

064/A/7006
20 September 2011

Design and Access Statement **16-19 Southampton Place, London WC1A 2AJ**

Holborn Links Ltd has appointed Canaway Fleming Architects to submit applications for planning and listed building consent for the redevelopment of the site at 16-19 Southampton Place, London, WC1A 2RA. The Application site, Nos 16, 17, 18 and 19 Southampton Place comprises of four grade II* listed terraced town houses. A planning and listed building consent was granted on the 28th of April 2011 for a redevelopment scheme (Application Ref: 2011/1073/P, 2011/1075/L), to which we propose to make minor modifications.

The property, originally part of a series of grand residential properties, has been in commercial B1 use for many years. Prior to the above consents being granted, an application was approved for the dual use for office (Class B1a) and non-residential institution (Class D1) subject to Section 106 Agreement on the 26th of November 2010 (Application Ref: 2010/4693/P).

For this new planning and listed building application, we propose the following modifications to the currently approved proposals.

- A proposal for an external access ramp over the existing lightwell at front of No.17
- A proposal for a DDA compliant wheelchair accessible WC to No.16 SP ground floor
- Minor modifications to basement WC layouts (Room B27)
- Additional WCs to basement floor No.17 SP (Room B08-1) to accommodate higher occupancy level
- Minor modification to internal AC unit locations
- Modification to location for external AC condensers serving No.16 and 17

The details of above are supported by relevant drawings and our design and access statement. The proposals have been reviewed and supported by a historical assessment and heritage statement by Museum of London Archaeology (MOLA). The drawings and photographs of the existing building and the drawings illustrating the proposals have been submitted electronically.

It is the intention that the property be left in an improved condition with modifications that respect the existing building and those adjoining the property.

The documents submitted as part of the planning application includes:

- Architects' existing and proposed drawings
- Architects' set of GA drawings that were approved under current consent (Application Ref: 2011/1073/P, 2011/1075/L)

- Photographic records of existing buildings
- Revised photographic records of proposed A/C installation scheme
- Revised environmental noise survey report produced by Hann Tucker Associates
- Historical fabric assessment and Heritage statement (included as appendix within the assessment report) in support of the proposals produced by Museum of London Archaeology (MOLA)
- Building services specification produced by Hurley Palmer Flatt
- Sustainability statement produced by Hurley Palmer Flatt
- BREEAM assessment produced by Hurley Palmer Flatt
- Photovoltaic and solar thermal feasibility study produced by Hurley Palmer Flatt
- Low and zero carbon technology assessment report produced by Hurley Palmer Flatt
- Structural survey report and specification produced by The Morton Partnership Ltd.

Investigations into the nature of the fabric are still ongoing to be concluded imminently and as such certain repairs and remedial works may be required to be added to the scope of works. Minor repairs to the roof and external envelope have been carried out under the current consents.

Building Listing

The buildings have been statutorily listed as being of special architectural or historic interest, grade II*, since 1951 (listing reference No. 798-1-1472100). They form a part of an ensemble of nine terraced houses including No's 14-22 dating from c.1758-1763 and most likely were built to designs by Henry Flitcroft.

The listing description intended mainly to identify the buildings, is as follows:

Nos 19, 20 and 21 altered mid 19th century. No 22 mid 18th-century with 19th-century alterations. Darkened multi-colour stock brick with a stone band at 1st-floor level. Tiled mansard roofs with dormers. Three storey, attics and basements. Three windows each. Gauged brick flat arches to recessed sash windows. Bracketed cornice below parapets.

Nos 14-18:

Nos 14, 15 and 16 with wooden doorcases with engaged Doric columns carrying entablature and pediment. No 15 with triglyphs and dentil open pediment.

Nos 17 and 18 with round-arched doorways with patterned fanlights, sidelights and panelled doors. No 16 with original lead rainwater head, with lion mask, and pipe.

INTERIORS: Not inspected but noted to retain good staircases, fireplaces and panelling, those of Nos 14, 15 and 17 being especially fine

SUBSIDIARY FEATURES: Attached cast-iron railings with torch flambé finials to areas, No 17 with lamp-bracket overthrow.

No 19: mid 19th-century stucco front with rusticated ground floor and archway to Barter Street. Facade flanked by rusticated Ionic pilasters rising through 1st and 2nd floors carrying entablature with bracketed cornice and balustraded parapet. Original wooden 18th-century doorcase with attached Doric columns carrying entablature with triglyphs, mutule pediment and panelled reveals. Architraved sash windows with keystones; 1st floor with pulvinated frieze and dentilled, pedimented cornice. Balustraded balconies.

INTERIOR: not inspected but noted to retain staircase with turned balusters and twin column newels and good 18th-century fireplace.

SUBSIDIARY FEATURES: attached 19th-century cast-iron railings to areas.

Building Description

No's 16, 17 and 19 are all five storeys in height (basement, ground, first, second and roof level third floor), while No.18 is six-storeys including an additional roof level at fourth floor. Originally the houses were separate, and varied in internal and external grandeur, but have subsequently been connected internally at various floor levels.

On the Southampton Place frontage No's 16-18 have brick facade with three window bays on each floor, and in each far right-hand ground-floor bay, the main entrance to the house. No.19 is stucco finished and includes an external archway at ground floor level which forms the public highway access of Barter Street. The exterior of No 19 was altered in the mid 19th century to create a decorated stucco front with rusticated ground floor. To the rear there is no uniform building line, with all buildings interconnected internally at various points.

During the 1970s and 1980s extensive modifications were made to Nos 17 and 18, including the insertion of lift shafts to the rear. Plans for these modifications document the reinstatement of ceiling coving and older-period fire surrounds.

There is a strong rhythm of fenestration in the Georgian Style and an unbroken cornice line and parapet line. The roofs of the properties vary from single mansards with lead dormers, double mansards with dormers in the lower pitches, and mansards with dormers on both pitches.

Party walls and chimney stacks subdivide the properties vertically. There is no unbroken, consistent ridge line. The buildings have been heavily altered over time including;

- Addition of rear extensions to basement and ground levels.
- Alterations to internal subdivisions at various levels including main front rooms.
- Additions of mansard roof and then double mansard with attendant alterations to party walls and parapets above the eaves level.
- Addition of lead dormers to the mansard on the front and rear elevations at third floor.
- Addition of lead dormers to the front and rear elevations at fourth floor.
- Addition of new stairs at third floor level.
- Inclusion of lifts within the main buildings at No.17 and 18.
- Insertion of proprietary rooflights at ground floor rear extensions and third floor level in the flat roofed component.
- Inclusion of plant rooms at third and fourth floors.
- General layout changes to allow for WCs and storage.
- Horizontal links through buildings at various floor levels.
- Many changes and additions to services.

Proposed Works

It is proposed to carry out the following alterations to No. 16-19 Southampton Place:

Works approved under current consent granted on the 28th April 2011 (Application Ref: 2011/1073/P, 2011/1075/L)

- Repair and remedial works to external fabrics of buildings
- Repair and replacement of defective windows and window sills
- Repair and replacement of defective roofs and roof lights
- Repair and redecoration to downpipes and gulleys
- Removal and minor modification of some internal partition walls
- Provision of two modest doorways within existing modern rear extensions to No. 16 and No. 18 at ground floor level
- Provision of a new opening on Barter Street for a new refuse store
- A proposal for a small infill area to No.16 rear modern extension
- A proposal for updated services provision
- Replacement of sanitary ware throughout and modification of layouts to existing WC areas.
- Provision of new WC areas at basement level to meet current statutory requirement
- Installation of new air conditioning system
- Refurbishment to existing lifts

Addition/ modification to currently approved scheme

1. A proposal for an external access ramp over the lightwell to No.17

Existing buildings have no level access suitable for wheelchair users. All front doors are located at approximately 500-550mm above pavement level and are accessed via 2 no. steps. In order to make the property more accessible and user friendly, we propose a new external access ramp over the front lightwell to No.17 SP, sloping up to the entrance of No.16 SP. We believe that this would be a highly beneficial addition considering the approved use of the buildings (B1/D1 dual use). On consulting the case conservation officer for currently approved scheme prior to this submission, we were advised that the principle of the provision of an access ramp would be acceptable.

The gradient of the proposed ramp is approximately 1:10, which is greater than the recommendation in the approved document Part M due to various existing spatial constraints. Having sought an advice from the building control case inspector on this issue, we were advised that given the historic nature of the existing buildings, he was satisfied that we have proposed a best possible solution within the context. The client was made aware of this fact and is in agreement with our approach.

The proposal would include removing two sections of existing railings to perimeter of lightwell in order to create access points at pavement and landing

level. We propose that a gate to be created to match the design of the existing railings by taking a precedent set for the access gate to metal staircase at adjacent property, No.15 SP, which forms a part of an ensemble of nine Grade II* listed terraced houses. Please refer to the proposed drawings 064/A/500 to 064/A/504 for further details.

2. A proposal for a DDA compliant WC

In addition to the new access ramp, we propose to install a fully DDA compliant WC to the ground floor of No.16SP where wheelchair users would be able to access with ease.

3. Minor modifications to basement WC layouts (Room B27)

We propose to close off one of the access point to proposed WC area. A building control officer was consulted on this change who had advised that this change would be acceptable. Please refer to the drawings 064/A/0506 and 064/A/0509 for further details.

4. Additional WCs to basement floor No.17 SP (Room B08-1)

We propose to add an additional area for WCs in the basement floor of No. 18SP, Room B08-1 in order to accommodate higher occupancy level for educational tenants' requirement. On consulting the case conservation officer for currently approved scheme, we were advised that this room would be the most appropriate area for locating additional WCs. Please refer to the drawings 064/A/0505 and 064/A/0508 for further details.

5. Minor modification to internal AC unit locations

On progressing the design work for proposed new air conditioning system with a sub contractor, we were advised that some classrooms would require additional or larger internal AC units. We have positioned the additional units/ repositioned larger units and indicated proposed pipe runs reusing the existing notches to the joists. Please refer to the Photographic record - Proposed AC system (064/A/0903 Rev.A) and the drawings 064/A/0488 to 0493 for further details.

6. Modification to external AC condenser locations

We propose to reposition the AC condensers serving to No.16 and No.17 SP to third floor flat roof at the rear of No.17SP instead of rear courtyard to No.17 as currently approved. The rear courtyard to No.17 acts as a link between ground floor of buildings No.16, 17 and 18 as well as the basement level of No.17 to form a hub for the whole site. It could be utilised as a pleasant and sizable breakout space for both staff and students and we feel that it would be a great shame to lose this hub by housing AC condensers. Therefore we propose an alternative location, high level rear flat roof to No.17SP for your consideration.

The building No.17 has a flat roof behind the double mansard roof at the rear, where it is visually sheltered from the main frontage of Southampton Place. At the rear, it is also set back from the main building line and visually obscured by the lift/ wc blocks to No.17 and No. 18 SP. In addition, the noise assessment revealed that this arrangement would eliminate a need for an acoustic enclosure to those 2 units. Please refer to the Photographic record - Proposed AC system (064/A/0903 Rev.A) and drawing 064/A/0494 for further details

I attach a proposed set of GA plans which forms a part of architects' proposed drawings for the ease of referencing. The proposals approved under current consent are indicated within the drawings in purple dashed lines.