22 SOUTHAMPTON PLACE

DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

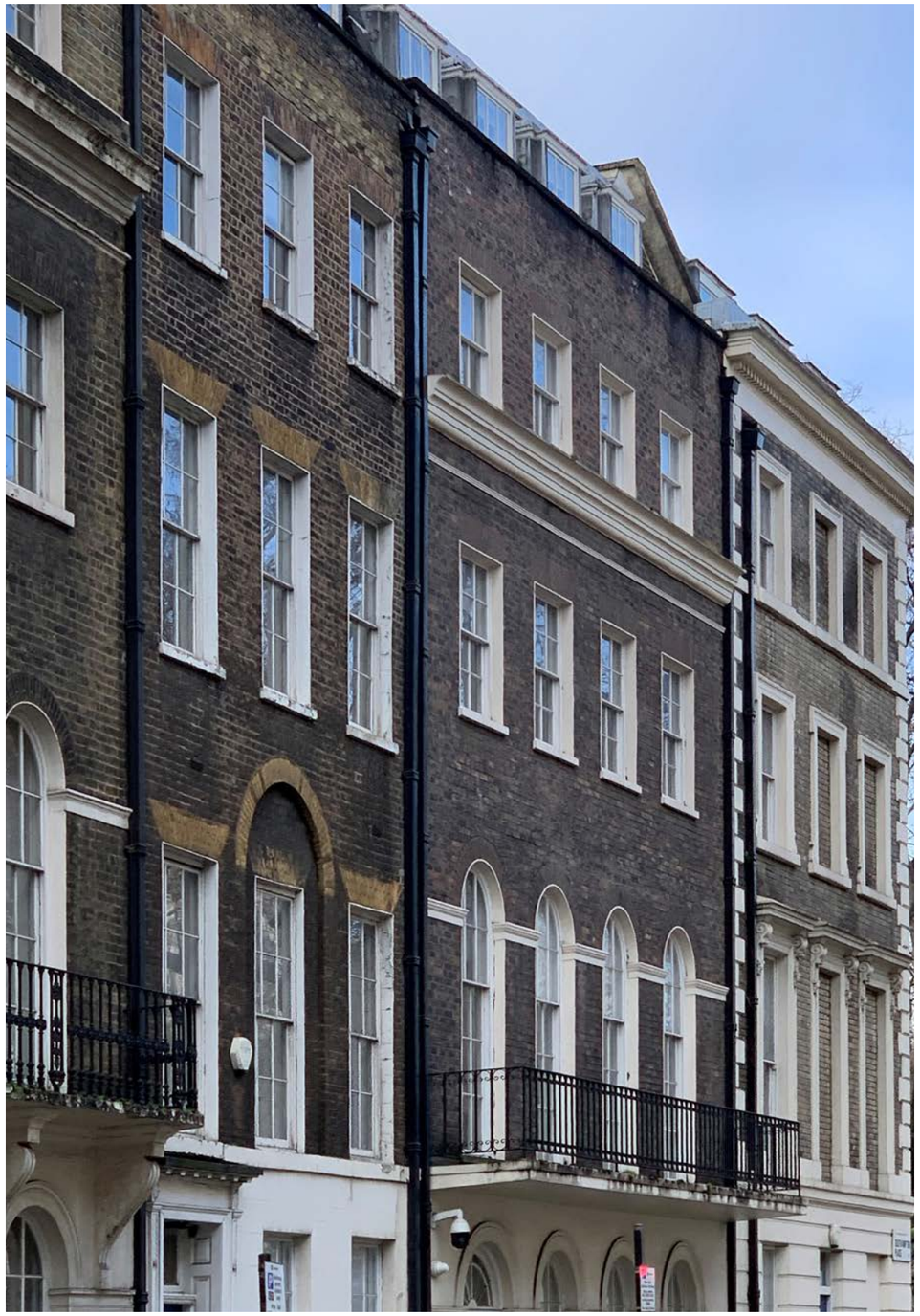
This document has been produced to support the planning application for the refurbishment works of 22 Southampton Place (SP). The information contained within this document should be read in conjunction with the GQA Heritage Statement, WSP Planning Statement and the submitted drawings.

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 building is listed, with 22 Southampton Place II listed. The building has 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.

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

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



2.0 CONTEXT

The property is located on Southampton Place off Bloomsbury Square.

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 22 SOUTHAMPTON PLACE

No. 22 Southampton Place is arranged with front and rear rooms either side of a central staircase. The front elevation consists of three window bays whilst the rear elevation contains a curved brick bay with central windows.

A small passenger lift sits at half landing level between floors adjacent to a single WC at each level.

Similarly the fourth floor mansard level was a later addition in the 1970s and was used as a residential flat. There was also a more recent application for works in 2016 that were subsequently carried out, including the addition of plant to the roof.

At fourth floor level there is a narrow, steep stair providing rooftop access via a sliding hatch. At roof level there is a walkway linking this to a similar stair and hatch accessing the fourth floor of NO. 20. This is assumed to have been part of the fire escape strategy.

There were fewer opening up works with NO. 22 however it was clear from inspection that ceilings and a number of cornices, architraves and skirtings were new. All the existing fireplaces have also been removed and replaced with modern surrounds.

22 is 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 4. Rear of 22 Southampton Place.

Figure 3. Entrance of 22 Southampton Place.

Figure 5. Main facade of 22 Southampton Place.

2.3 LISTING

22 Southampton Place 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. 2 states:

'mid C18, altered in C19. Multi-coloured stock brick and stucco ground floor with band above. 4 storeys, attic and basement. 3 windows. Wooden doorcase with enriched pilasters carrying mutule cornice; panelled reveals, fanlight and panelled door. Gauged brick flat arches to recessed sash windows, the centre window of 1st floor in arched recess. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.'

Figure 8. 22 Southampton Place Staircase, c. 1971

Figure 9. Southampton Place looking south toward Bloomsbury Square, c. 1963

Figure 10. 22 Southampton Place, First Floor, Rear Room, c. 1971

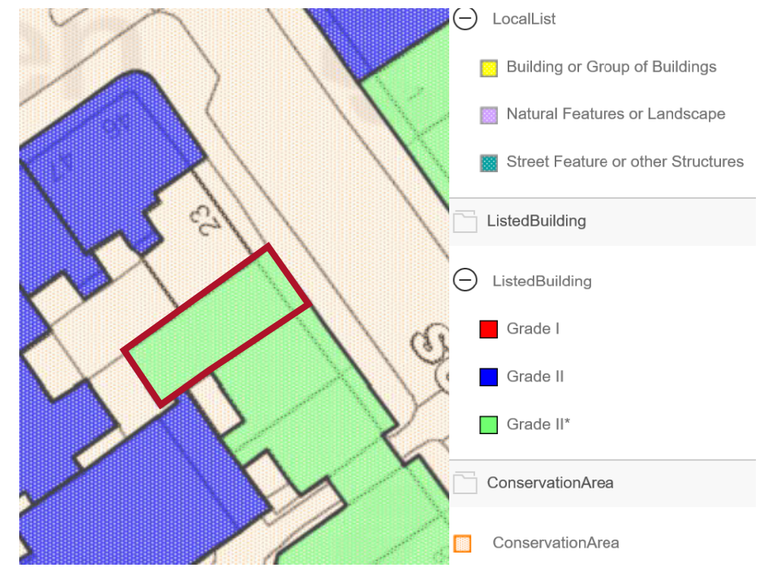


Figure 11. Extract from Camden Maps showing the heritage context

PLANNING HISTORY OVERVIEW

Application no.	Date Registered	Development Description	Decision
2016/6842/L	30/12/2016	Internal refurbishment works, including the replacement of the existing lift, removal of modern partition walls at basement, ground and fourth floor levels, installation of new partitions at basement level, removal of plasterboard suspended ceilings at basement level, renewal of modern internal wall, ceiling and floor finishes, and re-routing and installation of new services.	Granted
LSX0104181	15/05/2001	Enlargement of opening in internal wall at ground floor level, as shown on drawing numbers: 8938-SK13 and 8938-SK14.	Grant L B Consent with Conditions
9100980	03/09/1991	The retention of air cooling condenser at roof level.	Grant Full or Outline Perm. with Conditions.
8770158	05/05/1987	General external restoration work and replacement of existing air conditioning plant on roof with new fan coil system as shown on drawing numbers AHP/800/3 & 4 and 3 x A4 sheets showing manufacturer's specifications.	Grant List.Build. or Cons. Area Consent
8700489	04/03/1987	Installation of air cooled condenser at roof level as shown on drawing numbers AHP/800/3 & 4 and 3 x A4 sheets showing manufacturers specifications.	Grant Full or Outline Perm. with Conditions

PREVIOUS KEY DEVELOPMENT

Application Ref.: 2016/6842/L

Type: Listed Building Consent

Registered: 30/12/2016

Proposal: Internal refurbishment works, including the replacement of the existing lift, removal of modern partition walls at basement, ground and fourth floor levels, installation of new partitions at basement level, removal of plasterboard suspended ceilings at basement level, renewal of modern internal wall, ceiling and floor finishes, and re-routing and installation of new services.

Reason for granting permission: The proposals involve the removal of a partition wall within the main front room at ground floor level, added in the 1970s to create a fire escape route, and the removal of modern partitioning and suspended plasterboard ceilings at basement level. The removal of these later additions will restore the original plan form of the building and are considered to therefore preserve and enhance the building's special interest. The fire escape route will be relocated to the basement level through the installation of a new partition wall within the front room. This is preferable to the current arrangement as it affects an area of lower significance and is therefore considered to be acceptable. It is also proposed to remove most of the modern partitioning at fourth floor level within the modern mansard roof extension. As this alteration does not affect the historic plan form or any historic fabric it is not considered to cause harm to the building's special interest.

It is also proposed to replace the existing lift within the existing reinforced concrete shaft, to replace all existing sanitaryware, to remove the existing wall-mounted air conditioning cassette units and install new free-standing air conditioning units with concealed pipework within existing floors. Given the fact that little historic fabric remains within the interior, these works are not considered to cause harm to the building's special interest.

Public consultation was undertaken by placement of a press notice and site notice. No responses were received. Historic England was consulted, whereby a response was received on 12/01/2017 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework

Decision: Granted 05/11/1974

3.0 EXISTING GENERAL ARRANGEMENT

The following section shows the current general arrangement of the three buildings and outlines the existing opportunities and constraints. 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 ambulant WC provision.
- Provide a rationalised and efficient heating and cooling strategy.
- Refurbish buildings internally to give a new lease of life while keeping historic features and replacing poor modem features with more appropriate alternatives.

The following section shows existing plans and identities specific opportunities and constrains throughout the buildings. The facade restoration works will be picked up under a separate application.

22 SOUTHAMPTON PLACE

GROUND FLOOR

KEY FEATURES

1 1970s core containing lift and WC.

CONSTRAINTS

A Stepped access from street.

B Restricted space within the WC.

C Unsightly wall mounted FCUs within rooms generally.

D Small outdated lift.

OPPORTUNITIES

A Refurbish and redecorate windows.

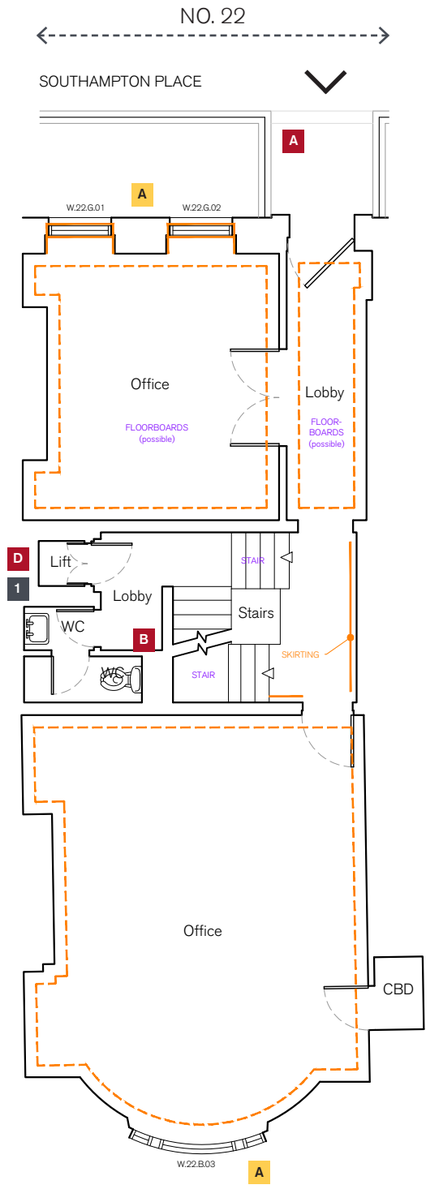
KEY - HISTORIC FABRIC

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 1970s core containing lift and WC.

CONSTRAINTS

A Unsightly courtyards and light wells with plant.

B Unsafe access to courtyard for maintenance.

OPPORTUNITIES

A Provide new rear courtyard access for maintenance and cleaning.

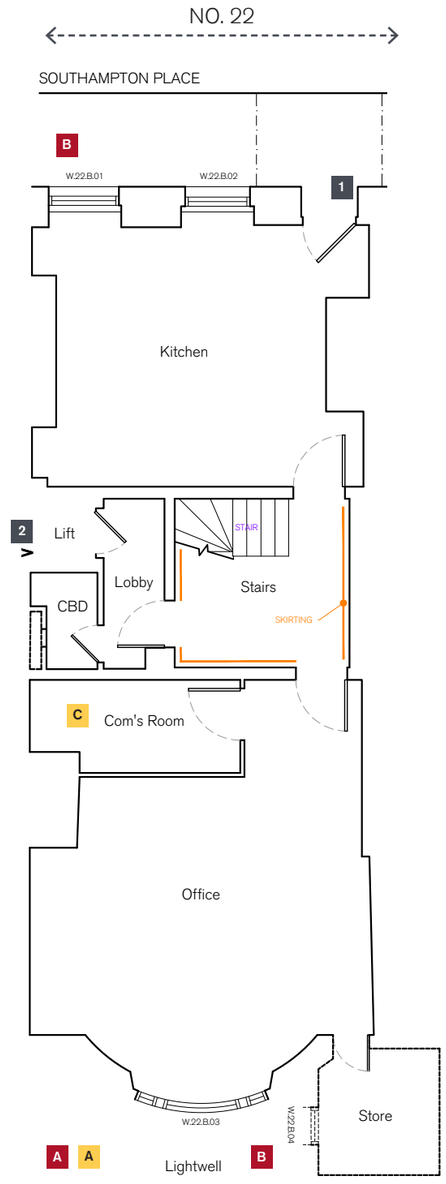
KEY - HISTORIC FABRIC

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 1970s core containing lift and WC.

CONSTRAINTS

A Restricted space within the WC.

B Small lift.

OPPORTUNITIES

A Refurbish and redecorate windows.

B Enlarge existing WC.

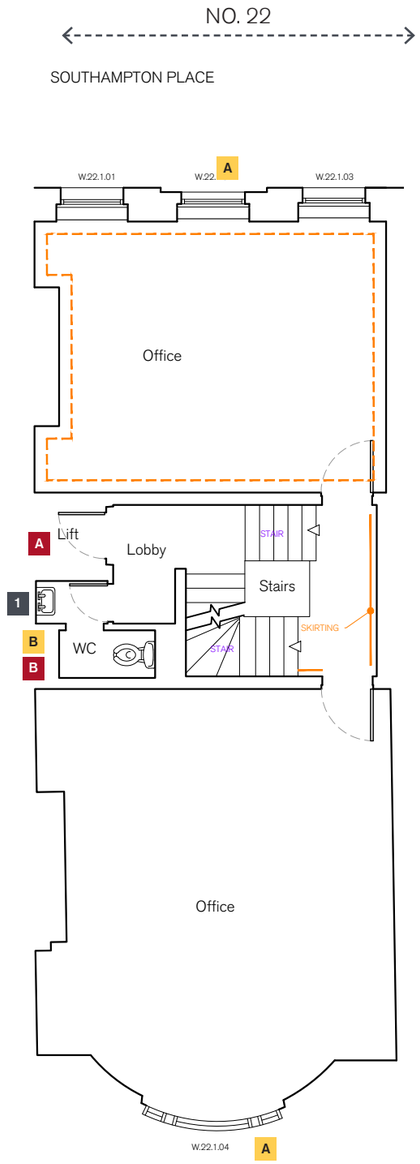
KEY - HISTORIC FABRIC

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 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 Narrow landing with multiple access doors

B Small rooms intended for residential use.

C No lift access to fourth floors

OPPORTUNITIES

A Removal of modern partitioning to create open plan office use

B Removal of plant rooms to create improved internal arrangement

C Possible relocation of rooftop access to rationalise plan

D Reinstate dormer window blocked up within plant room

E Refurbish and redecorate windows.

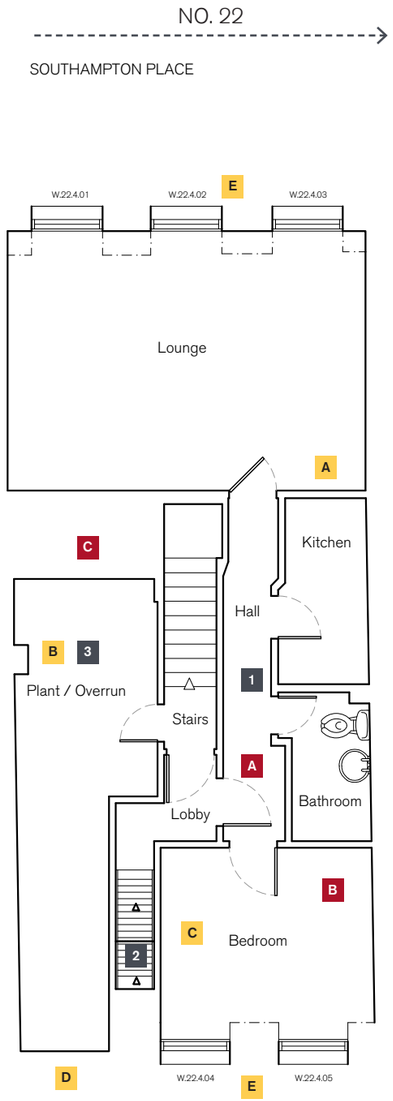
KEY - HISTORIC FABRIC

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 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.

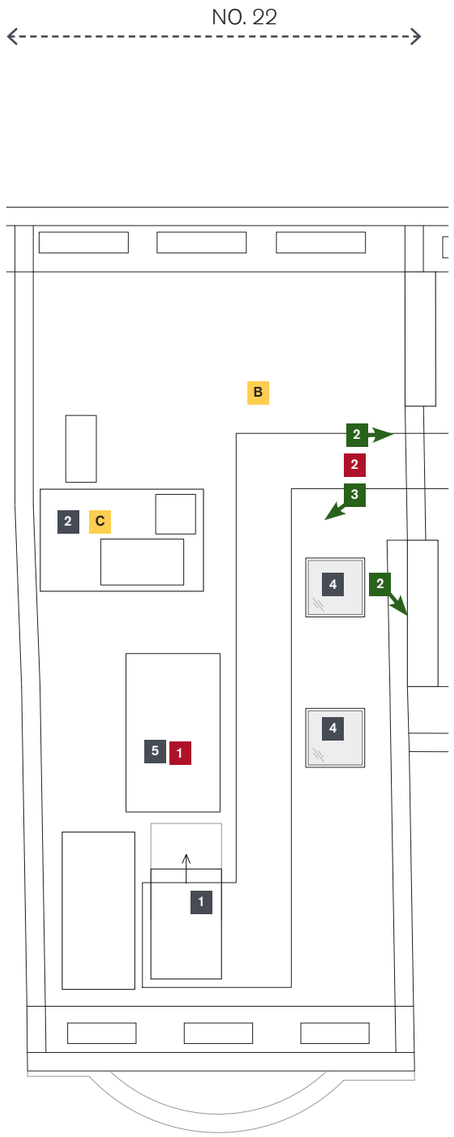
KEY - HISTORIC FABRIC

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 12. Existing capped chimneys.

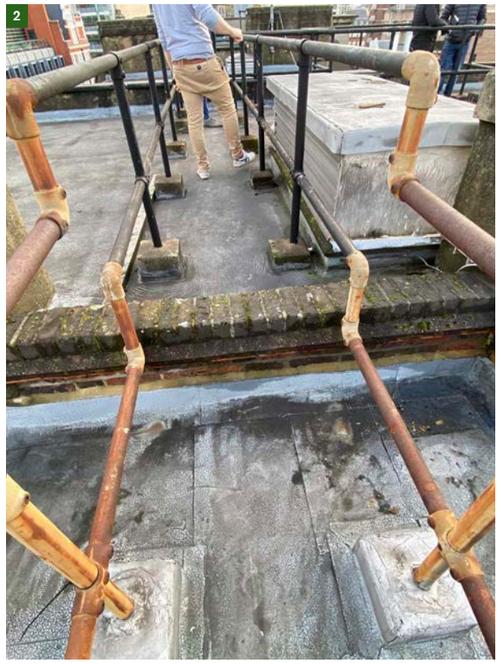


Figure 13. Access between 21 and 22 SP over party wall.

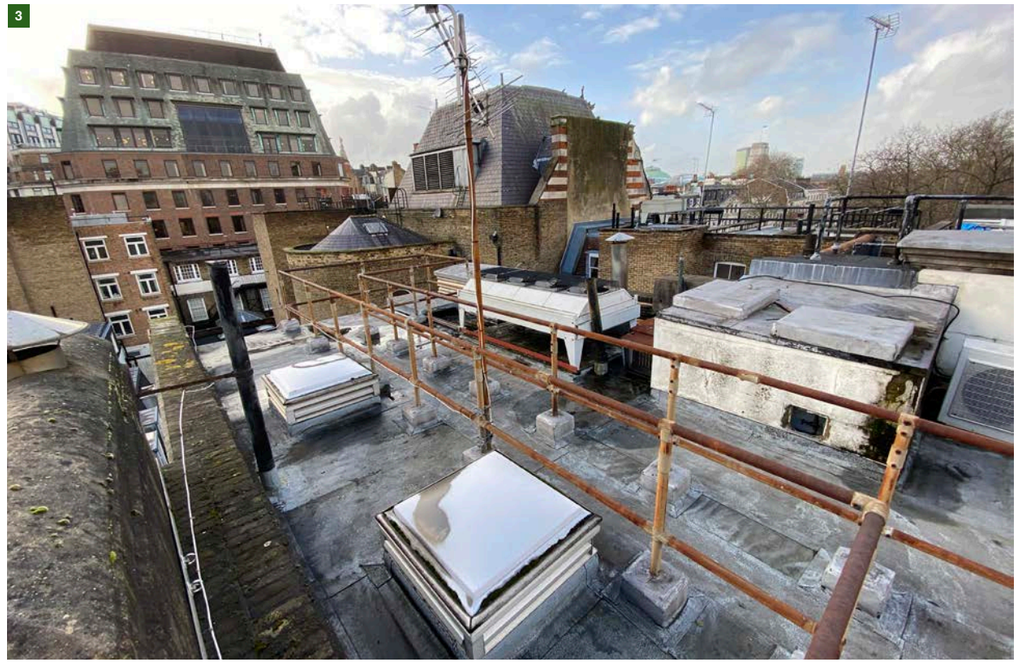


Figure 14. View from roof of 20-21 onto 22 showing typical roof plant, access and condition.

4.0 PROPOSALS

The aim of the proposal 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.

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.

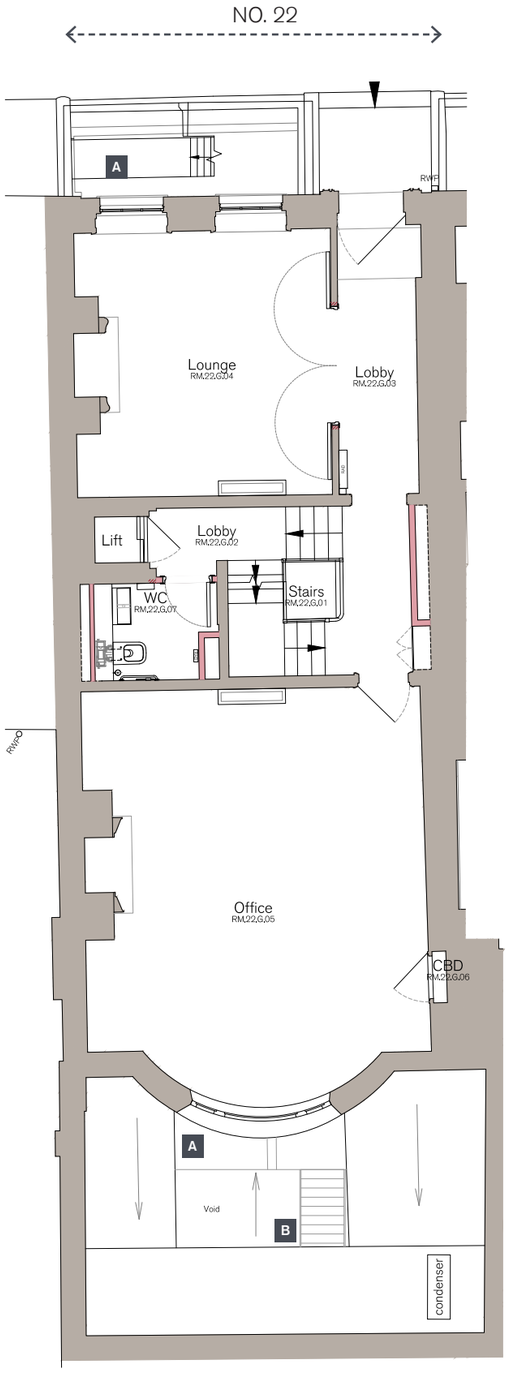
The proposed development is detailed on subsequent pages.

Visual indicative only, refer to planning drawings for full details

GROUND FLOOR

KEY

- **A** Existing windows refurbished and re decorated.
- **B** New ladder installed for maintenance access to rear courtyard from basement.



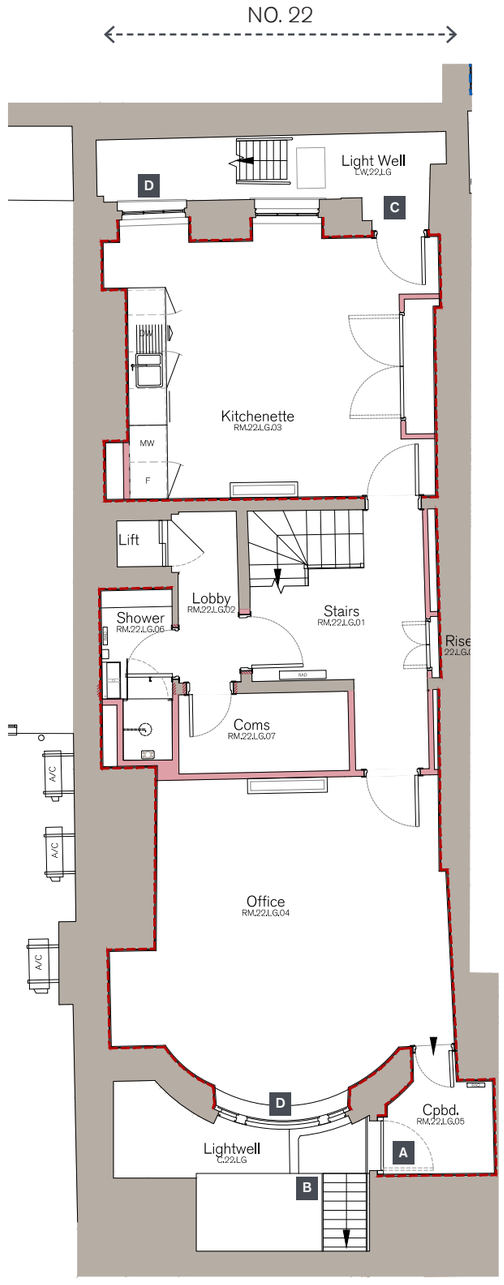
Proposed Ground Floor Plan 1:100 @ A3

LOWER GROUND FLOOR

PROPOSED FEATURES

KEY

- **A** Existing window sill lowered to create new access into rear courtyard for maintenance access.
- **B** New ladder installed for maintenance access.
- **C** New door in existing opening.
- **D** Existing windows refurbished and re decorated.



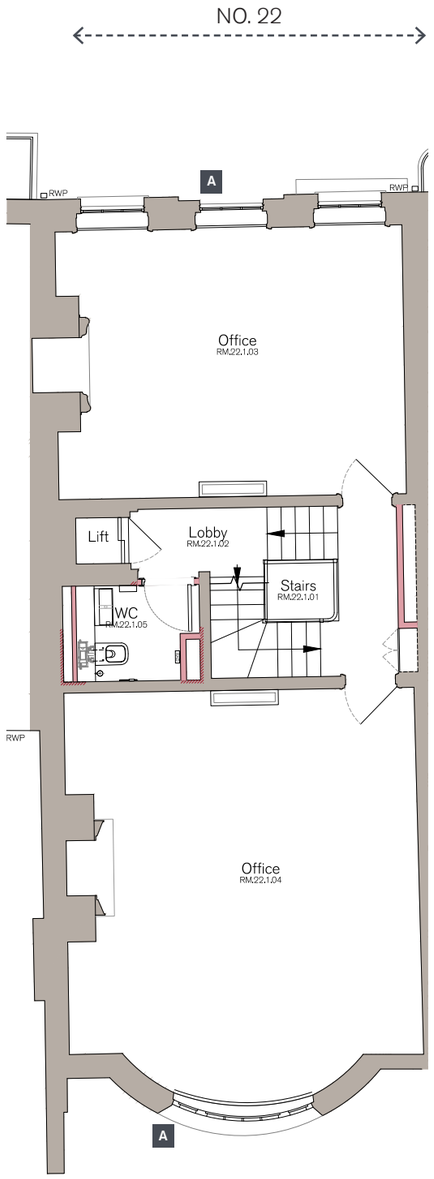
Proposed Lower Ground Floor Plan 1:100 @ A3

TYPICAL UPPER FLOOR

First shown out of first, second and third.

KEY

A Existing windows refurbished and redecorated.



Proposed First Floor Plan 1:100 @ A3

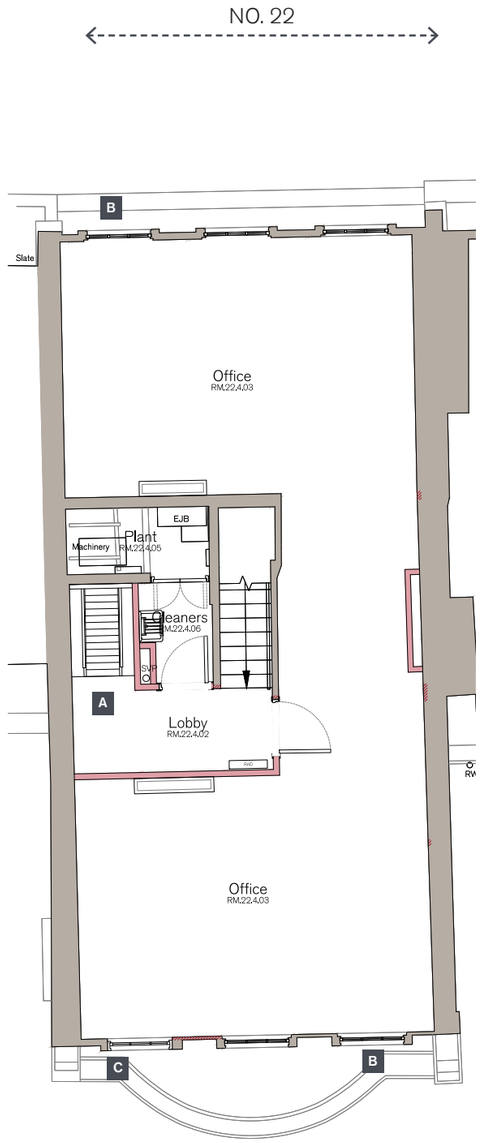
FOURTH FLOOR

KEY

A New stair and access hatch to roof within existing plant room to open up rear room - stair to match rise and going of existing.

B Existing windows refurbished and redecorated.

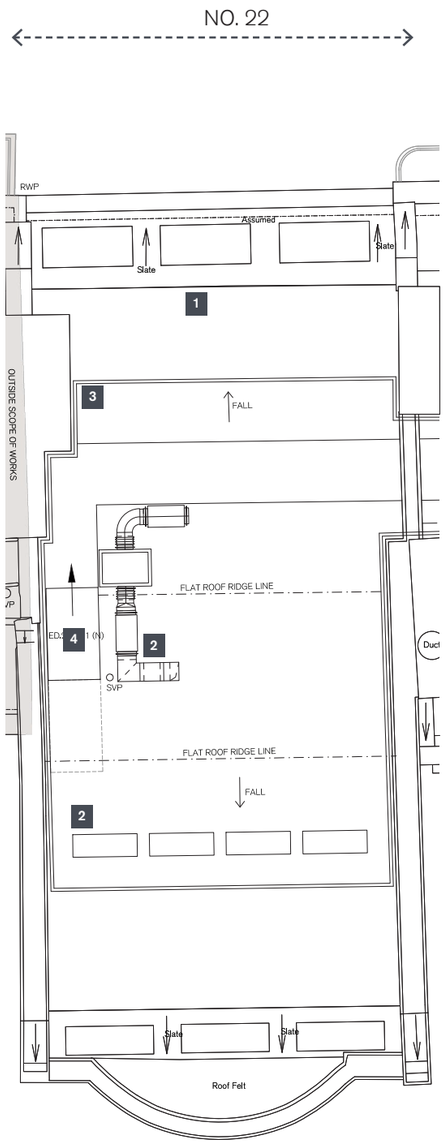
C New sash window to replace existing casement window.



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 and middle of the roof.
3. Existing guarding removed and new guarding installed to improve roof access.
4. New access hatch from relocated stairs below.



Proposed Roof Plan 1:100 @ A3

6.0 USE

The existing buildings are currently used for office use (Class E) which will be retained.

5.0 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.

• 22 Southampton Place has 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.

A 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 22 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 a capped ductwork provision for mechanical ventilation to any kitchenettes/tea points in the future, and 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 and in lower ground lightwells, 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.

22 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 Rating for 22 Southampton Place with the above design parameters is a 'C' rating.

9.0 STRUCTURAL STRATEGY

Heyne Tillett Steel have been appointed by Hogarth Properties Ltd to undertake structural design for the proposed refurbishment of 22 Southampton Place, London.

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. The mansard roof to 22 Southampton Place 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