

# Middlesex House

Design Update Document

28 03 2025

1759-FPA-XX-RP-A-16002-01

DERWENT  
LONDON

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dp9



Freeney Williams

TWIN+EARTH

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00	First issue	ZI	MR	10.03.2025
Rev	Description	By	Check	Date

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# Introduction

This is a design update document, following on from the Design and Access Statement and the completion of RIBA Stage 4, for the refurbishment of Middlesex House, a five storey office building. The document covers levels Ground to Roof, the basement being out of scope. The application site is located in the London Borough of Camden, on 34-42 Cleveland Street. Middlesex Hospital Annexe adjoins the premises to the north and 30 Cleveland street to the west.

This statement has been prepared by Fletcher Priest Architects with input from across the project team on behalf of Derwent London.

## Project Team

### Client

Derwent London

### Project Manager

Jackson Coles

### Cost Consultant

Core 5

### Structural Engineer

Akera Engineers

### MEPH Engineer

Watkins Payne

### Fire Engineer

NDY

### CDM Principal Designer

Jackson Coles

### Approved Inspector

Cook Brown Building Control

### Accessibility Consultant

Freeney Williams

### Rights of Light Consultant

Point2

### Planning Consultant

DP9

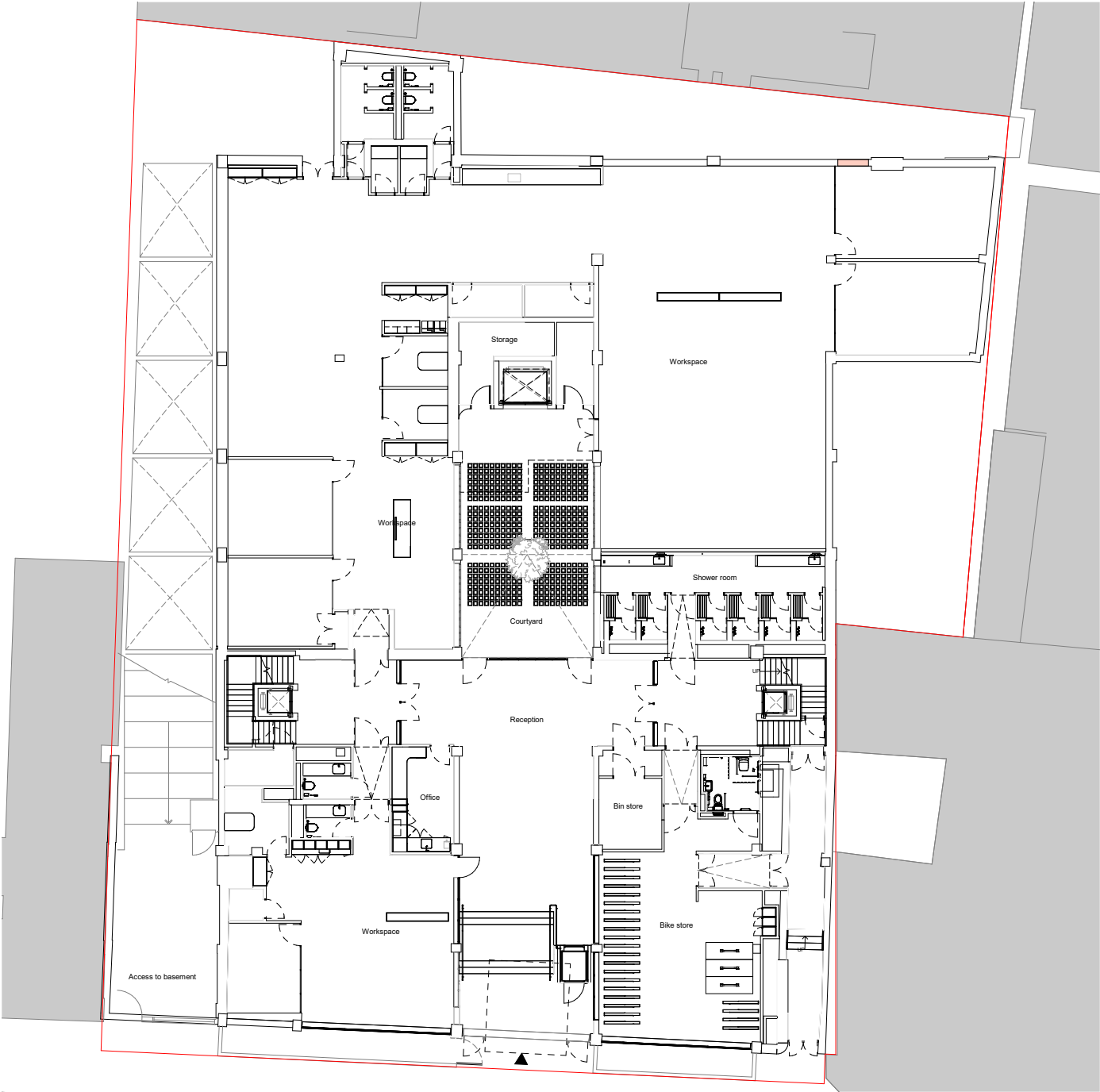
### Sustainability Consultant

Twin & Earth

# Proposed Amendments

The proposed amendments include a simplification of the main entrance door and addition of a canopy over it; some minor updates to the south core and adjacent ventilation shafts on the office floors; and updates to the roof terrace design, including an increase in the height of the plant screen, and an additional WC.

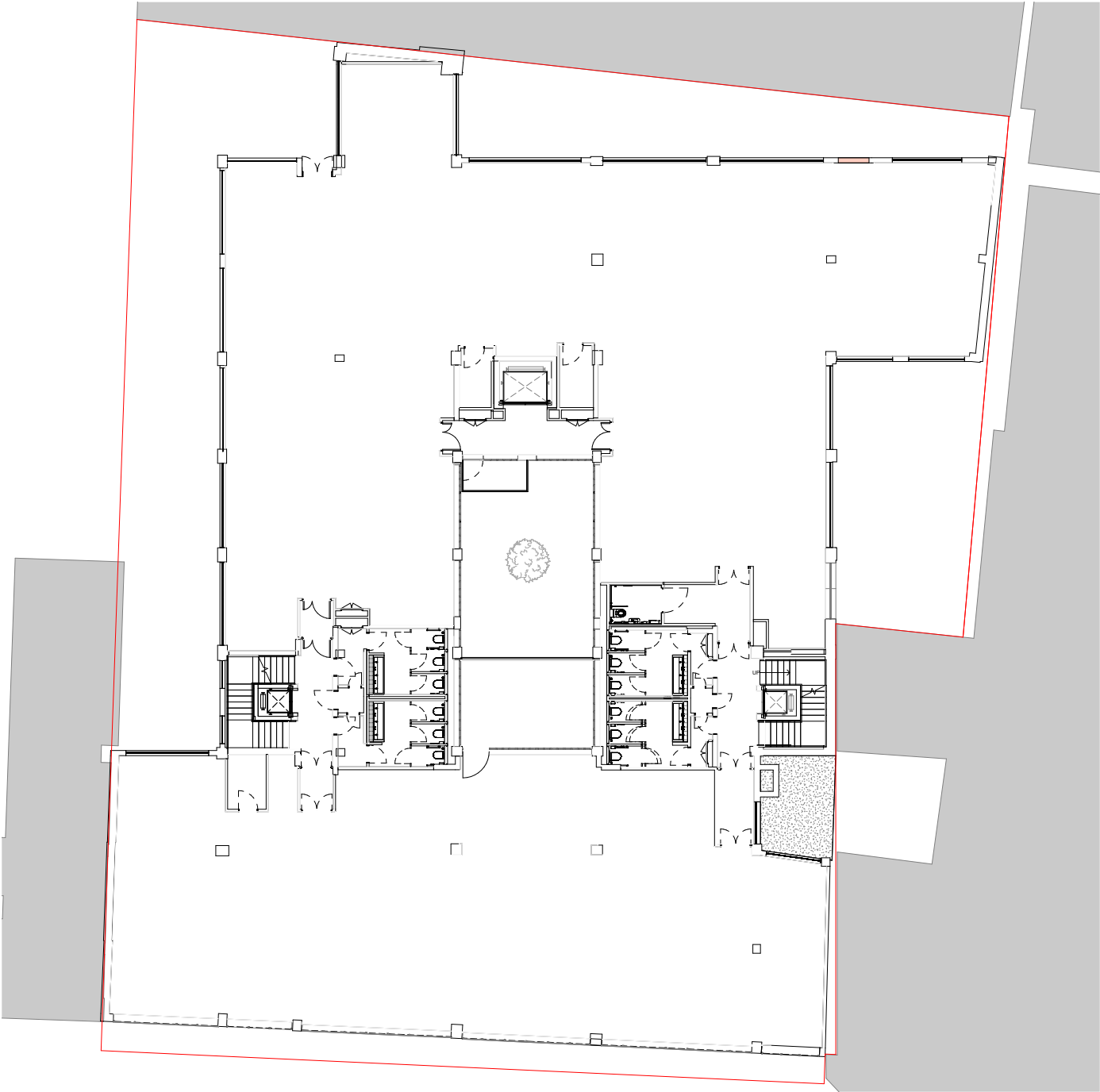
# Ground floor Approved



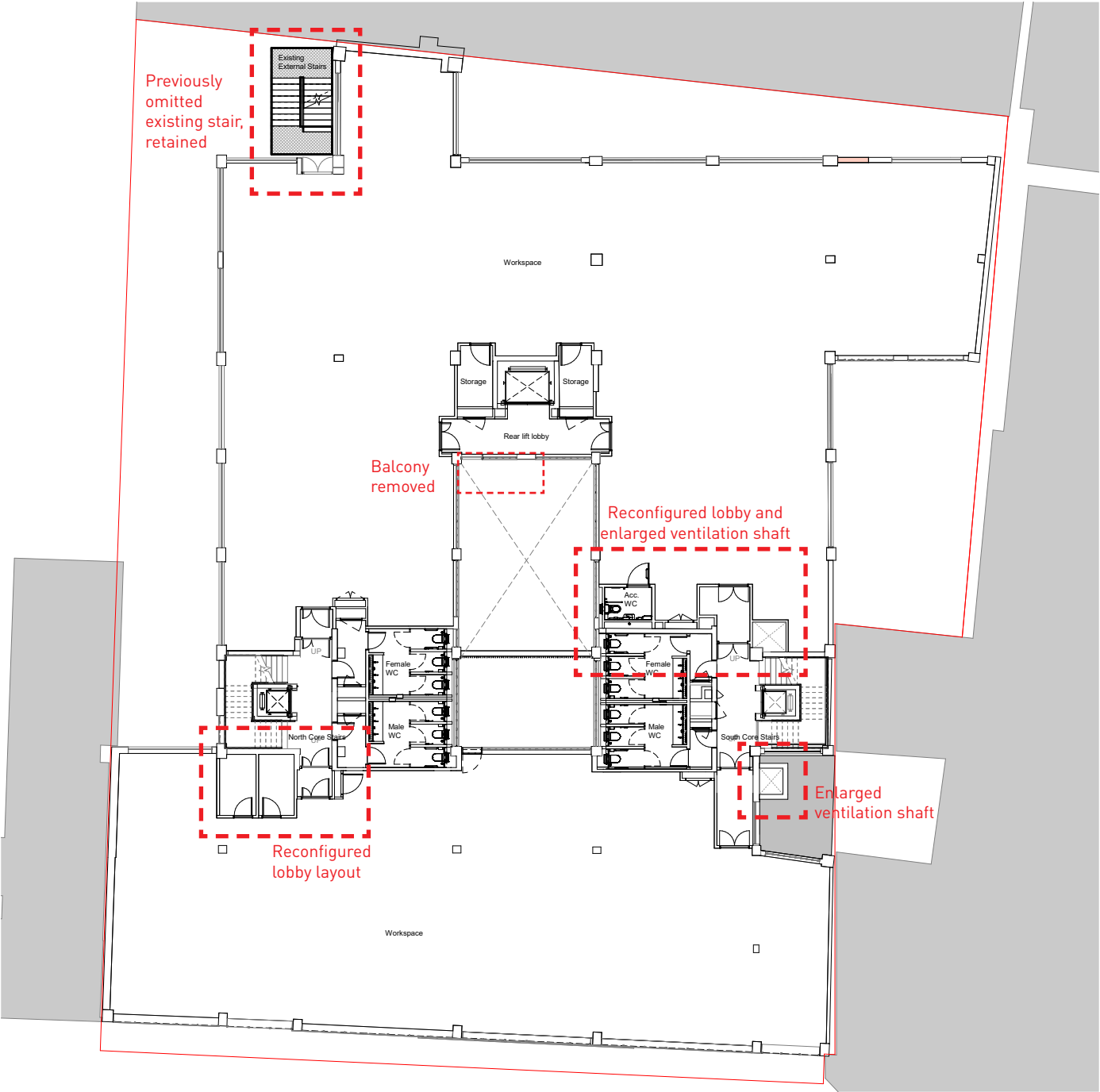
# Proposed



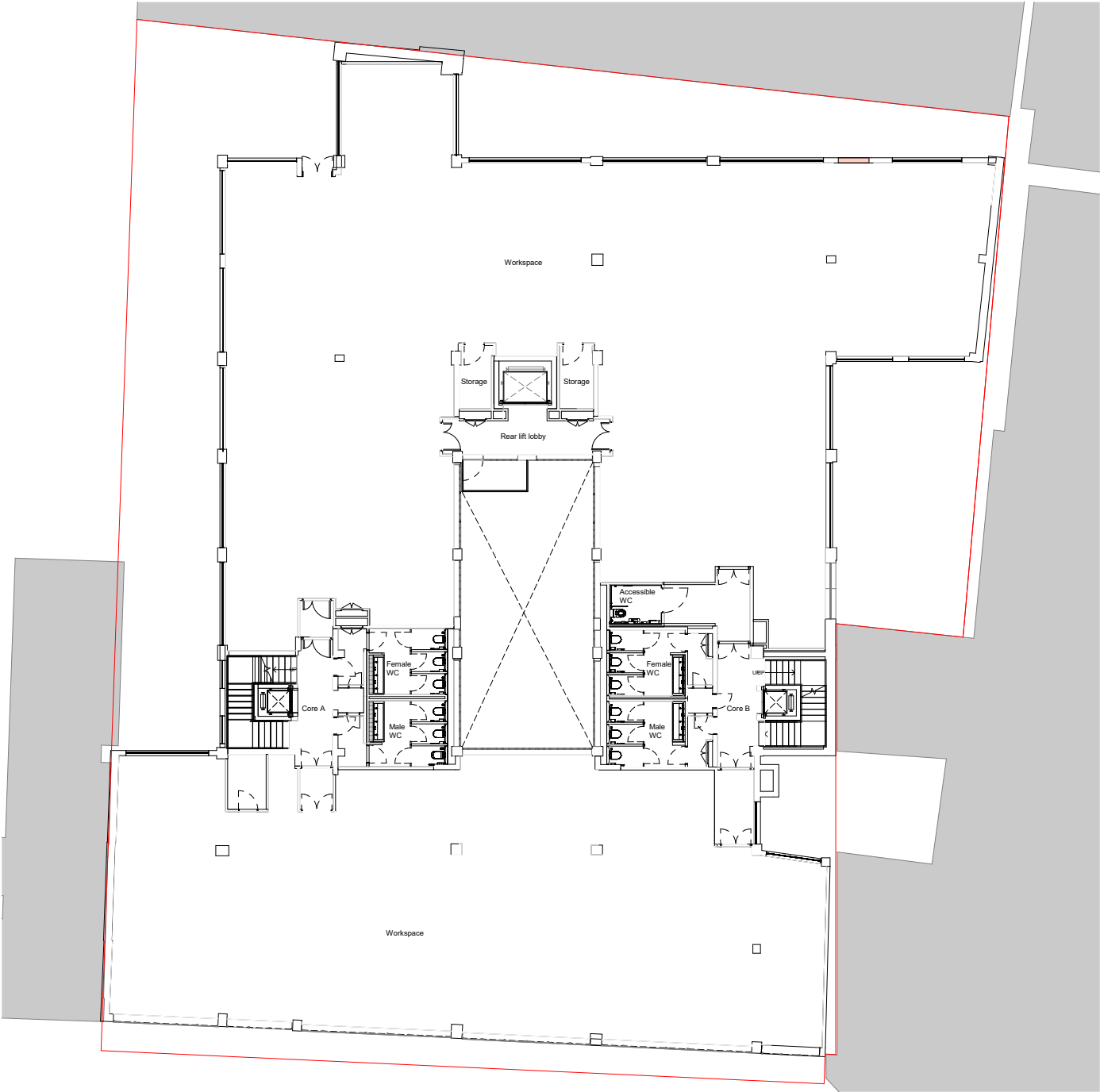
# First floor Approved



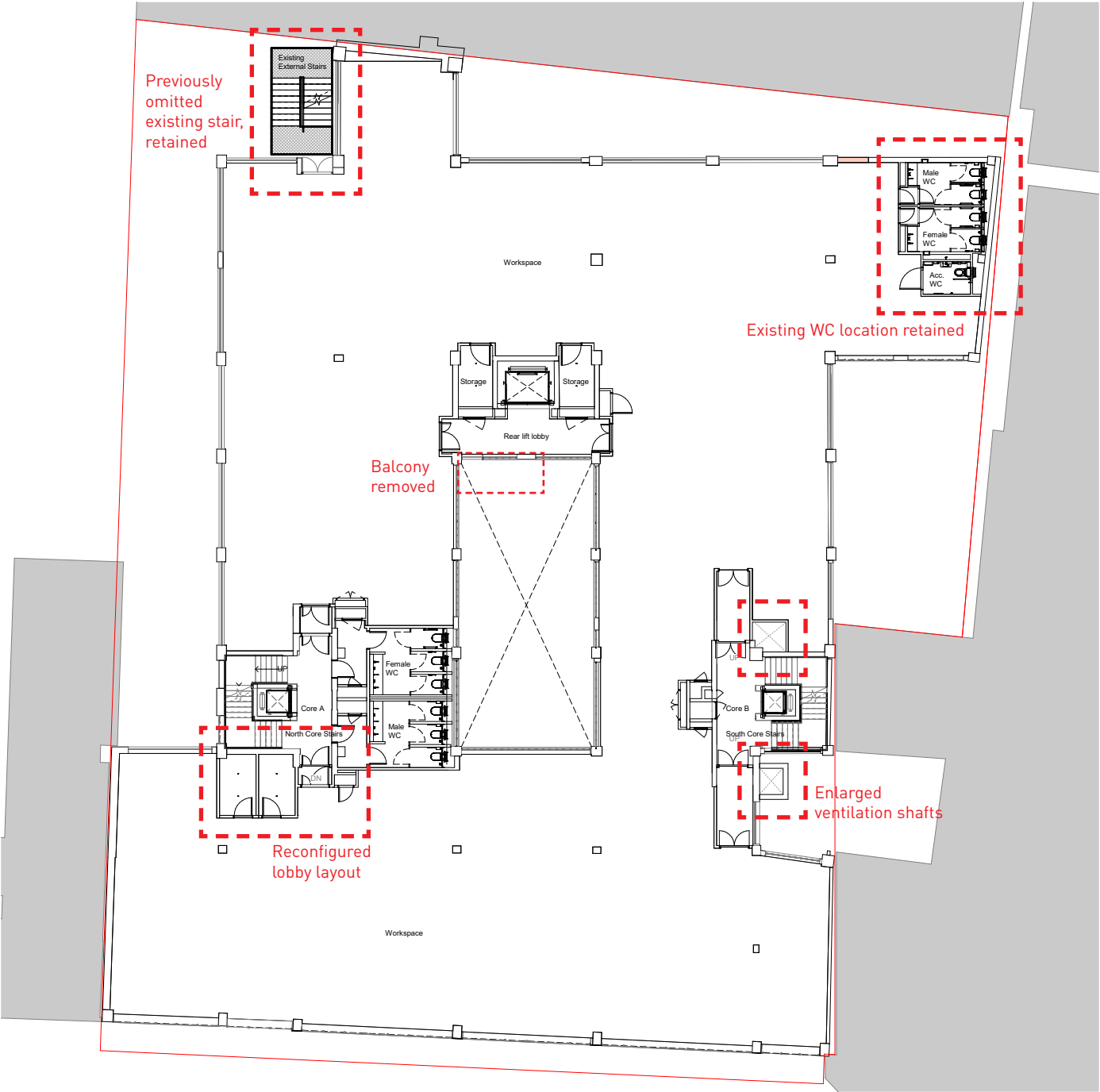
# Proposed



# Second floor Approved



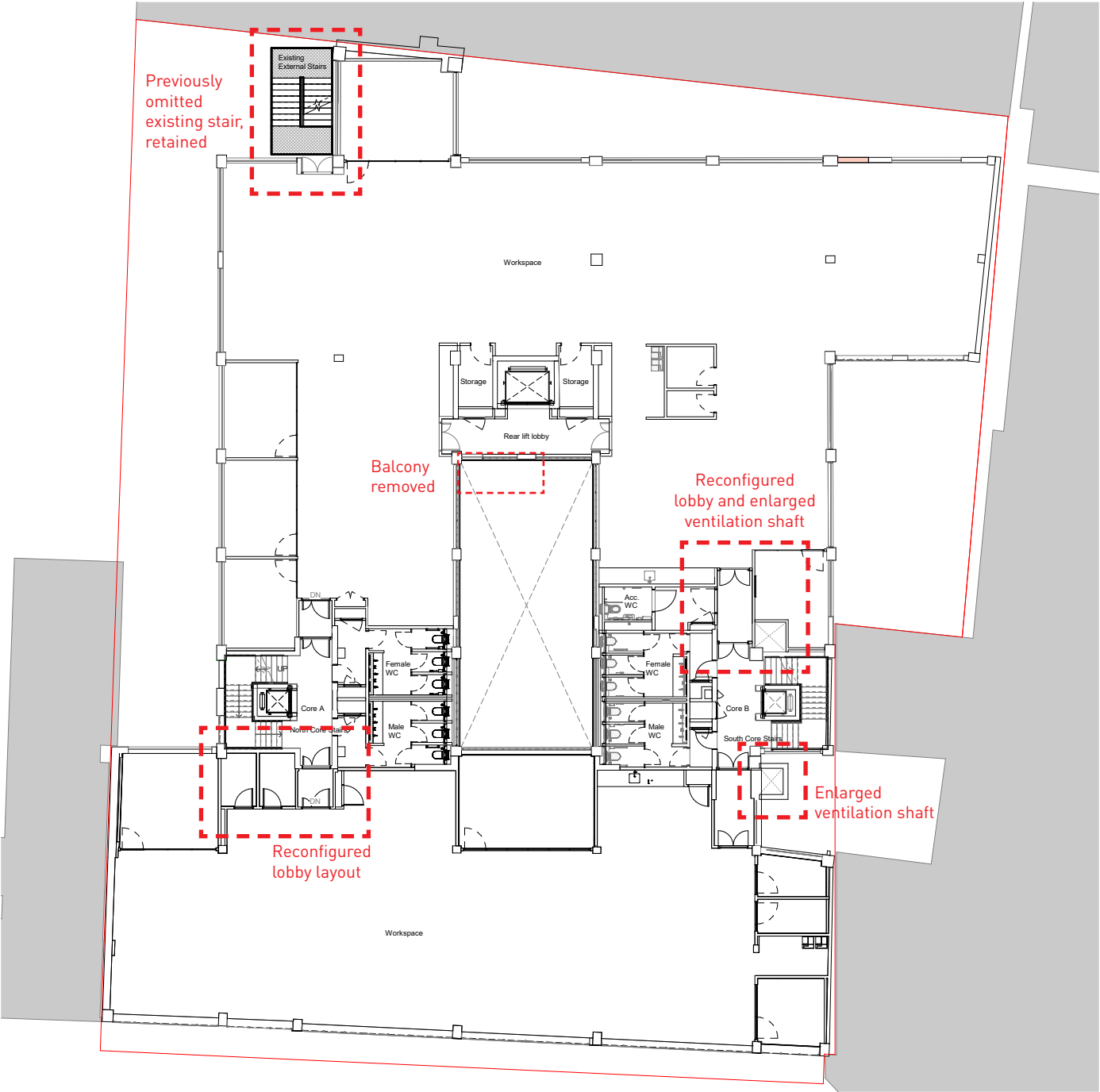
# Proposed



# Third floor Approved



# Proposed

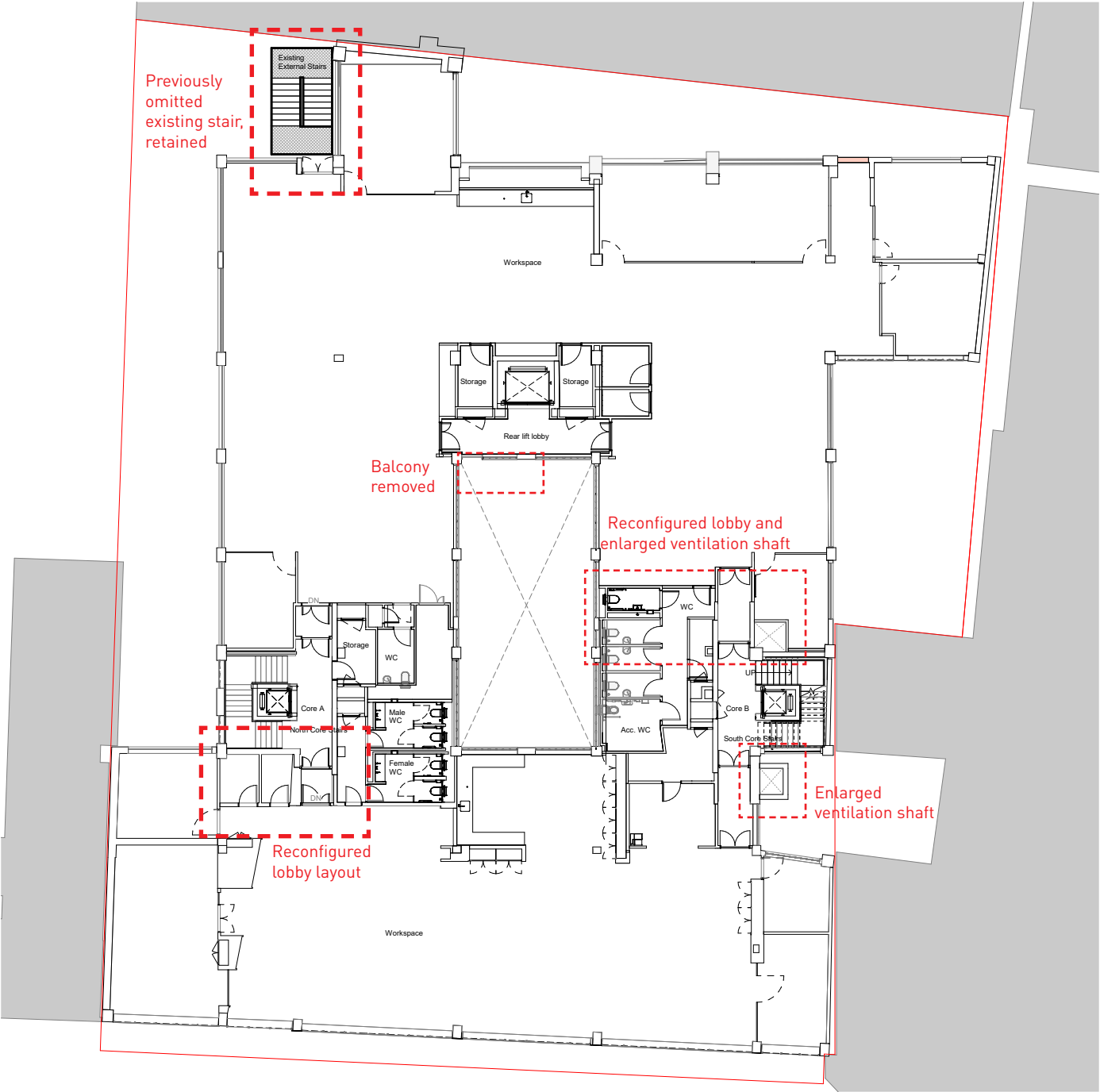




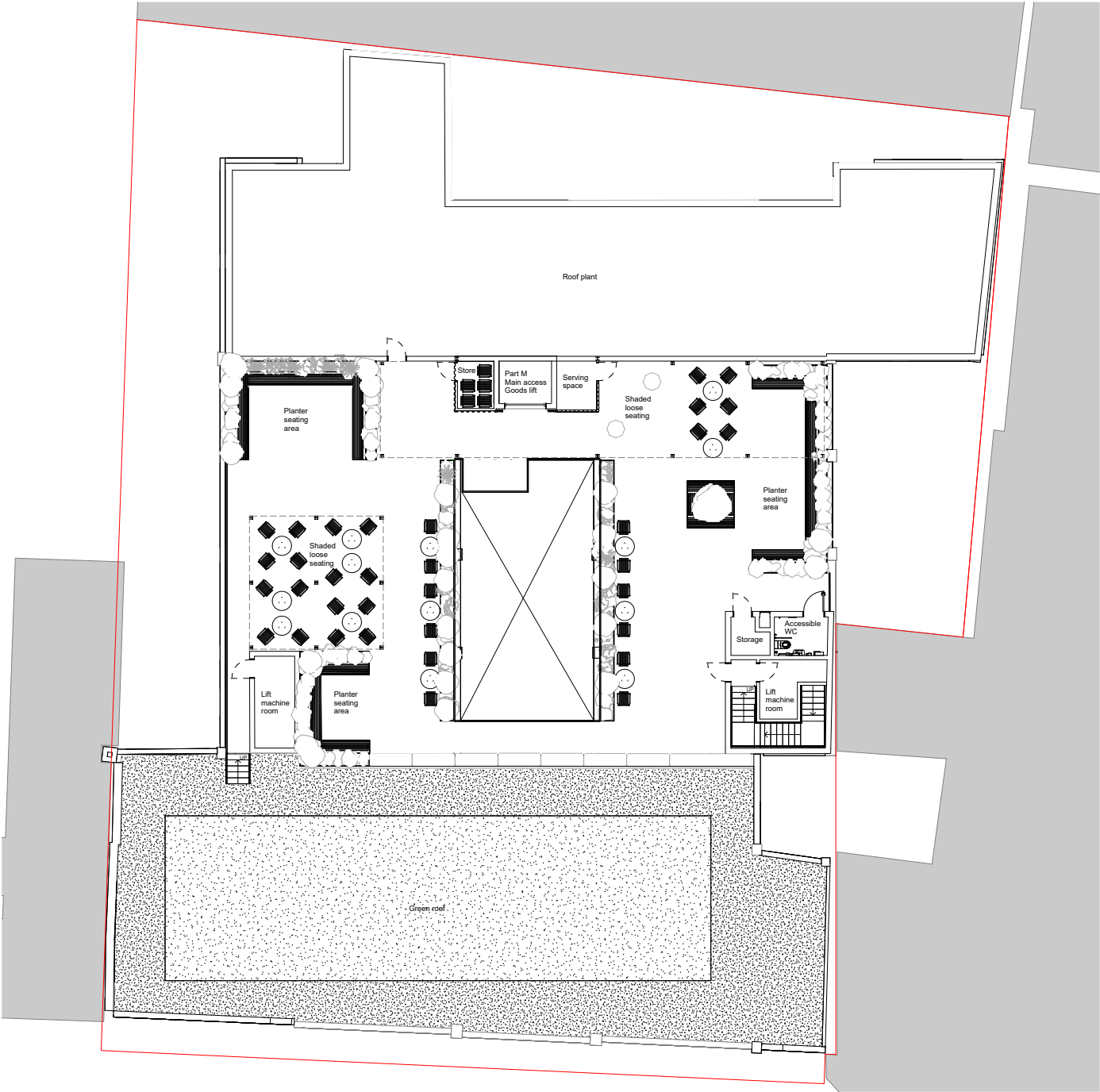
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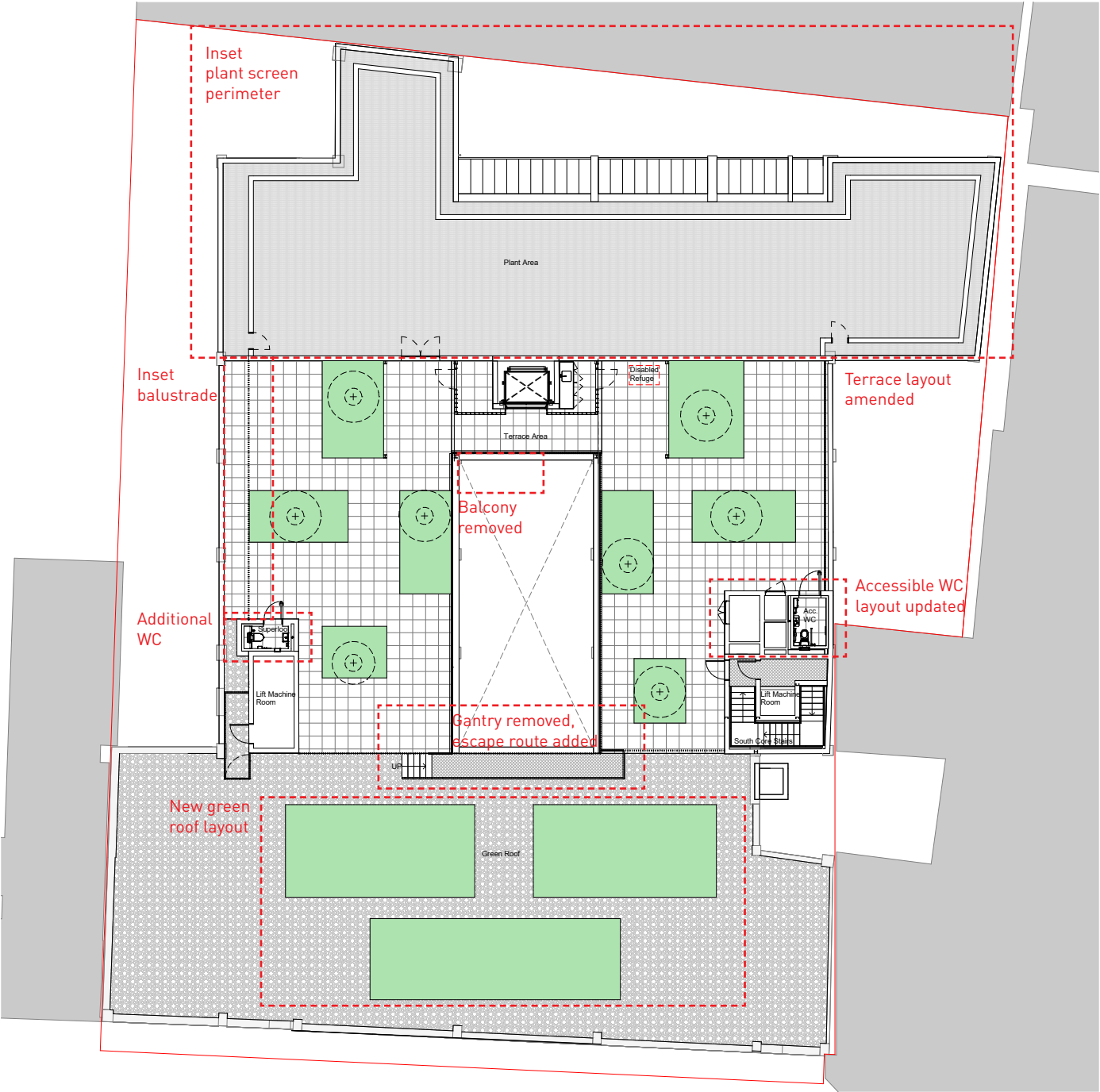
# Proposed



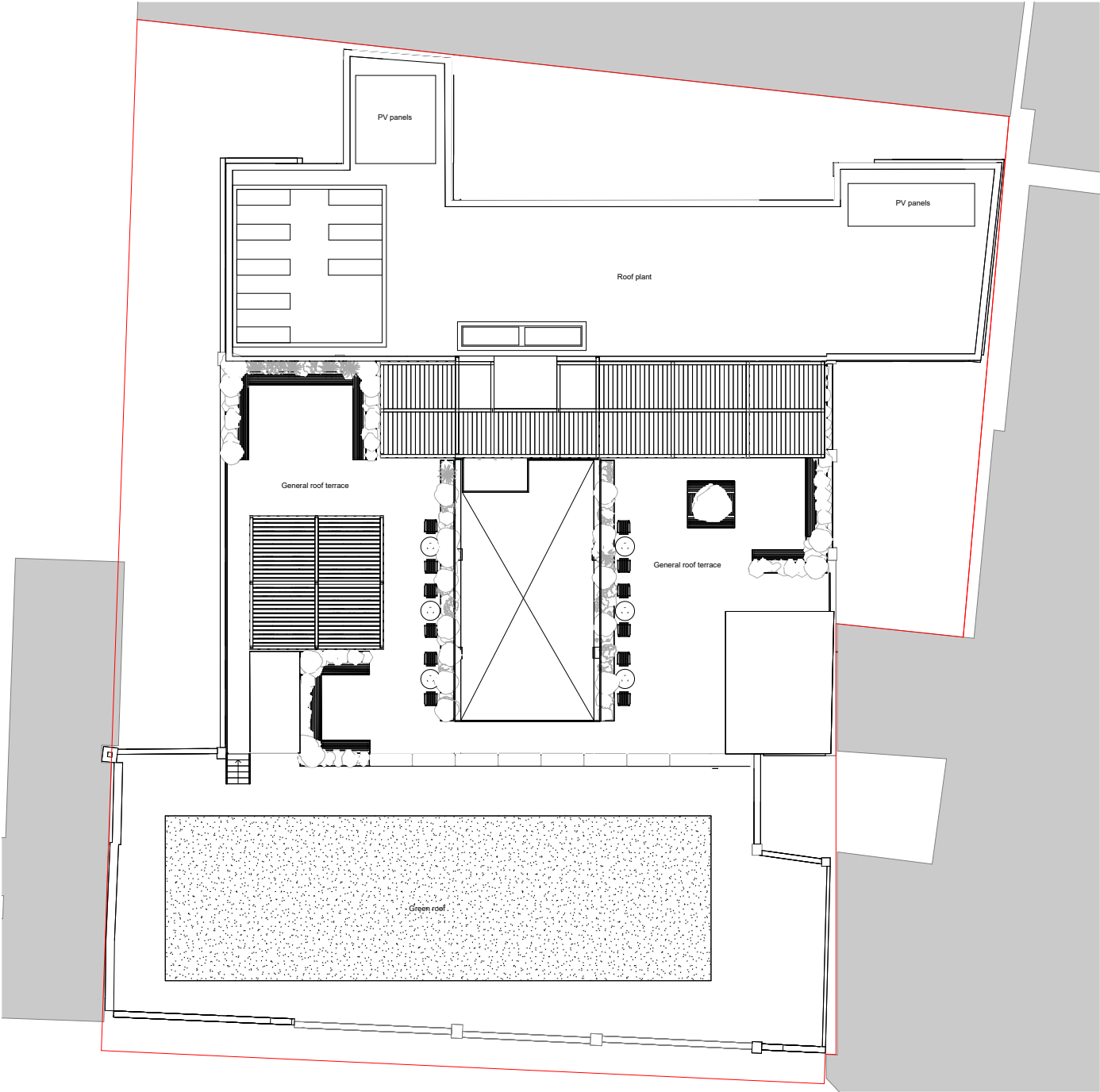
# Roof floor Approved



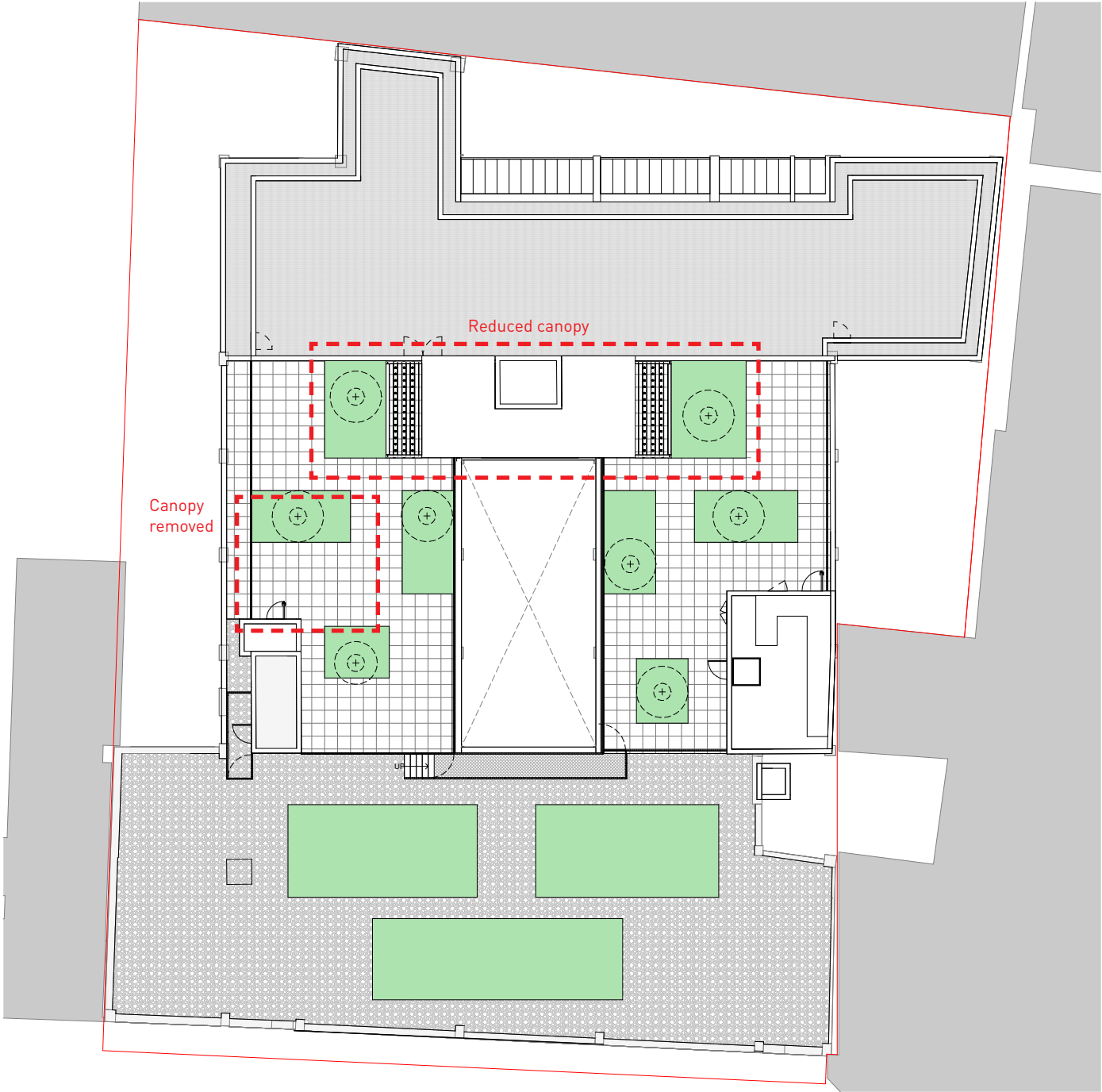
# Proposed



# Upper Roof floor Approved



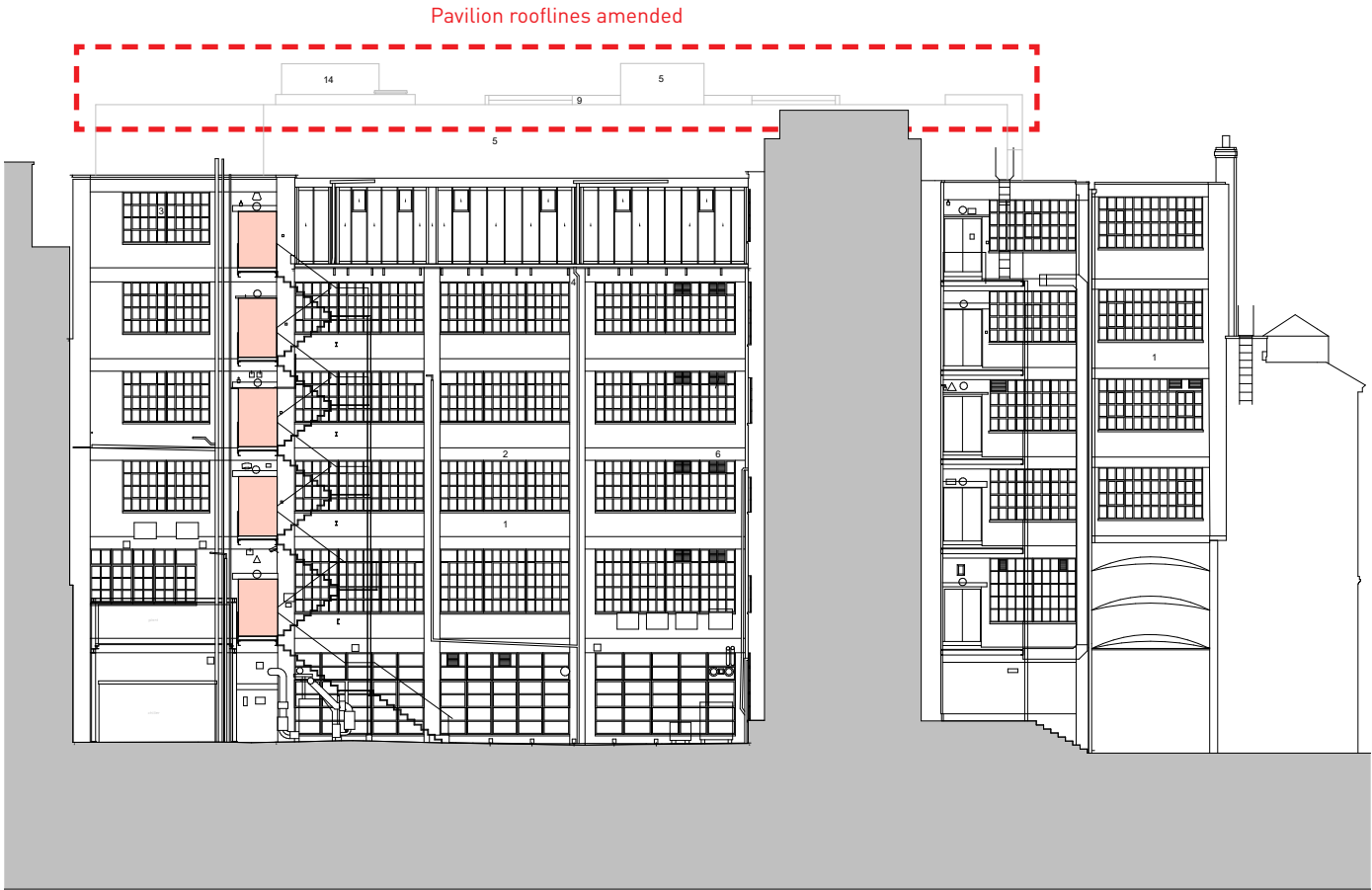
# Proposed



# East Elevation Approved

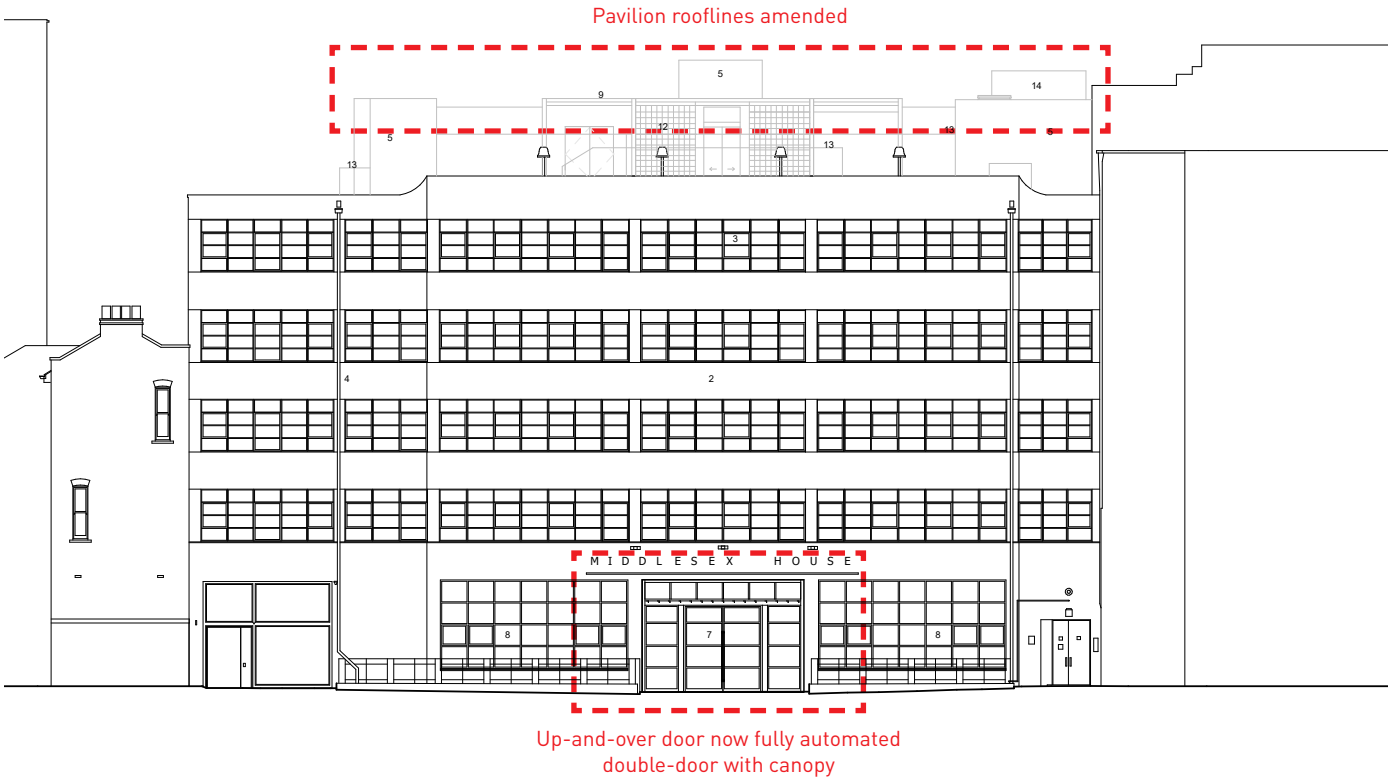
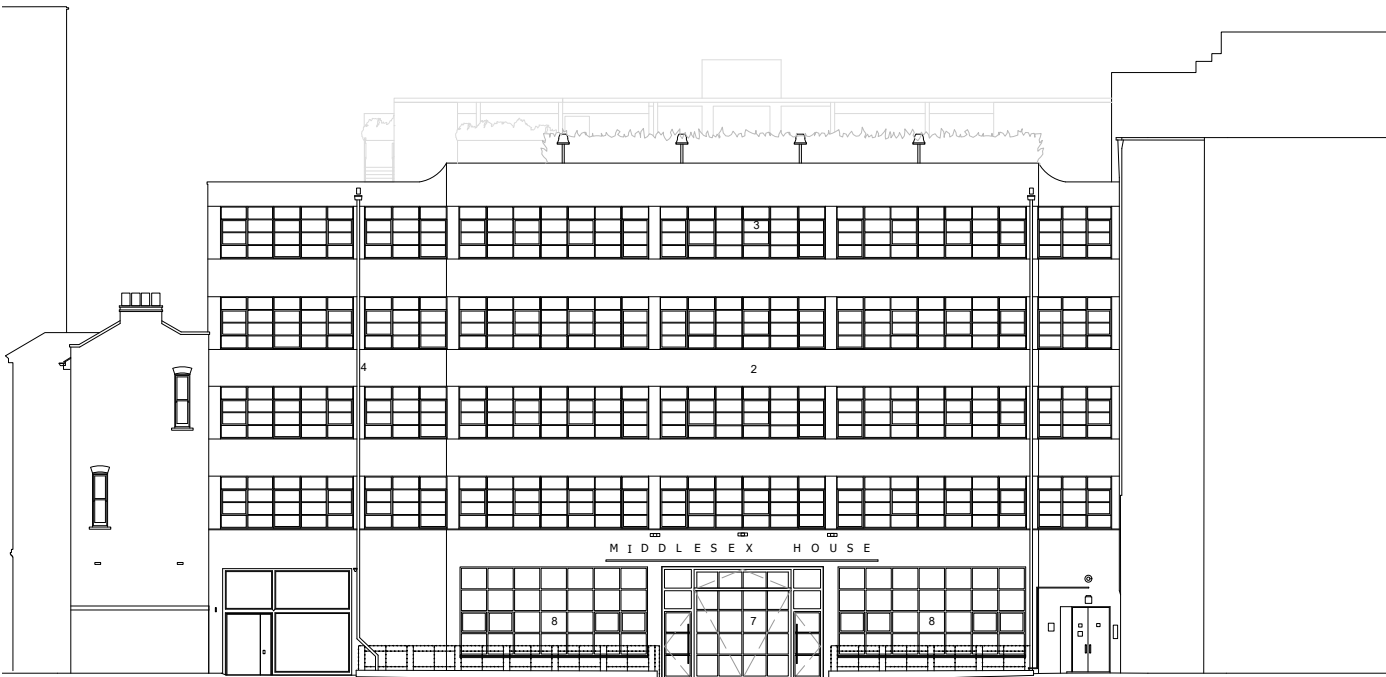


# Proposed

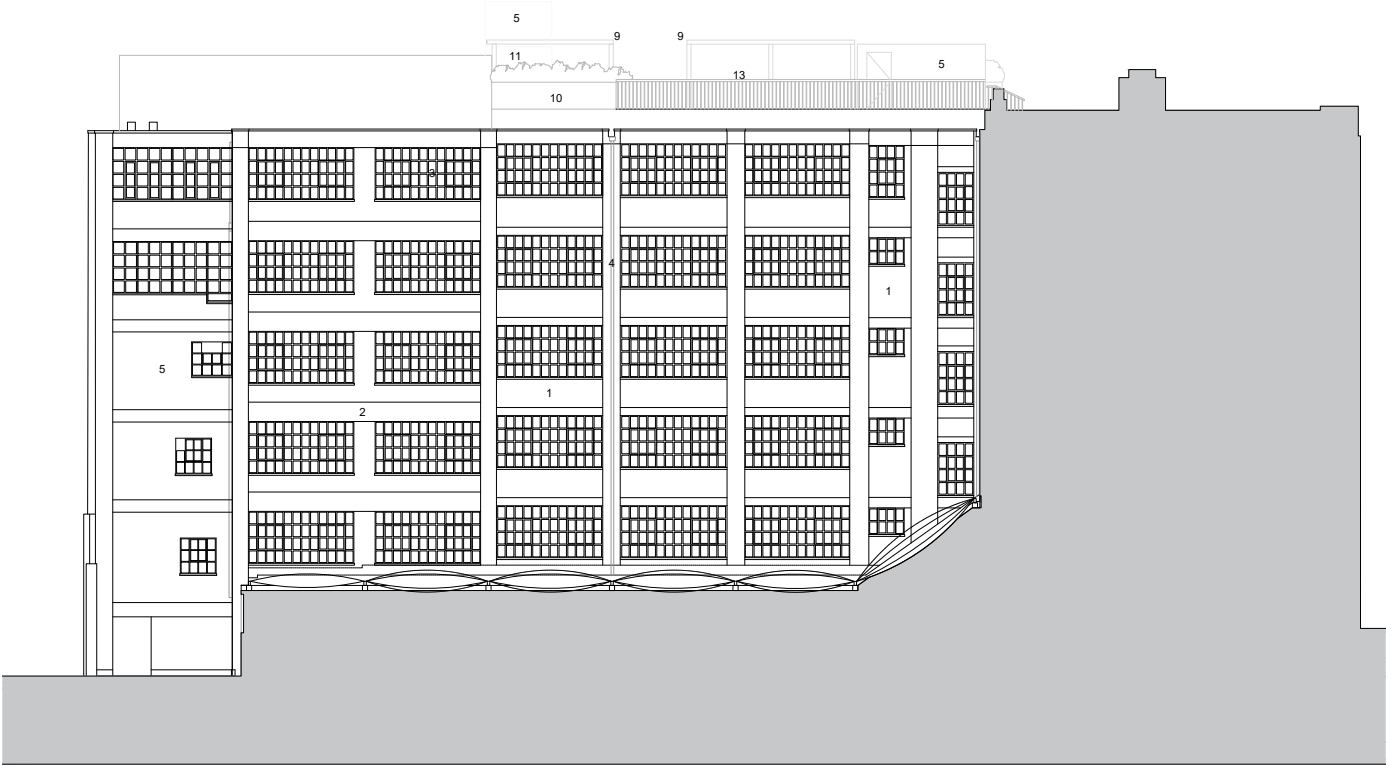


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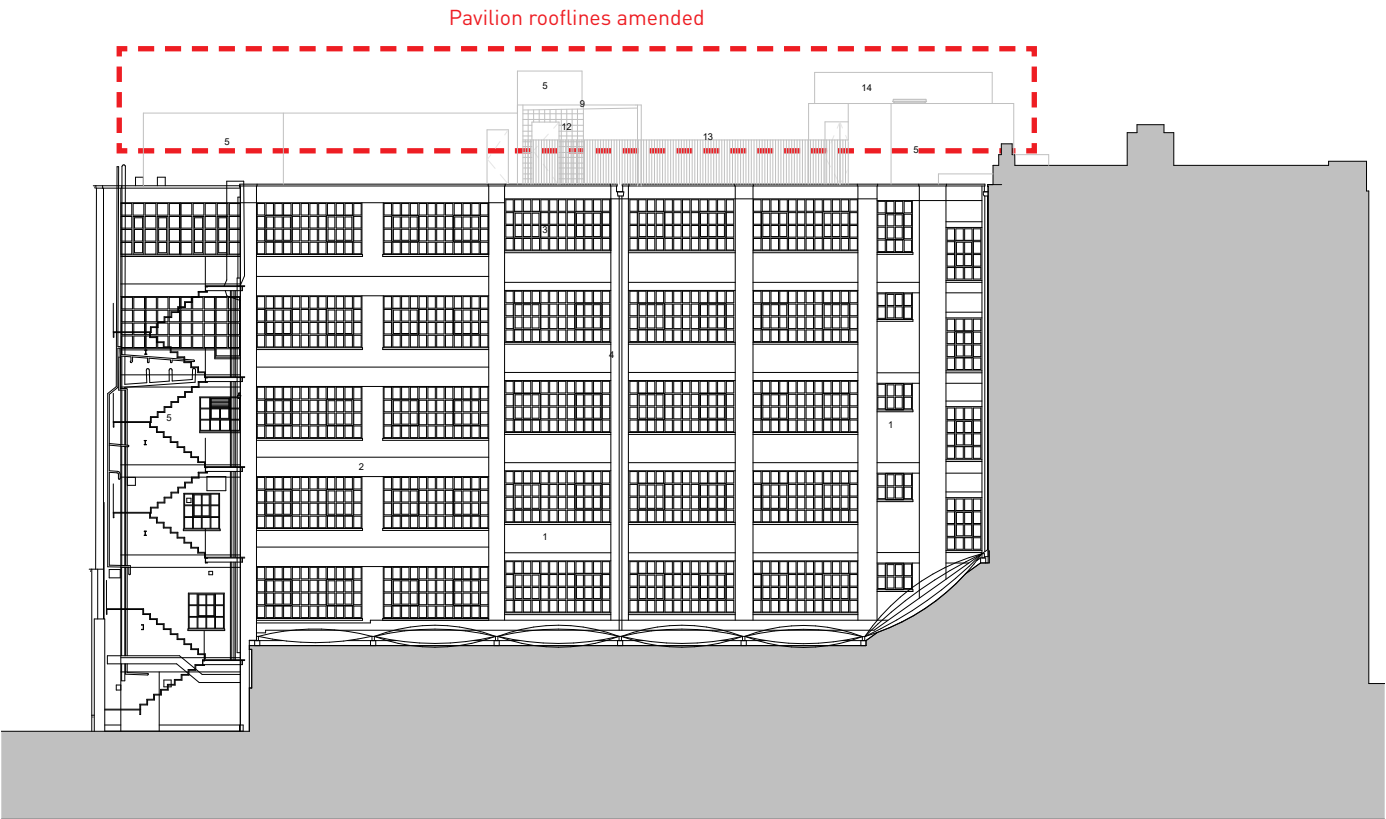
# Proposed



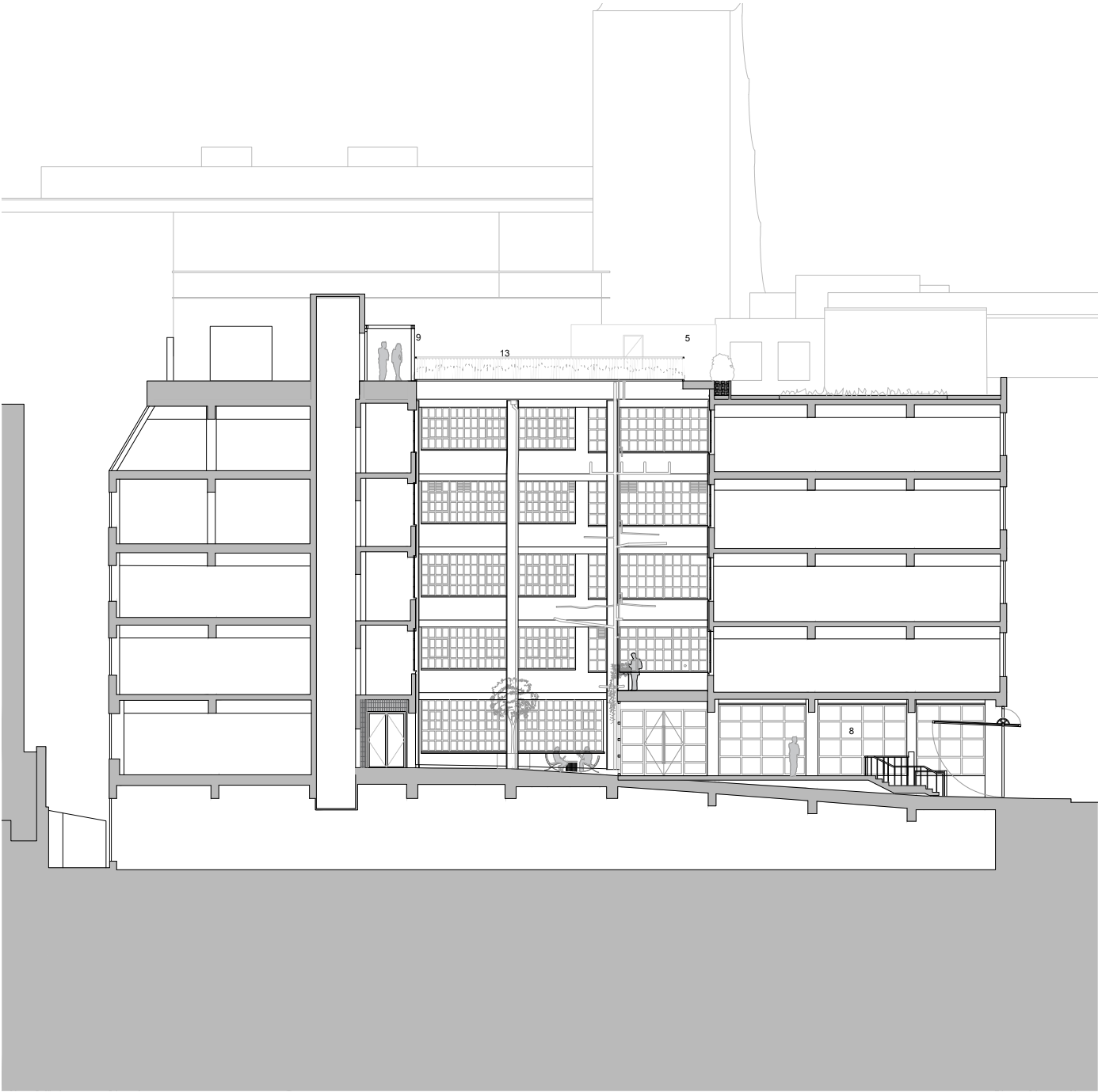
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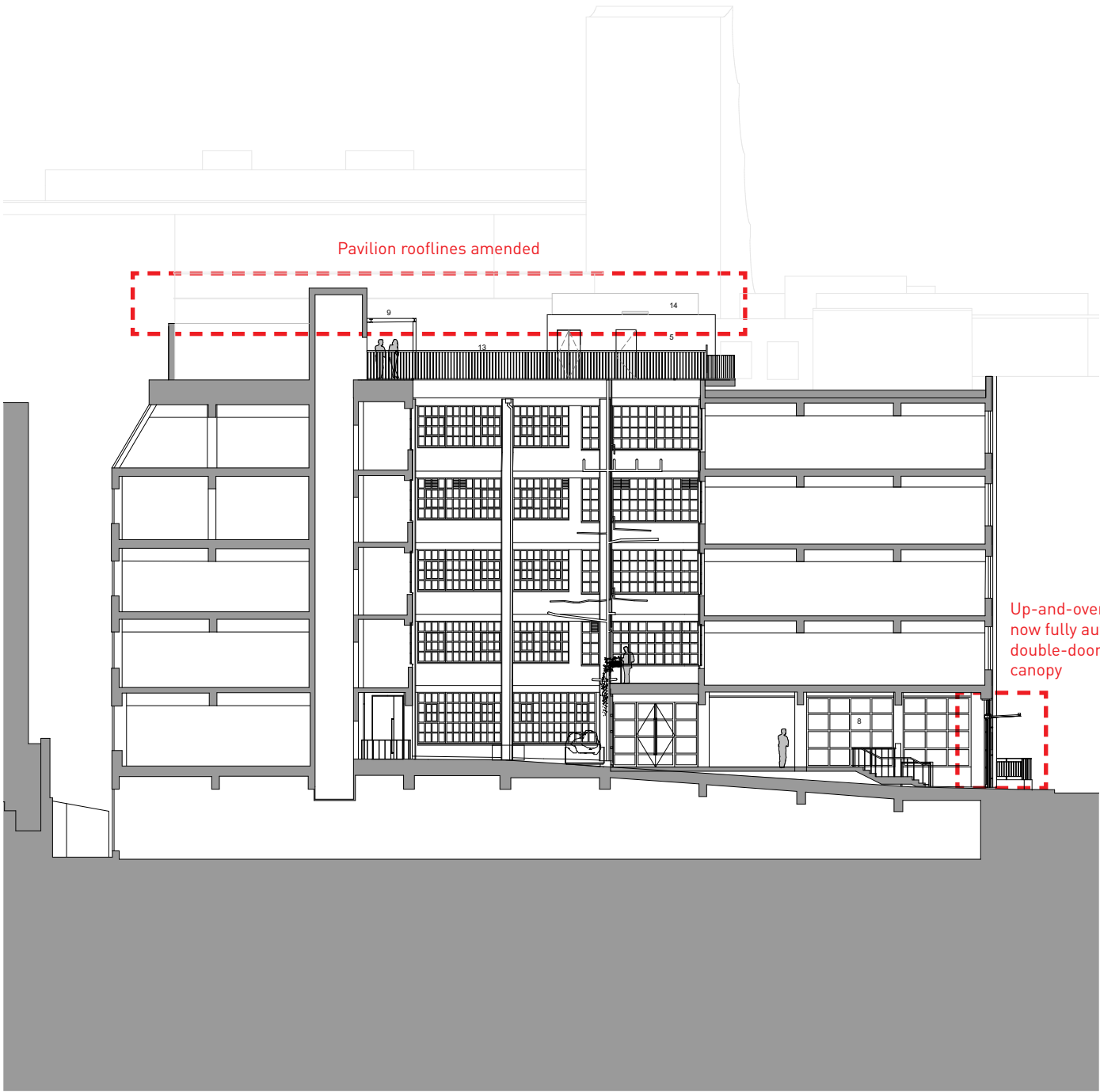
# Proposed



# Section AA Approved



# Proposed





# Benefits of Proposed Amendments

On the ground floor, the new entrance design and additional ramp improve accessibility and use of the building. The new door design retains the symmetry of the consented, but offers more flexibility in its use, and is easier to operate.

On the office floors, the removal of the consented balconies helps to retain the existing levels of daylight in the courtyard. Internally, the ventilation shafts and lobbies are updated to the latest detailed advice from the Fire and MEPH engineers. On the second floor, the consented location of the WCs is brought back to the existing, simplifying the renovation process.

On the roof, the plant screen height is proposed to increase, which would ensure all equipment is out of sight. The terrace is proposed to have a more fluid landscape design, with fewer canopies and instead the addition of a number of trees, making it a more enjoyable view for the surrounding context. An additional superloo is proposed as well, to guarantee access to the accessible WC by those who need it.



# Area Comparison

There is a slight increase in the Stage 4 Proposed GIA due to the additional area on the roof terrace, and a slight decrease in the Stage 4 Proposed NIA, due to the addition of HVRF cupboards on the office floors.

## Proposed (Stage 4)

Floor	Existing GIA		NIA		Proposed GIA		NIA	
	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>
Roof	235	21.9	0.0	0.0	627	58	544	51.1
4th	12,810	1,190.1	11,495	1,067.9	12,810	1,190.1	10,623	987.0
3rd	12,815	1,190.6	11,289	1,048.8	12,815	1,190.6	10,698	994.0
2nd	12,777	1,187.0	11,218	1,042.2	12,777	1,187.0	10,892	1,012.0
1st	12,768	1,186.2	11,453	1,062.2	12,768	1,186.2	10,720	996.0
Ground	11,893	1,104.9	8,903	827.2	13,197	1,226.1	6,652	618.0
B1	13,011	1,471.6	13,766	1,278.9	13,011	1,471.6	13,766	1,278.9
Total	76,309	7,352.3	68,124	6,327.2	78,005	7,509.6	63,895	5,937.0

## Consented (Stage 3)

Floor	Existing GIA		NIA		Proposed GIA		NIA	
	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>
Roof	235	21.9	0.0	0.0	533	49.5	0.0	0.0
4th	12,810	1,190.1	11,495	1,067.9	12,810	1,190.1	11,024	1,024.1
3rd	12,815	1,190.6	11,289	1,048.8	12,815	1,190.6	11,024	1,024.1
2nd	12,777	1,187.0	11,218	1,042.2	12,777	1,187.0	11,024	1,024.1
1st	12,768	1,186.2	11,453	1,062.2	12,768	1,186.2	11,024	1,024.1
Ground	11,893	1,104.9	8,903	827.2	13,197	1,226.1	7,175	666.6
B1	13,011	1,471.6	13,766	1,278.9	13,011	1,471.6	13,766	1,278.9
Total	76,309	7,352.3	68,124	6,327.2	77,911	7,501.1	65,037	6,041.9

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