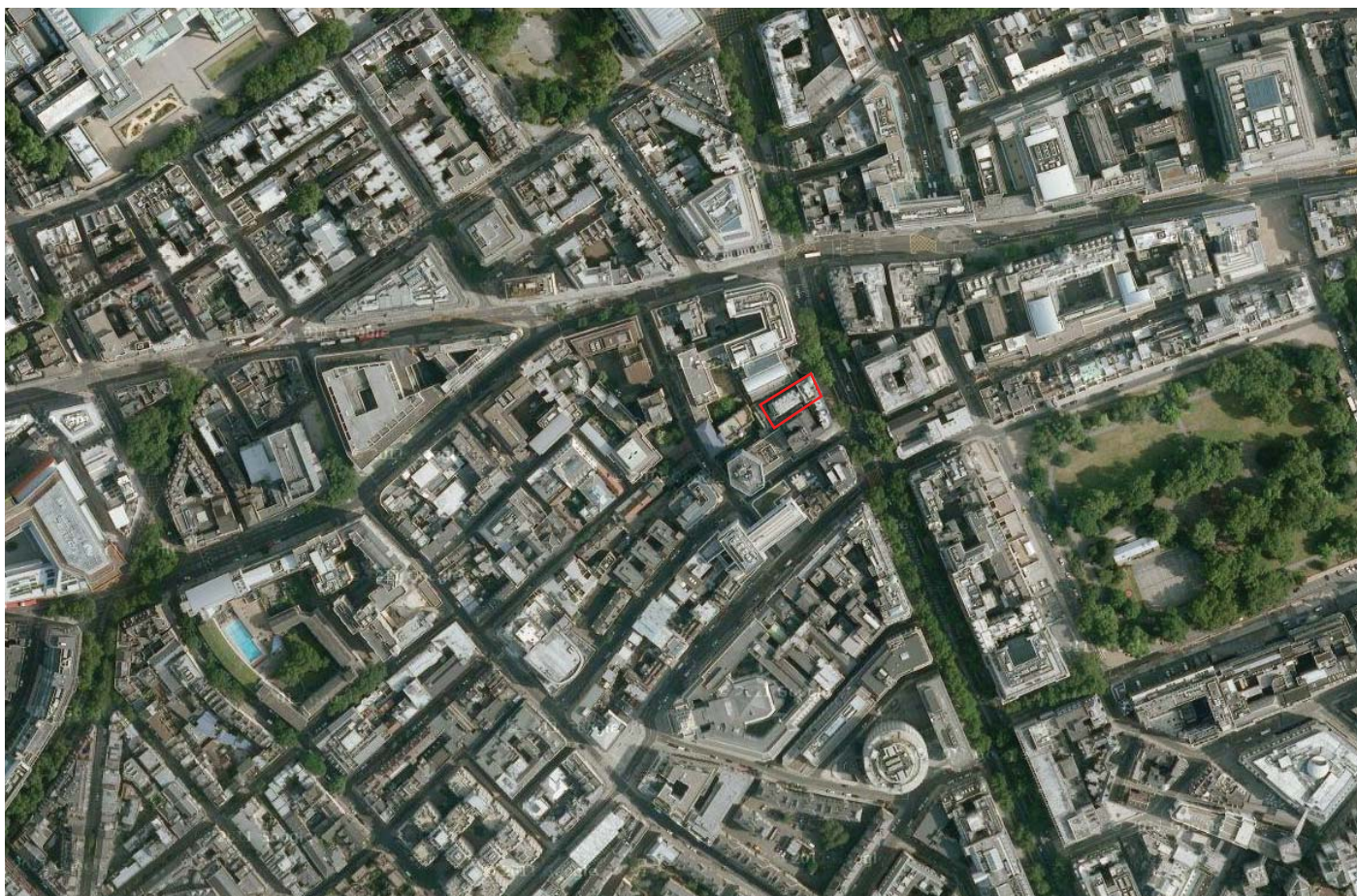


DESIGN AND ACCESS STATEMENT

FOR ROOF WORKS AT

CRAVEN HOUSE WC2

04.11.12



INTRODUCTION

This document forms the Design and Access Statement for a Full Planning application for works to the rear mezzanine roof area and rear 5th floor roof area at Craven House, 121 Kingsway, London, WC2B 6PA.

The application will be submitted by Barr Gazetas on behalf of the applicant and owners of the building, Parker Tower Unit Trust. The Design and Access Statement has been written to meet the requirements of article 4C of the Town and County Planning order 2006.

Craven House is an eight storey stone building on Kingsway near Holborn tube station. The building is currently undergoing refurbishment works for which planning permission was granted in January 2012 under references 2011/5166/P and 2011/5174/P for works that will improve the appearance of the building from both Kingsway and Newton Street at the rear and provide a much improved internal environment for both the B1 office uses to the upper floors and the A1/A3 uses at ground and basement (which were covered under separate applications by a different applicant). The works proposed within this document are necessary part of the ongoing refurbishment of the building and have been refined to minimise the impact on neighbouring properties.

PROPOSALS

A new UKPN substation is to be installed in the basement of Craven House and in order to have no adverse effect on the appearance of the building from Kingsway, the following works are proposed.

A small area of roof at the rear of the building at mezzanine level is to be demolished and rebuilt 1m lower in materials to match existing to allow for a new extract grille to be installed at mezzanine roof level. Additional extract plant will also be installed below the proposed grille which will discharge onto the mezzanine roof. All plant in this location will be at low level, no more than 600mm above finished roof level. This equipment and extract grille will not be visible from either Kingsway or Newton Street. The grilles will be finished in white to match the surrounding painted brickwork.

At 5th floor roof level, new fully attenuated extract plant is proposed to the rear roof area over the 5th floor. This will replace an existing water tank enclosure which is to be demolished and 4no. existing condenser units. Please refer to the existing photos at the rear of this document. The existing roof is also littered with pipework, cabling and other fixtures and fittings which are unsightly and will be tidied up as part of these works. The proposed plant will be low level and will sit well below the level of the existing tank room, condensers and handrail. The plant will again not be visible from either Kingsway or Newton Road. In order to allow for the installation of the plant, part of the existing handrail will be removed and reconfigured to provide safe access for maintenance. This will be painted metal to match the existing which will also be refurbished and redecorated.

A series of extract grilles are proposed to the rendered wall to the south elevation of the core. These have been minimised in size and will be finished white to match the existing render finish.

Acoustic design to all new plant equipment has been considered in line with condition 5 of application 2011/5174/P already granted, hence extensive attenuation will be provided.

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CONTEXT

Care has been taken during design to ensure that none of these proposals will be visible from either Kingsway to the front of the building or Newton Street to the rear. The height of the new equipment has been minimised so that it sits well below the level of both the existing rooftop plant and the existing handrails.

ACCESS

The existing handrail will be partly retained and refurbished and partly reconfigured to ensure all equipment is safely accessible for maintenance. The areas where the equipment will be located will not be accessible to the building users and will only be accessed by building management and maintenance personnel who will operate under a permit to work management system. Because the equipment need only be accessed for maintenance purposes, wheelchair access to these areas is not considered necessary.

EXISTING SITE PHOTOS



Photo showing the existing 5th floor roof area including condensers and water tank

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Photo showing the rear of Craven House as viewed from Newton Street. The proposals will not be visible from either Newton Street or Kingsway.



Photo showing the existing mezzanine roof area. The proposed UKPN grille will be installed at the far end underneath the first floor window. The existing stair shown at the far end has already been removed.