

PLANNING APPLICATION – BERKSHIRE HOUSE

January 2014

MCM

Supporting Information including
Design & Access Statement



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1.0 INTRODUCTION

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Berkshire House is an 11 storey office building with associated basement plant and parking areas dating from approximately 1961. The ground floor facade to High Holborn is blank and without fenestration at ground floor level due to the adjoining Oasis sports centre. The ground floor to the building is of mixed use having the sports centre and a public house located alongside the office entrance. Only the office reception and entrance hall is located at ground level and all office accommodation is located on the building upper floors.

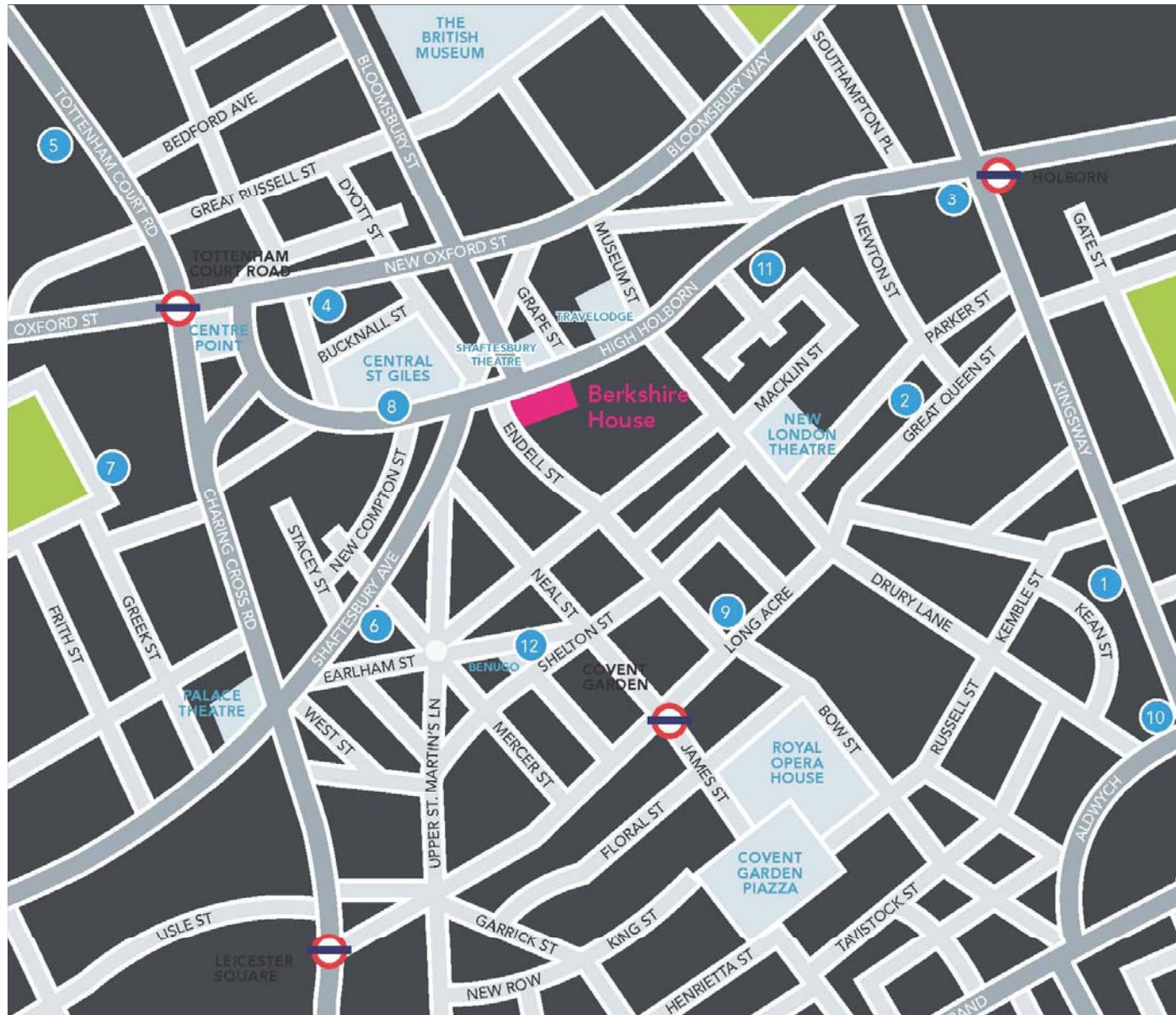
Materials used in facing of the primary facade are black polished granite slabs to the ground and first floor levels and with anodised aluminium glazed screening above. The existing double height entrance screen is clear and translucent glass set within a stainless steel frame. Existing building signage is in stainless steel finish.

Berkshire House, 168 – 173 High Holborn is not listed and it is not within a conservation area. It is however, adjacent to and faces the Bloomsbury conservation area on High Holborn and the Seven Dials conservation area on Endell Street.



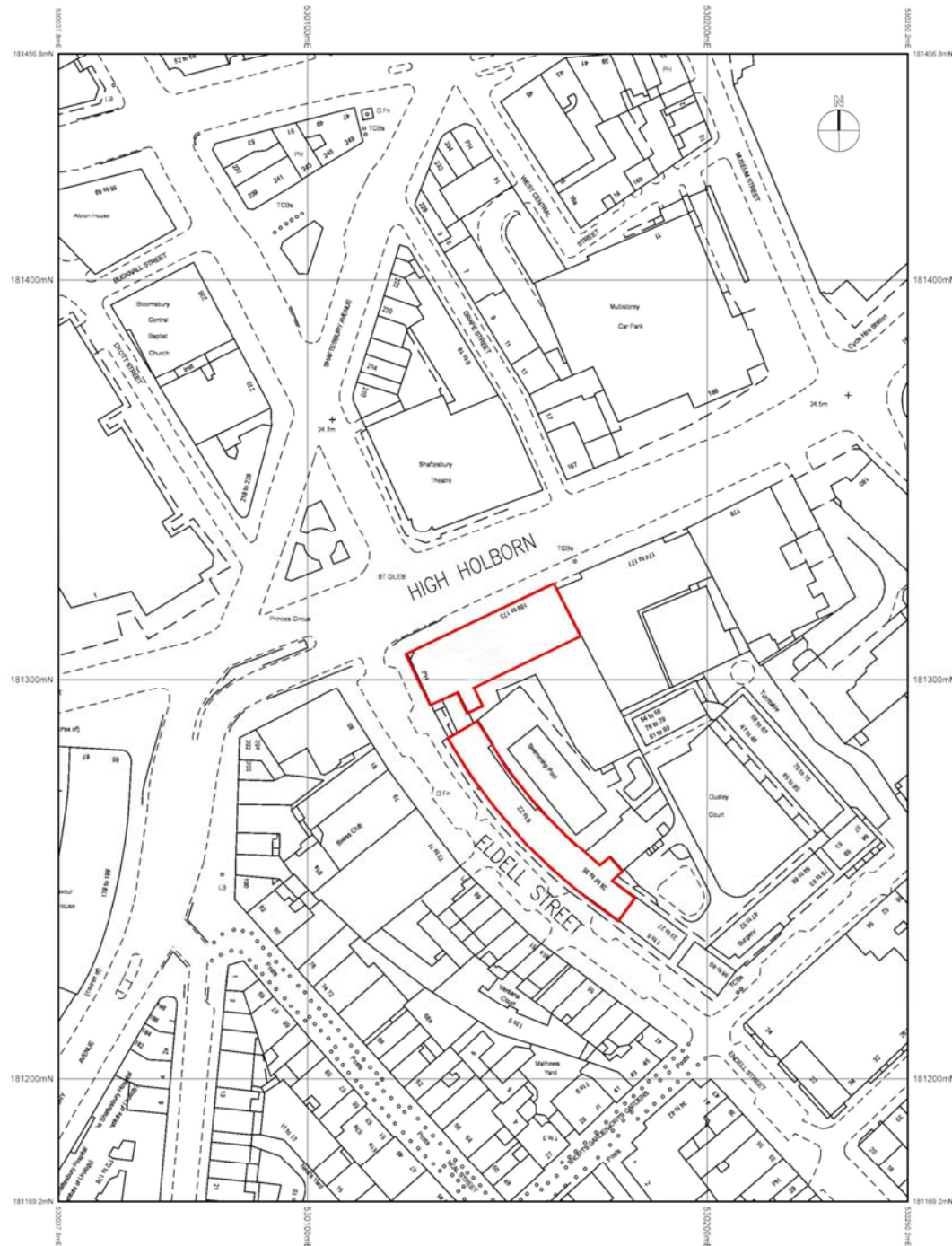
1.1 LOCATION 1

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1.2 LOCATION 2

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2.0 EXISTING – HIGH HOLBORN FRONTAGE

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Berkshire House – High Holborn



2.1 PROPOSED – HIGH HOLBORN FRONTAGE

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Proposed – Berkshire House High Holborn



2.2 EXISTING – ENDELL STREET FACADE

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Endell Street – Car park entrance and existing pedestrian door



2.3 PROPOSED – ENDELL STREET FACADE

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Existing pedestrian door replaced with new anodised bronze framed glass door with side panel.

Existing roller shutter replaced with similar. New bronze anodised building signage.

3.0 DESIGN AND ACCESS STATEMENT



Berkshire House 168 – 173 High Holborn

1.0 Introduction

- 1.1** Berkshire House is an 11 storey office building with associated basement plant and parking areas dating from approximately 1961. The ground floor facade to High Holborn is blank and without fenestration at ground floor level due to the adjoining Oasis sports centre. The ground floor to the building is of mixed use having the sports centre and a public house located alongside the office entrance. Only the office reception and entrance hall is located at ground level and all office accommodation is located on the building upper floors.
- 1.2** Materials used in facing of the primary facade are black polished granite slabs to the ground and first floor levels and with anodised aluminium glazed screening above. The existing double height entrance screen is clear and translucent glass set within a stainless steel frame. Existing building signage is in stainless steel finish.
- 1.3** Berkshire House, 168 – 173 High Holborn is not listed and it is not within a conservation area. It is however, adjacent to and faces the Bloomsbury conservation area on High Holborn and the Seven Dials conservation area on Endell Street.

2.0 Site Location and Surroundings & Access

- 2.1** Berkshire House is located on the south side of High Holborn at its junction with Endell Street. See the location and block plans associated with this application.
- 2.2** The surrounding area is characterised by a variety of land uses which although primarily commercial office there is also significant retail, leisure, restaurant and residential use.
- 2.3** The property is well located in terms of public transport with Tottenham Court Road and Holborn underground stations situated approximately .7km each from the building. Numerous buses run along High Holborn to the north of the building.

3.1 DESIGN AND ACCESS STATEMENT



3.0 Planning History

- 3.1 Recent planning history for the building is as follows:
- 2009/5929/A relating to a projecting internally illuminated sign to entrance
 - AS9804444 relating to an internally illuminated box sign above the entrance.

4.0 Proposed Development

- 4.1 This proposal involves facade alteration comprising the addition of contrasting entrance screen framing, an applied decorative trim to the blank granite face and replacing the existing translucent entrance screen panels with coloured vitreous enamel units.
- 4.2 There are also associated new signage replacements of existing signs in a finish to match the entrance screen alterations.
- 4.3 Also proposed is the replacement of an existing roller shutter to the Endell Street car park entrance with a similar in a new building colour and the replacement of an existing solid exit door with a glazed unit.
- 4.4 The purpose of the above alterations is to improve access to the building by improving the visibility and identity of the existing building entrances and signage.

3.2 DESIGN AND ACCESS STATEMENT



5.0

Use

5.1

The existing use of the building is B1 offices at part ground and the 10 upper floors. The ground floor has dual use as A4 Public House and D2 Leisure.

5.2

There is no change of use associated with this planning application.

6.0

Area

6.1

There is no change to the overall area of accommodation provided within this building.

7.0

Layout

7.1

There are no changes to the internal layouts related to the above facade alterations and no increase in space.

8.0

Landscaping

8.1

There are no external landscaping works proposed to High Holborn or Endell Street in association with this proposal.

3.3 DESIGN AND ACCESS STATEMENT

9.0 Appearance - Facade Cladding & Entrance Doors

9.1 The proposed alterations to the High Holborn facade comprise the introduction of regular vertical bronze anodised building trims and entrance screen cappings along with the replacement of existing translucent panels with opaque vitreous enamelled coloured panels.

9.2 New bronze anodised building identification signage is also proposed to the High Holborn elevation and the Endell Street car park entrance.

10.0 Access & Inclusion

10.1 Due to the nature of the proposal being a facade alteration to an existing building the primary access elements generally remain unchanged. Access remains direct from the local authority pavement.
The existing main access doors to Berkshire House remain although they will be given improved visibility and definition by adding darker and contrasting door rails and handles in an anodised bronze finish.

10.2 The current disabled access provision is via the main entrance doors and then assisted by means of a wheelchair platform stair lift up to the entrance and reception lobby level. Vertical access via lifts to all floors is available from this lobby. This arrangement remains unchanged.

10.3 There is no disabled parking available in the basement car park at Berkshire House due to the lack of a usable access route or lift between the car park and commercial office floors. This situation remains unchanged under these proposals.

10.4 Signage to identify the High Holborn and Endell Street entrances will be improved under these proposals. Generally, under the internal refurbishment all way finding signage will be enhanced and improved to accord with current standards.