

## 31 Southampton Row

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Design & Access Statement - **Section 7 of 9**

May 2024

**halebrown**

7.0

## 7.1



Office floors pre-strip out works



Office floors post-strip out works

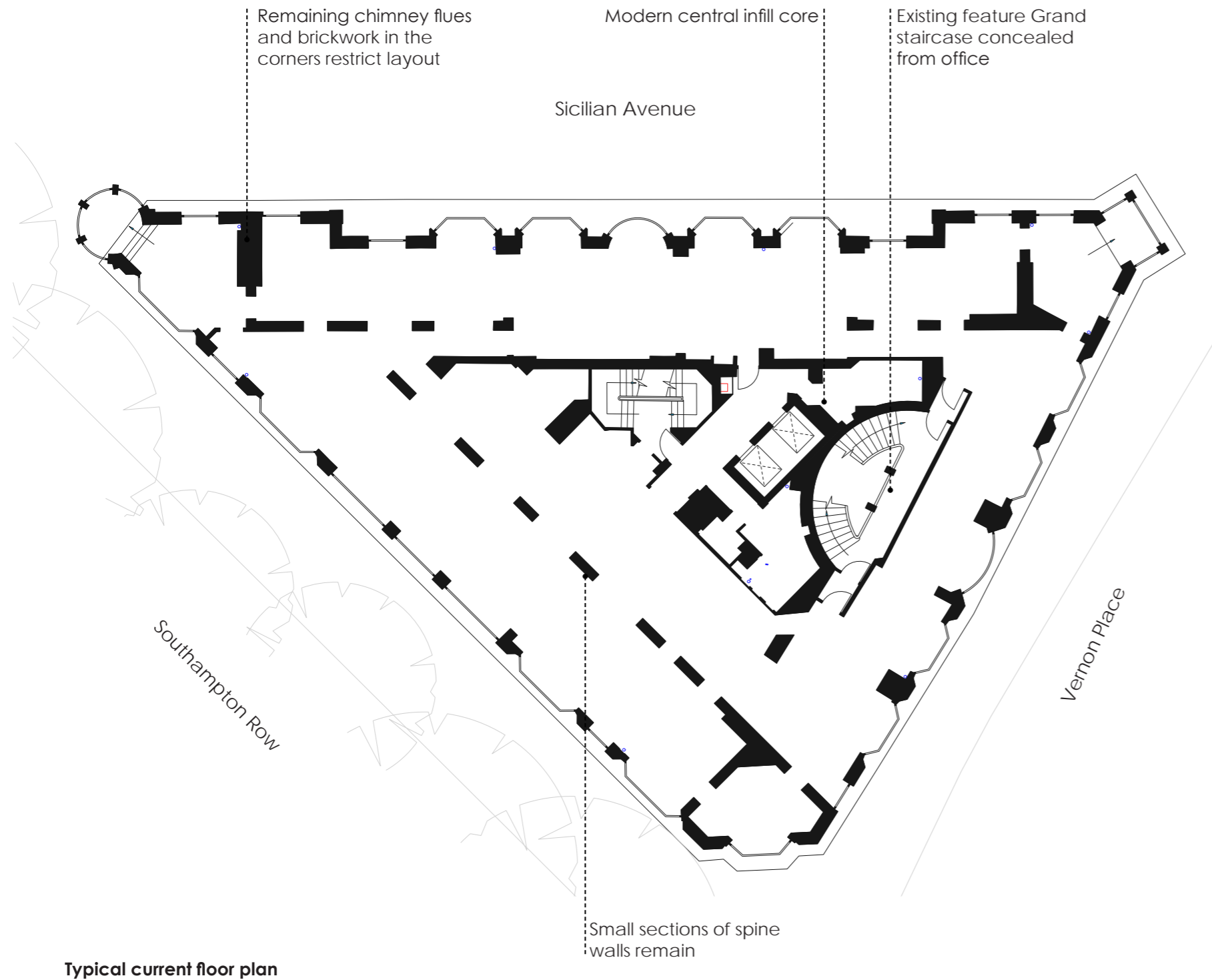
## Upgrading the office floors Current Office Floors

- Following agreement with the London Borough of Camden, the internal modern cellular partitions, doors and ceilings have been removed.
- The revealed structure clearly shows the extent the building has been altered, with most of the spine walls having being removed and a new fifth floor mansard constructed in the 1980's.
- Within some of the window bays at fourth floor there is evidence of water ingress from the terraces above which has lead to corrosion of some of the steelwork.
- Around the perimeter next to the modern skirtings there are modern timber floor boards on timber battens, which sit on top of the concrete clinker slabs.
- Closer to the core there are areas of raised screed which are level with the timber floors and core floor finish.
- Original cornices within the window bays as generally in a restorable condition, however the rest of the office cornices were stripped out or badly damaged as part of the 1920's alterations.



Evidence of water ingress within some window bays

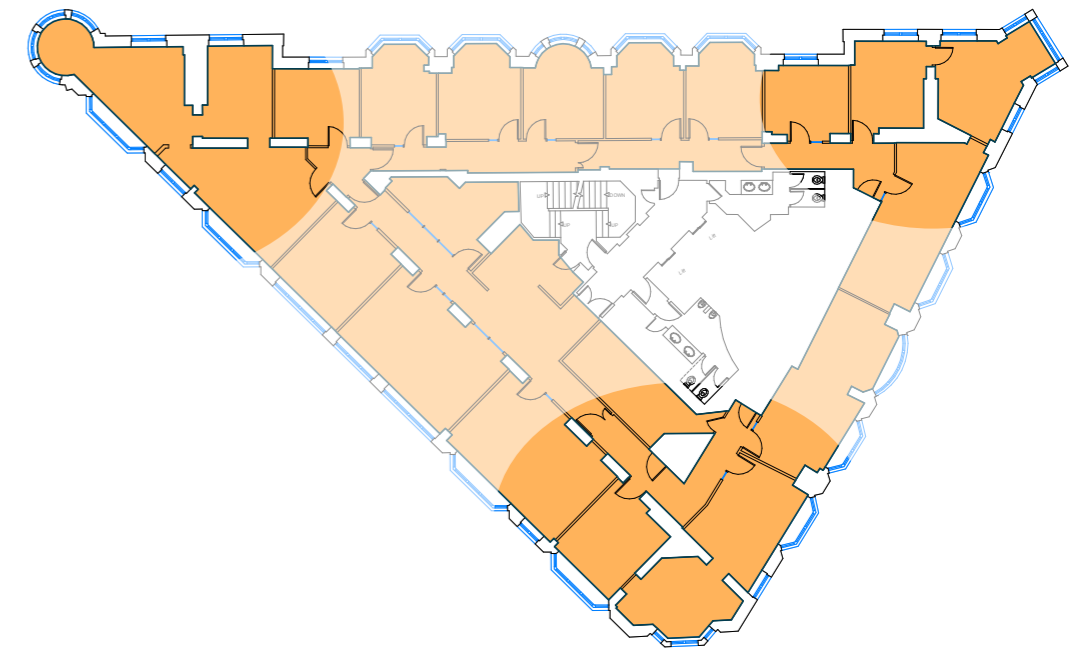
## 7.2



## Upgrading the office floors

### Current Typical Office Floor Layout

- Prior to the floors being stripped out, the office spaces were divided into small cellulised office spaces
- The layout was dictated by the position of the remaining spine walls nibs, with the spaces at the corners of the building being heavily compromised by the remaining chimney flues and brickwork.
- The floor to ceiling height was typically 2.4m to the underside of the metal suspended access ceiling, which was lower than the head of the leaded perimeter windows.
- The servicing strategy was heavily compromised with there not being a raised floor for cabling or an air conditioning fed with fresh air.
- Due to the shape of the building the floor plates did though benefit from good levels of natural daylight



## 7.3



Typical Historic Upper Floor Plan

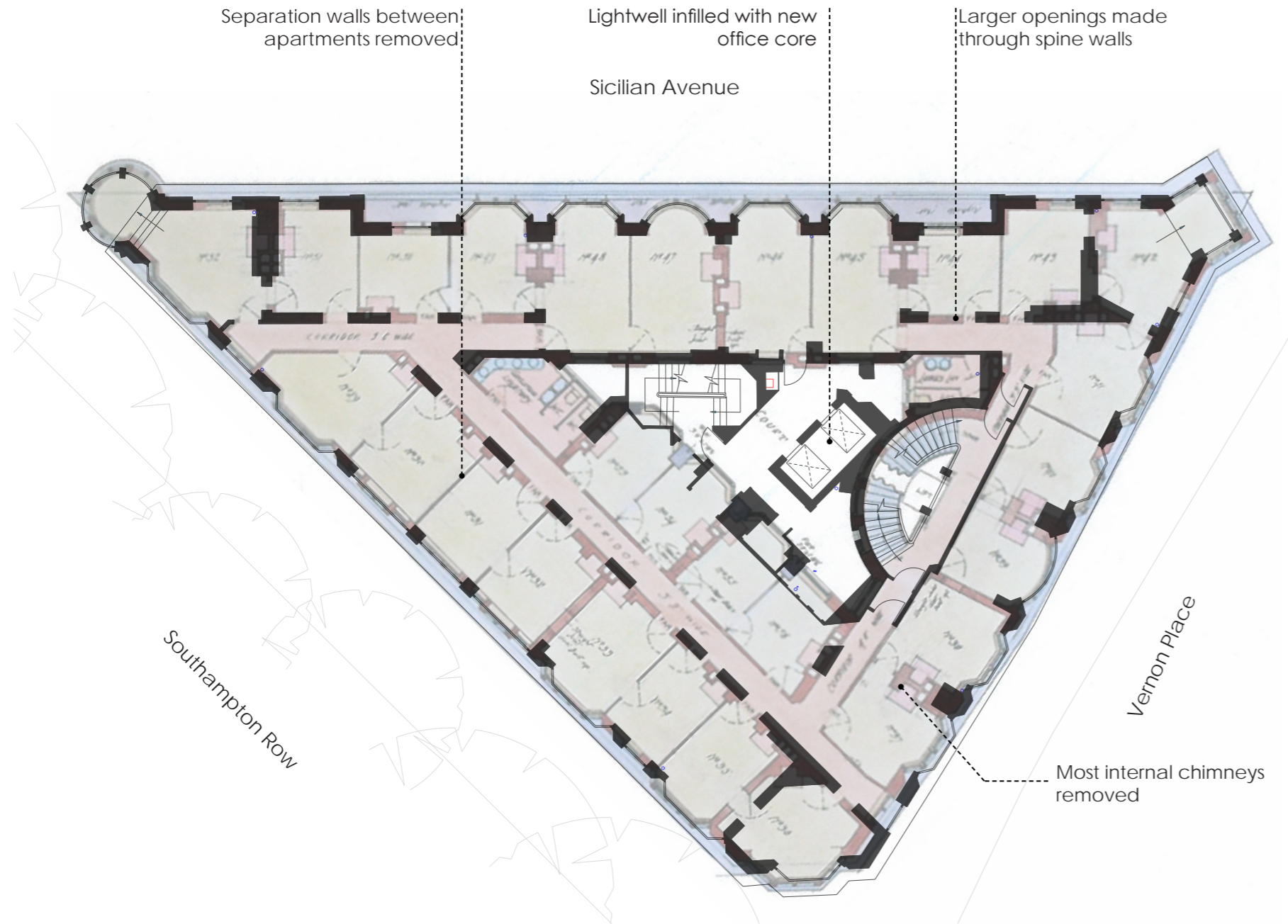
## Upgrading the office floors Historic Typical Floor Layout

- Originally the upper floors were designed as residential apartments accessed via corridors leading to the Grand Staircase.
- Within the centre of the building, there was a lightwell, allowing an additional two apartments to be created on each floor.
- The apartments were typically divided into two or three rooms, with each room having a fireplace for heating or cooking.
- Two communal bathrooms were located on each floor at opposite ends of the lightwell.



Historic photograph of Vernon & Sicilian House upper floor corridor built at the same time as 31 Southampton Row

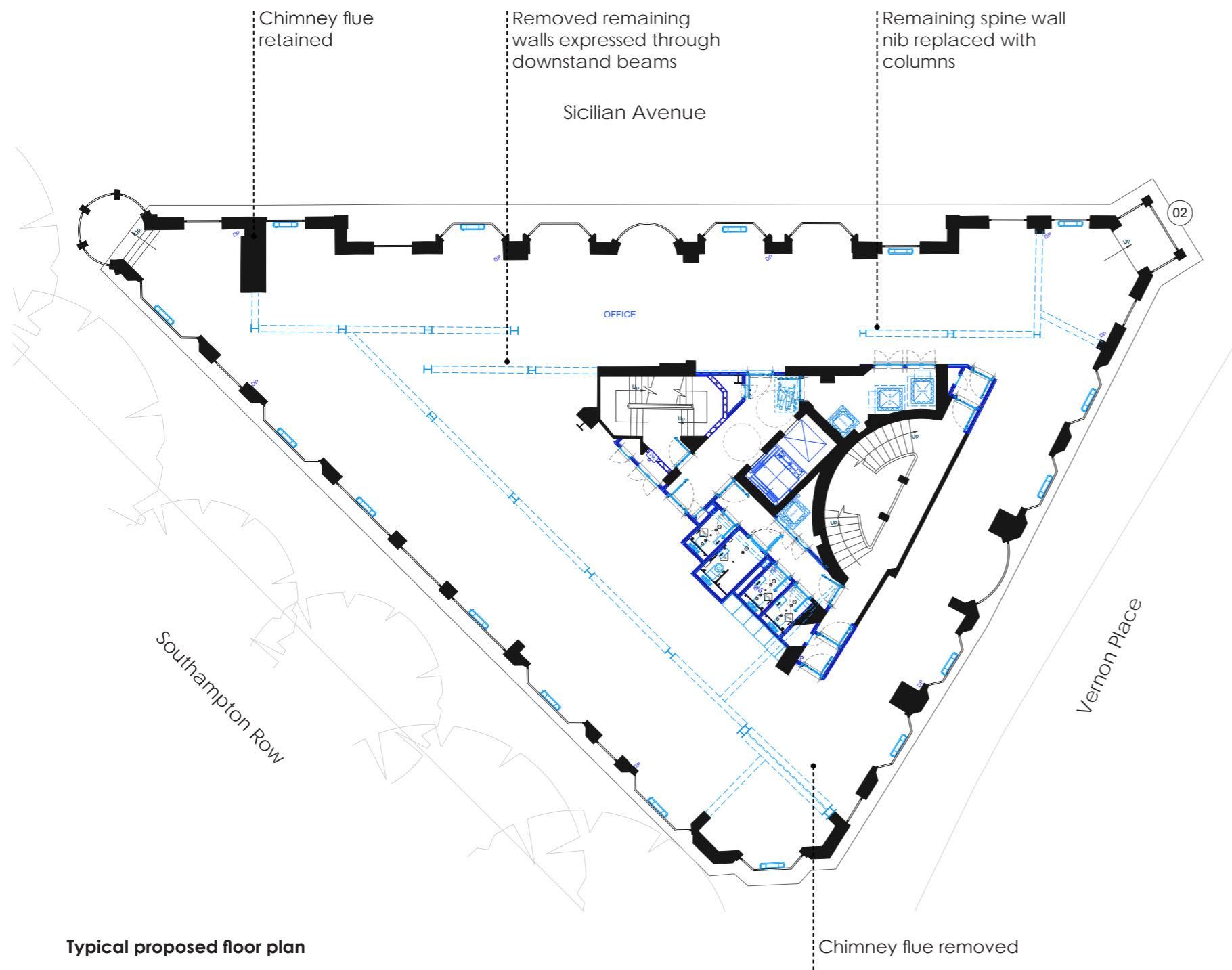
## 7.4



Overlay of Historic Floor Plan on Current Floor Plan

## Upgrading the office floors Typical Office Floor Overlay

- Overlaying the current floor plan onto the historic floor plan shows the extent of structural alteration works undertaken in the 1980's.
- As previously mentioned at this time, the central lightwell was infilled with a new office core incorporating the switchback stairs and 2no. lifts with WC's either side.
- On the floors the separation walls between the original flats were removed.
- Large openings were also made through the spine walls, leaving behind section of nib walls.
- Except of the three in the corners of the building all of the other chimneys and fireplaces were also removed at this time.



Typical proposed floor plan

## Upgrading the office floors Proposed Typical Arrangement

- To improve the flexibility of the office floors it is proposed that the remaining spine walls nibs are to be removed via the installation of new steel columns and beams.
- The original layout of the dividing walls would though still be defined through downstand beams where possible.
- In two of the corners it is proposed to remove two of the remaining chimney flues to improve the usability of these spaces.
- One chimney flue will though be retained towards the southern end of the floors.
- With the replacement of the nib walls with columns and the removal of two of the chimney flues the flexibility of the floors will be dramatically improved.
- A new heating and cooling system via floor mounted fancoils positioned within the window bays, fed by fresh air supplied via a central service bulkhead, will further modernise the office space.
- Around the perimeter the ceiling and cornices within the window bays will be restored.
- Adjacent a new minimal decorative plasterboard ceiling to conceal lighting and fire alarm cables will be fitted to the underside of the clinker slabs, allowing the heads of the perimeter leaded windows to be revealed as one enters the floors.
- Where the new minimal plasterboard ceiling a butts downstand beams new cornices are proposed.
- To improve the thermal and acoustic performance new secondary glazing is also proposed to all the perimeter windows.

## 7.6



Typical Office Floors - Initial RCP concept

## Upgrading the office floors Typical RCP Concept

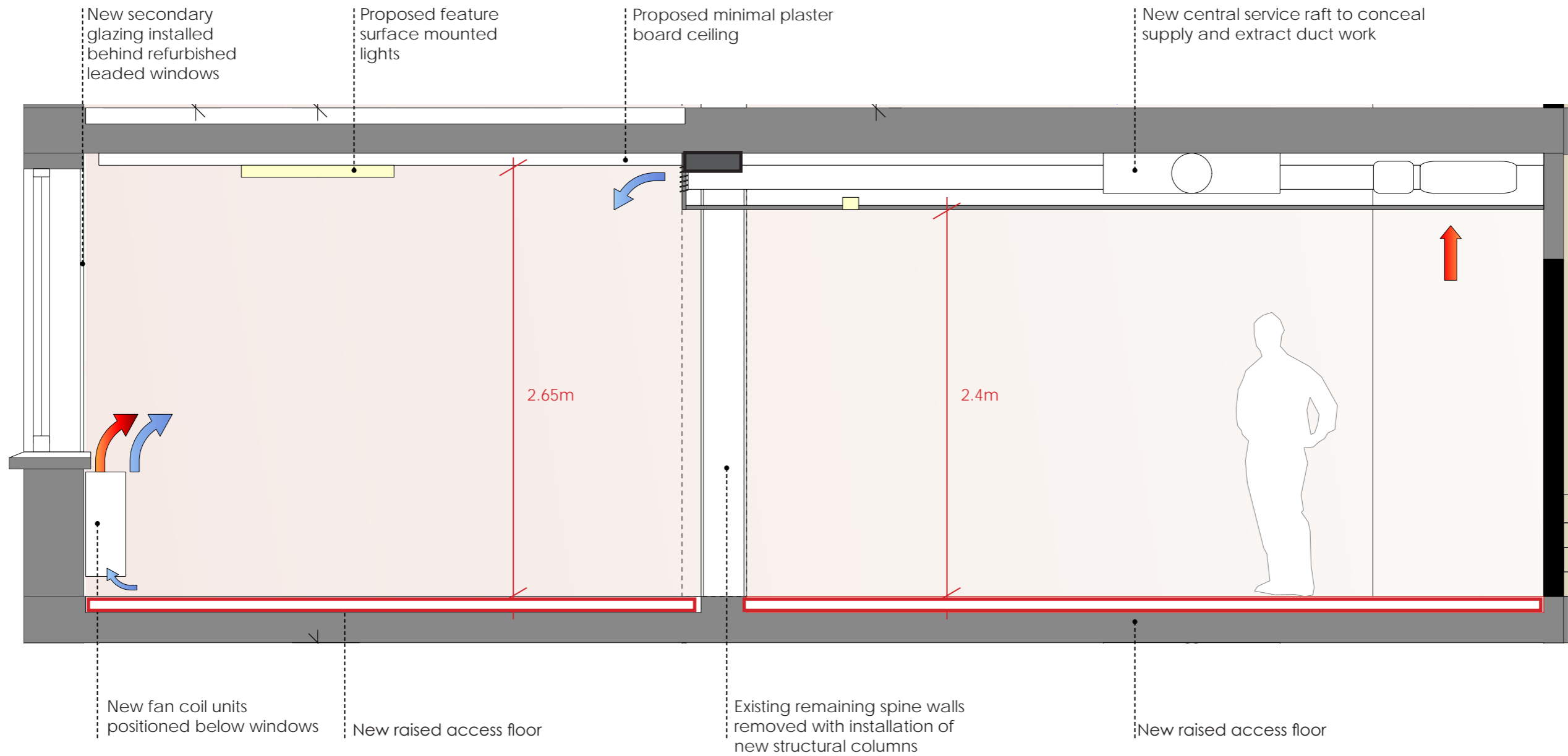
- With the introduction of new supply and extract air risers fed by a centralised AHU positioned on the roof, conditioned air can be supplied to the floors for the first time.
- Arriving on the floors the supply air ductwork will run around the central core being concealed above a new central service bulkhead.
- Supply grills within the downstand face of the service bulk head will push conditioned air to the new floor-mounted fan coil units positioned within the window bays and perimeter.
- The new minimal decorative plasterboard ceiling to the perimeter will conceal the new LED lighting cables and enable the full height of the windows to be seen upon entering the floor plates.
- Incoming tenants will also benefit from a new raised accessible data floor throughout the office with the removal of the modern timber floors and raised screed areas.



Example of proposed chassis unit fancoils to be positioned within the window bays



# Upgrading the office floors Proposed Typical Section



Typical Proposed Office Section

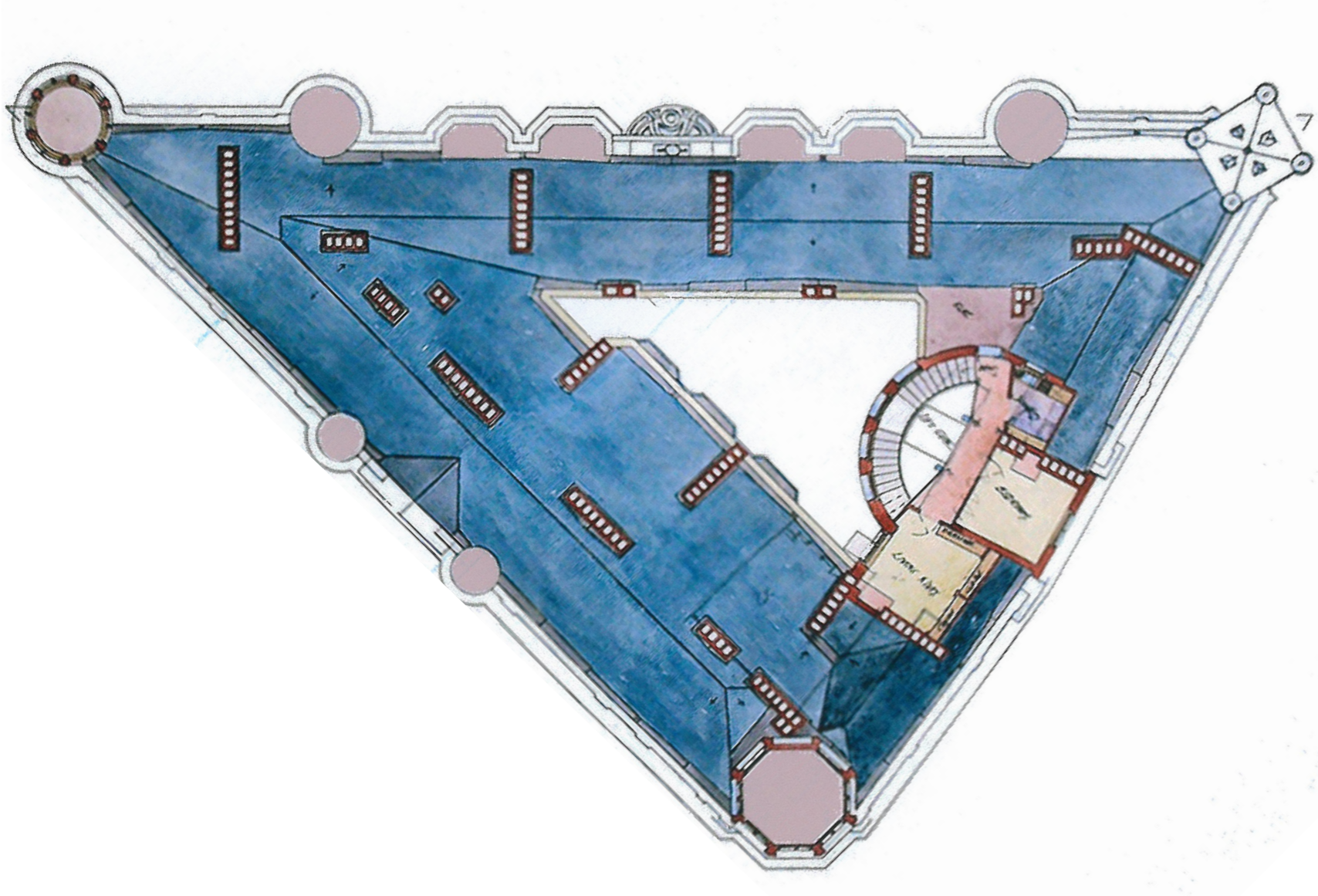


Sketch CGI of typical office floor with structural walls removed

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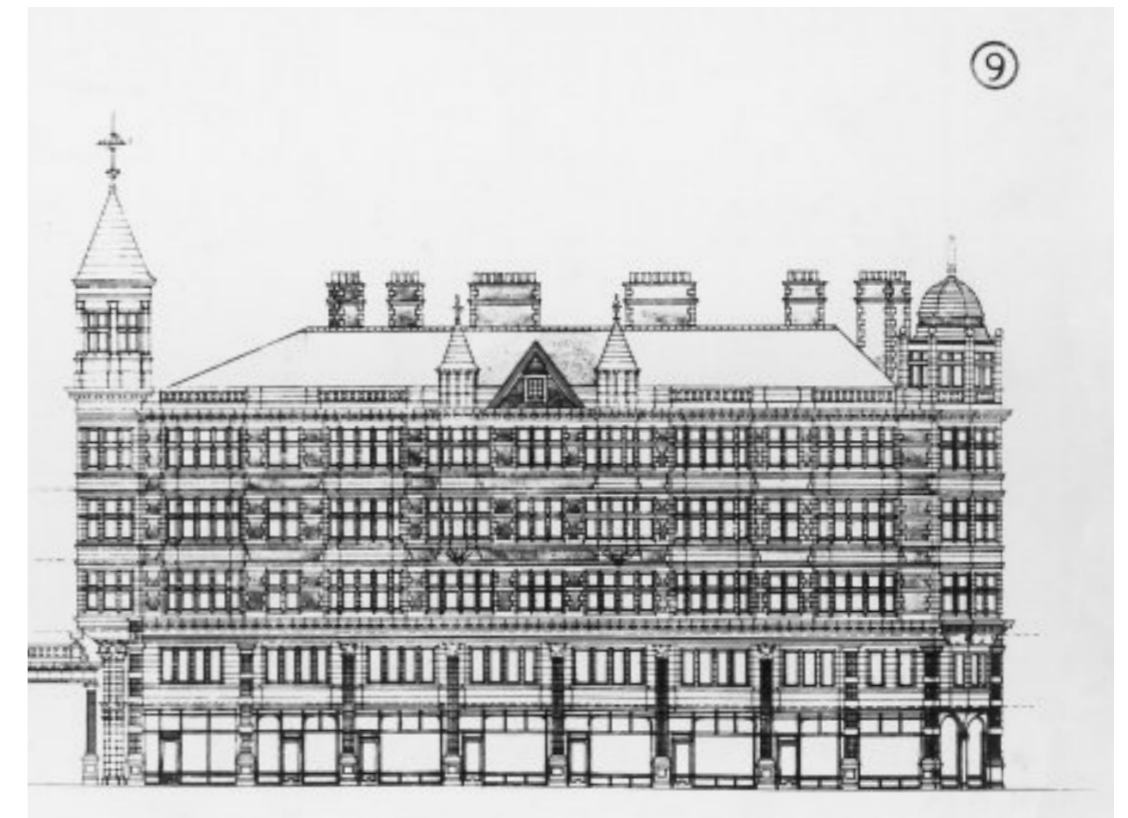
**Retaining the Fifth Floor Residential Units**

## Retaining the fifth floor residential units Historic Fifth Floor Layout



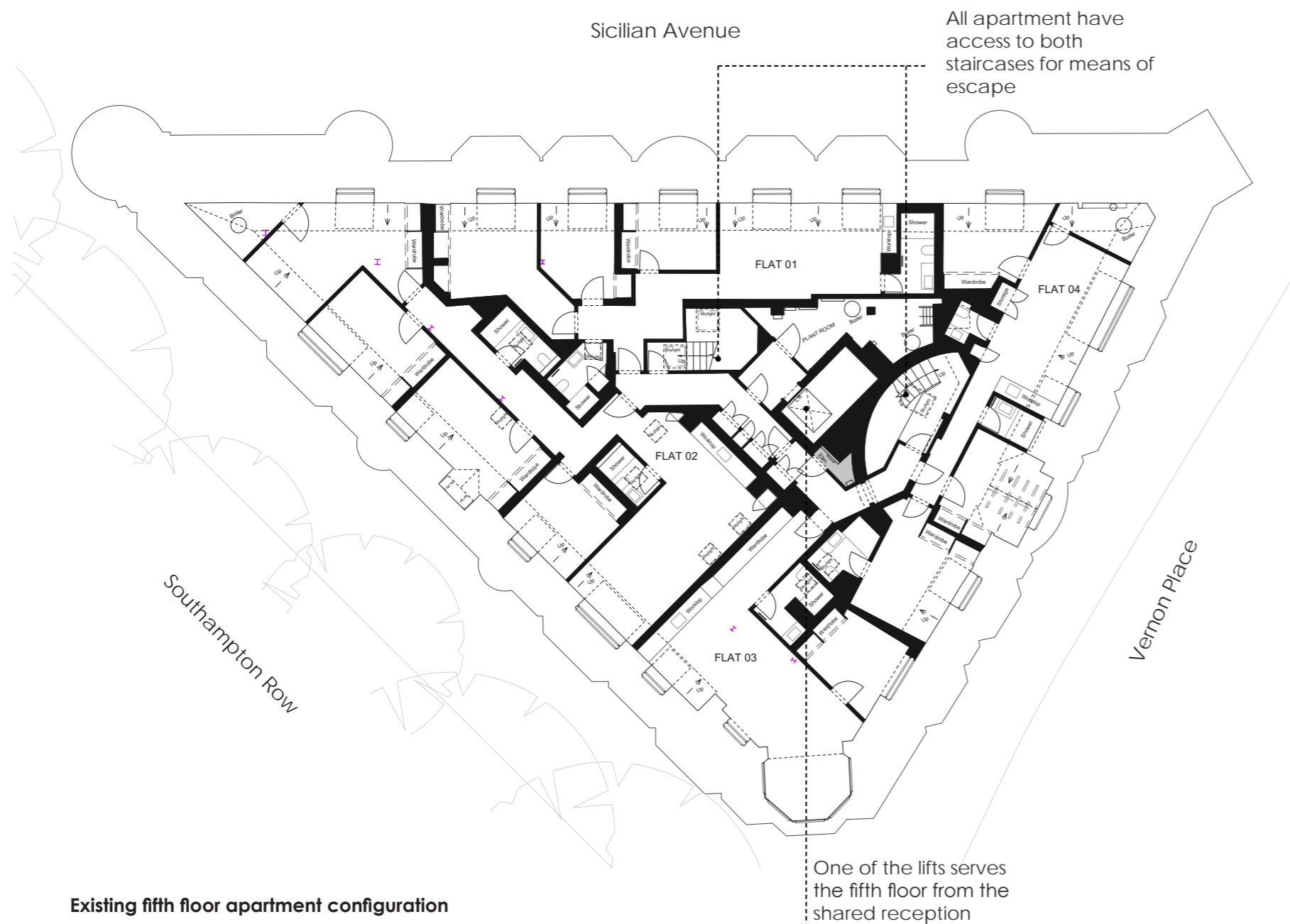
Historic fifth floor plan

- Originally, the fifth floor was designed with one residential apartment in the historic roof space.
- This apartment assumed to be a caretakers accommodation was accessed from the grand staircase which extended to the roof space.
- The rest of the of the roof space consisted of a large pitched roof, punctuated by large brick chimneys.



Historic Southampton Row Elevation

## 8.2



Existing fifth floor apartment configuration

## Retaining the fifth floor residential units Existing Fifth Floor Layout

- In 1975, planning permission was granted for the erection of a new extension at roof level to provide 4 residential apartments and ancillary plant spaces.
- In 2012, planning permission was granted under application 2012/5874/L for the Change of Use of the 5th floor from residential to office at 31 Southampton Row, subject to the Change of Use of the existing offices at 15 Southampton Place into solely residential.
- This application was not implemented and the floor has remained in residential use since the 1980's.
- In 2019, the apartments were refurbished with the internal layouts altered to their current configuration.
- The apartments are principally accessed via the central lift shared with the offices on the lower floor.
- The apartments have access to modern central staircase and the historic staircase for means of escape.
- Adjacent to the lifts is a large plant room that also provides ladder access to the existing roof.



Current plant room with ladder access to roof level

## 8.3



Proposed fifth floor apartment configuration

## Retaining the fifth floor residential units Proposed Fifth Floor

- Under the proposed upgrade of the servicing strategy to the lower office floors and the introduction of two new retail kitchen extracts minor alterations to the fifth floor layout is required.
- These alterations are largely centred around the existing fifth floor plant room, where the new air riser ductwork and one retail kitchen extract need to pass up to roof level.
- This service route will block the current ladder access to the roof.
- In order to provide safe access to the roof it is therefore proposed to extended the central modern staircase up to roof level, within a new enclosure.
- In Flat 01 the extended staircore will require the entrance hallway to be slightly reconfigured, altering the layout of one of the bedrooms.
- In Flat 04 as the new air riser ductwork will remove a small WC, it is proposed to increase the size of a shower room to include a new WC by moving the kitchen and reducing the living room slightly.
- As part of the installation of a new roof level plant deck (discussed in the next section) strengthening works to the existing roof steelwork will be necessary.
- These strengthening works and the requirement to raise the level of the existing flat roof lights to above the new plant deck, will mean some alterations will be necessary to the existing flat ceilings.
- All the flats will retain step free access via the new dual entrance shared lift, with the grand staircase becoming their primary access stair and the central modern stair becoming a secondary means of escape.
- The general configuration of the rest of the flats will though remain the same.