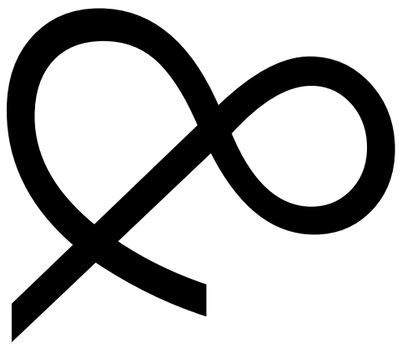
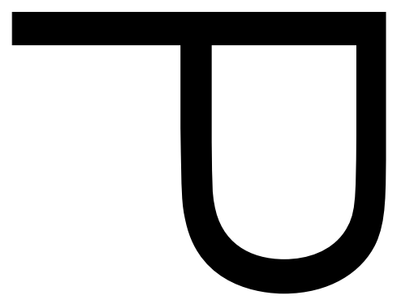
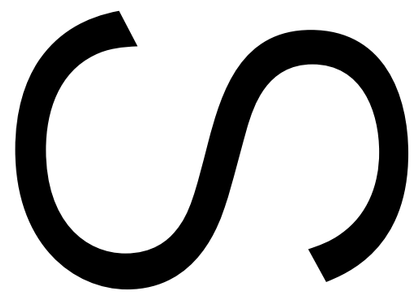
20-21 SOUTHAMPTON PLACE, HOLBORN

DESIGN & ACCESS STATEMENT







20-21 SOUTHAMPTON PLACE

DESIGN & ACCESS STATEMENT

CONTENTS

1.0 INTRODUCTION

This document has been produced to support the planning application for the refurbishment works of the buildings at 20-21 Southampton Place (SP). The information contained within this document should be read in conjunction with the GQA Heritage Statement, WSP Planning Statement and the submitted drawings.

The buildings are part of the wider Holborn Links Estate, managed by Edmond De Rothschild, and are part of a wider vision of revitalising and refurbishing the estate. The details of this vision are set out in the following pages.

The buildings are listed, with 20-21 Southampton Place II* listed. The buildings have been heavily altered and over the years and have largely been in office use for a number of decades. Mansard roofs and lift cores were added to the buildings in the 1970s alongside extensive internal refurbishments.

The proposals aim to provide significant investment in the buildings to create high quality, desirable office accommodation whilst retaining and repairing the historic fabric.

The scope of works relating to these applications focuses on the internal refurbishment, window and door refurbishment and roof refurbishment.

2.0 CONTEXT

The two properties are located on Southampton Place.

20-21 have been physically combined in the past.

Figure 1. Site location

2.1 ESTATE SUMMARY

This project forms part of the Holborn Links Estate . Holborn Links is strategically located between the City and London's West End, at the heart of Midtown.

Holborn Links is a 2.5-acre freehold estate. The Estate includes a large number of Grade II and Grade II* listed buildings. The most prominent of these is the famous Sicilian Avenue. It sits within the Central Activity Zone (CAZ) and the Bloomsbury Conservation Area.

The Estate is located close to two Crossrail stations on the Elizabeth line, Tottenham Court Road and Farringdon, both of which are due to open soon and is a short walk from Holborn tube station.

Holborn Links was acquired by CCP 5 Long Life (CCP 5 LL), in March 2020 and is managed by Edmond de Rothschild. The Estate presents an opportunity to revitalise the commercial and office space, enhance the appearance of the landmark Listed Buildings and create a high performing quarter that sits as the jewel within the heart of Central London.

2.2 20 & 21 SOUTHAMPTON PLACE

Numbers 20-21 Southampton Place have been linked through previous alterations and refurbishments. Each building retains its own staircase between basement and third floor, however only the staircase in NO. 21 extends to fourth floor within the mansard roofspace.

Extensive refurbishments were carried out in the 1970s when the mansard roofs were added. These mansard roofs and the interiors at fourth floor are of modern construction, as are the roof coverings and gutter linings.

Internally, opening up has been undertaken for asbestos investigations and in all of these locations the walls and ceilings have been revealed to be of modern construction with gypsum based plaster or boards. There was no original lathe and plaster visible within partitions during the inspection.

A single lift serves basement to third floor and the lift sits at half landing level on the stairs within a modern rear extension. There is one WC per floor on the NO. 21 side with the exception of the basement where an additional WC is location on the NO. 20 side and the fourth floor where there is no WC provision.

Floors are generally arranged with a single room fronting the street and another facing the rear of the building. The fourth floor is more heavily partitioned from its previous residential use.

20&21 are Grade II* Listed as part of "Numbers 14-22 and attached railings" listing. Further details are set out in section 2.4.

Figure 2. Frontage of No. 20 - 22 Southampton Pl.

Figure 3. Existing photo of 20-21 ground floor fronting onto Southampton Place.

Figure 4. Existing photo of 20-21 showing façade condition.

Figure 6. Rear of 20-21 showing facade condition and 1970s lift and WC core.

Figure 7. Lower ground courtyard to the rear of 21 Southampton Place.

Figure 5. Roof of 21 Southampton Place looking North towards Bloomsbury Square.

2.3 LISTING

20-21 are Grade II* statutory listed (as part of “Numbers 14-22 and attached railings”). A number of adjacent buildings are also statutory listed, both as group and individual listings. Its significance mainly relates to its exterior and frontage. It appears from the historical planning records that the internal layouts and plan forms of these buildings have been significantly altered since at least the1970s, whereby it is likely that the internal elements of the buildings generally make a limited contribution to their special significance, acknowledging that there are some sensitive areas where the original plan form and historic features remain. The listing specifically against No. 20-21states:

'altered in C19. Yellow stock brick with stucco ground floor. 4 storeys, attics and basements. 3 windows each. Round-arched ground and 1st floor openings with moulded impost bands and stucco archivolts to ground floor. Stone balcony with heavy corbels and cast-iron balcony at 1st floor level. Recessed sash windows. Stucco cornices at 3rd floor level. Parapet with moulded stucco coping INTERIOR: not inspected but noted to retain a simple staircase with square balusters. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.'

Figure 13. Extract from Camden Maps showing the heritage context

Figure 10. 19 - 22 Southampton Place, c. 1970

Figure 12. Southampton Place looking south toward Bloomsbury Square, c. 1963

Figure 11. 20 Southampton Place Staircase, c. 1970

2.4 PLANNING HISTORY

PLANNING HISTORY OVERVIEW

Application no.	Date Registered	Development Description	Decision
2005/4268/P	18/10/2005	Change of use from B1 (office) to D1 (non-residential institutions) on lower ground, ground, first, second and third floors.	Granted
2005/2463/P	18/07/2005	Change of use from office (Use Class B1) to non-residential institution (Use Class D1) of lower ground, ground, first, second and third floors.	Refused
PSX0204252	-	Change of use of part of building from Class B1 office use to dual Class B1 office use and Class D1 educational use excluding the 4th floor residential floorspace.	Withdrawn

PREVIOUS KEY DEVELOPMENT

Ref.: 2005/4268/P

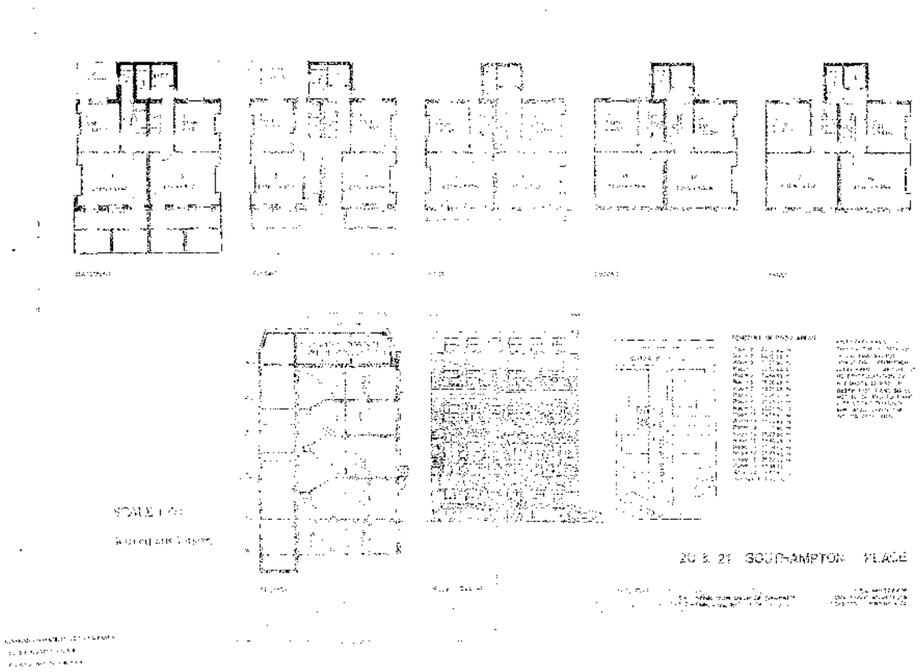
Type: Full Planning Permission

Registered: 18/10/2005

Proposal: Change of use from office (Use Class B1) to non-residential institution (Use Class D1) of lower ground, ground, first, second and third floors.

Reason for granting permission: The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE1, EN1, EN31, EN39, EC3, SC1, SC2, SC8

Decision: Granted 06/12/2005



3.0 EXISTING GENERAL ARRANGEMENT

The following section shows the current general arrangement of the buildings. The common constraints and opportunities between the buildings are shown below:

CONSTRAINTS

- Stepped access into buildings.
- No accessible WCs.
- WCs and lifts on half landings from office floors preventing accessible access internally.
- No shower provision.
- Fourth floors configured as flats and so not suitable for office accommodation.
- Poor natural ventilation and mechanical strategy.
- Asbestos located within buildings.
- Outdated, unsightly and highly distributed plant.
- Service risers through principal rooms.

OPPORTUNITIES

- Create high quality workspace.
- Make the most of available external space.
- Provide a rationalised and efficient heating and cooling strategy.

20 – 21 & 22 SOUTHAMPTON PLACE

GROUND FLOOR

KEY FEATURES

1. Main entrance into 20-21 SP.
2. Ground floor metal walkway and stairs to lower ground floor accessed off Barter Street.
3. Link between 20 & 21 SP.
4. Existing opening between front and back rooms.
5. Original hallway wall removed.
6. 1970s extension with lift and WC provision.

KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.202. Walls not appraised.

Element Historic

Element Maybe of historic interest

Dashed lines indicate ceiling level features (cornice/ ceiling roses

Existing Ground Floor Plan 1:100 @ A3

LOWER GROUND FLOOR

KEY FEATURES

1. Access into lower ground lightwell between Southampton Place and buildings.
2. Access into rear courtyard.
3. Metal stair to ground floor and Barter Street.
4. 1970s extension containing lift and WC provision.
5. 1970s core containing lift and WC.

CONSTRAINTS

A. Unsightly courtyards and light wells with plant.

OPPORTUNITIES

A. Refresh underutilized lower ground courtyards and better link to amenity function.

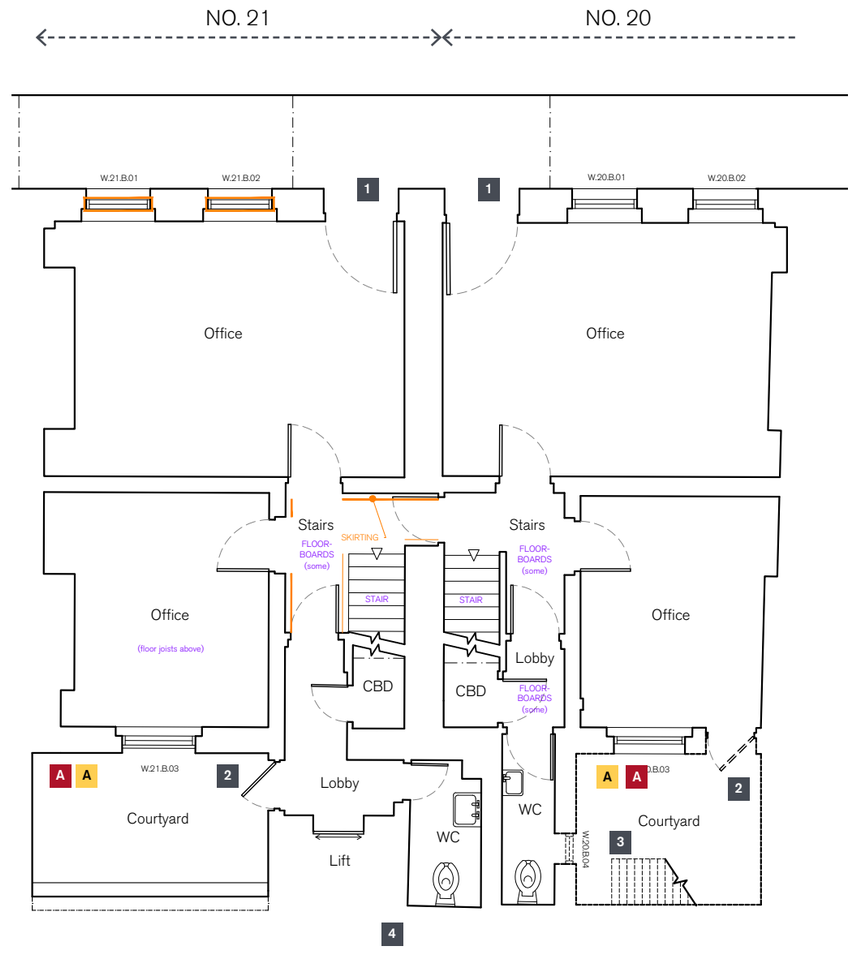
KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.202. Walls not appraised.

Element Historic

Element Maybe of historic interest

Dashed lines indicate ceiling level features (cornice/ ceiling roses



Existing Lower Ground Floor Plan 1:100 @ A3

TYPICAL UPPER FLOOR

First floor shown out of first, second and third.

KEY FEATURES

1. Link between 20 & 21 SP.
2. 1970s extension with lift and WC provision.
3. 1970s core containing lift and WC.

KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.202. Walls not appraised.

Element Historic

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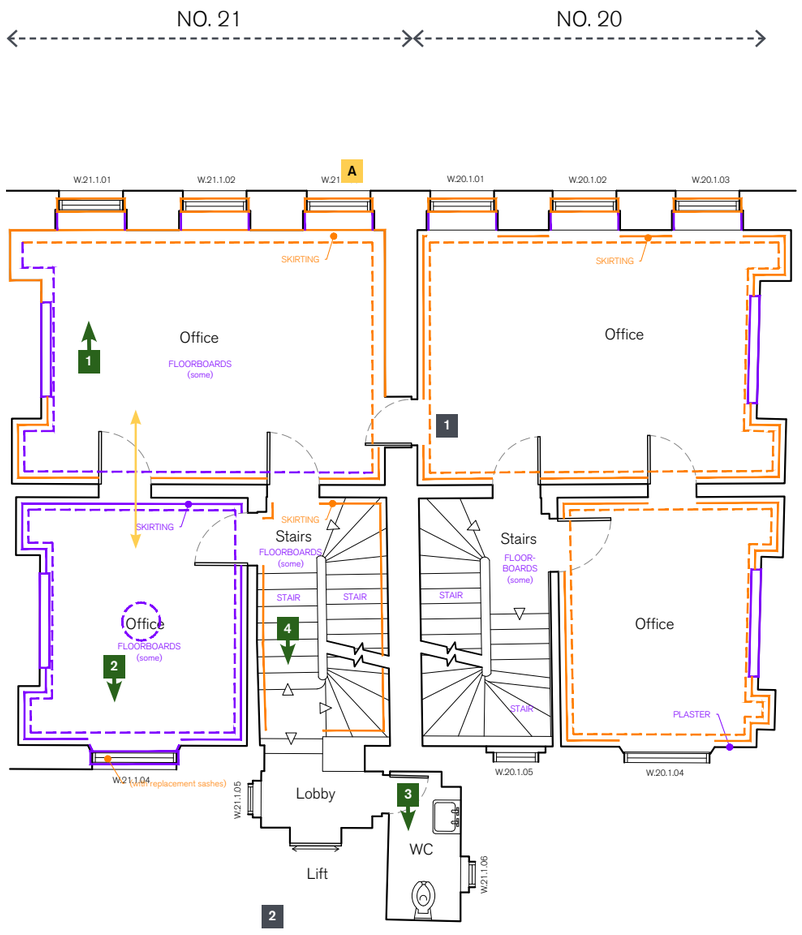


Existing First Floor Plan 1:100 @ A3

FOURTH FLOOR

KEY

1 1970s fourth floor extensions previously for residential use

2 Rooftop access stairs providing fire escape route between buildings

3 Plant rooms

CONSTRAINTS

A Water ingress from failing roof

OPPORTUNITIES

A Replacement of out of keeping casement window with sash.

B Relocation of plant rooms to create improved internal arrangement

KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.202. Walls not appraised.

Element Historic

Element Maybe of historic interest

Dashed lines indicate ceiling level features (cornice/ ceiling roses

Existing Fourth Floor Plan 1:100 @ A3

ROOF PLAN

KEY

1. Roof top access hatch.
2. Plant room ventilation.
3. 1970s extension.
4. Rooflights
5. Roof top plant

CONSTRAINTS

1. Unsightly ventilation pop up.
2. Escape route shared between buildings
3. No edge protection for maintenance of roof outside of escape route

OPPORTUNITIES

- **A** Improved edge protection for future maintenance of roof
- **B** Refurbish roof finishes to ensure watertight building.
- **C** Remove ventilation pop ups.

KEY - HISTORIC FABRIC

Categorisation based on Giles Quarme Architects' appraisal 01.03.202. Walls not appraised.

Element Historic

Element Maybe of historic interest

Dashed lines indicate ceiling level features (cornice/ ceiling roses

Existing Third Floor Plan 1:100 @ A3

Figure 14. Existing roof on 21 SP.

Figure 15. Existing gutters, mansard and dormers on 20 SP.

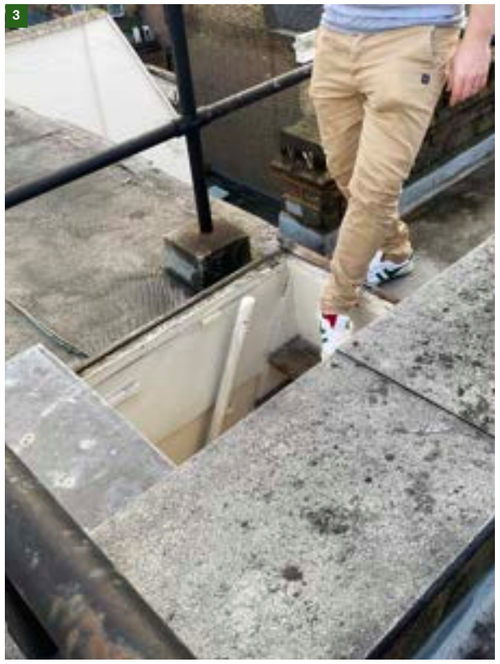


Figure 16. Existing access to roof on 20-21 SP.

Figure 17. Existing capped chimneys.

Figure 18. Access between 21 and 22 SP over party wall.

4.0 PROPOSALS

The aim of these proposals is to return the building to a full state of repair and to deliver high quality office accommodation that is returned to market swiftly. In that manner the proposals seek to minimise interventions that would prove contentious from a heritage aspect in order to streamline the process.

All the proposals are based on maintaining historic features where present and complimenting these with sympathetic proposals where heritage elements have previously been removed. A high level of finish is proposed throughout in order to create attractive and quality accommodation.

The proposed development is detailed on subsequent pages.

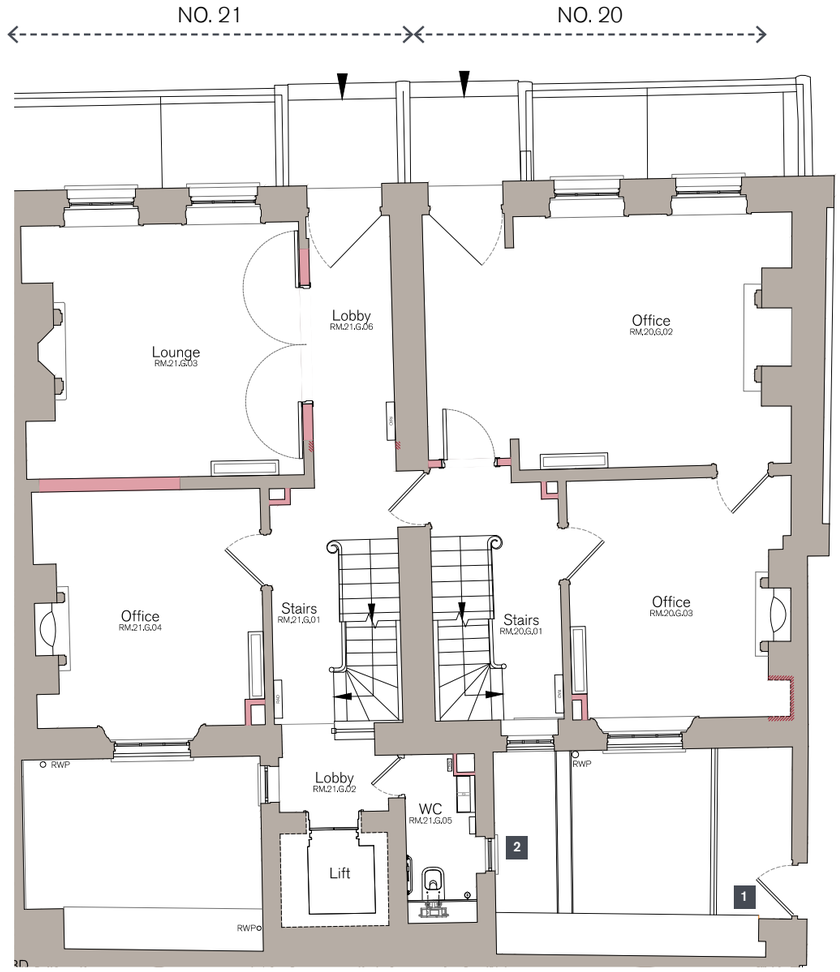
Visual indicative only, refer to planning drawings for full details

20/21 & 22 SOUTHAMPTON PLACE

GROUND FLOOR

20/21 SP KEY

1. Existing staircase removed and existing door to walkway replaced.
2. Damaged casement windows replaced to match existing.



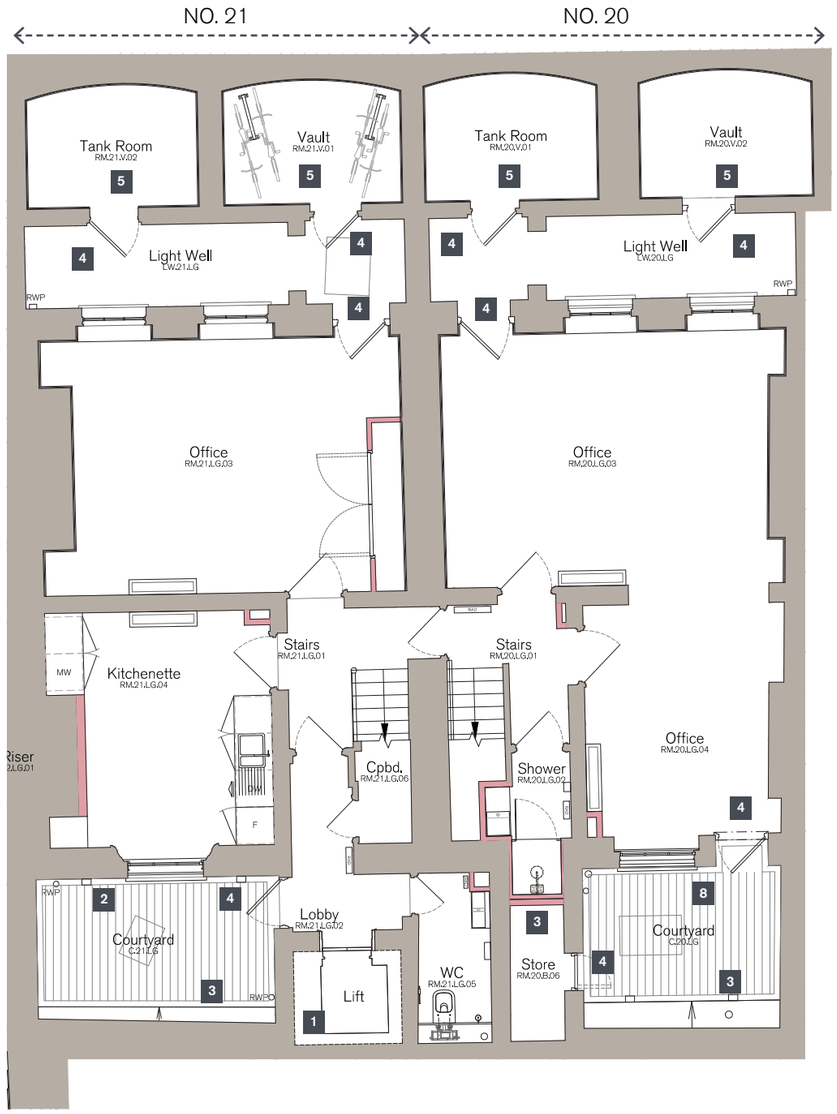
Proposed Ground Floor Plan 1:100 @ A3

LOWER GROUND FLOOR

PROPOSED FEATURES

20/21 SP KEY

1. New store created in single story 1970s extension accessible from courtyard.
2. Courtyards refurbished with decking and new lighting.
3. Wall clad in black vertical cladding.
4. New external doors.
5. Existing vaults refurbished and waterproofed to create storage space, bike store and plant room.



Proposed Lower Ground Floor Plan 1:100 @ A3

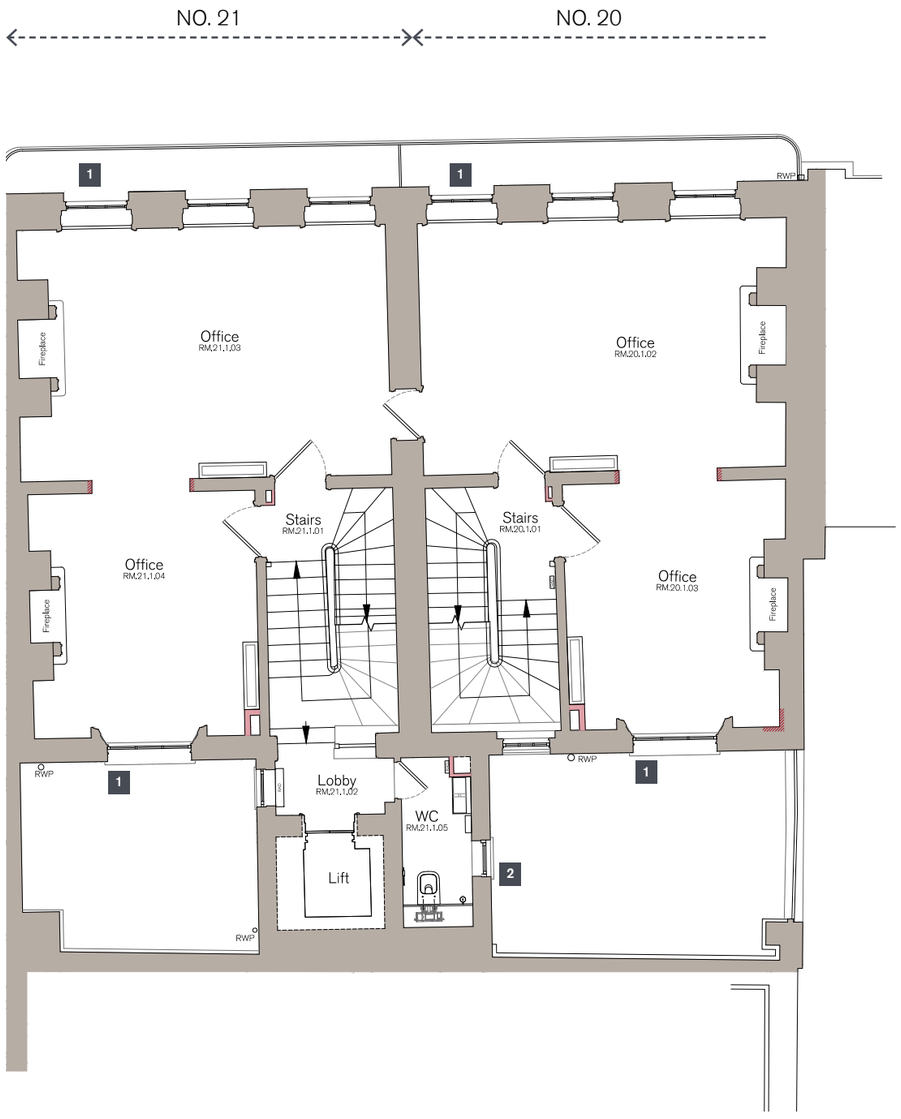
TYPICAL UPPER FLOOR

First shown out of first, second and third.

20/21 SP KEY

1 Existing windows refurbished and redecorated to improve ventilation.

2 Damaged casement windows replaced to match existing.

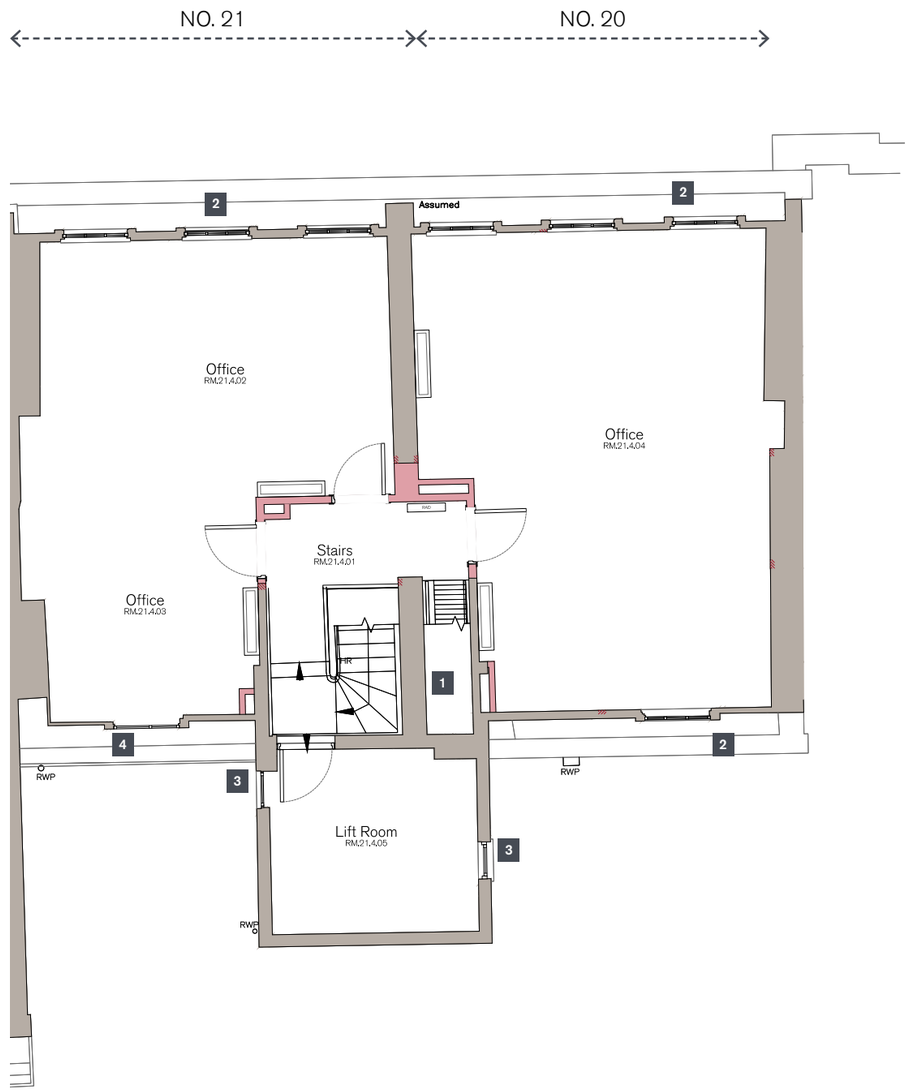


Proposed First Floor Plan 1:100 @ A3

FOURTH FLOOR

20/21 SP KEY

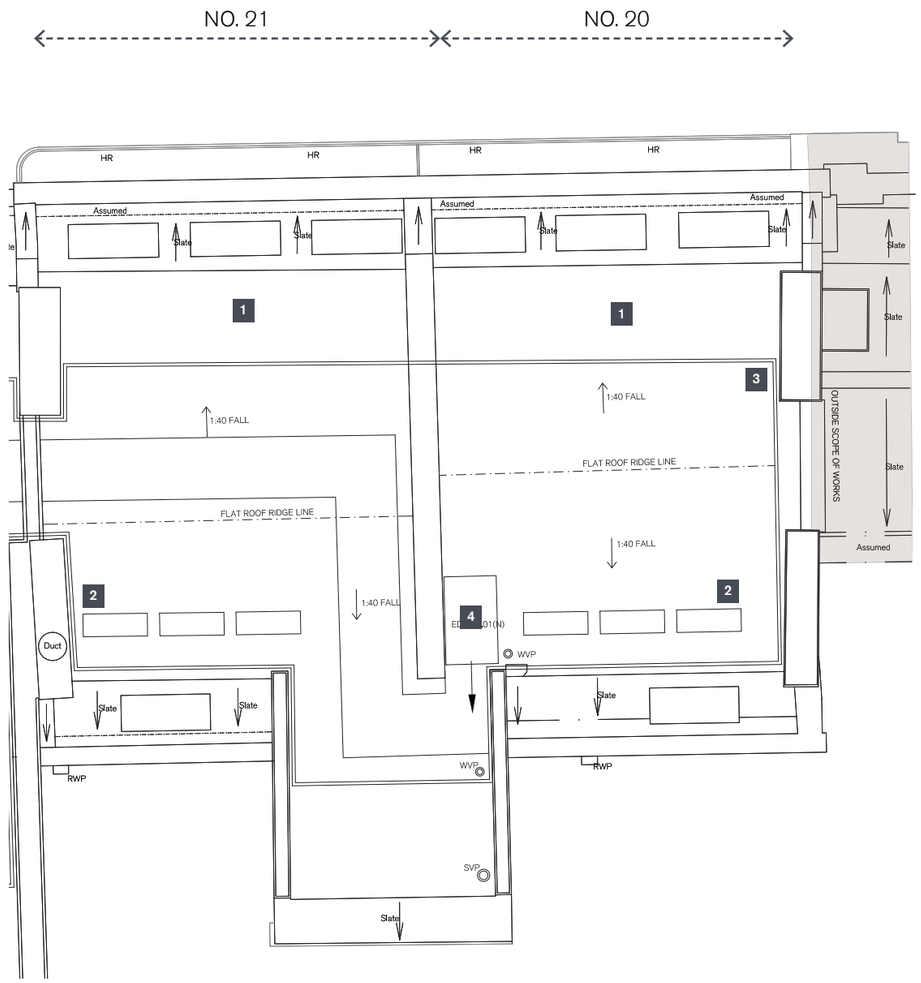
1. Existing stair to new access hatch to roof in existing access location.
2. Existing windows refurbished and redecorated.
3. New casement windows to match existing.
4. New sash window.



Proposed Fourth Floor Plan 1:100 @ A3

ROOF PLAN

1. Existing roof overlain with new roofing membrane.
2. Existing plant removed and new plant consolidated to the back of the roof.
3. Existing guarding removed and new guarding installed to improve roof access.
4. New access hatch from existing stairs below.



Proposed Roof Plan 1:100 @ A3

5.0 USE

The existing buildings are currently used for educational use (D1) having received a change of use from office (B1) in 2005. The proposal seeks to return the buildings back to office use (E).

6.0 ACCESS

The existing buildings are all somewhat compromised in their arrangement in terms of accessibility:

• All buildings contain lifts which are located at half landing levels requiring users to navigate steps in order to get to/from the lift landings.

• The existing lifts are not sized to current regulations for accessibility.

• 20-22 Southampton Place have steps up to the entrance from the street level.

• There are no accessible WCs within the buildings.

• Stair widths and landings are limited due to the historical staircases.

Due to the historic nature of the buildings, there are limited interventions that are possible within the listed fabric. However it is proposed that the existing access arrangement is improved via the following interventions;

• Conversion of 1 WC in each building to an ambulant disabled cubicle.

• Refurbishment of the existing lifts.

• Inclusion of shower facilities to all buildings.

7.0 SUSTAINABILITY

The proposed works aim to improve the performance of the buildings whilst balancing this with the heritage aspects.

The MEP services are to be fully replaced with new high efficiency equipment with natural ventilation retained through the existing refurbished windows and the new openings proposed between the front and back rooms will improve cross ventilation – a key consideration for many occupiers returning to the office post pandemic. The heating and cooling will be provided by electric air source heat pumps with refrigerant fan coil units sympathetically enclosed within each office space. New lighting will be provided using efficient LEDs. Hot water will be provided by local instantaneous hot water heaters.

Whilst these are Listed Buildings, building regulation Approved Document L2B will be applied where suitable whilst maintaining the conservation of the buildings.

In addition to this the wellness of future tenants is to be improved through the refurbishment of courtyard spaces at lower ground level to no.s 20-21 and 46-47. It is also proposed that 1 shower is to be installed to each building which will promote sustainable travel to and from the workplace.

8.0 MEP STRATEGY

The MEP strategy for 20-21 Southampton Place has been informed by the requirement for efficient, sustainable buildings balanced with the constraints associated with the listed status of the properties. Mechanical extract ventilation will be provided to WCs as well as provision for mechanical ventilation to any kitchenettes, all fans installed will conform to legal requirements for maximum specific fan power values as given in Approved Document Part L. Makeup air from infiltration through the building fabric will provide background ventilation, purge ventilation can be provided to offices via openable windows.

Heating and cooling will be provided by reversible air source heat pumps located on the roof, utilising the free heat available from the air to provide a sustainable solution. A separate incoming metered water main will be provided into each demise to serve a cold water storage tank and booster pump set located within the existing pavement vaults, which will supply the buildings water demand. The incoming supply will also feed the CAT 5 requirements of the building. Water will be electrically heated locally at each hot water outlet by instantaneous ‘zip’ type heaters. The existing soil and rainwater downpipes are being retained wherever feasible in order to minimise disruptions to the existing building fabric.

20-21 Southampton Place will be served from a Main Panel board located within the lower ground floor electrical cupboard. A three Phase distribution board will be fed from the Panel Board which will serve general Power and Lighting to offices and circulation areas. Mechanical Power such as the condensers will be supplied from a Mechanical distribution board located within the lower ground floor electrical cupboard, due to spatial constraints on the roof. Lighting is to be replaced throughout with LED type lamps, given the improved efficacy of LED lamps this will help to reduce the energy consumption associated with the building’s operation.

The predicted EPC Ratings for each property with the above design parameters are a ‘D’ rating for 20-21 Southampton Place.

9.0 STRUCTURAL STRATEGY

Heyne Tillett Steel have been appointed by Hogarth Properties Ltd to undertake structural design for the proposed refurbishment of 20 - 21 Southampton Place.

Both Director Tom Steel and Associate James Mumford are chartered members of the Institution of Structural Engineers and have extensive experience working on listed buildings throughout London.

This statement summarises the proposed scheme and structural implication of the alterations. It is based on architectural proposals prepared by Spratley & Partners, and mechanical and electrical proposals by Thornton Reynolds.

EXISTING BUILDING

The existing building is of load bearing masonry wall construction, typical for a building of its age. Floors to the upper levels are timber, with joists spanning side to side onto the masonry walls and intermediate beams. Intermediate load bearing masonry walls are located internally. There have been a number of heavy alternations made to the existing building structure, including new steelwork installed above modern partitions and floors. The mansard roof to the buildings was added during the 1970s. The existing mansard roof is formed from steelwork with timber infill joists to the walls. Localised investigations have shown a woodwool slab at roof level, which is noted to have unknown load bearing capacity.

PROPOSED ALTERATIONS

The existing building structure is being retained wherever possible with minimal intervention. Much of the structural works are limited to areas of modern construction.

The proposals involve work in the following key areas:

- New risers are being formed through floors, with services passing through the spaces between existing joists wherever possible. Thus, the existing timber elements of the building are kept so far as practicable.
- Any rotten and damaged timber to be replaced in a like for like fashion
- The alterations proposed are not expected to increase the loads on the historic building fabric from the existing state, save for minor load increases.
- New openings are to be created in modern partitions
- New plant is to be located at roof level, with localised strengthening over the existing wood wool slab, which is not expected to have sufficient load capacity to support the plant itself.
- Some existing roof openings are to be infilled with timber, and new access hatches to be formed through the roof.
- New balustrades to be installed at roof level. It is expected that these are to be freestanding weighted balustrades (and possible strengthening may be required at roof level to support these new loads).

10.0 CONCLUSION

These proposals will return the buildings to a full state of repair while modernising as required to allow them to be enjoyed and used for years to come.

Visual indicative only, refer to planning drawings for full details

SPRATLEY
& PARTNERS