

DESIGN AND ACCESS STATEMENT

FOR REFURBISHMENT WORKS AT
CRAVEN HOUSE
WC2

11.10.11



PROJECT DESCRIPTION

This document forms the Design and Access Statement for a full Planning application for the lightwell infill and refurbishment works to 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 will be written to meet the requirements of article 4C of the Town and County Planning order 2006.

Craven House is an eight storey building that was constructed in 1906 & designed by Sir Henry Tanner Junior, an architect who was also involved in the rebuilding of Oxford Circus. The building is located within the Kingsway Conservation Area.

The building use class is currently A1 Shops at ground and basement levels and B1 offices to the upper floors and provides 23,625sqft of net internal floor area. The building has been unoccupied at ground and basement levels for the last 5 years with some of the office floors above also vacant.

The proposals described in this document will not affect the existing uses of the building. The current layout is disjointed and the scheme aims to rationalise both the circulation and the space planning allowing the building to be adapted and be used more flexibly for employment use. This will be achieved by adding additional floor area through the infill of the lightwells between the front and rear section of the building. The total additional internal floor area proposed is approx 700 sq ft from first to fifth floors.

Further to these works the plant room on the roof to the front section of the building would be partially demolished to accommodate a small amount of external plant which would be concealed behind high quality acoustic metal louvers. It is intended that this would create a more uniform appearance to this section of the building that is currently unsightly.

There are three separate entrances serving the building: The central entrance serves the office floors and the two adjacent entrances serve the ground and basement levels. These will be retained in their current location as part of these proposals however as part of a separate application there is a proposal to install new glazed units to the ground floor elevation and create level thresholds to each entrance.

The building, whilst not listed, is a building of merit with an attractive frontage to Kingsway. As part of a separate application, as outlined above, the building facades will be refurbished in keeping with its historical context.

Because of the property's location and its proximity to other office accommodation, an Acoustic Report has been commissioned and is included as part of the application (Appendix 1). This has informed the proposals to ensure that they meet Camden Council guidelines. Barr Gazetas have also taken advice from an independent building surveyor with regards to daylight and sunlight issues as set out in the BRE Guide 2009.



Key:
▶ Main Entrances to the building

0 20m. 40m. 60m. 80m. 100

Location Plan 1:1250





View 1: Front Facade



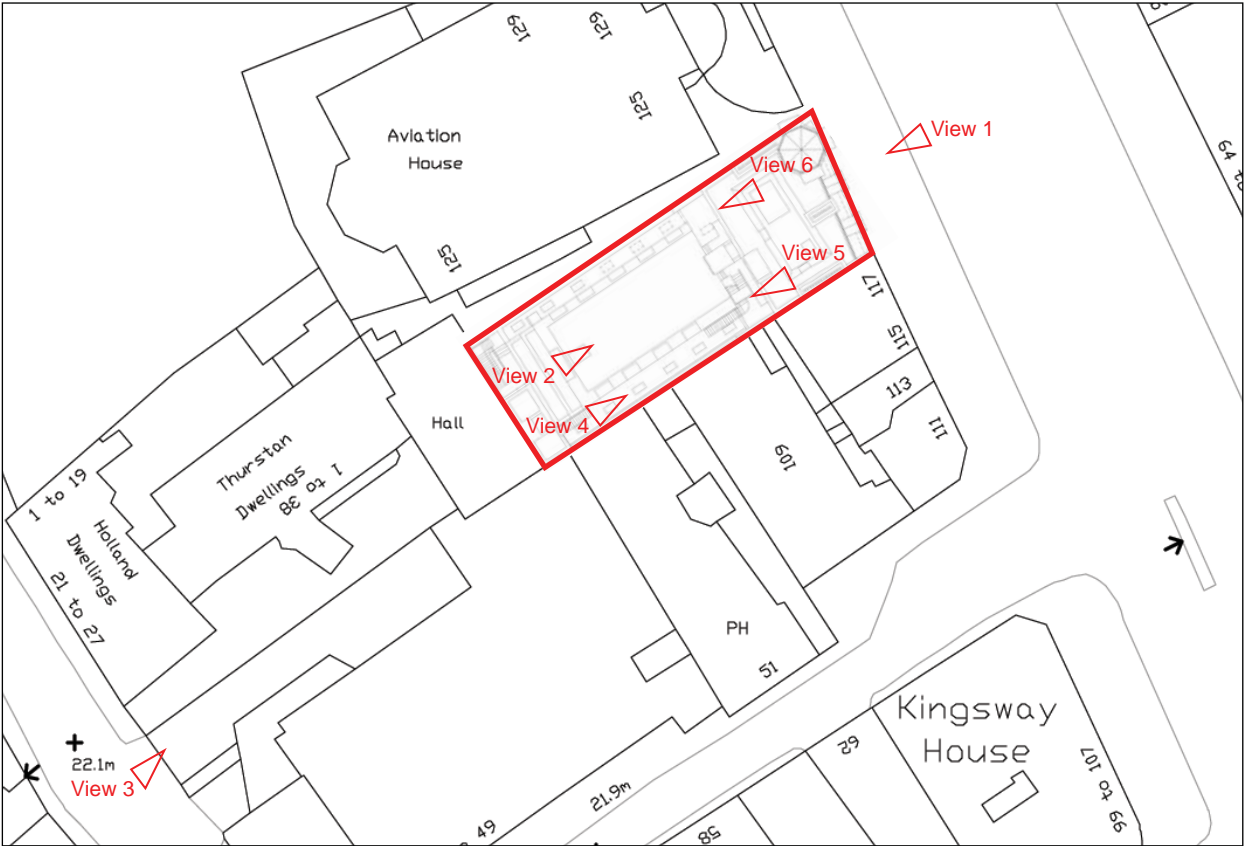
View 2: Sixth floor rear elevation showing existing plant room above

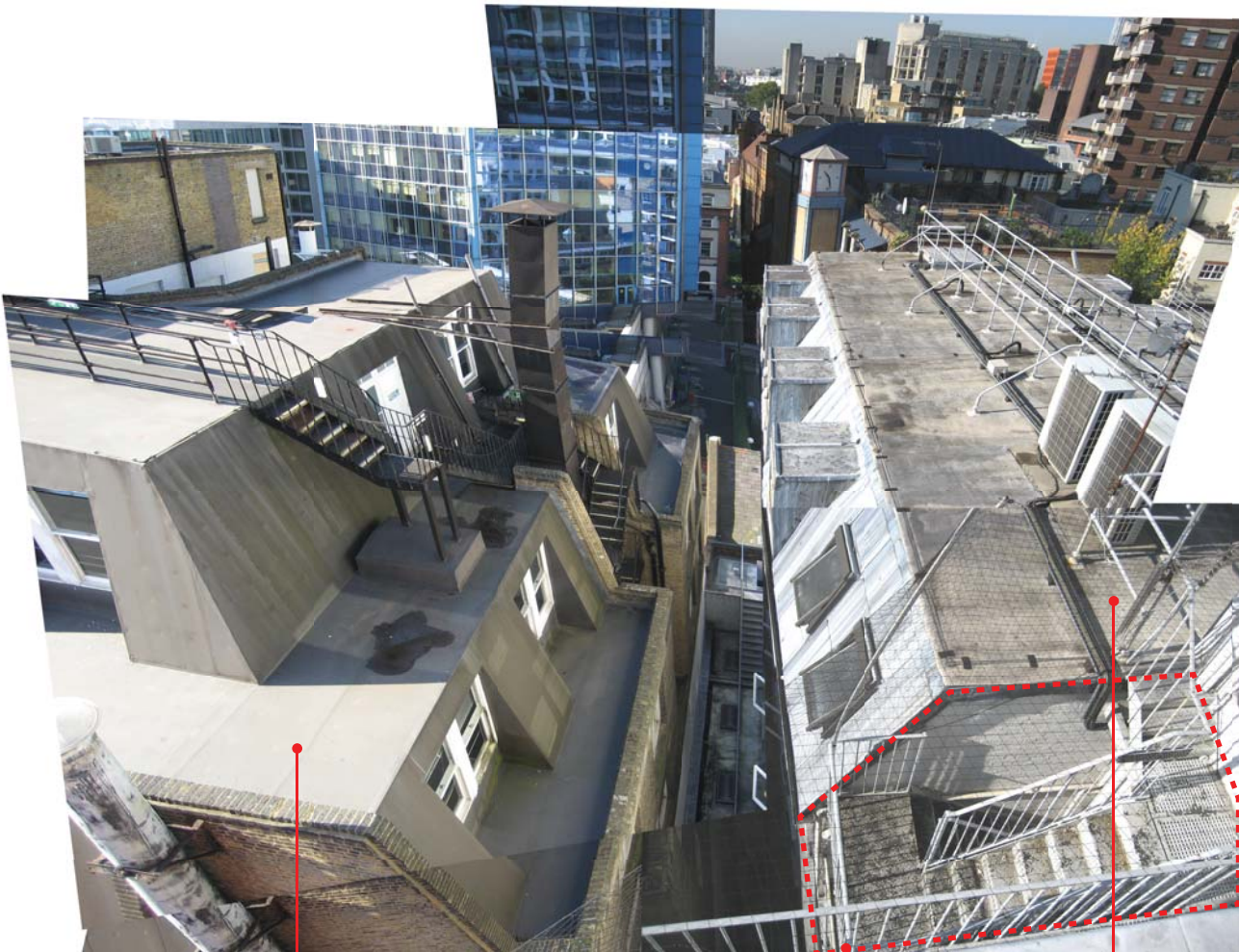


View 3: Rear elevation viewed from Newton Street



View 3: View looking east between Craven House & 53 Parker St



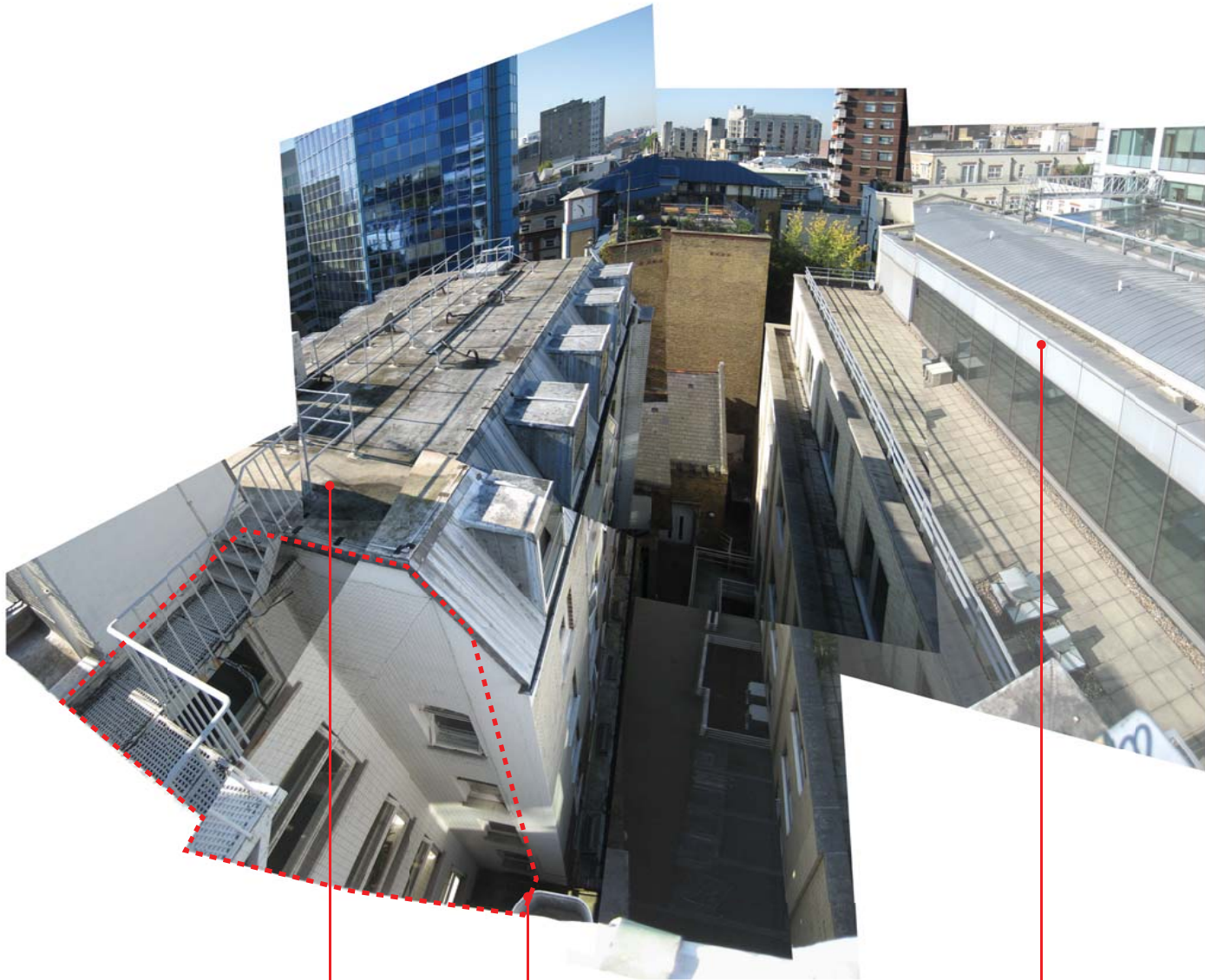


53 Parker Street

Proposed Infill
location to South
Elevation

Craven House

View 5: View looking west



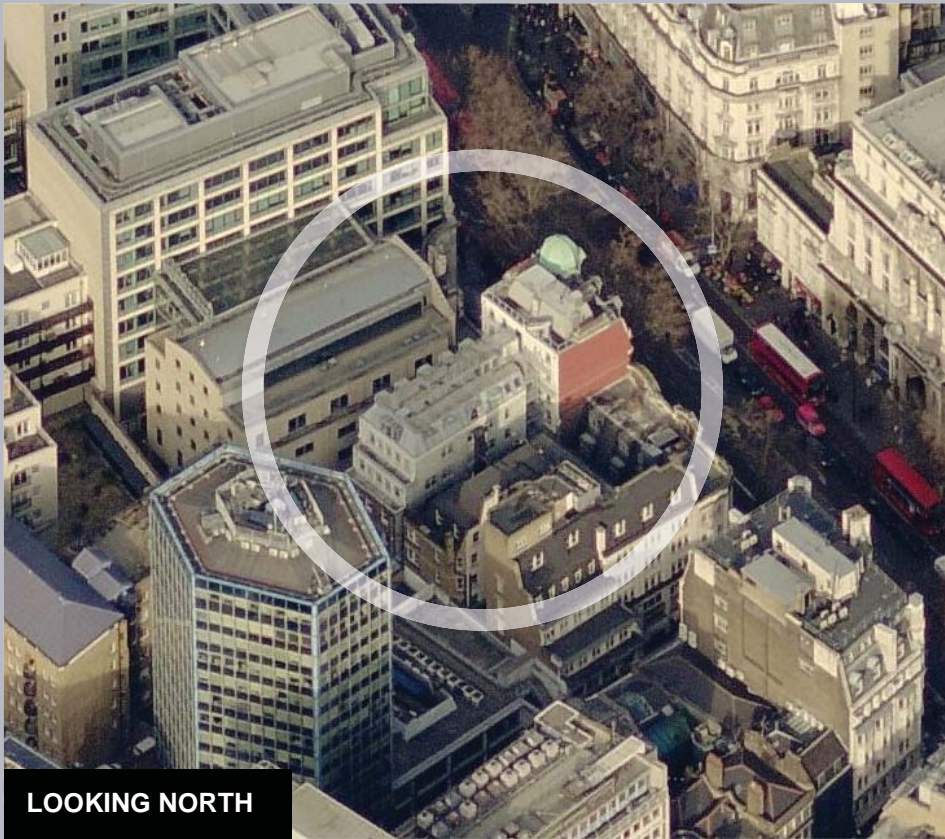
Craven House

Proposed Infill
location to
North Elevation

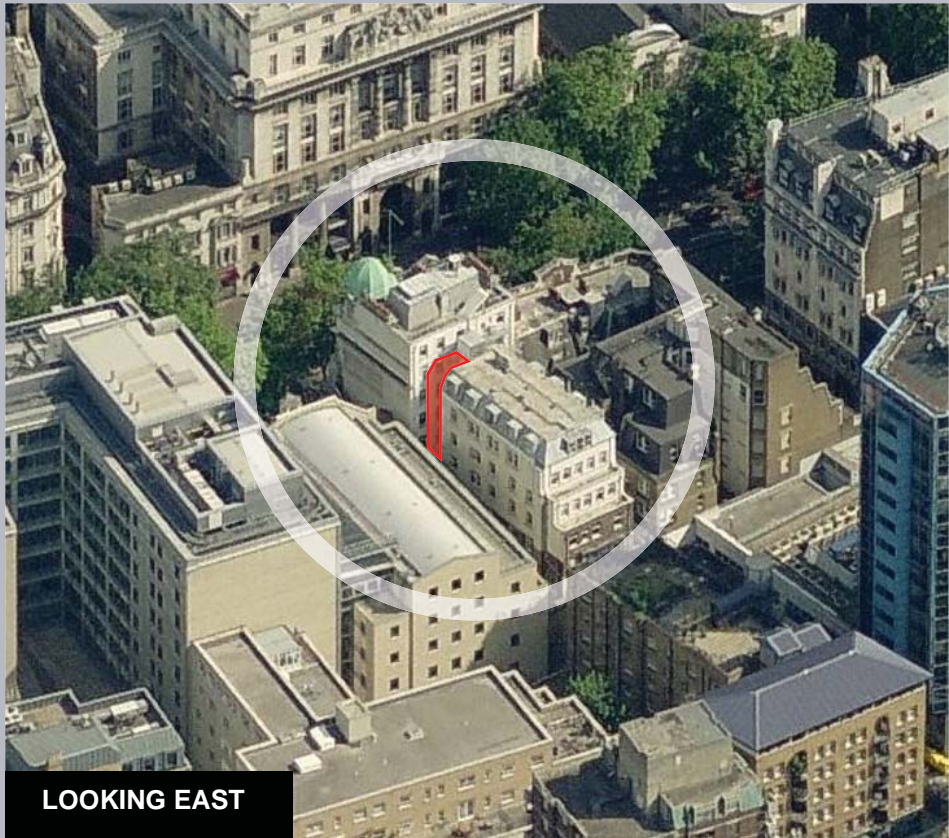
Aviation House

View 6: View looking west

EXISTING BIRDS EYE VIEWS



PROPOSED INFILL SHOWN IN RED



AMOUNT & LAYOUT

The existing building currently provides approx 23,635sq ft of internal floor area divided between retail and office uses. The proposals involve increasing the internal floor area on the office floors through the infill of the central lightwells as indicated on the adjacent plan. The the new layout aims to rationalise both the circulation and the space planning to the front and rear sections of the building and allow it to be adapted and be used more flexibly.

The increase in the overall building net internal floor area would be 702sq ft and is unobtrusive in its location and therefore not compromising the overall massing or proportions of the original design. This is in line with Camden Replacement UDP policy B3 (extensions are subordinate to the original building in terms of scale and situation).

As part of these proposals the layout maintains the current uses as existing with no change to the existing entrances. The proposed infills are located on the office floors (1st to 5th floors only). The sixth floor remains as existing with internal wall removed.

USE

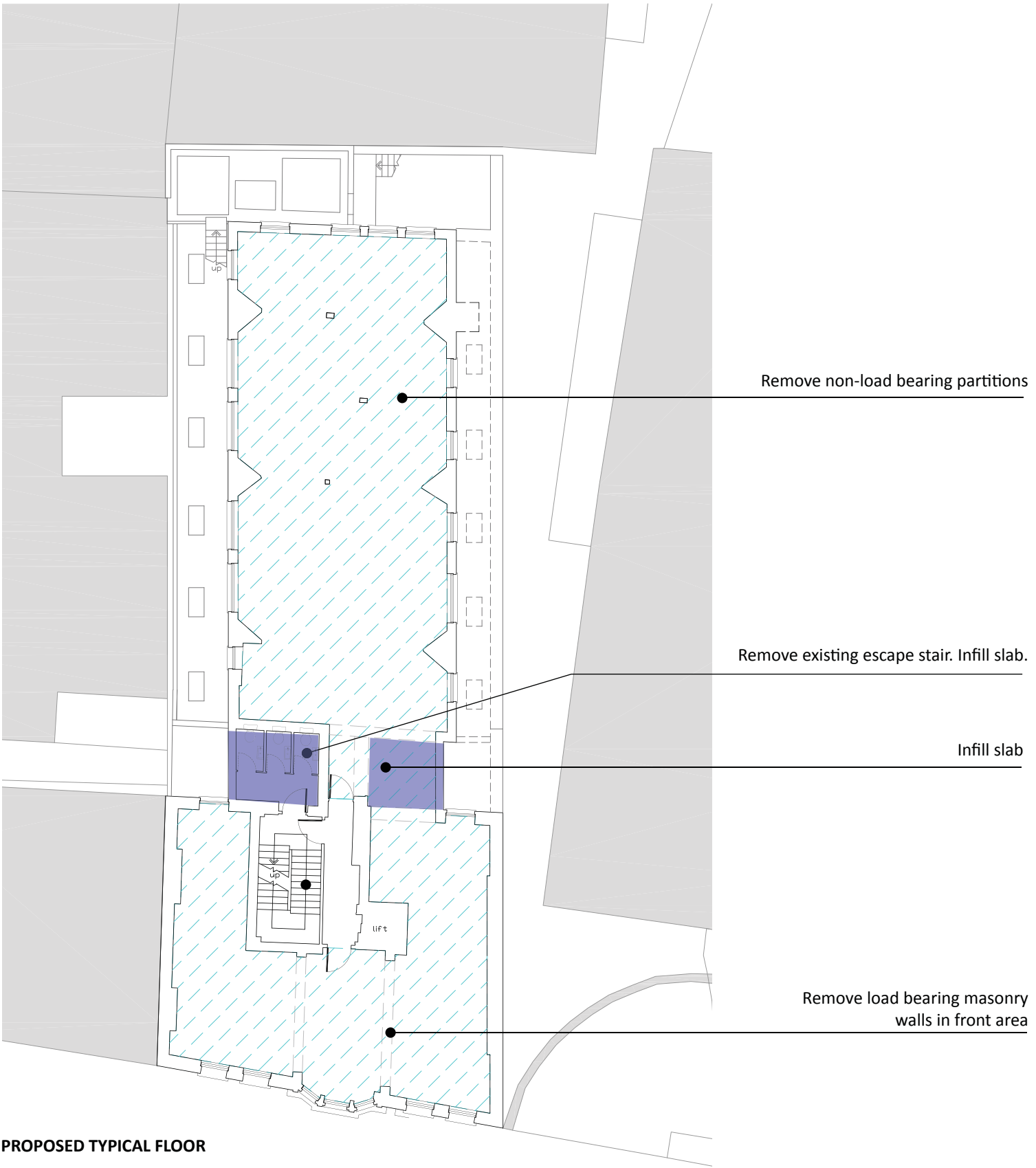
The buildings use’s will not be changed as part of the proposals set out in this document

GEA: Lightwell infill (office areas/1st to 5th floor)

Floor	Existing GEA		Proposed GEA		Increase GEA (lightwell infill)	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
1	325.5	3503.4	342.5	3686.6	17.0	183.2
2	326.3	3511.7	343.2	3694.2	17.0	182.4
3	312.9	3367.9	329.8	3549.9	16.9	182.0
4	299.9	3227.7	316.9	3411.1	17.0	183.4
5	299.8	3227.1	316.9	3411.1	17.1	184.0
Total	1564.3	16837.9	1649.3	17752.9	85.0	915.0

NIA: Lightwell infill (office areas/1st to 5th floor)

Floor	Existing NIA		Proposed NIA		Increase (Lightwell infill)	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
1	226.8	2441.0	239.1	2573.6	12.3	132.6
2	230.4	2479.7	245.2	2639.3	14.8	159.6
3	220.8	2376.5	236.1	2541.4	15.3	164.9
4	212.0	2281.7	229.0	2464.9	17.0	183.2
5	199.0	2141.7	204.7	2203.4	5.7	61.7
Total	1088.9	11720.6	1154.1	12422.6	65.2	702.0



PROPOSED TYPICAL FLOOR

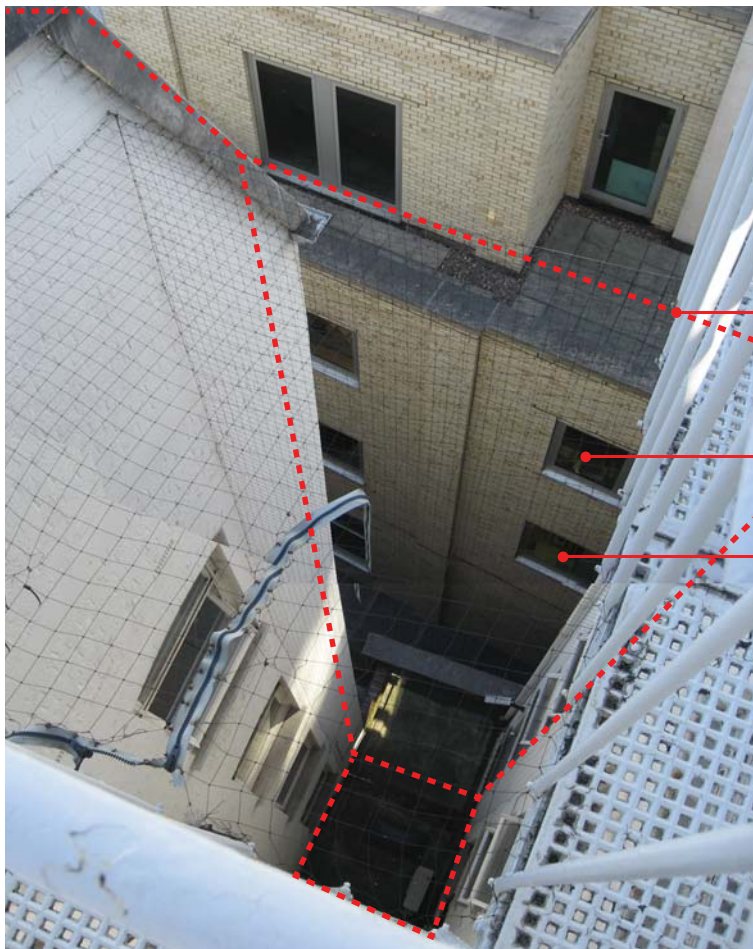
SCALE

The scale of the proposed lightwell infills are modest in the context of the existing buildings massing. The height of the infills are designed to align with the rear section of the building and are considered to be in keeping with the scale of the neighbouring buildings. At 5th floor level the existing mansard roof line will carry through to the new infills matching the form, proportions and character of the existing building which reflects the requirements set out in Camden’s Replacement UDP policy B3.

Barr Gazetas have also been advised by building surveyors RR Paice & Co who have evaluated the proposals against the BRE Guide 2009 in respect of daylight and sunlight issues on the neighbouring Aviation House:

- 1) It has been assessed that approximately half the square area of the two windows to the adjoining building face Craven House and therefore a good percentage of daylight into the adjoining office areas are reduced as a result in the existing conditions.
- 2) The room at first floor level to the adjoining building appears to be used as print/photocopying room and at second floor for filing. It should also be noted that the double glazed units appear to be tinted. The rooms are approx 6.0 x 3.4m and due to the positioning of Craven House the east side of these rooms have a low level amount of light.
- 3) The office space to the east side is poorly lit and the infill will impact slightly resulting in minor loss of daylight. The criteria in the BRE Guide states that when considering the loss of light and damages to office space that this is at the lower end of the scale against residential and educational buildings and therefore the offices to the adjoining buildings will not be significantly affected by the proposals.

With regards to the plant area at roof level to the front section of the building a new 2000mm high metal louvered screen is proposed to wrap around the perimeter of the roof. This will help to screen the existing lift overrun and the small amount of plant that is proposed. This is smaller in scale than the existing plant room and will create a more uniform appearance visually.



APPEARANCE

The external appearance of both infill's are designed with the context in mind and UDP policies B1 and B3. The proposals will not detract from the existing building and it is intended that the design would create a more uniform elevation to either side of the building which is currently irregular. The proposed new brickwork required to either side of the building will match existing as will the new roof which will be lined in lead.

A new high quality louvered screen is also proposed at roof level above the sixth floor to the front of the building. Half of the existing plant room located here will be demolished and replaced with a small amount of plant. It is intended that the new louvered screen will mask the existing and proposed plant and create a more uniform appearance to the rear elevation of the building which is currently unsightly.



ACCESS

Access to Craven House remains the same via the three front entrances on Kingsway. The concurrent application to upgrade these entrances also seeks to improve accessibility by modifying the entrances to provide level thresholds where possible.

Inclusive design will be a key consideration as detail design of the internal refurbishment progresses. Care will be taken to provide contrasting finishes as suggested by DDA guidelines and every effort will be made to provide a DDA compliant WC at ground floor level as the building currently has no such facilities.

The building benefits from excellent public transport facilities. Holborn Station is less than a 2 minute walk away and there is access to the bus routes on both Kingsway and High Holborn. There is also a cycle hire point less than 5 minutes walk away.

ENVIRONMENTAL CONSIDERATIONS

Design

Sustainable building principles will be considered at the outset of the project to ensure a holistic design that incorporates many benefits. A full re-fit of building services will help to improve efficiency and minimise energy waste through appropriate and integrated building services solutions.

Energy

The proposed infills will be designed so that where possible, the insulation levels exceed current building regulation requirements. Low energy mechanical systems will be specified throughout the project to reduce the overall energy loadings required for operation.

Simple, easy to use heating, lighting and ventilation zone controls will ensure a user friendly building and help to see that the energy saving principles designed into the building are implemented in reality. Where appropriate low energy light fittings will be used.

Air

An independent asbestos survey has been commissioned and will be used to minimise disturbances during the refurbishment. Where practical, certain asbestos materials will be replaced with an alternative from the green guide to specification. Dust pollution during the refurbishment will be minimised using the appropriate protective equipment by the contractor.

Water Usage

Low consumption dual flush WC’s will be used throughout and all taps are to be fitted with low flow restrictors to save on water usage and water sub metering will be installed to enable effective water management by the occupier.

Waste

To minimise and manage waste during construction, the contractor will be required to separate and recycle waste during the demolition, strip out and construction stages of the project. The Considerate Contractor scheme will be adopted and will ensure community awareness and good housekeeping to limit dust and noise.

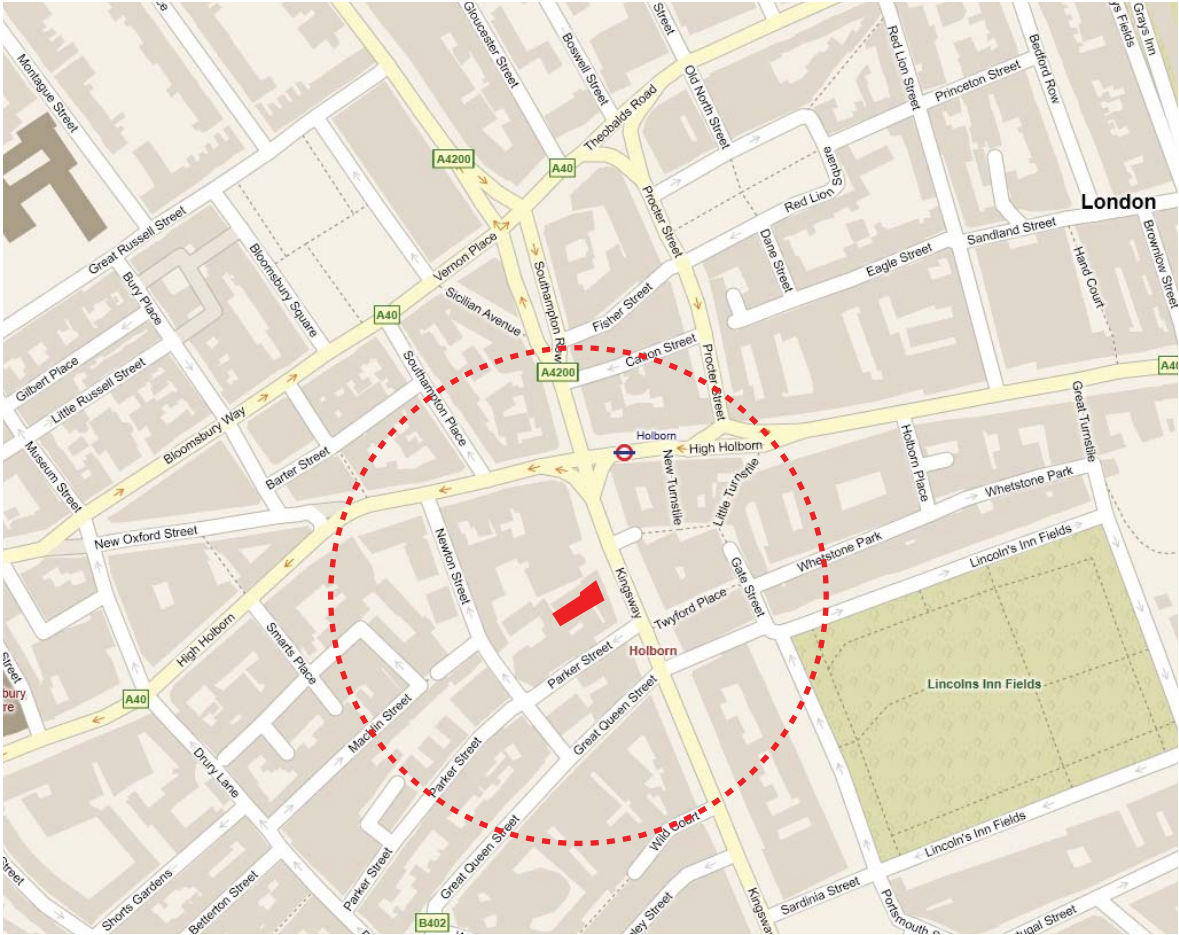
Materials

New materials will be sourced from within M25 whenever possible to minimise carbon miles and “Modern Methods of Construction” will be used to minimise wastage and disruption on site.

All materials will be specified with reference to the Green Guide to Specification and all timber will be sourced from Forestry Stewardship Council approval renewable sources.

Noise

The location and specification of services and plant has been designed to minimise noise generation and transference. An acoustic background noise survey (see appendix) has been carried out and the proposed roof top plant will be in accordance with noise



CONCLUSION

The proposed lightwell infills and internal refurbishment described within this document gives an opportunity to give the building a new lease of life whilst providing high quality office space in a desirable central location.

The development team are fully committed to upgrading both the internal and external environments in terms of appearance and energy usage.

DESIGN - REVIEW OF POLICIES

London Plan 2008 Policy 4B.1 – requires proposals to maximise the potential of the site, to respect local context, history, built heritage and character and to respect the natural environment and character. The proposal does make greater use of the site within the constraints of space and structural integrity and the need for the extensions to remain subordinate to the existing buildings. There is very little change to the overall appearance with the lightwell infills respecting local context and history both through design, detail and material.

London Plan 2008 Policy 4B.5 - expects that designs should be inclusive, flexible and responsive to different needs and wants, allowing the building to be used in different ways. The proposal increases the amount of office space and improves the internal efficiency and flexibility of the building.

Camden Replacement UDP Policy SD4 - states that “The Council will grant planning permission for development that makes full use of the potential of a site and not grant permission for development that makes inefficient use of land.” This proposal does make the fullest possible use of the site, whilst responding sensitively to the surrounding buildings.

Camden Replacement UDP Policy SD6 - requires the amenity of occupiers and neighbours not to be harmed. The location of the proposal for Common Law Rights of Light will have sufficiently little impact considering the context. There will be no overlooking issues as a result of the proposed infills.

Camden Replacement UDP Policy SD8 - protects neighbours from disturbance from (A) plant and machinery and (B) demolition and construction works. An acoustic survey has been carried out (See Appendix 1). The proposed plant will be concealed behind high quality metal louvers and any noise within the acceptable limits as stated in the latest Camden Council documents. Great care will be employed during the development works to minimise any form of disturbance.

Kingsway Conservation Area Statement Policy K25 - requires that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. There is very little change to the overall appearance with the lightwell infills respecting local context and responding sensitively to the neighbouring buildings.