

35-37 Alfred Place

(PA)100 Design and Access Statement

June 2013

Issue	Date	Description	Auth
P1	03/05/13	For Planning Application	RW
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G0563/5.01			

Design and Access Statement
G0563 Alfred Place 5.01
June 2013

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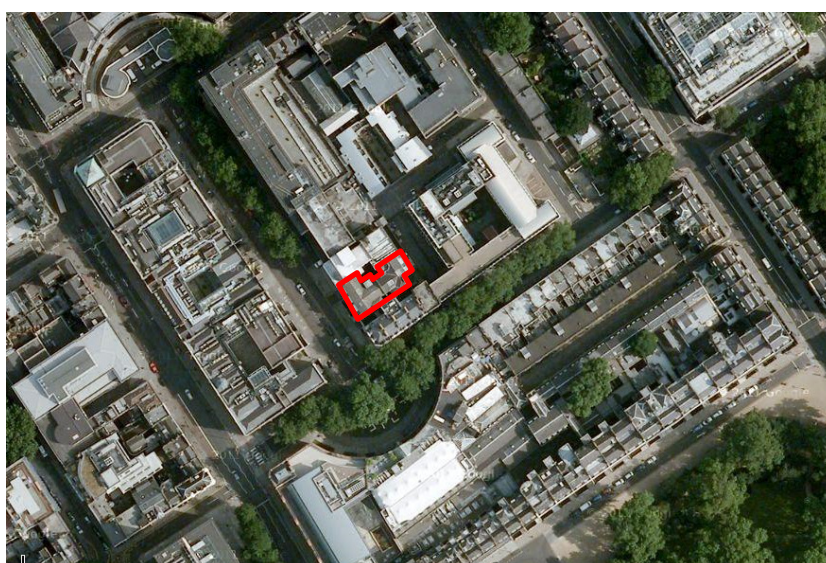
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1.0 Introduction

- 1.1 This Design and Access Statement has been prepared on behalf of the City of London to support the planning application for the works at 35- 37 Alfred Place.
- 1.2 35-37 Alfred Place is a traditional red brick warehouse building which was built circa 1900. Over the past 14 years it has been occupied by Cavendish College who vacated the building in January 2012. A temporary change of use was granted to Use Class D1 from B1 in 1998 which reverted back to Use Class B1 once the College vacated the building.
- 1.3 The building is located within the Bloomsbury Conservation Area, it is six storeys from basement to fourth floor with an approx floor area of 315sqm per level.



An aerial photo of 35-37 Alfred Place

2.0 The Brief

2.1 Following assessment of the current provision and existing building condition, the City of London investigated a number of options for refurbishment of the existing building. Following some initial feasibility exercises and cost appraisal it became evident that a full CAT A refurbishment would have the widest benefit.

2.2 The scope of the works at 35-37 Alfred Place which require planning permission are as follows:

- **Proposed external plant for heating/ cooling system and ventilation:**
 - Proposed air handling unit to new plant platform in light well at fourth floor level
 - Ductwork at roof level
 - Condensing units on gantries in service courtyard (ground – fourth floor) and new gantries at third and fourth floor
- **Replacement windows**
 - Timber windows to rear elevation to be replaced like for like with double glazed timber units.
 - Windows to the Alfred Place elevation to be replaced with double glazed steel units
 - Timber screen at ground floor (Alfred Place elevation) to be retained
 - Timber screen at basement level (Alfred Place elevation) to be refurbished to provide double glazing
- **Alterations to existing lift shaft**
 - Proposed external door to ground floor lift shaft
 - Windows to lift shaft to be enclosed with paint finish externally to match adjacent window frames
- **Alterations to front door**
 - Existing door to be replaced with frameless glazed door in line with the buildings opposite on Alfred Place.
- **Roof Replacement**
 - Parapet to centre of roof to be removed as part of works as wall below is unstable and presents a health and safety issue.
 - Rooflights to be replaced with 2no. new rooflights on the main roof and small roof to rear of building (ground floor) which is currently fully glazed is to be replaced with a flat roof with 3no. small rooflights (refer to plans and detail drawing)

3.0 Assessment – Constraints and Opportunities

- 3.1 35-37 Alfred Place is located within the Bloomsbury Conservation Area.
- 3.2 Development on Alfred Place was originally large town houses (1800-1810), however these buildings are now lost but the street pattern remains. It was in the late 19th century that warehouses and light industry replaced the town houses. Today many of the ground floors are in retail use and the remainder are offices, the western side of Alfred Place is plainer in character than the frontages to Tottenham Court Road. The eastern side of Alfred Place is however more varied with buildings stepping down in height from north to south.
- 3.3 The refurbishment will only involve additional external floor area (19sqm) to accommodate plant externally and the floor area to the offices will remain as existing. The development will therefore have no impact in social and economical terms.



OS Map 1872 showing terrace housing to Alfred Place (outline to show position of current building)



OS Map 1916 showing the current building on the site

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4.0 Involvement

4.1 The City of London and Willmott Dixon Interiors have appointed a team of construction professionals to establish the design, construction, methodology, programme and cost principles of the project. The architect, services and structural engineers, cost consultant and acoustic consultant have developed and co-ordinated the scheme in conjunction with the client.

4.2 An acoustic survey has been undertaken by Bickerdike Allen Partners which includes readings taken from different positions around the site and within the neighbouring property (Flat 11). This report also includes a plant noise assessment to review to the proposal at 35-37 Alfred Place. Proposed plant will be specified in accordance with the report and the London Borough of Camden's recommendations in relation to the survey findings. Please refer to Bickerdike Allen Partners Plant Noise Assessment A9638-R01-JB Dated 30/05/13

4.3 A pre-application meeting was conducted between The London Borough of Camden Planning Department (Jason Traves) and Gibberd Limited on the 2nd May 2013 to discuss the main principles of the scheme:

- Proposed external plant for heating/ cooling system and ventilation
- Replacement windows
- Alterations to existing lift shaft
- Alterations to front door
- Roof Replacement and rooflight alterations

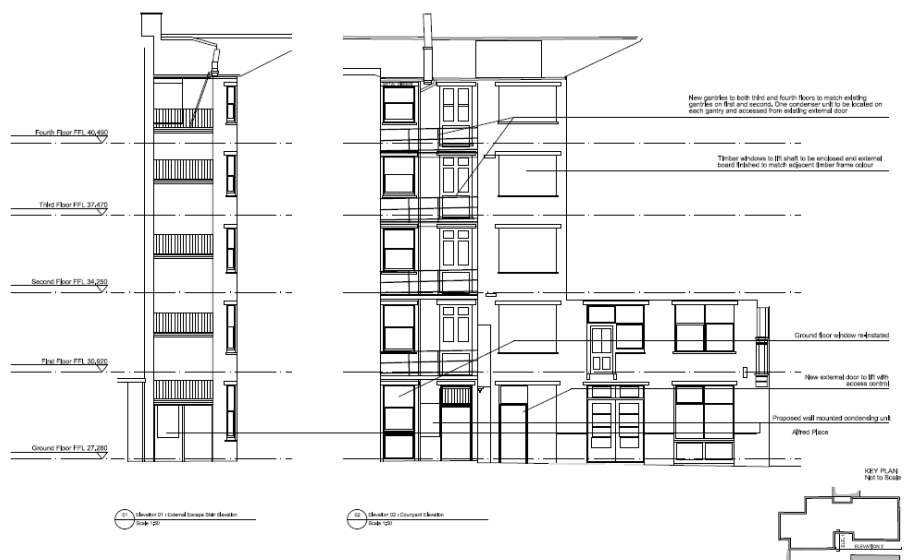
Minutes from the meeting (2/5/13) are appended to this Design and Access Statement



Photo 1 Existing service courtyard with gantries and plant

5.0 Evaluation and Design Proposals

- 5.1 The principles and a more defined brief were now established, and following consultation with the design team and local authority a more detailed appraisal of the design concept was carried out.



Courtyard Elevations with proposed condensing units

The application focuses on the proposal for a new heating and cooling system for the building. A number of options were analysed for the location of the plant, where factors such as the proximity of the adjacent residential units and the impact on the streetscape were considered extensively.

The condensing units are to be located in the courtyard and accessed from existing double doors from each floor plate. The units cannot be seen from the street and therefore have minimal impact on the surrounding environment. This is also the case for the air handling unit at fourth floor level which cannot be seen from any of the surrounding buildings or the street. The visual impact of the proposed plant is therefore minimal.

The enclosed acoustic report details the proposal and the standards required for the proposed plant. Please refer to Bickerdike Allen Partners Plant Noise Assessment A9638-R01-JB Dated 30/05/13

As highlighted in clause 2.2, there are a number of small alterations to the existing building to improve the thermal performance and accessibility, these are all indicated on the enclosed existing and proposed drawings.

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6.0 Access

- 6.1 The development will not impact on the existing vehicular and transport links. The cycle provision will be improved however with 14 new cycle spaces in the basement, with associated showers and lockers. A new passenger lift is also proposed to enable wheelchair users to move throughout the building.
- 6.2 A new wheelchair accessible WC is to be provided on each floor of the building. These are designed to conform with the Approved Document 'M' Layout, and are located to suit short travel distances.
- 6.3 The reception desk and associated waiting area will comply with the design criteria set out in Approved Document 'M'.