


Design and Access Statement


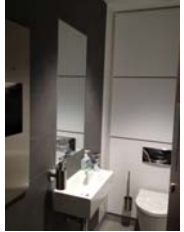
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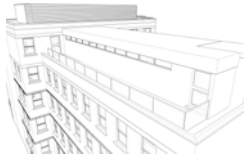


Site/property	24 Bloomsbury Way
Base Date	April 2012
Author	TK
Revision	-
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Status	Issued for planning

<i>Applicant</i>		<i>Agent</i>		<i>Designer</i>	
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1.00	<p>Introduction and nature of proposed development</p> <p>24 Bloomsbury Way is an office building located near Bloomsbury Square and close to Covent Garden in London's West End. The site is adjacent to an existing Georgian building that appends the square itself and no. 24 falls within the Bloomsbury Conservation Area. The locality is primarily small to medium office developments within the existing buildings and to the North of site there is a mixture of residential flats, particularly at upper storey level. Immediately to the West there are retail units at Ground level to the adjacent streets and leading towards New Oxford street where the retail density increases.</p>  <p>The main entrance on Bloomsbury Way is accessed by a five step change in level to the front door and the building is set back from the relatively narrow pavement to enable light to enter the lower ground floor windows. The set-back varies from 700mm to one metre and thus access for people with disabilities, particularly wheelchair users is compromised. 24 Bloomsbury Way is on a designated Red Route.</p> <p>The concrete frame and pre-cast concrete slab building was constructed in the 1980s and follows a "Georgian" styling in the front façade presentation to Bloomsbury Way which is of reconstituted stone "Ashlar" facings to the Lower-ground and Ground Floors with brick elevations and reconstituted stone window surrounds above to the First, Second and Third Floor. The Fourth floor is a smaller foot print Mansard roof with slate pantile tiles and timber surround dormer windows. To the rear and adjacent to the building there are a variety of courtyard and alley-ways with various abutments to neighbouring properties and the presentation of the elevation is simple brick elevations with aluminium double-glazed windows set in the reveals and zinc clad 'mansarded' roof /dormer windows to the upper levels. Typically the building is an "L" shape footprint from Lower-ground to Third floor. The fourth floor partial mansard space occupies the Bloomsbury way elevation and the remainder of the building terminates at the third floor with a flat shingle roof. There is a secondary means of escape from the fourth floor which crosses the roof on a guarded paving route to the North stair well.</p> <p>The proposal is to extend the existing fourth floor to similarly match the typical foot print of the floor below to create a new roof pavilion building for meetings and additional office use to improve the use of the building overall. To assess viability a feasibility study has been undertaken together with Rights of Light consultation, please refer to the section on Design.</p>
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	Access to the building is exceptionally difficult and a number of options have been assessed; please refer to the Access section of this report.

2.00	<p><i>Building and project history</i></p> <p>The building is currently being redeveloped to replace the interior finishes, fixtures and fittings and improve the thermal efficiency of the building. This has resulted in the windows being replaced with new thermally efficient double-glazed aluminium units and new roof plant and enclosure.</p> <p>The toilet cores have been re-engineered to significantly improve the existing poor facility and increase provision for accessibility. A new riser has had to be formed within the core space to increase the ventilation of the building and bring it in line with current standards. A principal tenant has been in occupation through-out the redevelopment and has assisted in informing the interior design development. This has included reference to the locality and surrounding buildings and improving the quality of the finishes to the reception and core areas. The refurbished office space (Cat A and Cat B space) has to provide a modern interior environment that has blended historic references into a modern setting delivered an interior that is highly functional whilst being designed to avoid an overly standard office interior, for instance by consideration to ceiling design and finishes to ensure the future use is highly flexible but at the same time does not rely on an expanse of ceiling tiles – utilising solid and plaster margin ceiling bays. All the services, including heating, cooling and ventilation and life safety/escape systems have been replaced with new to ensure the building meets current regulation. The redevelopment refurbishment is also the subject of a BREEAM certificate targeted at Very Good. This has been designed in consultation with the developer and the principal tenant to ensure it meets the needs and aspirations of future tenants and assist in future letting of the building.</p> <p>The current refurbishment has been the subject of Planning Application ref: 2011/1243/P which was granted on 23-05-2011</p>
	 

3.00	<p><i>Project scope and design</i></p> <p>The current scope is provide an extension to the office space on the fourth floor giving an additional 86m² (net internal area) space in addition to the 4190m² (net internal area) floor space of the building. An increase of 2% in floor area. This will provide a more usable fourth floor and provision for the building as whole.</p> <p>In assessing various design options including a double height extension, and undertaking Rights of Light consultation with Anstey Horne it has been concluded that a single storey option achieves the best overall design objectives.</p> <p>Design</p> <p>Key measures have been taken into account to limit the impact to neighbouring buildings which include the following measures:</p> <ul style="list-style-type: none"> • The height of the fourth floor extension does not exceed the height of the existing fourth floor roof and sits well below the level of the plant room to the South (Bloomsbury Way) elevation • High level ribbon glazing to the East elevation overlooking the gardens and adjacent residential properties to prevent direct viewing whilst allowing for natural light. Slate pantiles cover the remainder of the
	  

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	<p>elevation</p> <ul style="list-style-type: none"> • Full height curtain wall glazing to the West elevation adjacent to the office space • Following pre-application advice additional glazed screening to the balustrade to remove site lines • The glass balustrades to the remaining roof terrace and fire escape route have been raised to 1.8m high and finished with a “frosted glass” appearance at the request of Camden during the pre-application stage. <p>Layout</p> <p>The extension has been design to face into the building towards the West. In this direction there is a blank wall to adjoining properties. There are adjoining residential properties visible across the courtyard to the South- west and direct site lines are prevented by the 1.8m high frosted glass balustrade.</p> <p>Scale</p> <p>The extension has been designed as a light-weight pavilion style building and represents an additional 2% of the total floor area.</p> <p>Landscaping</p> <p>To the West of the extension the existing flat roof space has been maintained and upgraded with new insulation and paving within the access area and pebbles as existing outside the balustrade.</p>

4.00	<i>Access and egress</i>
	<p>Existing Building</p> <p>The entrance to the building does not allow for a ramp or a lift to enable wheel chair access. Access is only possible via a removable ramp and additional assistance. Despite the building’s limitations the approach is to provide internal services and facilities to accommodate partially ambulant and wheelchair users as well as other disability groups. The general measures include:</p> <ul style="list-style-type: none"> • Visually contrasting door, wall and floor finishes • Accessible WCs • Accessible shower • Hearing loops <p>The building also has improved facilities for cyclists with an internal cycle store room, lockers and shower facilities.</p> <p>Access to the proposed roof extension is from the lift and stair core as the rest of the building.</p> <p>Escape is via the same exit routes as existing with the North fire exit being incorporated into the extension.</p>