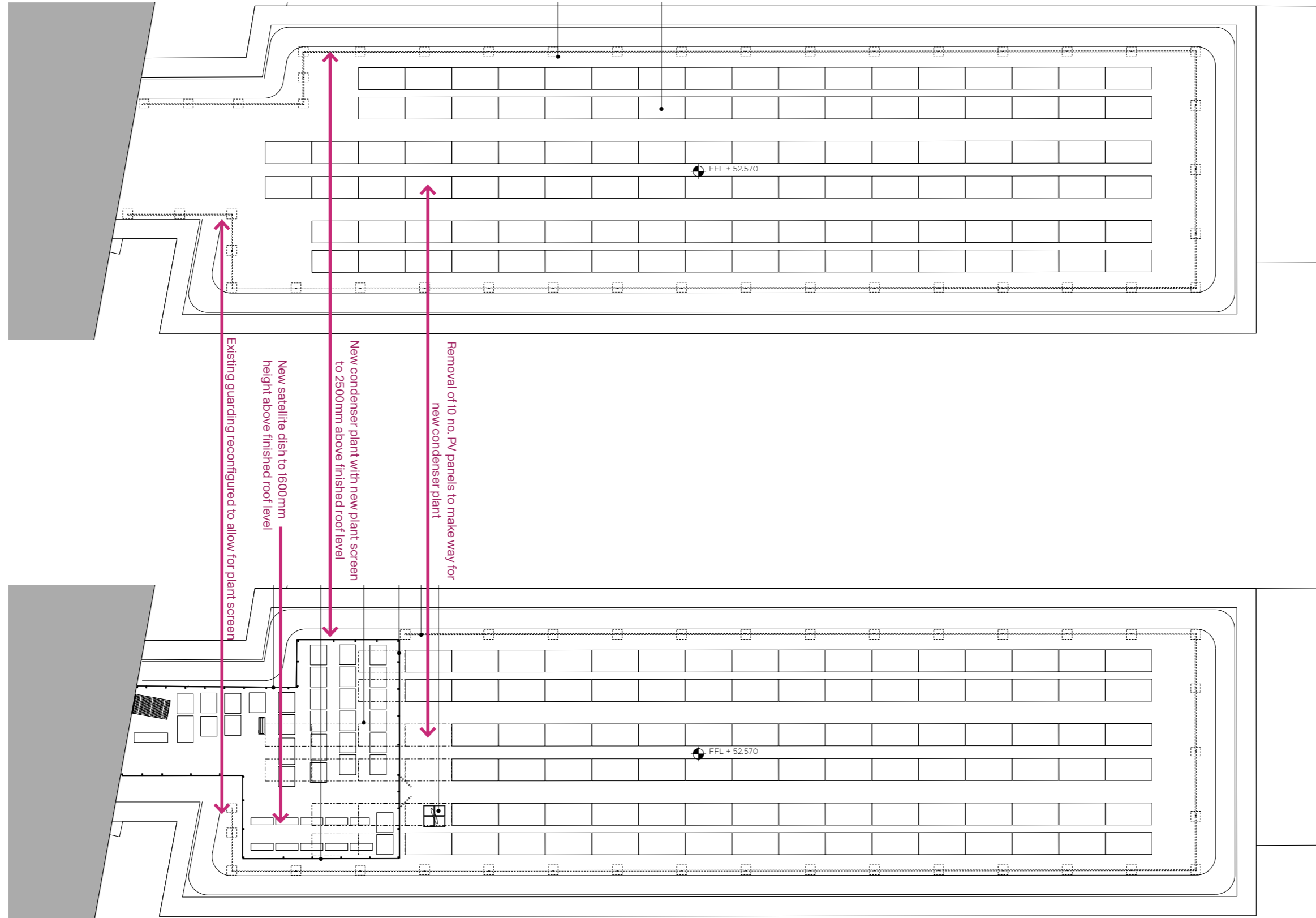


Precedent images of minimal glass balustrade

4 Level 07 Roof Works

The illustrative plan below outlines the extent of the improvement works for the roof at Level 07 of Block B. This roof is accessed from the core in Block A.

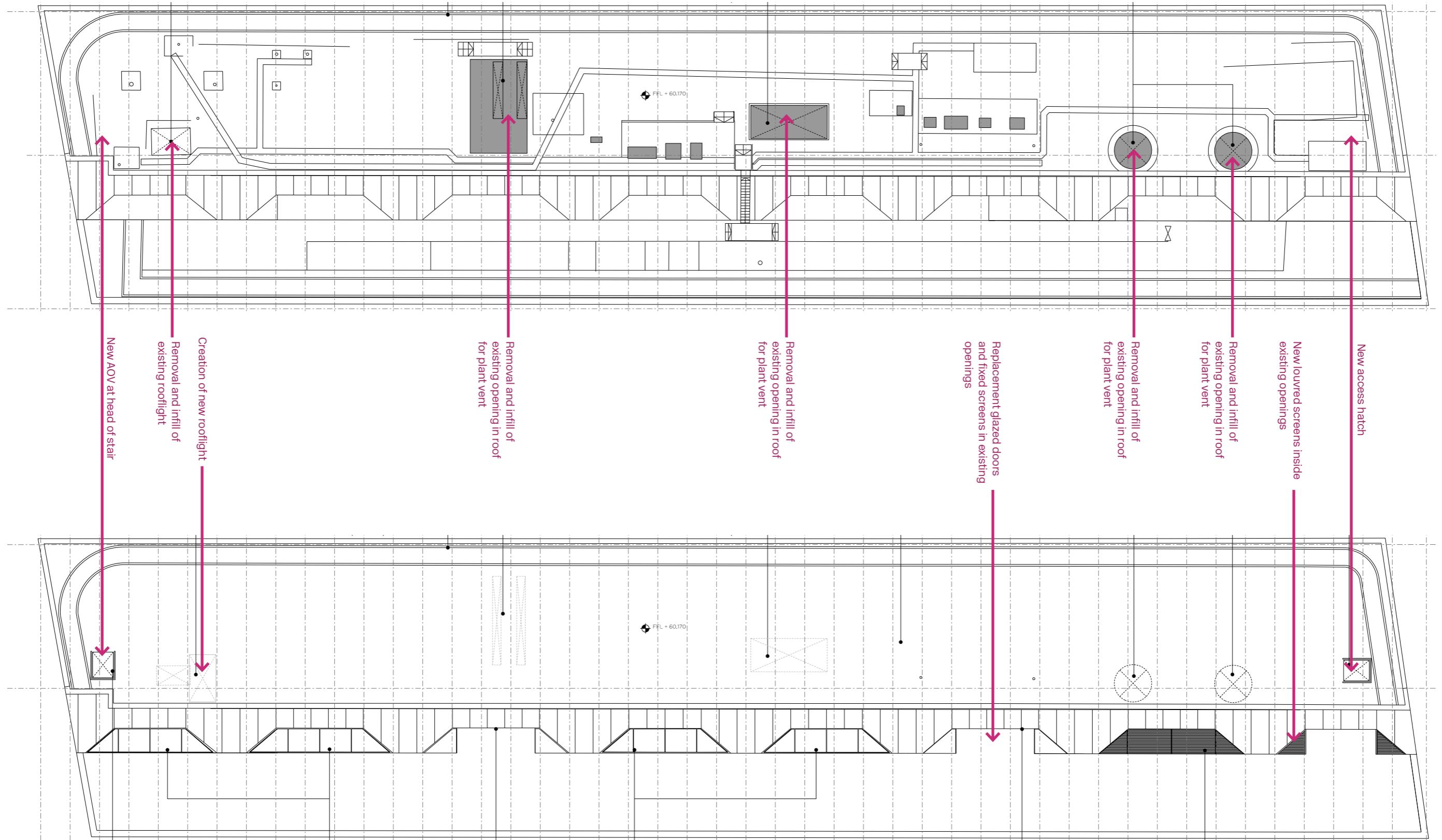
PV panels and guarding system have already been installed on the roof in line with previous planning permission ref: 2021/6225/P, and the proposals will slightly alter this layout.



5 Level 09 Roof Works

The illustrative plan below outlines the extent of the improvement works for the roof at Level 09 of Block A. This roof is currently accessed via ladder from the flat roof at Level 08. The proposals include the removal of this and new access hatch to the southern stair.

Generally, works are limited to removal of rooftop plant, new roof coverings and insulation, and infilling of historic vent openings. No additional mass is proposed, maintaining the existing condition of the building within the London View Management Framework view 2B.1.



7 Summary



The proposals contained within this report enhance the building and its relationship to the wider context.

As well as making the building more attractive for tenants and visitors, the proposed improvements make a positive contribution to the surrounding context and enhance biodiversity.

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