Project Oak

Design & Access Statement
for Camden Council
September 2014

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This design & access statement has been prepared on behalf of Oak Developments Ltd by MATT Architecture, who were appointed in May 2014 as architects, to refurbish 31-34 Alfred Place, London. This report should be read in conjunction with the full planning documentation.

The following reports also support this application:
—— Energy and sustainability statement
—— Daylight and sunlight statement
—— Noise statement
—— Outline construction management plan

Where appropriate, other documents submitted as part of this application are referred to within this design statement. All images are illustrative unless otherwise stated.

MATT Architecture, September 2014

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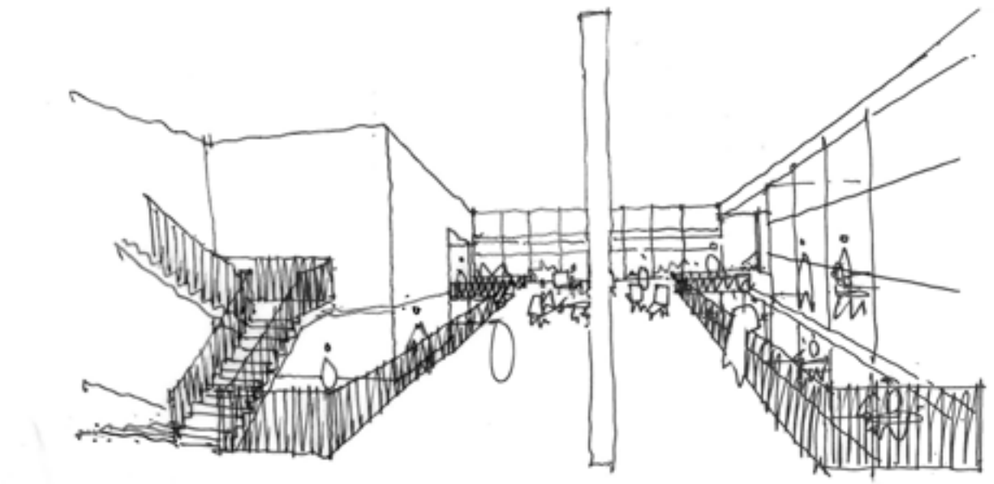

01

Introduction

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Introduction

Alfred Place was built in the early nineteenth century, to a design by George Dance and it was always envisaged as a prestigious address, with many distinguished residents having lived there through the mid-century. By 1871 there were mainly lodging houses and all the street's buildings were demolished in the early twentieth century, and the area completely redeveloped. In 2008, all that remained of the original street was its extremely wide footprint, and in 2012 proposals were put forward by Urban Initiatives to create a new pedestrianised linear garden to enhance the public realm. In 2013, both conditional planning and demolition consent were granted for a new development in 31-34 Alfred Place involving the demolition and construction of a new building, however these proposals were not taken forward due to funding limitations.

Today, the local economy is enjoying an influx of different businesses occupying offices in both converted and purpose built buildings on the street, while buildings 31-34 remain unused, in a state of disrepair and redundant. The position in the heart of Bloomsbury, and these proposals for renovation present the opportunity for a new high quality architectural contribution in what is a dynamic workplace quarter.

An alternative and more sustainable approach to the site has since been adopted, which involves refurbishing and reconfiguring the interior spaces of the existing buildings rather than demolishing them. The renovated building will play a major role in the life and image of the local community and be a catalyst for enhancing the built environment through reuse within the borough.

The Client's vision is to create a combination of high quality and affordable shared office spaces in a welcoming and design focused environment. The design of the proposed renovation is key to achieving this vision. It will create a new entrance and frontage on Alfred Place, re-forming the streetscape across 31-34, which is lacking in coherence in its present state. This will lead to a new open plan hub space connecting the existing ground floor and basement with street level. Offices will be introduced to the upper levels with a new single storey roof extension proposed to provide additional offices and roof terraces. High quality architectural finishes and fittings will be installed to the interior spaces and existing facade treatments will be upgraded, reinvigorating the building's external appearance to the street.

Overall our ambition for the site creates a strong architectural proposal that unlocks the potential of the dilapidated existing buildings at 31-34, providing new high quality interior spaces for the offices and external elevations. The scheme acknowledges the site's important historic buildings and respects the Bloomsbury Conservation Area and surrounding areas of high social interest and sensitivity, only the roof level parapets are to be dismantled to accommodate the new roof extension.

These changes will allow the existing disconnected office buildings to function as one, be adaptable in the future and address circulation between the different spaces. It will attract new audiences and users from the local and wider communities, becoming more sustainable as an office development, and making a strong contribution to the economic development of this part of London.

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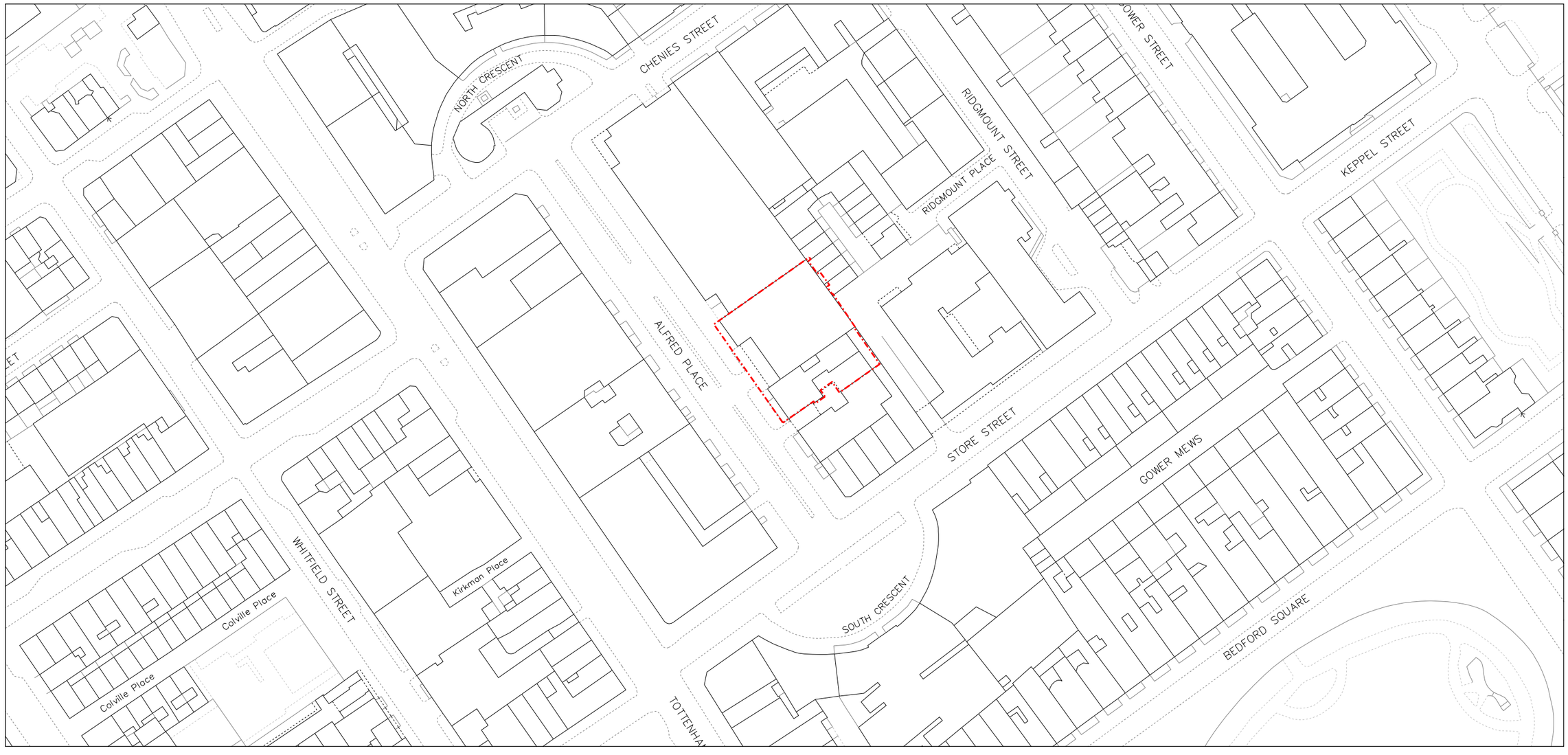
Site Location

31-34 Alfred Place is situated in the heart of Bloomsbury within easy walking distance of Goodge Street Underground Station and close to Tottenham Court Road, The University of London and The British Museum. The site lies within the Borough of Camden and the Bloomsbury Conservation Area.



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Context & Site Considerations

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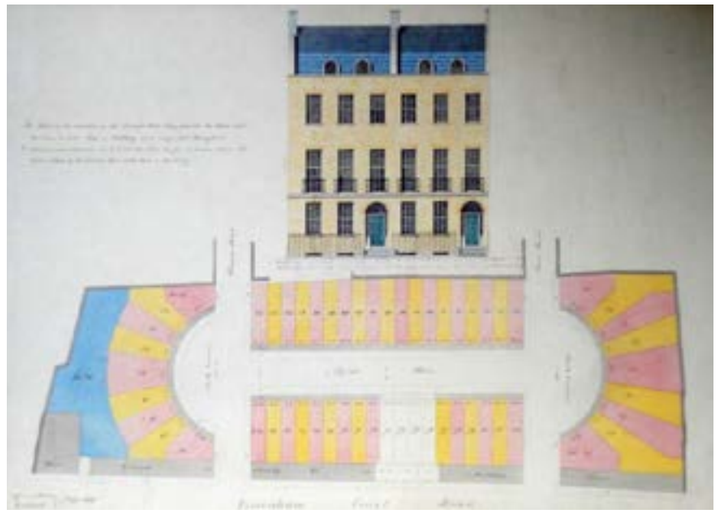
2.1 Historical Context

The original plan developed by George Dance comprised of 39 houses of relatively equal plot width, capped at each end by a crescent. The development was intended to be a prestigious address and this is reflected in its 'middle class and professional' residents through the early part of the century.

In 1914 the once tight plots of Dance's scheme were replaced by larger buildings and warehouses, visible in the maps below. Further redevelopment and the addition of new buildings throughout the 20th century have contributed to the varied character of Alfred Place today.



1870

1910

1950

Above: Scheme for Alfred Place by George Dance the Younger, early 19th century.
Below: Alfred Place development from 1870 to 1950.

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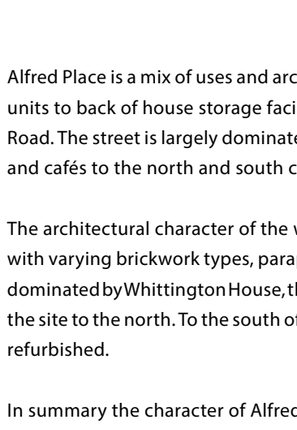
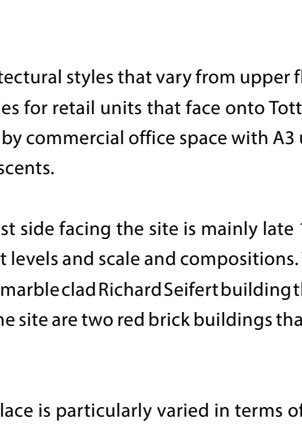
2.2 Alfred Place Today

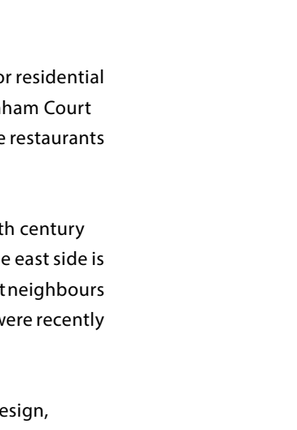
Alfred Place is a mix of uses and architectural styles that vary from upper floor residential units to back of house storage facilities for retail units that face onto Tottenham Court Road. The street is largely dominated by commercial office space with A3 use restaurants and cafés to the north and south crescents.

The architectural character of the west side facing the site is mainly late 19th century with varying brickwork types, parapet levels and scale and compositions. The east side is dominated by Whittington House, the marble clad Richard Seifert building that neighbours the site to the north. To the south of the site are two red brick buildings that were recently refurbished.

In summary the character of Alfred Place is particularly varied in terms of design, fenestrtion, materials and building uses, as illustrated in the photographs below.







Above, varied material palette of Alfred Place.

Above right, west of Alfred Place; below right, east of Alfred Place including site.

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2.3 Planning policy

The site is located within the Central London Area, the Bloomsbury Conservation Area and is within the area covered by the Fitzrovia Area Action Plan. Despite being an unlisted building, it is within an area that is currently being considered for an improvement of public space amenities and therefore its relationship to the street and public domain is significant.

Bloomsbury Conservation Area with Listed Buildings shaded red [Camden Council]

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2.3 Planning policy

Fitzrovia Open Space and Public Realm Study (FOSPRS)

The FOSPRS identified a number of different mechanisms and opportunities to realise more public space in the Fitzrovia area. Alfred Place was recognised as a high priority site for the creation of a linear garden space similar to the nearby Torrington Square, further noting that the development could be pursued almost immediately (subject to council resources and funding being available).

Above: Proposed linear garden
Right: Alfred Place identified as a highway redevelopment opportunity in the Fitzrovia area [Urban Initiatives]

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2.4 Planning Consultation

These proposals were submitted for pre-application advice on 28 July 2014 and the following comments were received from the Senior Planning Officer, Eimear Heavey, on 27 August 2014:

Project Ref: 2014/5085/PRE

1 - Site location
The site is located in the Central London Area (CLA) and within the Bloomsbury Conse vation Area. The site is also located within the Central Activities Zone (CAZ) where B1 office space is exempt from the recent permitted development rights which allow a change of use from office to residential without planning permission.

2 - Land use
The submitted documentation indicates that the building will be refurbished for use as office space, particularly for start-ups/SME's. This is very much welcomed, as space for such businesses is rapidly declining in the Borough due to the recent change in permitted development rights which allows B1 space to change to residential without the benefit of planning permission. It is also of utmost importance to protect B1 space in the CAZ and as such the retention of office space in this building is acceptable in land use terms.

3 - Mixed use Policy
It was difficult to tell from the drawings but I understand that the proposed roof extension will be approximately 250sqm. In light of this Policy DP1 will apply – this policy states that in the Central London Area, the Council will require a mix of uses including a contribution to the supply of affordable housing where more than 200sqm of additional floorspace is provided, and, 50% of that floorspace should be housing. However, there are caveats to this approach, set out in section 1.23 of this Policy and if you deem necessary, please provide a justification outlining whether or not you think a secondary use would be compatible with this site.

4 - Roof Extension
A single storey is proposed. This seems rather tall compared with the floor to ceiling heights of the floors below. I think that an additional storey is probably fine in principle. It could do with being set back more from the existing façade. The existing building has a very modulated front elevation with several set-backs and different planes. The proposed roof addition is setback marginally but looks like it rises almost sheer on the visuals. I appreciate that the 6th floor of the previous permission rose in a similar position to that proposed. However, that scheme was an entire rebuild with the front building line pulled forward. The 5th and 6th floors were set back to create a staggered façade that sits comfortably as an overall composition. By keeping the existing building any proposed additional floors will need to work with the existing situation and context and cannot rely upon the profile achieved by an entirely different scheme. Notwithstanding this the proposed fenestration is rather vertical and contrasts unsympathetically with the horizontally aligned ribbon fenestration on the lower part of the building.

5 - Reconfigured front entrance
The principle of upgrading the main entrance would be welcomed and I have no strong feelings about the various canopy/cladding approaches that they have outlined. There does seem to be a large open lightwell serving a basement terrace which could appear rather incongruous and without precedent within the streetscene.

6 - Façade treatment
I have no objection to a painted finish to the brickwork in order to unify the appearance of the building. The product, finish and colour specification would need to be carefully considered so as to ensure that the resulting effect was sufficiently high quality.

7 - Amenity
As the main works involve reconfiguration of the existing building there are no amenity issues to speak of in that respect. However with regards to the roof extension, regard will need to be had to the properties to the rear at Rosetti Court. It is difficult to tell with the submitted drawings how the extension would impact on these flats but as it is a single storey extension it is unlikely to be overly dominant however some more detailed section drawings showing the levels of overshadowing would be helpful. I understand that a daylight/sunlight report was submitted with the previous application and it may be helpful to have this document updated in the event of any submission.

8 - Transport
The site has a PTAL value of 6b meaning that access to public transport is considered to be excellent. Although the building will be refurbished and an extension added, the transport aspects of the scheme should be addressed in the event of any submission.

Car Parking
Policies DP18 and CS11 seeks to minimise the level of car parking provision in new developments and expects all development to be car free in the Central London area. No parking is proposed.

Cycling
Camden's Parking Standards for cycles states that a minimum of 1 space per 250sqm or part thereof for both staff and visitors. Will this be achieved here? Are there existing spaces?

Construction Management - DP20 and DP21 seek to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP) secured via S106 agreement.

The proposal is likely to result in a number of construction vehicle movements to and from the site, which would have a significant impact on the local transport network. This is of concern as the site is located in a highly constrained area in regard to transport. As such, a draft Construction Management Plan would be required alongside the submission of the application.

9 - Sustainability
Policy DP22 (Promoting sustainable design and construction) states that the Council will require development to incorporate sustainable design and construction measures. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption. As of 1 October 2013 new developments are expected to achieve a 40% reduction in carbon when compared to Building Regs 2010 (see London Plan policy 5.2). Energy efficient design requires an integrated approach to solar gain, access to daylight, insulation, thermal materials, ventilation, heating and control systems. These should be considered in relation to each other as far as is possible in a refurb scheme such as this.

I trust the above information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 2949. Please note that this is an officer's opinion and does not prejudice any future decision made by the Council with regards to this matter.

Regards
Eimear Heavey
Senior Planning Officer

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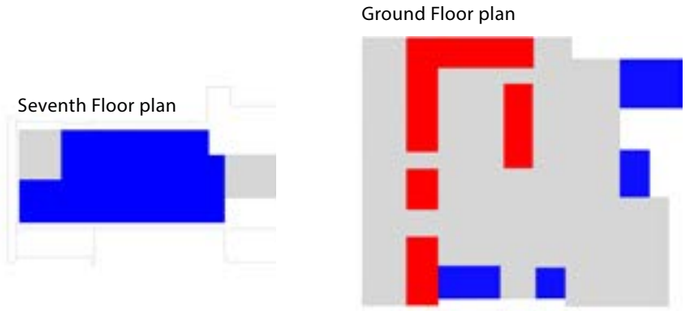
2.4 Planning Consultation

We have reviewed the pre-application comments in great detail and have addressed these in the design proposals accordingly. Our responses to the planning official's comments are summarised here.

Points 1 and 2, noted.

3 - Mixed use Policy
The area of the proposed roof extension is 208sqm GEA, plus 27sqm GEA of additional area on the ground floor. However 83sqm of internal floor space is omitted through the creation of internal voids on the ground floor, which are important architecturally in terms of connecting the basement and ground floor and providing more daylight to the lower level. Therefore the net area gain is 152sqm and within the 200sqm policy requirement at which 50% of the additional area needs to be housing. Please refer to the diagram below, which explains this.

Notwithstanding this it is completely impractical to accommodate 50% of any additional area as housing as this would only allow for 1 or 2 apartments on the site, which would be particularly inefficient. Furthermore, in relation to #2 regarding Land use we would follow your own advice, which is to preserve B1 use in the area.

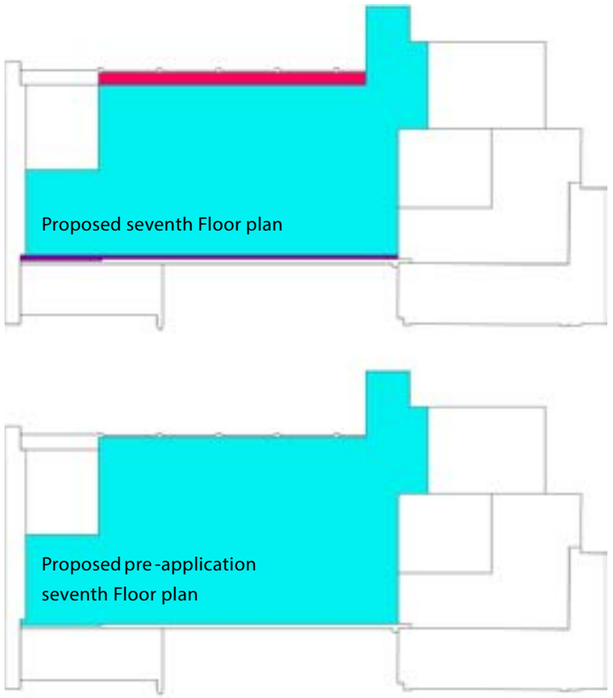


208sqm additional area on ground and roof level

83sqm voids to ground floor slab

Above: Cut and fill plan diagrams showing proposed and omitted areas.

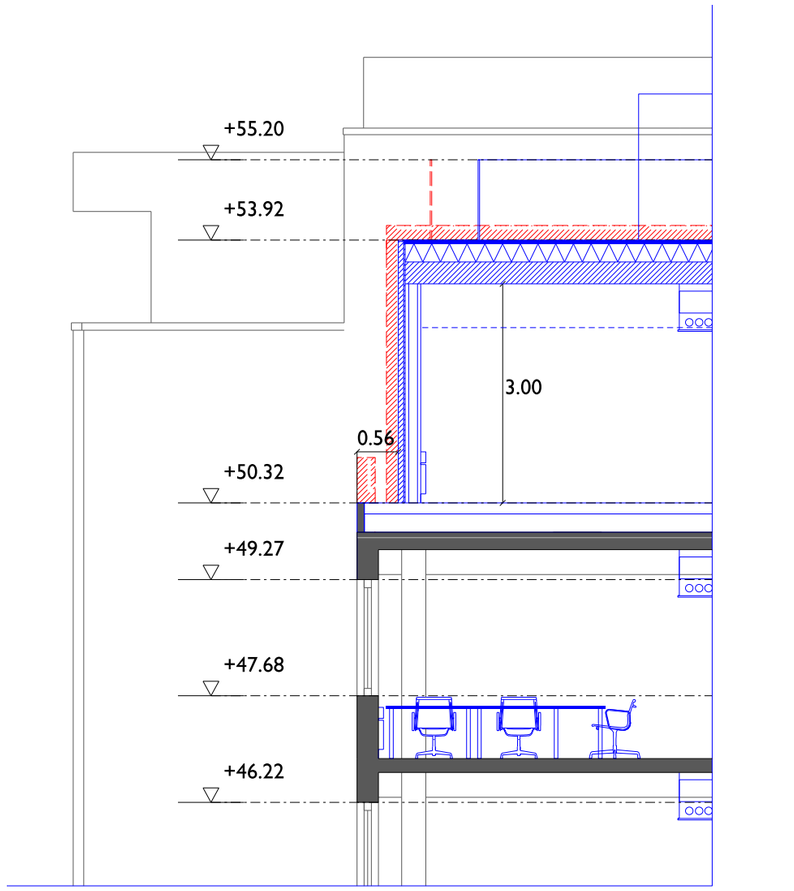
4 - Roof Extension
We have refined the scale and massing of the proposed roof extension to better relate to the neighbouring eaves and to minimise the visual impact on the surrounding buildings. We have set back the roof extension by 550mm from the front elevation and 900mm from the rear elevation so that the new volume is subservient to the principal facades. We have also lowered the height of the existing parapet by 620mm. The height of the roof extension has also been lowered by 200mm from the pre-application scheme to 26.5m. The diagrams below illustrates the revised setbacks and parapet heights.



900mm setback from rear eaves

700mm setback from front eaves

Above: Proposed roof cutbacks to front and rear facades of the new roof extension



pre-application roof extension volume shear against the existing building below

proposed scheme

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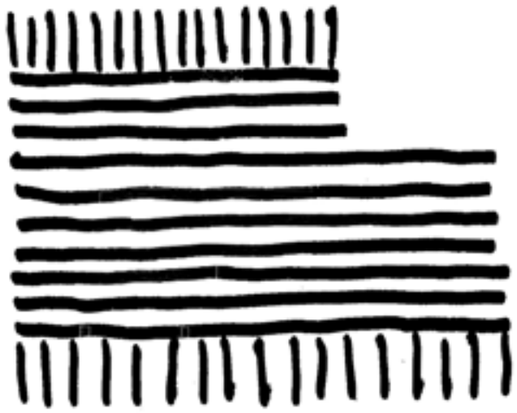
The proposed fenestration is organised vertically as a counterpoint to the horizontal language. This is an important design move in order to distinguish the new parts from the old. The setting out of the vertical frame profiles have been carefully considered to relate visually to the setting out of the ribbon glazing modules of the existing elevations.

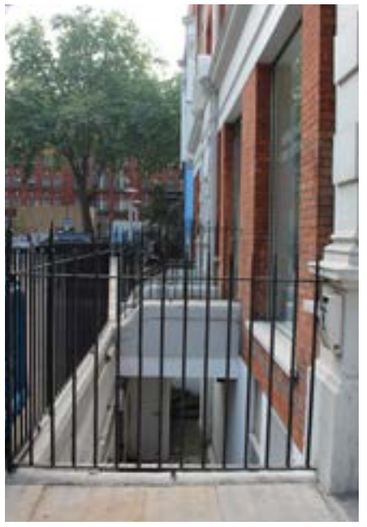
5 - Reconfigured front entrance
The design of the ground floor entrance has been further refined to faciliate a better connection to the street and to define the entrance more clearly. The ground floor entrance extends out from the existing service yard to provide better access and a larger entrance lobby.

The creation of an external lightwell was initially inspired by the precedent of other similar lightwells on the street and around South Crescent. The principal purpose of the lightwell is to create a strong visual link between the basement level and active streetscape. This forms part of an overall architectural strategy which involves creating voids in the ground floor to establish a strong visual connection to the basement.



Above: Concept sketch showing juxtaposition of existing horizontal fenestration and proposed vertical fenestration to the ground and roof areas.

Above, pre-application scheme - ground floor treatment and canopy
Below, proposed ground floor entrance enclosure



Above: Site plan shows other existing lightwells to the fronts of neighbouring buildings on Alfred Place and South Crescent in context of the proposed lightwell at 31-34 Alfred Place.

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6 - Façade treatment
We note your comments regarding façade treatments. The product, finish and colour specification will be of high quality and are to be trialed on the existing façades and we would welcome your input during this process. Please refer to 4.3.2 for more information on the proposed façade treatments.

7 - Amenity
As noted under #4 the scale and massing of the roof extension have been reduced to minimise the impact on the surrounding buildings. A daylight/sunlight report has been carried out based on the revised proposals, which accompanies this report and shows there are no negative impacts in respect of daylight and sunlight.

8 - Transport
Car Parking
No car parking is proposed as part of this application.

Cycling
The policy requirement of one cycling space per 250sqm is equivalent to approximately 20-25 spaces. These proposals include 55 cycle spaces.

A draft Construction Management Plan (CMP) has been prepared by the preferred contractor which accompanies this report.

9 - Sustainability
Please refer to the Energy and Sustainability Statement appended to this report.

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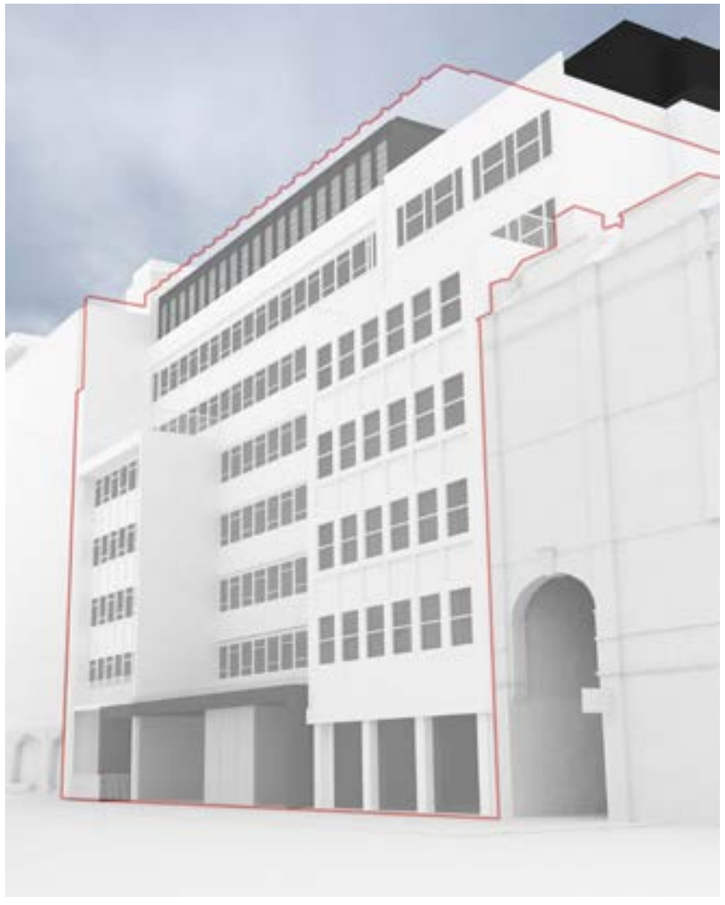
2.5 Previous applications

The previously consented development proposed by Flanagan Lawrence Architects involved the demolition of the existing buildings 31-32 & 33-34 Alfred Place and the erection of a 7 storey building plus basement and Lower ground floor, providing 7,186m² (GEA) of office accommodation and 686m² (GEA) of residential accommodation.

This scheme disregarded the potential reuse of the existing buildings in Alfred Place and proposed an entirely new development.



Flanagan Lawrence, consented scheme
Area Comparison (GEA)
Existing Building: Office | 5570m²
Flanagan Lawrence Scheme: Office | 7,186m² Residential | 686m²
MATT proposal: | 5619m²

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Site

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3.1 Location and Access

Public Transport

The site has a PTAL (Public Transport Accessiblity Level) score of 6b (excellent) which indicates it is highly accessible with Goodge Street station less than a 5 minute walk and Euston Square, Russell Square, Tottenham Court Road and Warren Street stations all within comfortable walking distance. Tottenham Court Road is served by frequent bus services, supplemented by services from Gower Street, Euston Road and New Oxford Street. There is an extensive TfL cycle hire docking station that runs along the centre of Alfred Place, with five more docking stations located within a 5 minute walking distance.

Vehicular Traffic

The busiest roads are Tottenham Court Road, Gower Street and Goodge Street, all of which have a one way traffic system. Chenies Street and Store Street, which are secondary roads, are also one way, whereas Alfred Place and Ridgmount Street have two-way traffic.

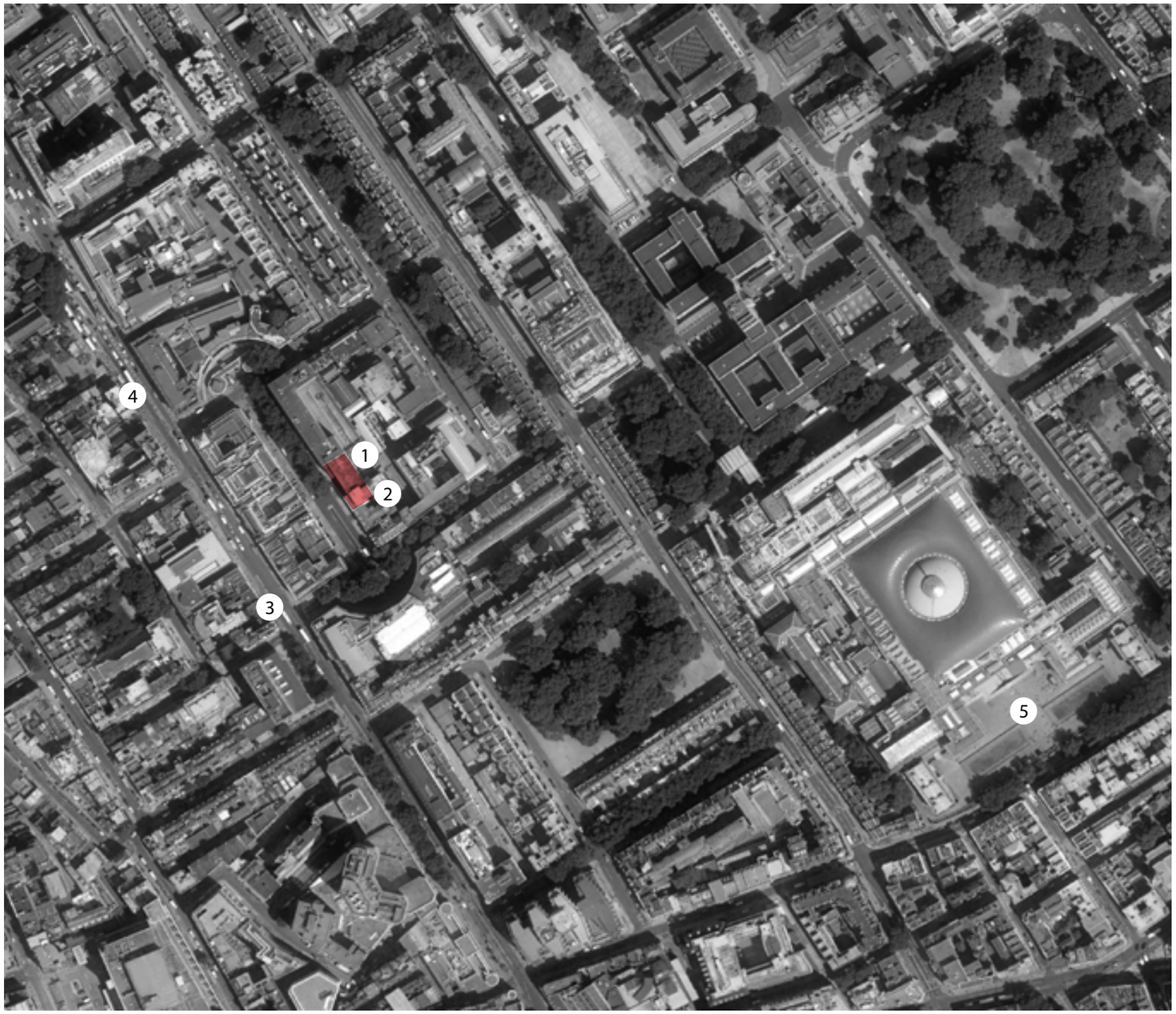
Servicing access

The existing building at 31-32 Alfred Place has a small forecourt area at the front of the building which can be accessed by vehicles for servicing purposes, while 33-34 Alfred Place has a serviceyard which runs up the southern side of the building at ground floor which can also be used for servicing.

The reconfigured building will be serviced in the same way as the existing, from Alfred Place, and will be controlled by a servicing management plan. For emergency vehicles, access is also provided from Alfred Place.

Equality Act (EA)

At present, the building is not accessible for wheelchair users. The current lifts are not EA compliant and a wheelchair user would have limited accessibility throughout the building. With the current proposal, disabled users will be able to access all areas and all floors of the building.



Aerial photo of the local area

1 31-32 Alfred Place
2 33-34 Alfred Place
3 Tottenham Court Road
4 Goodge Street Station
5 British Museum

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3.2 Existing Building

The existing buildings that make up 31-32 and 33-34 Alfred Place are both mid-20th Century office buildings of the modernist style constructed from brick, concrete and glass. They are vacant and in a poor state of repair. Part of the buildings are set back from the frontage and recessed for dedicated servicing and access areas. There is a concrete canopy that links the two buildings over the recessed service area at the front. Internally 31-32 is stripped back to the concrete structure and is in a poor condition, whereas the more recently occupied 33-34 is in a better condition.

Left, existing site exterior from the corner of Store Street and Alfred Place looking northeast; right, interior shots of currently vacant 31-32 Alfred Place.

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3.2 Existing Building

Existing site exterior from the corner of Store Street and Alfred Place looking northeast and interior shots of currently vacant 31-32 Alfred Place.

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The Proposal

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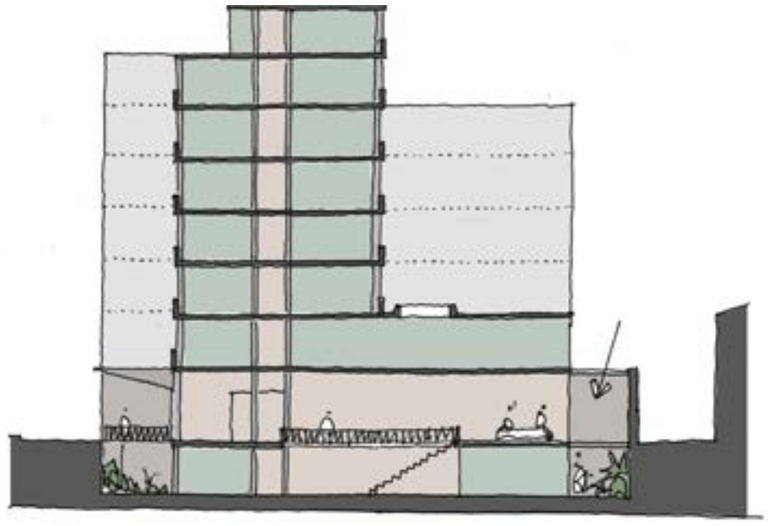
4.1 Brief

The design approach seeks to build on the concept of shared working and providing sustainable high quality office space. The aspiration is to re-invent the existing building, which is in poor condition in a similar way to the new generation of restored industrial buildings that are well-built, adaptable, and provide highly flexible, economic and sustainable office spaces.

This new office model attracts start-up companies who would benefit from working in close proximity to one another. With this in mind, occupants are encouraged to carry out social or communal activities within a shared 'hub space' to encourage a dynamic, lively and stimulating environment. In response to this, the proposed 'hub space' at 31-34 Alfred Place will be used for meetings, both informal and formal, lectures, presentations, and also provides a communal kitchen and cafe area.

The project can be summarised by four main aspects which combine to create a holistic proposal that will re-invigorate the existing buildings with a new lease of life.
—— Internal reconfiguration
—— Facade treatment
—— Ground floor frontage and canopy
—— Roof extension

Through the design process, we have engaged with the local planning authority and key stakeholders in order to explain, advocate and remake this development to the highest possible contemporary design quality and sustainability credentials that are possible within the limitations of the existing building and budget.



Above: ground floor plan diagram showing proposed entrance partition and voids
Below: proposed longitudinal section

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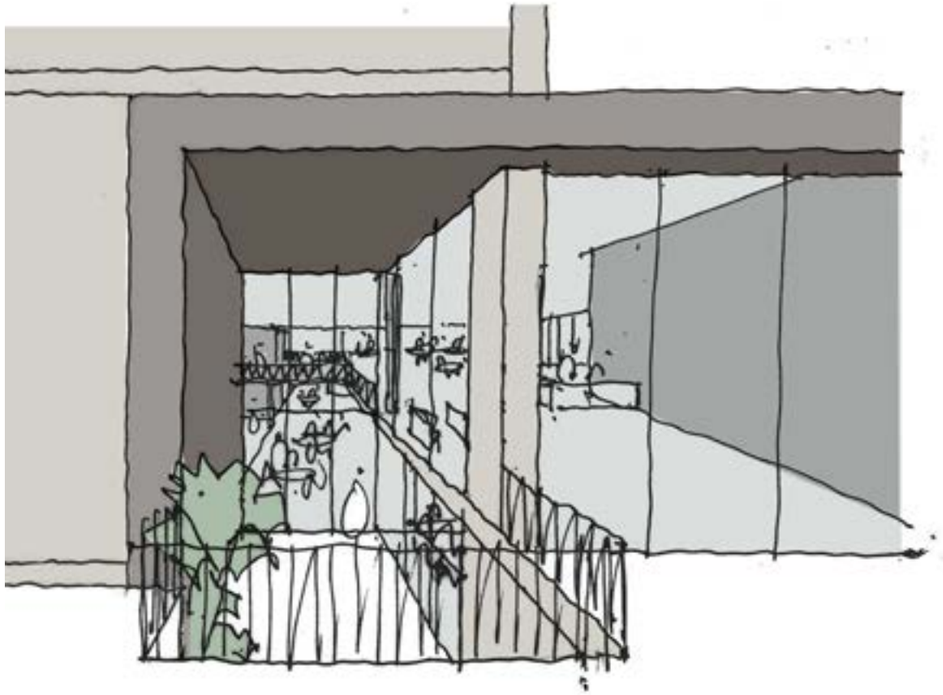
4.2 Concept Development

A number of conceptual strategies have been explored for the redevelopment of 31-34 Alfred Place. The reconfiguration of the ground floor entrance frontage, roof extension and interior spaces have seen a more extensive design development to facilitate connectivity between the buildings over different levels and unify the architectural treatment to the buildings as a whole.

Conceptually, the new metal entrance pavilion will link the different buildings at ground floor with a new central entrance into the hub area. The idea for the ground floor and basement hub areas is to bring more natural daylight down to the basement to make the interiors architecturally interesting and more visible from the street. This will be achieved by a series of large cuts to the existing interior ground floor slab with lightweight metal bridges suspended between.

The aspiration for the proposed roof extension and external facade treatments is create something that complements the modernist character of the existing buildings and enhances their visual appearance.



Concept development sketches
Above: basement and ground floor connecting through proposed voids
Below: propsoed floor entrance pavilion

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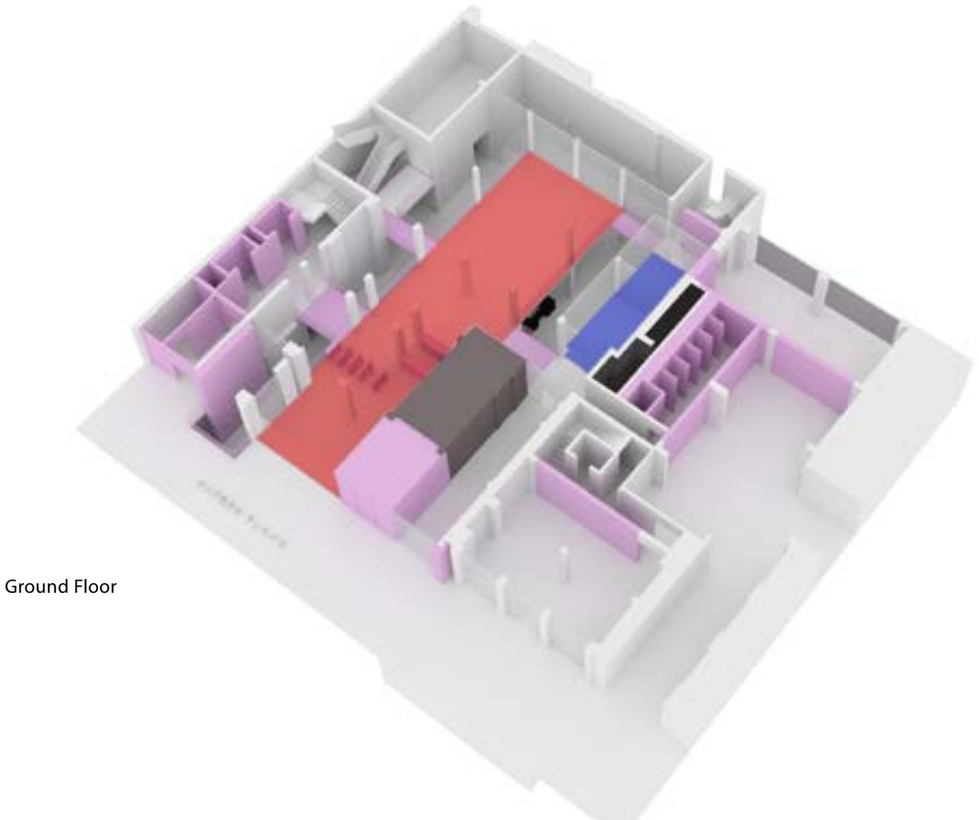
4.3.1 Internal Reconfiguration

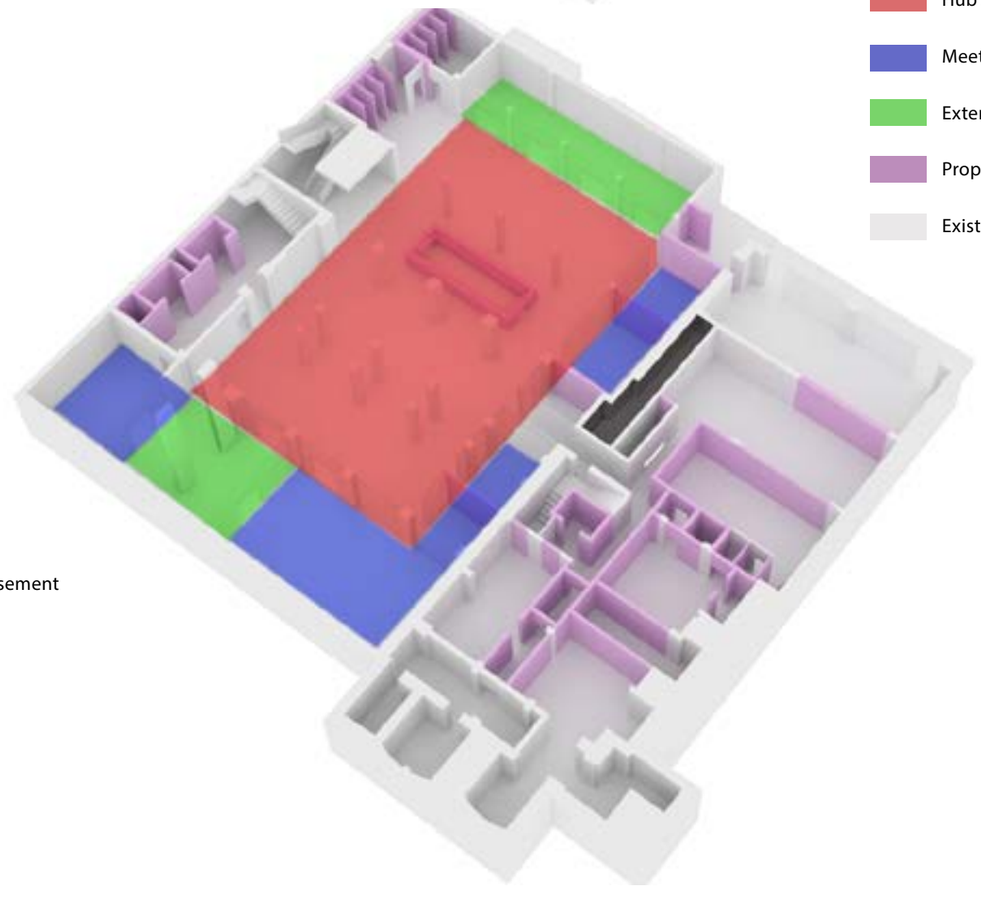
The main areas being reconfigured are the basement and ground floor to accommodate the new hub space, whereas the typical office floors above are set out according to the existing office grid and structural layout.

The existing stair cores in 31-32 and 33-34 will be upgraded with new larger lifts to facilitate access, and an additional lift will be provided in 31-32, which houses the principal firefighting core.

The hub space includes eight meeting rooms, a cafe area with informal seating for break-out meetings, toilets, conference facilities, a multi-functional space for events and access to outdoor lightwells. The office accommodation will provide 600 desks in a variety of room sizes and configurations, with toilets on every level.

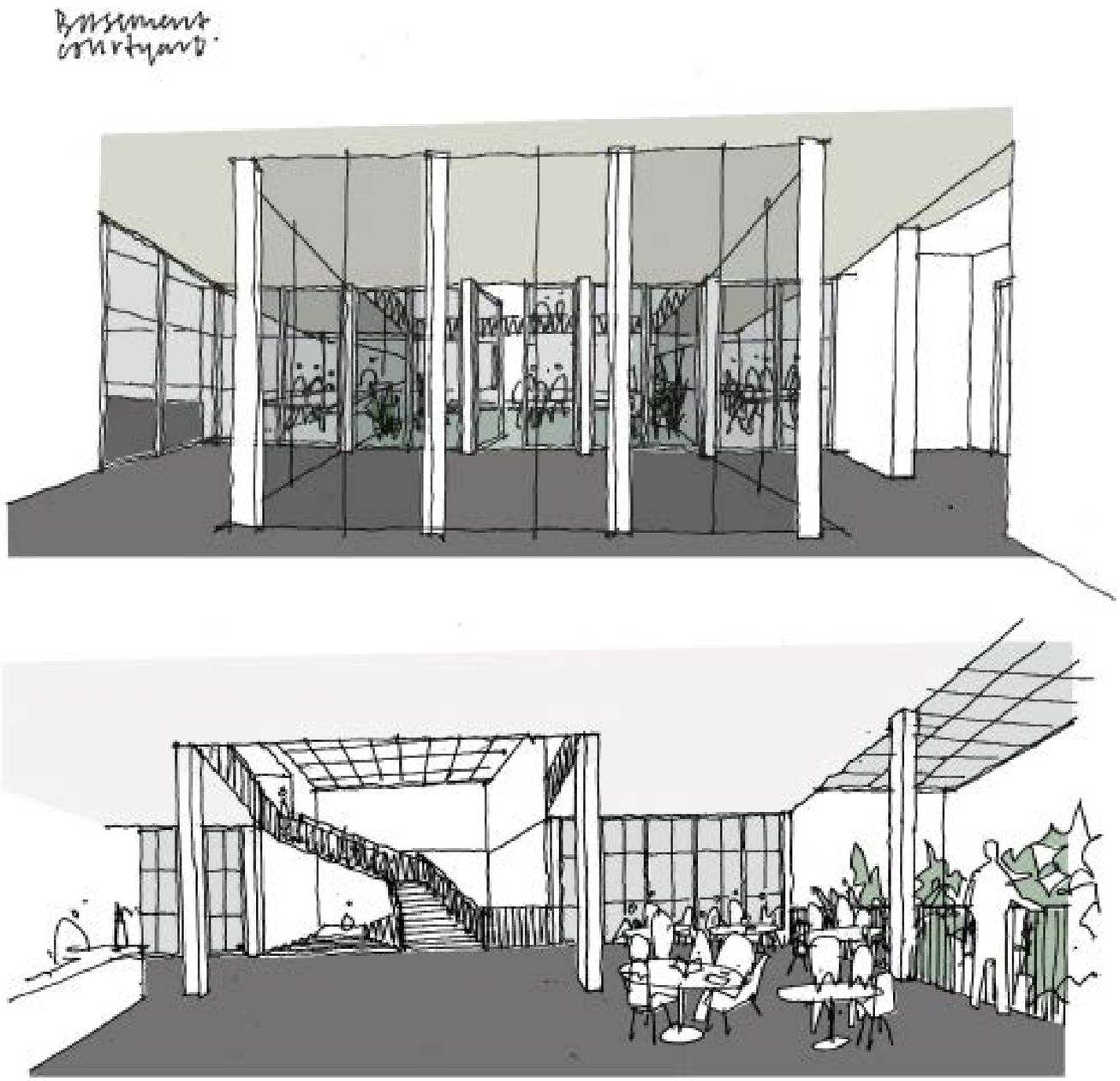


Ground Floor



Basement

4.3.1 Internal Reconfiguration



Concept development sketches of hub areas

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4.3.1 Internal Reconfiguration

Precedent images of interior meeting rooms and partition systems

Current condition of interior of Alfred Place

Proposed refurbished office corridor

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4.3.1 Internal Reconfiguration

Existing interior

Proposed interior

Proposed interior studies of the typical offices, each showing different degrees of restoration within the industrial character of the existing building.

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4.3.2 Façade treatment

The existing buildings on the site and in the conservation area encompass a wide variety of different architectural styles, materials, and periods. The predominant material of buildings on Alfred Place is brick. The existing buildings at 31-32 and 33-34 are concrete frame structures made from a combination of brick infill and steel framed windows. The existing treatment to the ground floor facade facing Alfred Place is boarded up and closed off and consists of opaque glass and roller shuttered fenestrations. The proposed scheme seeks to re-energise this elevation as the new main entrance to the buildings.

Existing facade montage

Proposed facade montage

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4.3.3 Façade treatment

Our proposal is to 'ossify' the different external elevations across 31-34 with a pigmented lime wash or paint. We have selected pigments that give the overall building a lighter neutral tone. While the submitted palette is indicative of the final colours, further work on the precise colour tones is expected during the detailed design phase. For now, they represent our intention to draw the colours from the brick colour palette in the area and energise the local context with a sensitive new facade treatment.

1

2

3

Above: Painted facade treatment - mock-ups to be trialled on site
1, existing brick facade; 2-3, proposed paint treatments under consideration

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4.3.2 Façade treatment

Existing Facade

Proposed Facade concept

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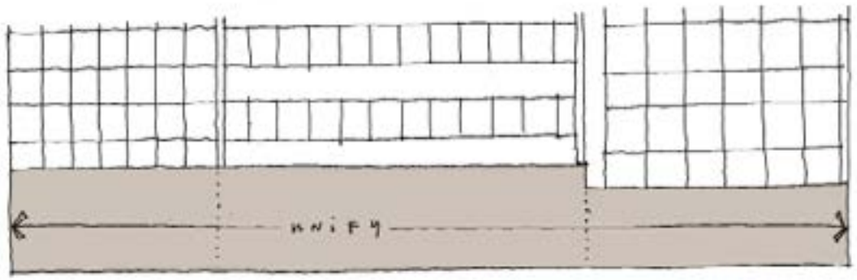
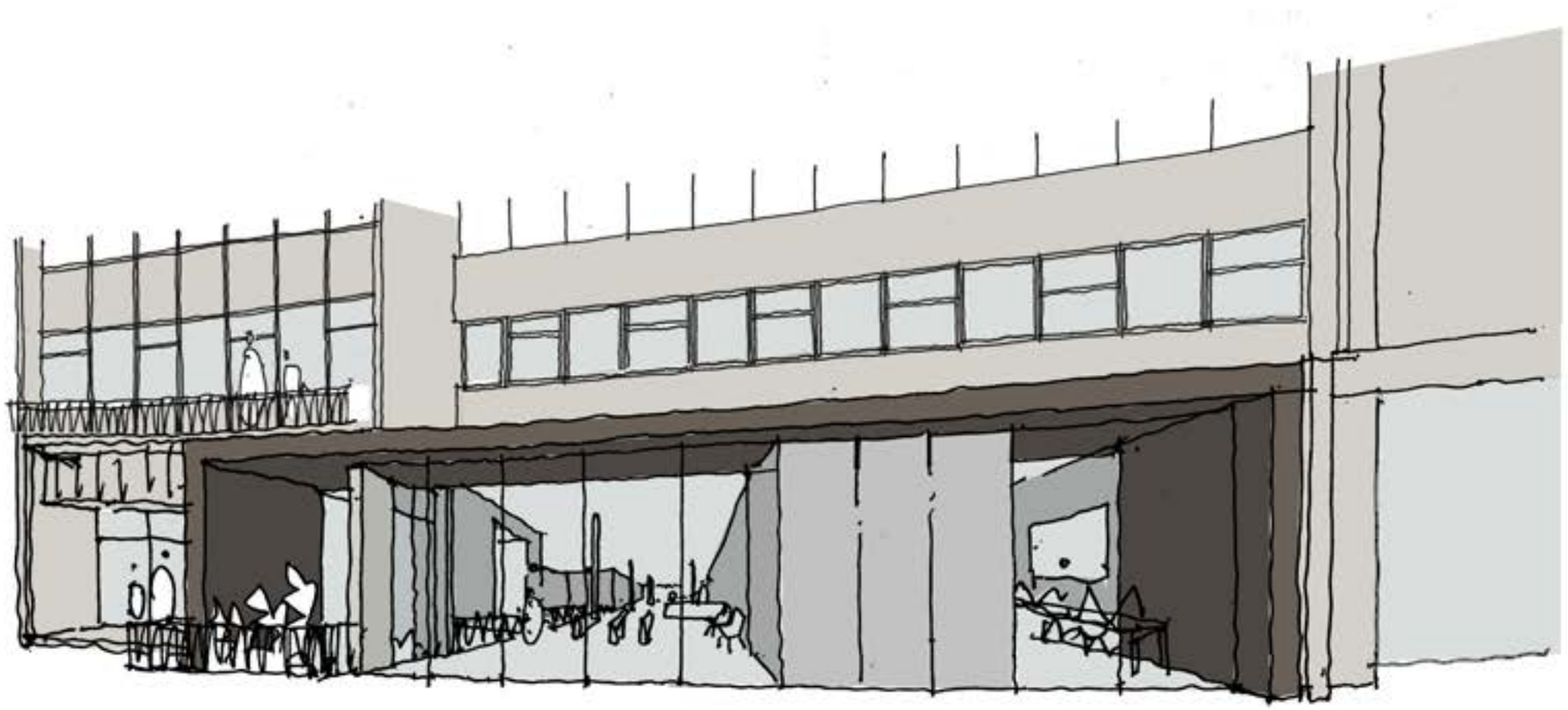
4.3.3 Proposed entrance canopy





Design development sketches illlustrating
proposed ground floor entrance pavilion

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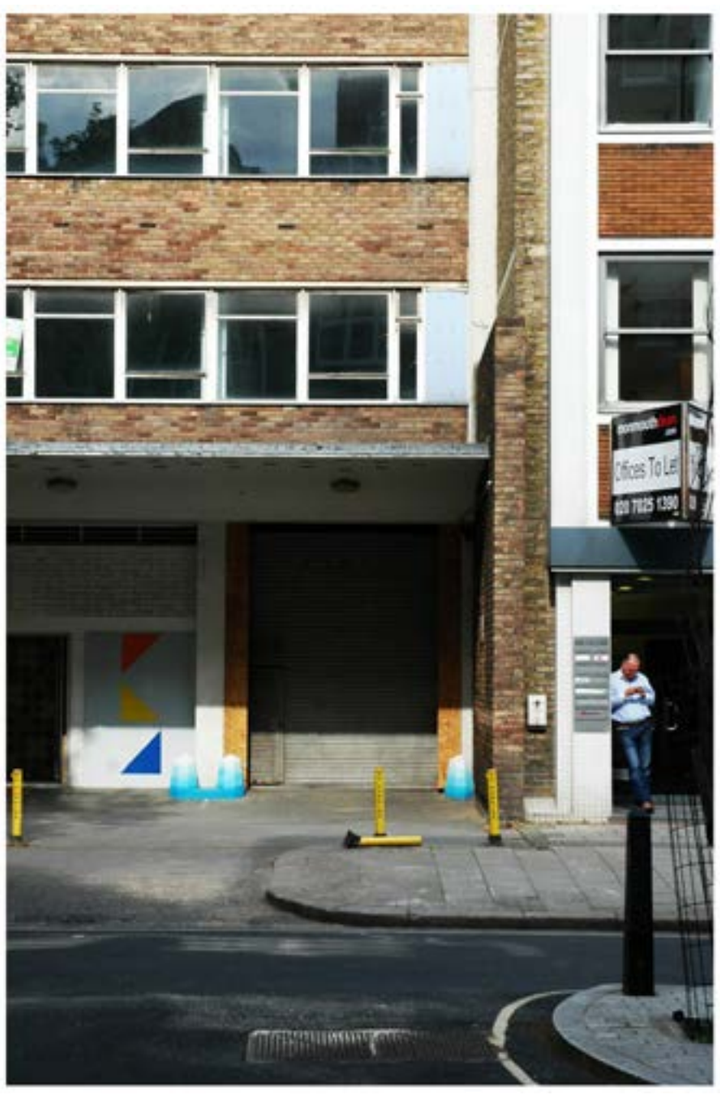
4.3.3 Proposed entrance canopy

A new metal entrance pavilion slots into the existing service yard recess at the front, in between the 2 side walls of 31-32 and 33-34. This modest extension creates a new clearly defined entrance to the building.

The scale relates to the existing entrance canopy and it will be carefully detailed to achieve a simple but high quality intervention. The materiality will be dark metal to distinguish it from the existing buildings.



Left, existing elevation / ground floor; right, proposed elevation / ground floor treatment

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4.3.3 Proposed entrance canopy

Below: proposed entrance canopy

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4.3.3 Proposed entrance canopy

Proposed Alfred Place entrance arrangement

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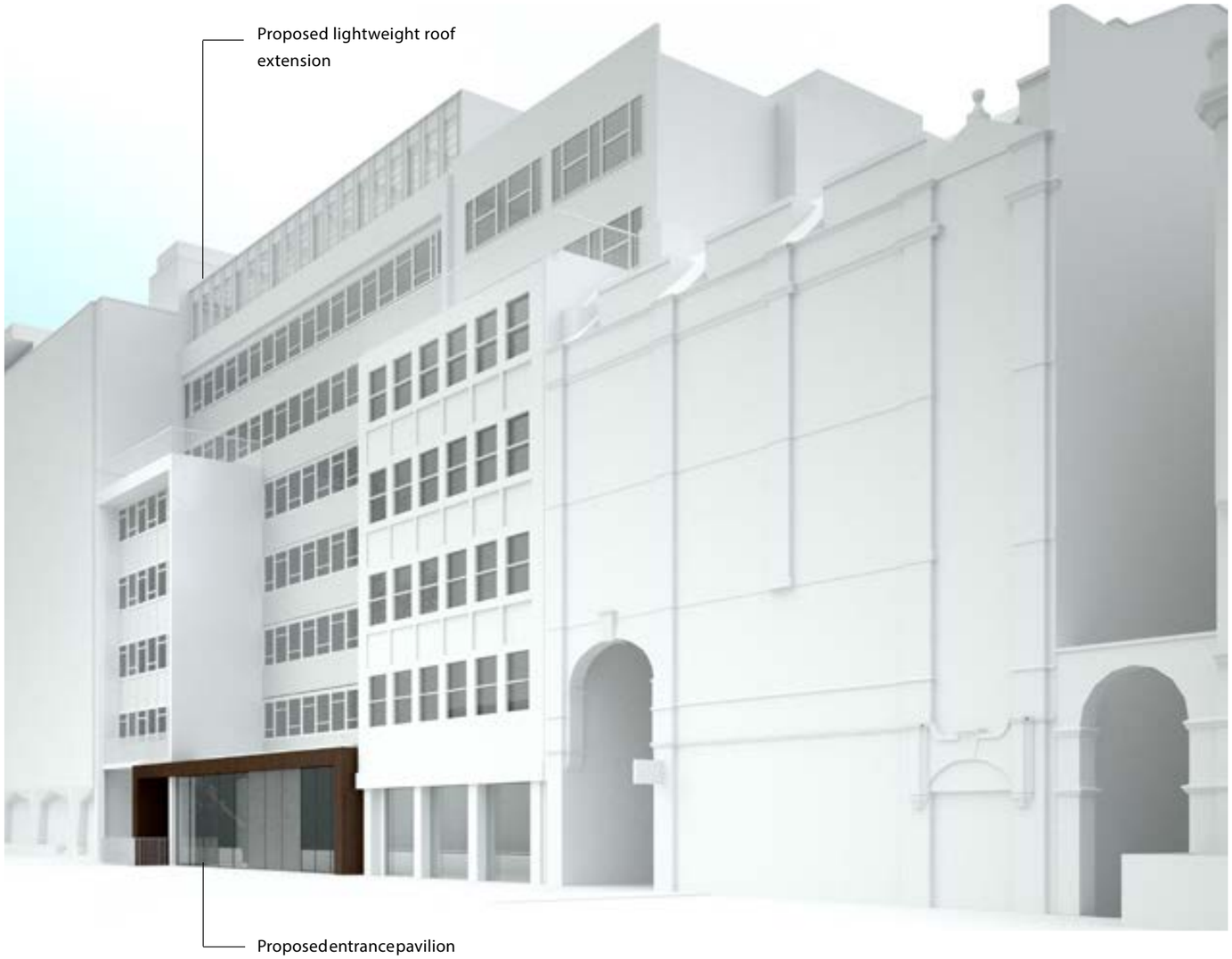
4.4 Proposed roof extension

A new lightweight steel frame roof extension of modest scale is proposed to provide additional office accommodation with access onto a small roof terrace to the south side. The form and volumetric character of the roof extension are derived from a combination of considerations including the existing structural layout of columns, the neighbouring parapet levels, and the site lines from key street views.

The proposed eaves line of the extension is within the massing envelope of the consented scheme by Flanagan & Lawrence and the structure is set back 550mm from the existing front parapet line to minimise the massing impact to the street.

The facades are modulated to relate to the existing fenestrations below and the structure will be clad in either anodised aluminium insulated panels. The precise colour tone of the external elevations to the roof extension is to be determined but the intention is to use a lighter neutral palette that complements the renovated facades of the existing building.



View from South Crescent. Plant not visible from street as it is set back 2m from facade

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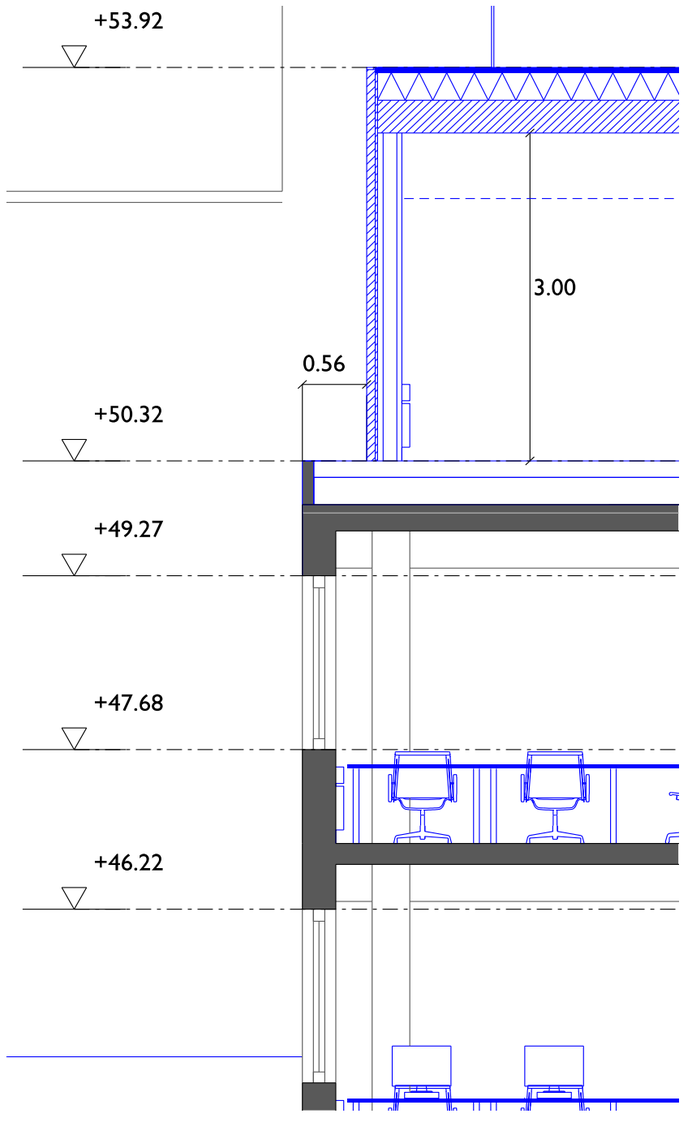
4.3.4 Proposed roof extension



The proposed roof extension is made from a lightweight structure. The fenestration follows the glazing rhythm of the existing ribbon windows below. The composition of the proposed roof facades comprises of a 60% - 40% ratio of glass to solid.

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5.0 Technical Issues

Servicing and deliveries
The proposed refurbishment and new build works to 31-34 Alfred Place will not require a change to the current servicing arrangements.

The existing service area located at the front occupies a prominent section of frontage to Alfred Place and the proposals involve replacing the service yard, which is currently set back, with a new entrance reception. In the new proposals small goods and food items will be delivered through one of the two front entrances at 31-32 or 33-34 Alfred Place.

There is also a service yard that runs to the side of 33-34 Alfred Place, where access will be provided to the cycle racks and refuse area located at street level. The new refuse area has space for up to four eurobins. This service yard will also be used for deliveries and maintenance access. To reduce disruption to other road users, the number of deliveries to the building will be kept to a minimum and where possible scheduled in off-peak periods.

Additionally, 24 hour service access will be required to the on-site substation for UKPN maintenance, which is no different to the existing arrangement. The substation is located at street level on Alfred Place with dropped kerbs for access. The layby will remain unobstructed at all times to facilitate 24 hour access.

Sustainability
The approach established by the environmental engineers is informed by the client's aspiration to achieve a low energy building in as far as it is feasible within the realms of working with an existing building.

Energy efficiency measures have been incorporated into the design which has good levels of thermal mass, high performance solar control glass, efficient plant, and efficient lighting including daylight control.

The fabric of the building, is to predominately remain as exisitng, however any new fenestration will be of a high performance to maximise the energy efficiency of the building.

The building service systems incorporated are all subdivided into sub-systems tailored to suit the various functional areas, offer a high level of individual control and sub-divisibility of use, therefore enabling areas of the building to be taken out of operation when not in use and therby minimise energy consumption.

As part of the overall sustainability strategy, the large exposed roof at second floor level will be insulated help attenuate rainwater.

Water consumption will be reduced to a minimum by specifying low-use appliances, such as spray taps and flow control taps.

The energy statement submitted in this application outlines the proposed energystrategy in relation to policy DP22 in the London Borough of Camden Core Strategy on promoting sustainable design and construction.

A BREEAM sustainability assessment is not a requirement.

Plant amenities
A new centralised heating plant room will be provided that will allow the building to benefit from the efficiency of a central plant. Plant rooms are accommodated in the basement of the building and new distribution branches will be introduced including two new vertical risers.

Fire safety
The fire strategy for the development proposals has been developed by Chapman BDSP Fire Consultants to inform the building design as part of the planning process. It is intended that the design submitted for planning approval can be developed to comply, post-planning approval, in line with the appropriate fire safety legislation during the building control process, without having to revisit planning in the future.

The existing buildings 31-32 and 33-34 Alfred Place are not connected internally and they currently rely on separate fire safety arrangements. Both existing buildings have a clear form and a conventional arrangement of spaces, with good exit provisions.

The development proposals involve connecting the two buildings internally as one larger single office development with new services infrastructure and as such a new fire strategy has been developed.

For horizontal egress, the linearity of the overall footplate ensures that two means of escape are always provided, with one in either direction. Access to the outside is available from the ground floor via the main entrance and service yard to the side of 33-34 Alfred Place or through 31-32.

The following occupancy numbers have been determined based on the guidance set out in the building regulations and take into account the existing buildings and proposed new fire fighting lift in 31-32 Alfred Place:
—— basement floor, 180 people
—— ground floor, 180 people
—— first floor, 180 people
—— floors 2-4, 180 people
—— floors 5-6, 180 people
—— floor 7 (roof extension), 180 people
—— total exit occupancy 1620 people
The building does not fall within the requirement for sprinklers under Building regulations.

The building does not require any compartment wall or floor for life safety reasons, except in places that pose a higher fire risk, such as plant spaces, transformer and switch gear rooms, along with the respective circulation cores. Fire brigade access is provided from Alfred Place: at the west. The circulation core in 31-32 has been designated as a firefighting core.

Acoustics and noise
An environmental noise assessment of the area was produced and supports this application. The two main sources of noise are some existing roof mounted plant and road traffic noise in the surrounding streets. In terms of noise from plant operation the proposals are not expected to have a detrimental impact on the surrounding occupiers.

Security
The development proposals satisfy the planning policy requirements in terms of designing out crime. The main entrance to Alfred Place will be manned by a security guard. Tenant access will be via key card operating turn styles. The proposal to build out the existing recessed service entrance at the front minimises security risks and potential crime.

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07

Drawings

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Total count in building:

Desk Count *	610
WC	64
Meeting Rooms	7

Total count in basement:

Desk Count	18
WC	12
New Terrace	95sqm
Showers	13

* Without 7th floor

General Notes

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2. Levels are in metres AOD unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Matt Architecture LLP.

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T01	22.08.14	For information	MW

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Client
Project Oak

Keyplan

North

Project
Alfred Place
London

Drawing Title
Basement floor plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/2014

Drawing No.	Rev No.
038-A-11-09	T01

Desk Count	38
WC	13
Admin Desk	8
Bike Racks	58
Lightweight metal bridge	
Infill of existing rooflights	

ALFRED PLACE

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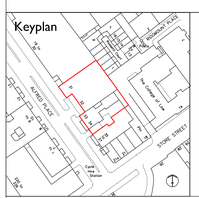


North

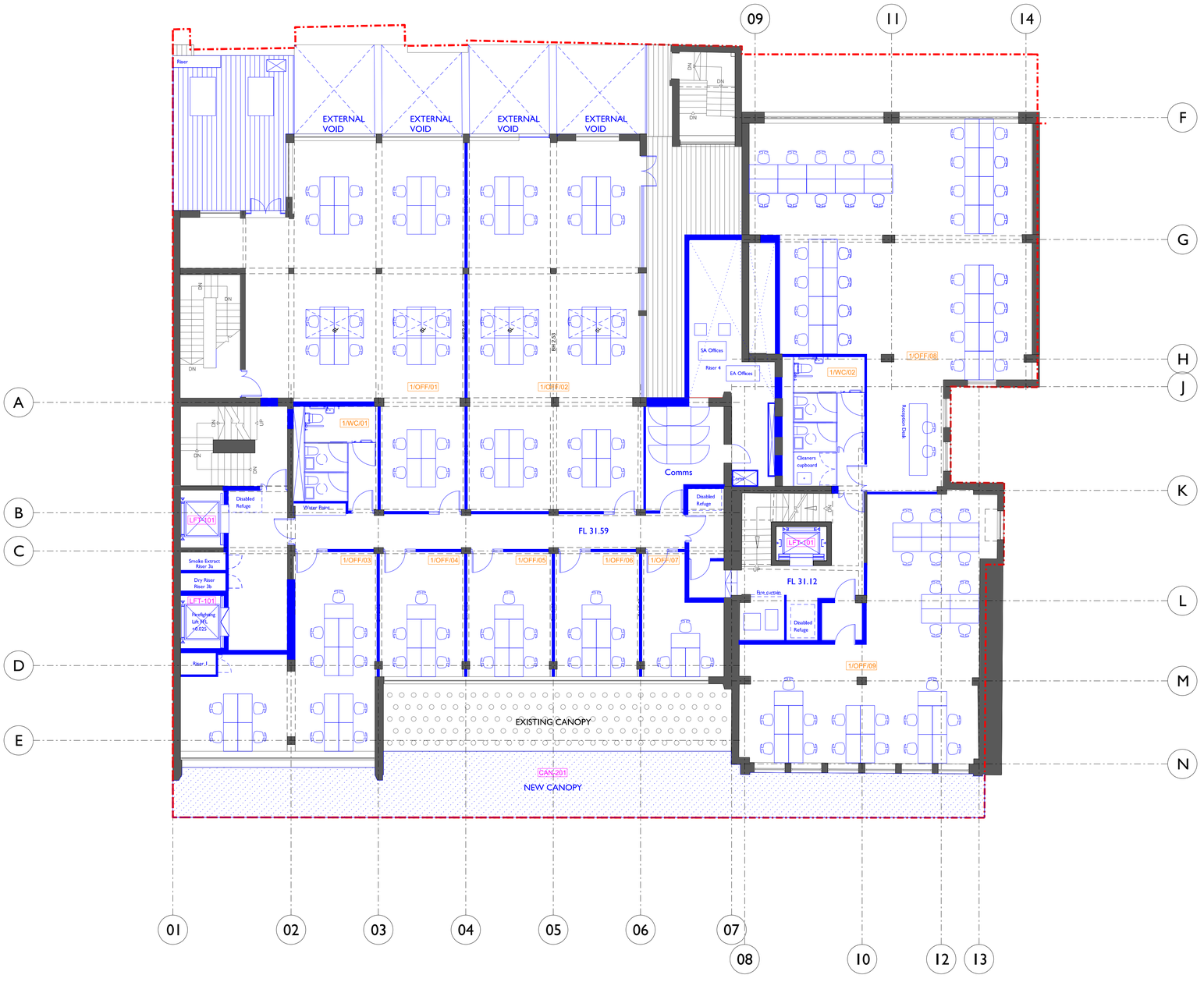
Project
Alfred Place
London

Drawing Title
Ground floor plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/2014

Drawing No.	Rev No.
038-A-11-10	T01

Desk Count	135
WC	6



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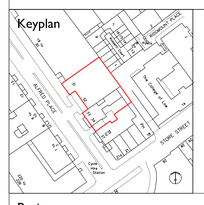

Project
Alfred Place
London

Drawing Title
First floor plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/2014

Drawing No.	Rev No.
038-A-11-11	T01

Desk Count	105
WC	6

General Notes

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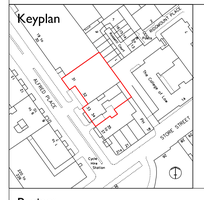

North

Project
Alfred Place
London

Drawing Title
Second floor plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/2014

Drawing No.	Rev No.
038-A-11-12	T01

Desk Count	105
WC	6

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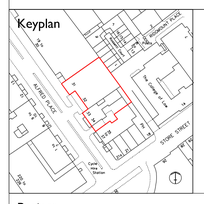

North

Project
Alfred Place
London

Drawing Title
Third floor plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/2014

Drawing No.	Rev No.
038-A-11-13	T01

Desk Count	105
WC	6

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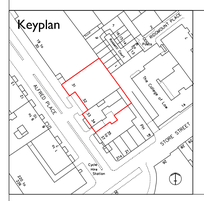

North

Project
Alfred Place
London

Drawing Title
Fourth floor plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/14

Drawing No.	Rev No.
038-A-11-14	T01

Desk Count	52
WC	6

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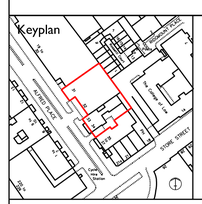

North

Project
Alfred Place
London

Drawing Title
Fifth floor plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/2014

Drawing No.	Rev No.
038-A-11-15	T01

Desk Count	52
WC	6

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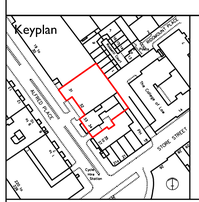


North

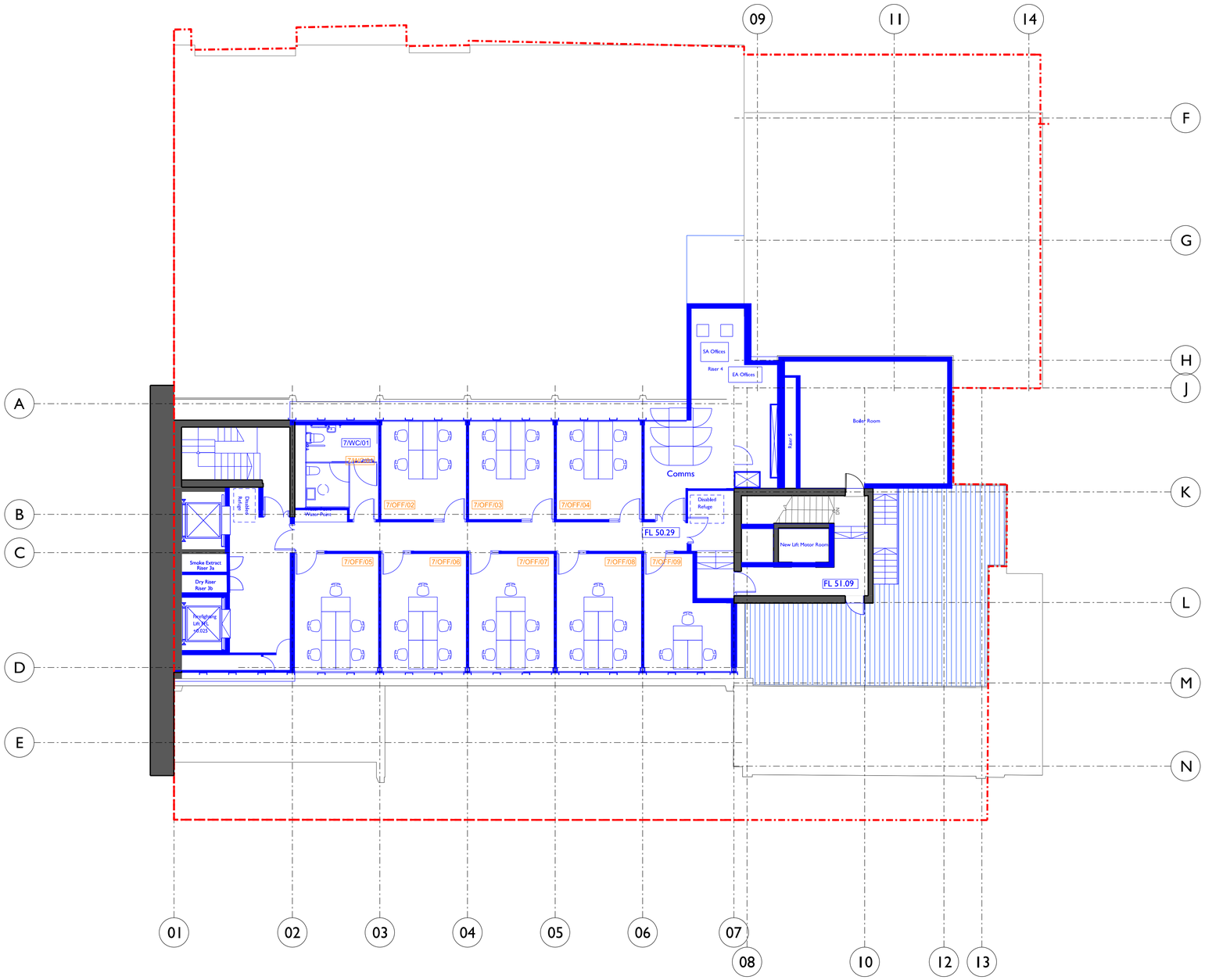
Project
Alfred Place
London

Drawing Title
Sixth floor plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/2014

Drawing No.	Rev No.
038-A-11-16	T01

Desk Count	35
WC	3



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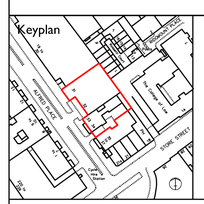

Project
Alfred Place
London

Drawing Title
Seventh floor plan
Proposed

Scale	Paper Size	Date
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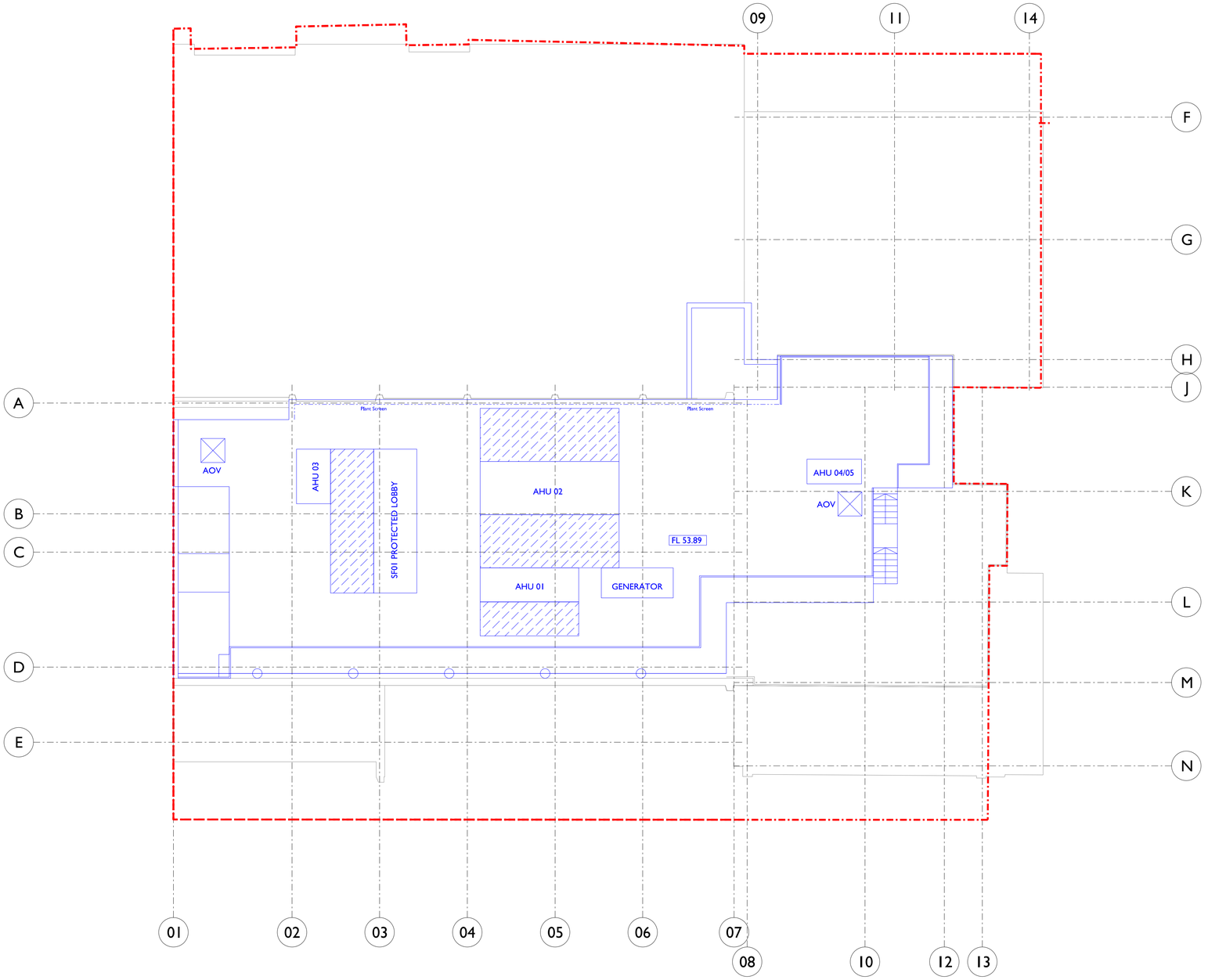
Drawing No.	Rev No.
038-A-11-17	T01



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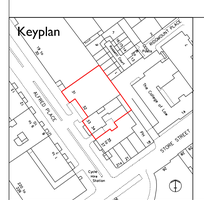

North

Project
Alfred Place
London

Drawing Title
Roof plan
Proposed

Scale	Paper Size	Date
1:200	@A3	30/05/2014

Drawing No.
038-A-11-18

Rev No.
T01

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08

Project Team

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Lead Architect
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09

Appendix

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Appendix

1 Energy and sustainability statement

2 Daylight and sunlight statement

3 Noise Impact Assessment

4 Construction Management Plan

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