

## 7.0 Design Proposals Rationale

### 7.1 General Methodology

The proposed work to the listed building is designed to enhance the quality of the building by adding to or revealing some of its existing features. This includes refurbishing and cleaning of the stone façade, stripping back layers of paint to the handrail in the rear staircase (Figure 27) to reveal its original form and refurbishing historic doors (Figure 29) that may be original with working ironmongery to match the original design. The proposed removal of the modern partition wall between the primary stair core and protected lobby at ground floor will expose the original handrail to the waiting area.

The current poor condition of the building internally has been a key focus in developing the brief. For this reason all modern fabric and finishes are generally being replaced. All proposed new materials and detailing are to a good specification, thus improving the overall appearance and quality of the building.

We have strived to retain and enhance all remaining interior items of special architectural interest / significance and to provide a high quality, pleasant office environment which suits the needs of the future tenants within this historic building.

### 7.2 Scale and Layout

Given the listed status of the building, work to the exterior is for the purpose of repair and general refurbishment only and no changes to scale have been made. The building will remain at the current height shown on existing drawings (50.68m above sea level, 26.23m above ground level). Plant to the roof level will remain lower than the existing plant screen which will be reinstated on the roof once work is complete. Balustrade height will increase to comply with current day legislation.

The proposed layout for the building includes a meeting suite to Ground and Basement, general office space located on levels 1 to 4 and the residential flat

at level 5. Other than at ground level, WC accommodation is typically located within the primary stair core. Female and Male WC's are located at Ground and Basement, Females WC's are then located on levels 1 and 3 with Male WC's to levels 2 and 4 as existing. Kitchenette facilities are located at every level.

The reception area is located adjacent to Shaftesbury Avenue at ground floor level.

For further information on the layout please refer to the proposed drawings.

### 7.3 Access

Within the current proposal, two disabled WC's have been provided, one at ground floor and one for accessible disabled use only at basement. The existing lift within the building is not compliant with Part M of the building regulations, and disabled refuge points and adequate WC facilities are not available on upper floors. Disabled access will therefore be controlled from reception with wheel chair use being limited to ground floor for the safety of users. Given that access will need to be controlled, it is intended that a portable ramp is kept on site and used to the fire escape door leading to the protected lobby; this is where the smallest level change occurs (Figure 30). Users will utilise a call point linked to reception to alert staff that they are awaiting access.

There is no vehicular access to the site.





Figure 27



Figure 28



Figure 29



Figure 30

Figures

- 27. Existing original rear staircase with painted original handrail
- 28. Existing original ironmongery, refurbishment to match existing where required
- 29. Existing door to main staircase, possibly original
- 30. Existing change in level indicating where portable ramp will be used for access

## 8.0 Project Directory

### Architect

Urban Velvet Ltd  
Unit 2c Hillgate Place  
18-20 Balham Hill  
London  
SW12 9ER

### Planning Consultant

Gerald Eve LLP  
7 Vere Street  
London  
W1G 0JB

### Historic Buildings Consultant

DLG Architects LLP  
11-29 Fashion Street  
London  
E1 6PZ

### Cost Consultant

Davis Langdon LLP  
MidCity Place  
71 High Holborn  
London  
WC1V 6QS

### Employers Agent

Davis Langdon LLP  
MidCity Place  
71 High Holborn  
London  
WC1V 6QS

### Services Engineer

Cundall LLP  
Saffron House  
6-10 Kirby Street  
London  
EC1N 8TS

### Acoustic Consultant

Aecom Ltd  
AECOM House  
63-77 Victoria Street  
St Albans  
Hertfordshire  
AL1 3ER

### Structural Consultant

Form Ltd  
1st Floor  
82 Clerkenwell Road  
London  
EC1M 5RF

### CDM Coordinator

Robinson Low Francis LLP  
54 St John Street  
London  
EC1M 4HF

### Party Wall Surveyor

Wyn Burgess  
90 Meadway  
High Barnet  
Hertfordshire  
EN5 5JX

### Approved Inspector

Quadrant Ltd  
The Woolfox Depot  
Great North Road  
Stretton  
Oakham  
Rutland  
LE15 7QT

### Contractor

Bovis Lend lease Europe Ltd  
233 Shaftesbury Avenue  
London  
WC2H 8EL

## 9.0 Summation

This report has given background information regarding the building, the design intent and the rationale behind these proposals. Please read the report in conjunction with all other documents and drawings submitted within the planning and listed building applications.