

Design & Access Statement

for

87 Chancery Lane

on behalf of

Raingate Limited

to

London Borough of Camden

26 February 2010

Document No.: DAS001

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Raingate Limited
87 Chancery Lane

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INTRODUCTION

This application is seeking approval for an upgrade of the minor refurbishment and replacement air conditioning system that currently serves 87 Chancery Lane; its current B1 use will be maintained without loss.

LOCATION

87 Chancery Lane is located on the East side of the street and owing to its current Grade II listing, forms an integral part of the historic ecology of the area. The West facing façade to the rear of the property falls on Star Yard.

The premises is within walking distance of Chancery Lane Underground tube station and is within close proximity of the river Thames and Victoria Embankment.

CURRENT & PROPOSED USE

Current use of 87 Chancery Lane is B1 Offices, in this proposal the B1 office use remains.

OPPORTUNITIES OF THE DEVELOPMENT

- Retention of key rooms, stairs, walls and light well
- Will provide a quality, up to date accommodation, in keeping with the requirements of Camden's Planning & Conservation teams
- Will increase efficiency of the current air conditioning system

DESIGN

Currently

87 Chancery Lane is a Grade II listed building, drawn by Thomas Hardy, the novelist, when he was working as a Gothic draughtsman for the architect William Blomfield from 1862-67. Originally built as a set of lawyers' chambers, the frontage is just 4.2 meters wide. The building has now been carefully restored and is currently utilised for B1 office use

This Victorian Gothic building forms an integral part of this well known street. This building has 4 storeys, plus a basement. Access to the building is gained from Chancery Lane. The front façade highlights its character, with an arched entrance and with Doric arched windows. It also has a light well which provides the occupants with natural light throughout the day.

Amount

This development will maintain its current B1 usage in totality, with the inclusion of new mechanical ventilation unit within the light well. These inclusions will not be visible from Chancery Lane or to occupants of neighbouring buildings to the rear, and do not detract from the buildings character.

Proposed

Internally & Externally – Floor Plans

- The proposal is to update and moderately re-work the internal areas allowing the building to continue to operate in a cost effective and efficient way.
- Retention of the rear light well that forms an integral part of the building's history and Listed status.
- New energy efficient lighting throughout.
- New air conditioning throughout with externally mounted ventilation unit. [refer to drawings for details]

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Externally – Street Facade

- To remain as existing

Externally – Light well

- To remain as existing with a new condenser unit(s) to replace the existing older units.

Security

- To remain as existing

Scale

No new external works / extensions that affect the scale.

Access

The only access to this premises is via Chancery Lane, which has a level difference to the street level (250mm.) The existing step up to the front door are not conducive to disabled access.

The re-worked design of the building will not affect the existing building.

IN SUMMARY

The intention of this proposal is to update the internal spaces of the building to better suit its use. This proposal is to enhance the office spaces, to give a more adaptable and comfortable working environment. The new addition of the condensate discharge unit(s) gives the ability for better mechanical ventilation throughout the building, which not only improves user comfort but will increase efficiency based on current levels.

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These images show the current design of this premise in context with its neighbouring buildings and the architectural style it holds.