

31 Southampton Row

Design & Access Statement - **Section 8 of 9**

May 2024

halebrown

9.0

9.1

The Roof Top Proposals Current Roof Top Plant Area



Existing roof top plant

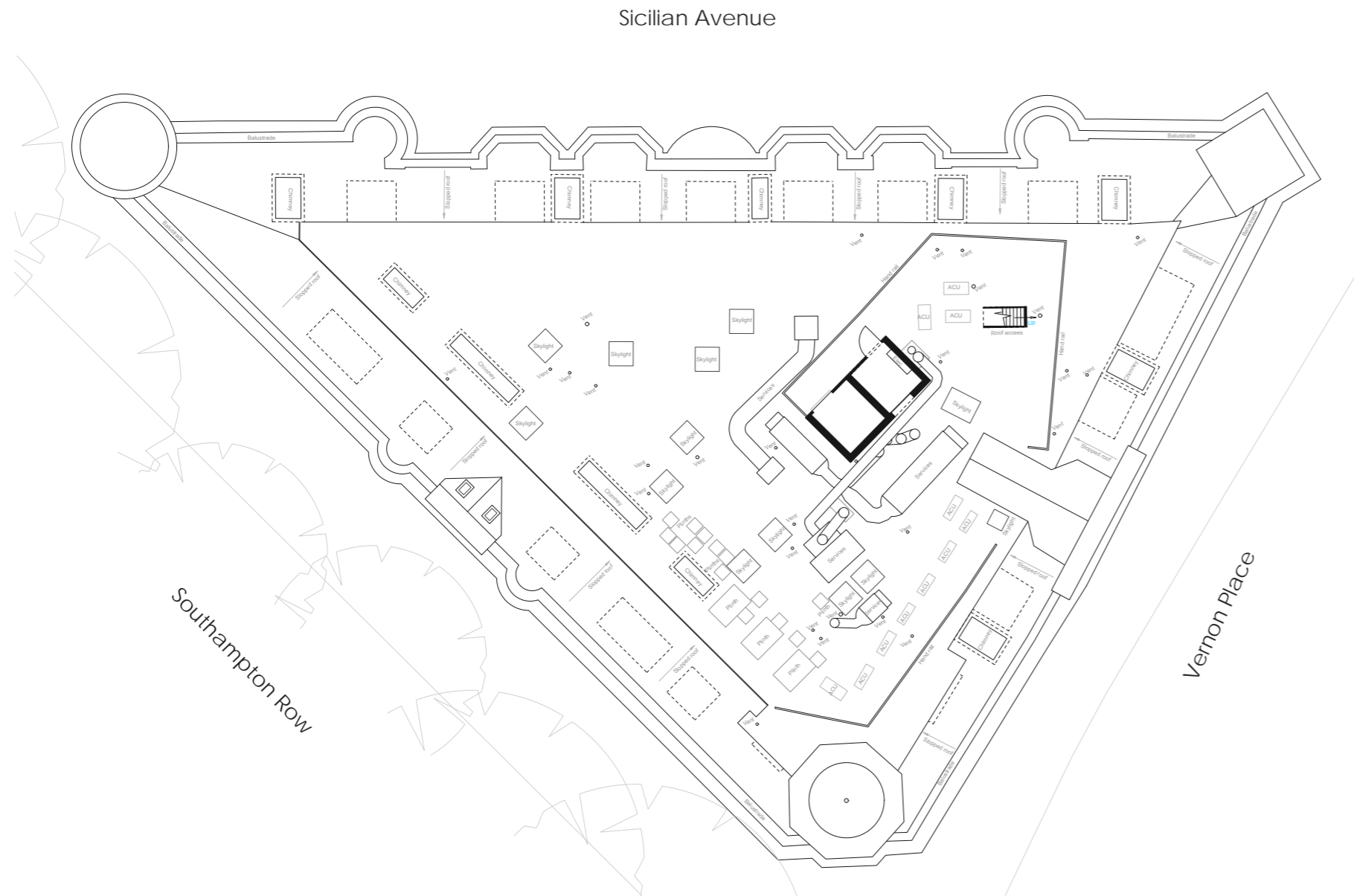
- As part of the 1975 planning application, permission was granted for the installation of plant equipment on top of the new fifth floor mansard roof.
- Ductwork, condensers and WC extracts have been tightly positioned around the existing 1980's brick lift overrun.
- Dotted around the roof are the polycarbonate cover rooflights serving the 5th floor residential flats.
- Over the years, replacement services and vents have been installed penetrating through the roof covering, which is clearly evident by the patch repairs and waterproofing details.
- Access to the roof is currently via the fifth floor ladders stairs with a side opening roof hatch above.
- A simple handrail provides protection from falling to people accessing the roof.



Current access steps to roof level

9.2

The Roof Top Proposals Current Roof Condition



Current roof plant plan

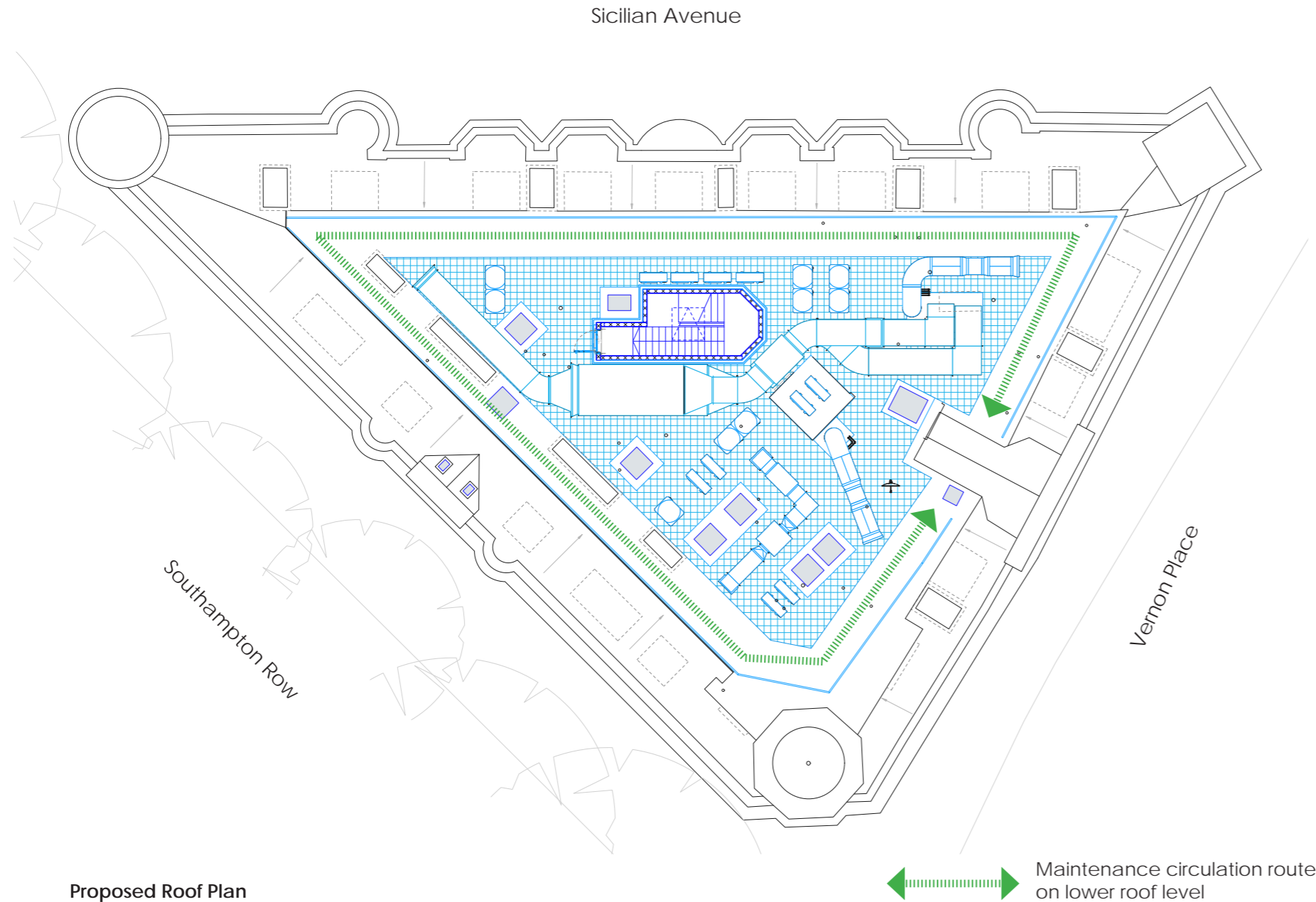
- As noted the current plant equipment has been tightly arranged around the existing lift over run, close to Vernon Place.
- As part of the upgrade of the building services strategy there will be an increase in the size and amount of the plant equipment required at roof level.
- Review of the existing structure suggests that the 1980's mansard extension was constructed using wood wool channels and cranked beams similar to those found in Vernon and Sicilian House.
- Following load testing review of this structure it is understood that the existing roof construction is not suitable for an increased amount of new plant equipment to be placed directly on top of it.
- A condition review of the existing roof covering shows that it needs to be replaced and additional insulation added to comply with current building regulations.
- The roofs existing 1980's replacement GRP chimneys paintwork has also faded and needs to be redecorated.



1980's replacement GRP chimneys

9.3

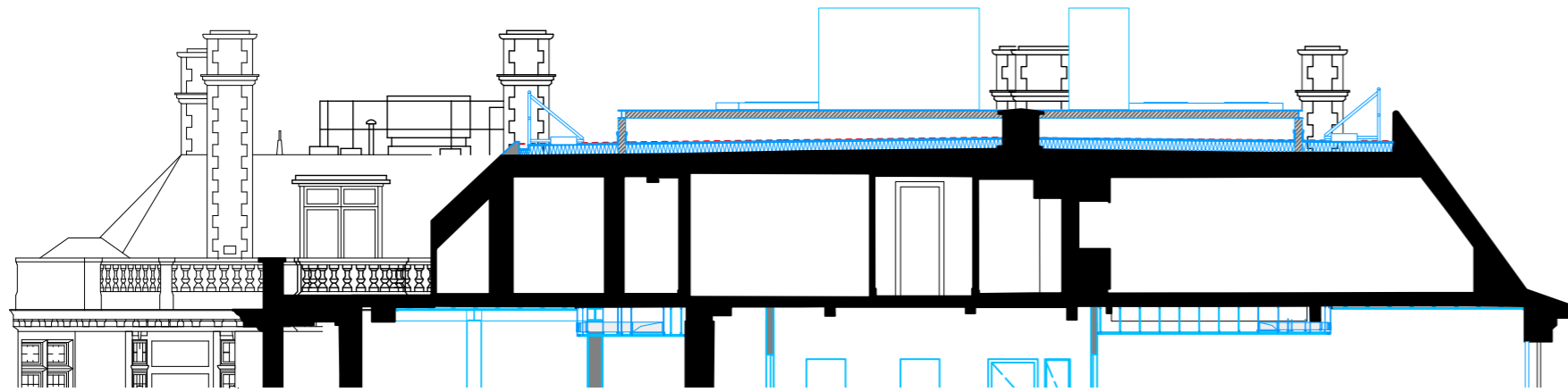
The Roof Top Proposals Proposed Roof Level Overview



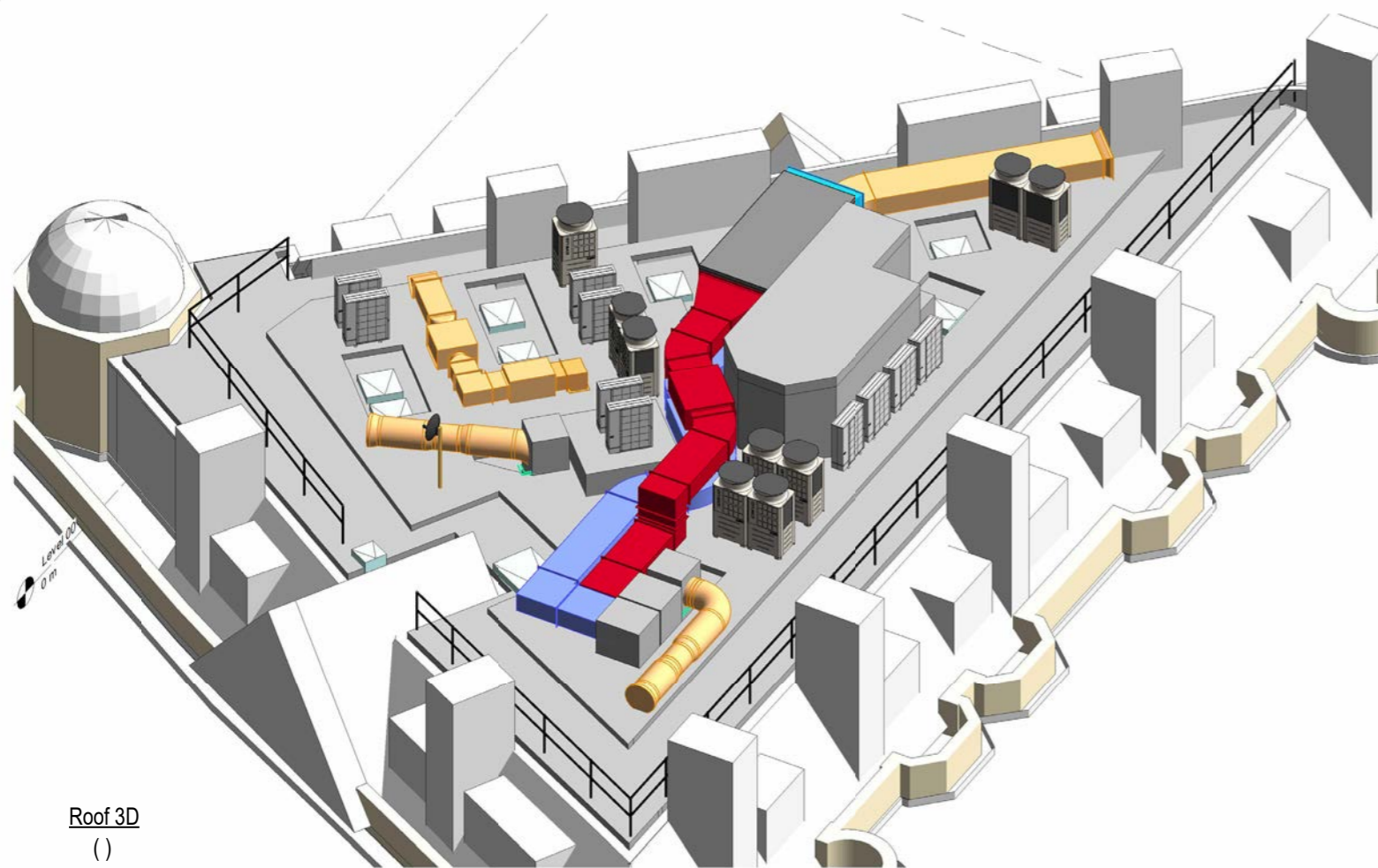
Proposed Roof Plan

- In order to support the increase in required roof level plant equipment, it is proposed to construct a new plant deck above the existing roof structure, similar to that consented on Vernon and Sicilian House.
- As previously noted safe access to the new plant deck will be via extending the central stairs up to roof level within a new brick clad enclosure.
- To try and minimise the visual impact of the higher plant deck, the deck will be set back from the ridge of the mansard.
- As this lower section of the roof is required for maintenance circulation a 1.1m high railing is proposed at the ridge of the mansard similar to Vernon and Sicilian House.
- Under the proposals the faded GRP chimneys will be repainted so they more closely match the rest of the buildings brickwork.

The Roof Top Proposals Proposed Roof Plant Deck and Equipment



Proposed section through roof level



Roof 3D
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Proposed 3D model of roof top plant equipment

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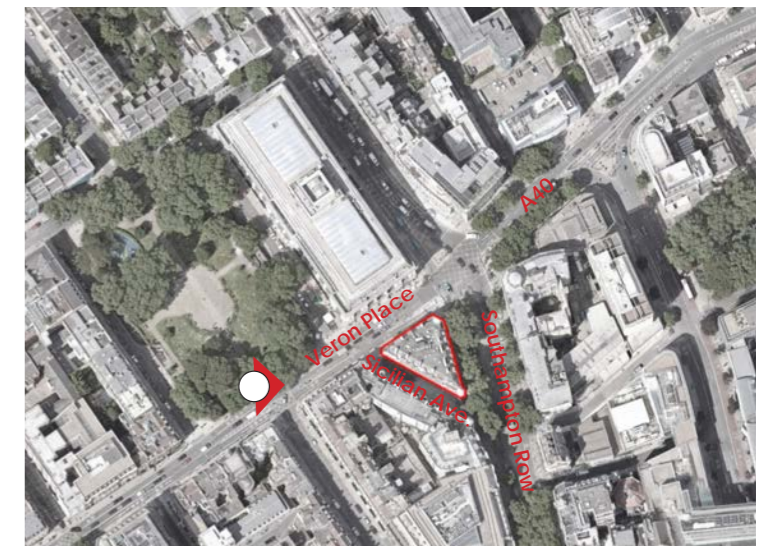
- The plant deck will be supported off stud columns fixed to the existing mansard cranked beams.
- The height of the new plant deck has been determined by the increased roof buildup following the application of new insulation and the need to maintain a void between the new roof covering and the underside of the deck.
- This void allows the roof to drain water correctly and allow debris such as leaves from the nearby trees on Southampton Row to be cleared.
- Similar to the request made by London Borough of Camden's planning department for the planning application for the buildings on the other side of the avenue, louvred plant screens are not proposed on Southampton Row in order to reduce the visual massing.
- However, with the proposed increase in height at roof level, the positioning of the plant equipment and the routing of associated ductwork has been carefully considered to minimise its visibility from street views.
- To accurately assess the impact the proposed plant equipment and supporting structure the proposal has been modelled and tested via verified views.

The Roof Top Proposals Verified Views - View 01 Existing

- Existing view from Vernon Place



*View created and supplied by
Cityscape Digital*



Existing Verified View

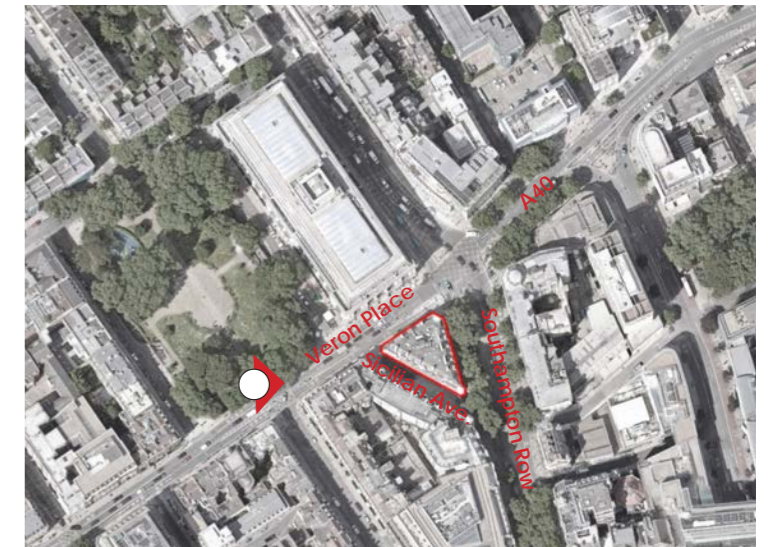
Location Plan

The Roof Top Proposals Verified Views - View 01 Proposed



- Proposed view from Vernon Place

*View created and supplied by
Cityscape Digital*



Proposed Verified View

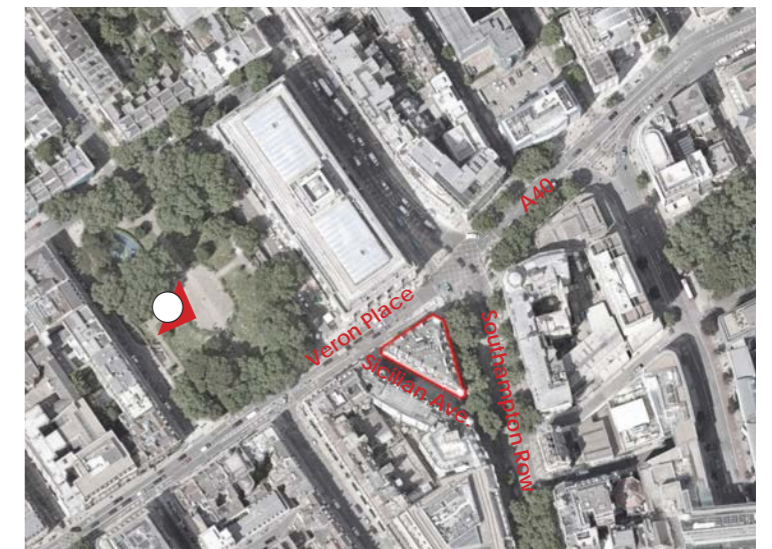
Location Plan

The Roof Top Proposals Verified Views - View 02 Existing



- Existing view from Bloomsbury Square

*View created and supplied by
Cityscape Digital*



Existing Verified View

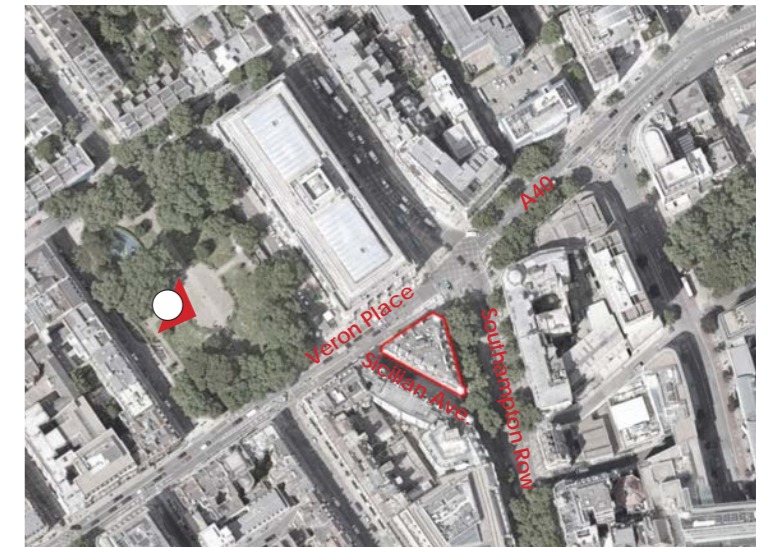
Location Plan

The Roof Top Proposals Verified Views - View 02 Proposed



- Existing view from Bloomsbury Square

*View created and supplied by
Cityscape Digital*



Proposed Verified View

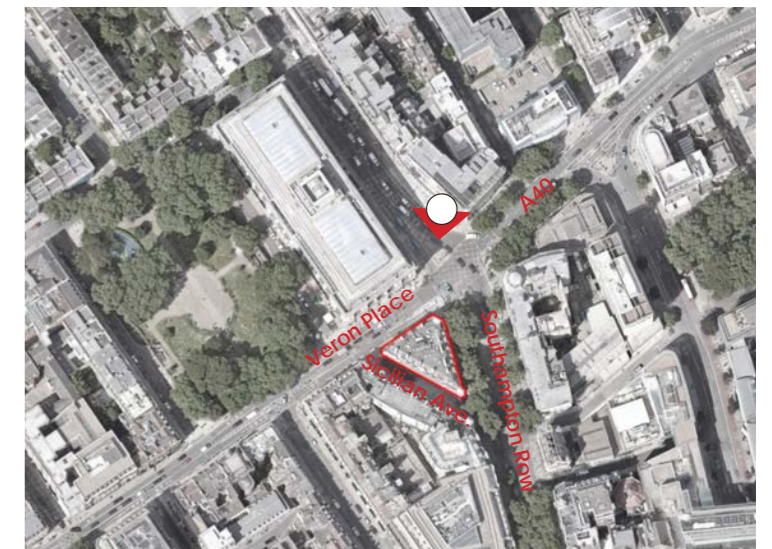
Location Plan

The Roof Top Proposals Verified Views - View 03 Existing

- Existing view from Southampton Row



*View created and supplied by
Cityscape Digital*



Existing Verified View

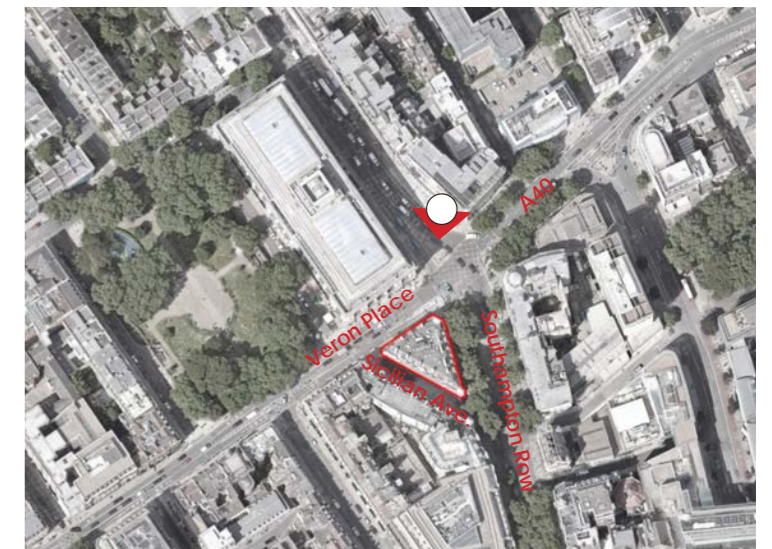
Location Plan

The Roof Top Proposals Verified Views - View 03 Proposed



- Proposed view from Southampton Row

*View created and supplied by
Cityscape Digital*



Proposed Verified View

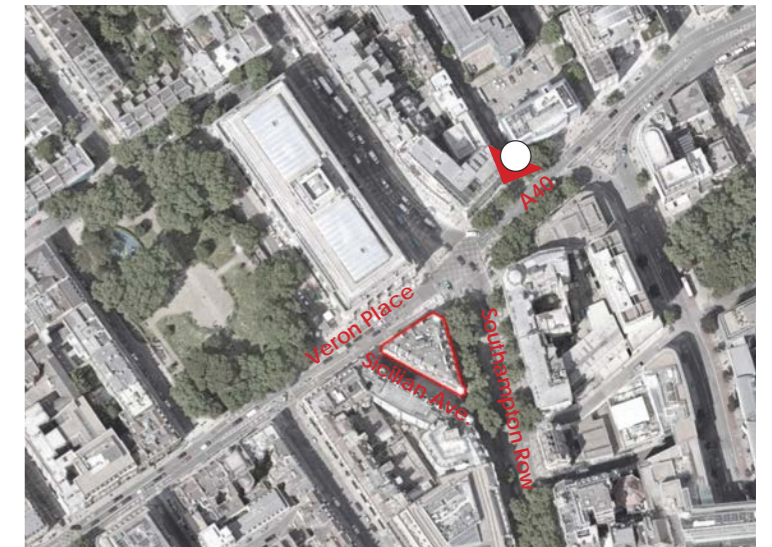
Location Plan

The Roof Top Proposals Verified Views - View 04 Existing



- Existing view from A40

*View created and supplied by
Cityscape Digital*



Existing Verified View

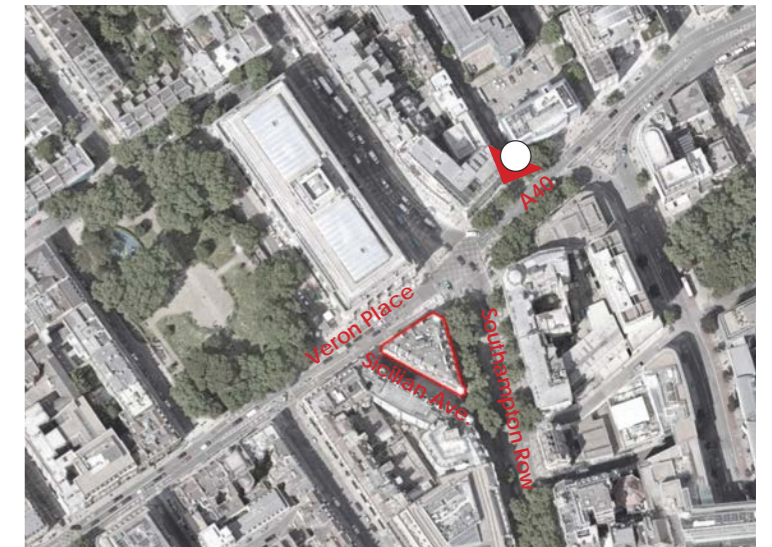
Location Plan

The Roof Top Proposals Verified Views - View 04 Proposed



- Proposed view from A40

*View created and supplied by
Cityscape Digital*



Proposed Verified View

Location Plan

10.00

Approach and Entrances

Office entrance:

Under the proposals the new main office entrance will be relocated to Sicilian Avenue. Access into the building will be via an outward opening swing door, whose clear width will be 850mm. The security of this door will be controlled via a new freestanding access control bollard positioned next to the door. The access control will be linked to either a concierge style reception booth or directly to the tenants office floors.

Once inside the reception the two existing lifts within the central core will provide step free access to the office floors on levels 1-4. While the central stair will provide fob controlled stepped access to levels 1-4.

Residential entrance:

The residential entrance is to be relocated to the historic residential entrance on Vernon Place. Access from the street will be via a pair of timber panelled outward opening doors, replicating the existing doors. Due to the existing structural opening of this doorway the new doors are proposed to be power opening, so when both doors open the clear width will be 1400mm. The security of these doors will be controlled via a new freestanding access control bollard linked to the 5th floor residential flats. Once through the timber panelled doors a second set of automatic sliding glazed doors are proposed in order to provide an additional level of security at this entrance. The sliding doors will be controlled via another access control panel again linked to the 5th floor residential flats.

Once inside the residential lobby step free access will be provided to the fifth floor via the new dual/side access lift shared with the offices. Access to the fifth floor via this lift will be restricted and controlled via a fob. The grand staircase now directly accessible from the residential lobby will provide stepped access to the fifth floor.

Office Core / WC's

The existing core will be reconfigured and refurbished with the two existing lifts being replaced. The existing lift shafts are though be retained therefore the new lift cars will be sized to the retained shafts.

Accessed from the lift lobby a new link corridor to the grand staircase is proposed to improve horizontal circulation. This link corridor will also provide access to three unisex superloo's and one accessible WC.

The principle office entrance doors accessed from the central lift lobby will be sized to provide clear widths of 850mm. Due to existing structural and space constraints general circulation doors within the core will be sized to provide at least 750mm clear widths, in accordance to Part M Table 2 minimum effective clear width of doors within an existing building. These doors will also be provided with unobstructed spaces of at least 300mm on the leading sides.

In line with the buildings fire strategy the grand staircase needs to be lobbied from the office spaces. Due to the structural constraints and configuration of the retained grand staircase it is not possible to achieve a compliant lobby. It is therefore proposed that the lobbies are created through the addition of hold open doors, which on a day to day basis will not obstruct the circulation of someone in a wheel chair. On activation of the fire alarm the hold open doors will close and due to the orientation of the doors swing occupants of the building will be able to pass through them with ease.

As part of the refurbishment works a new disabled refuge is also proposed within the main central lift lobby, which will be accessible via both staircase due to the new link corridor.

Cycles / Showers

In line with current planning policy and BREEAM requirements, the proposal includes for a new 34 cycle space store within the basement to serve the office occupants of the building.

Cycle access to the basement is to be provided via a new straight stair. A surface mounted rail will be fixed to the edge of the new stair to assist with the movement of cycles between the ground and basement floor levels.

These stairs will be accessed via the old Southampton Row shared entrance, which will become a delivery entrance. The entrance door on this side will be power assisted for ease of use by cyclists carrying bikes into the building.

A new changing facilities with lockers and showers will also be located in the basement. There will be separate male and female facilities with 2 male and 2 female showers provided. These will also be supplemented with a Part M compliant accessible shower / WC cubicle.

General access from the basement facilities to the offices will be via the new straight stairs which at ground floor also offer access to the main reception.

Step free access from the basement will be provided via one of the refurbished lifts which is proposed to be extended down to the basement.