

Applicant:

Capital Eagle Ltd
c/o Highbridge Estates
Westcott House
35 Portland Place
W1B 1AE

Planning Consultant

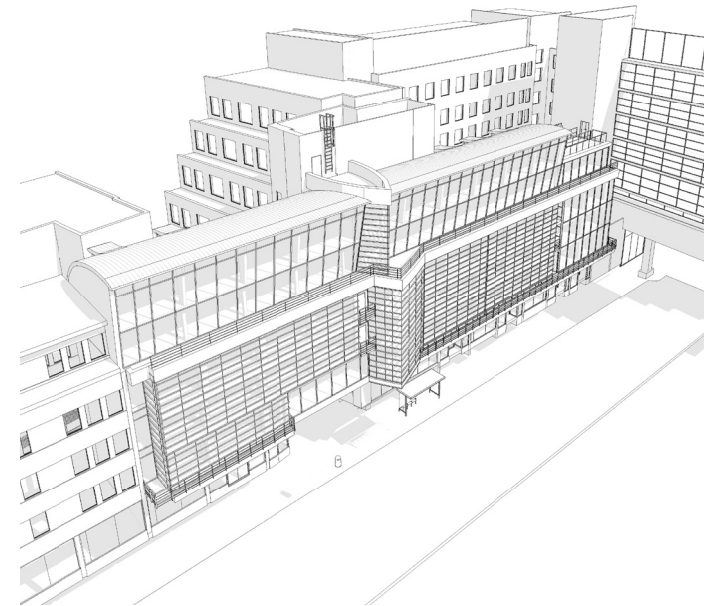
First Plan
Bramah House,
65-71 Bermondsey Street
London
SE1 3XF

Architect & Agent

HUT
3rd Floor
35-39 Old Street
London
EC1V 9HX

Site Address:

Eagle House
2-28 Procter Street
London
WC1V 6NX



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1.0 Executive Summary

This planning application seeks permission for the following works:

- Relocation of front door to Eagle Street passageway to accommodate for internal refurbishment proposals
- New feature signage, glazing & metal cladding panels to front & side elevations around ground floor entrance & passageway linking Eagle & Procter Street
- Refurbishment of passageway soffit complete with new external lighting
- New metal gates to refuse storage area accessed from Eagle Street
- Refurbishment of existing roof terrace to be used by building occupants
- New, modernised plant to replace existing units located externally at roof level

It is felt that the above proposals, whilst upgrading both the standard and sustainability of the existing accommodation, take into consideration the character and appearance of the conservation area, minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to design and materiality

This document should be read in conjunction with the existing and proposed drawings, Planning Statement and other supporting documents.

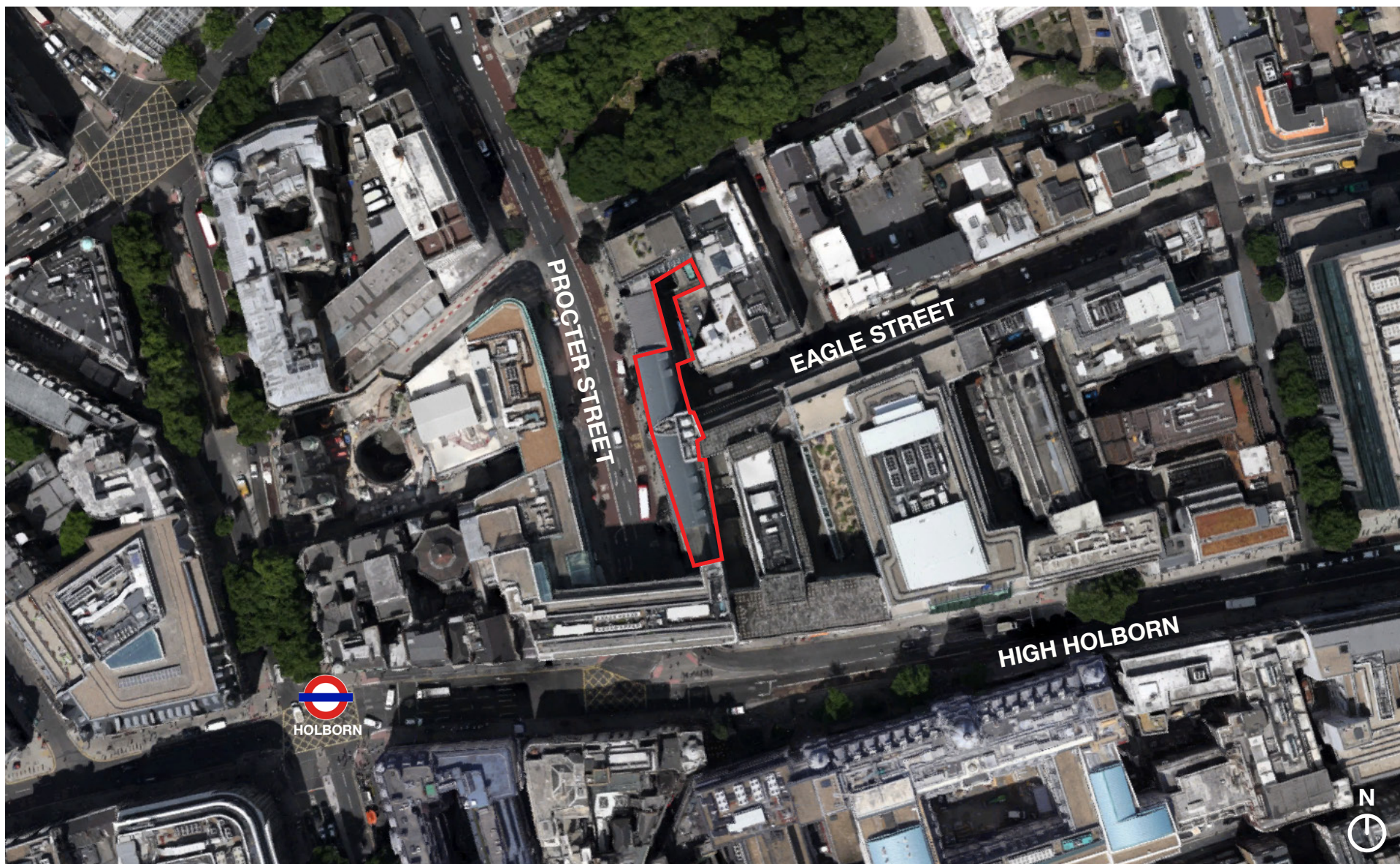
2.0 Introduction

This Design and Access Statement has been written to accompany a Full Planning & Display of Advertisements Application for the works as outlined above.

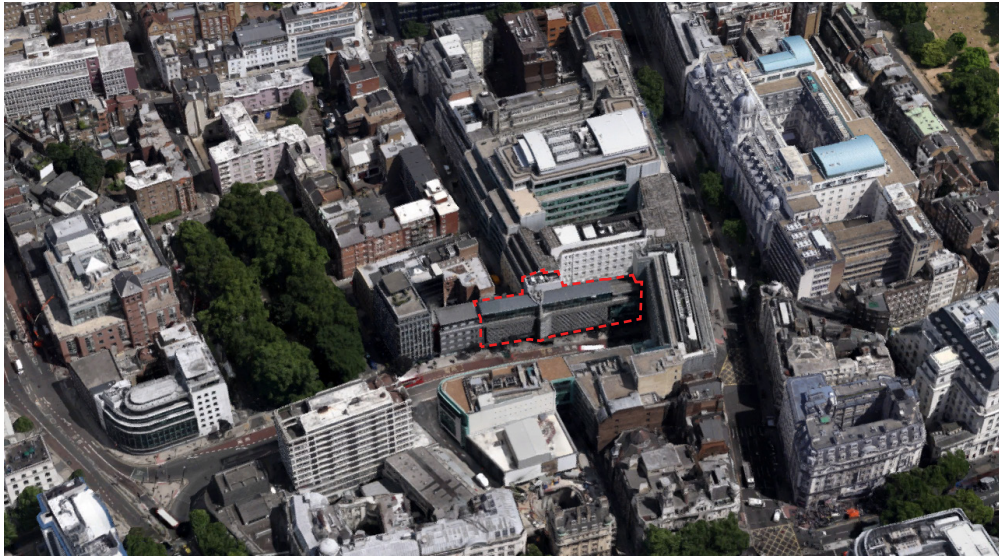
The Application is made by HUT Architecture, acting as agent to Capital Eagle Ltd, c/o Highbridge Estates.



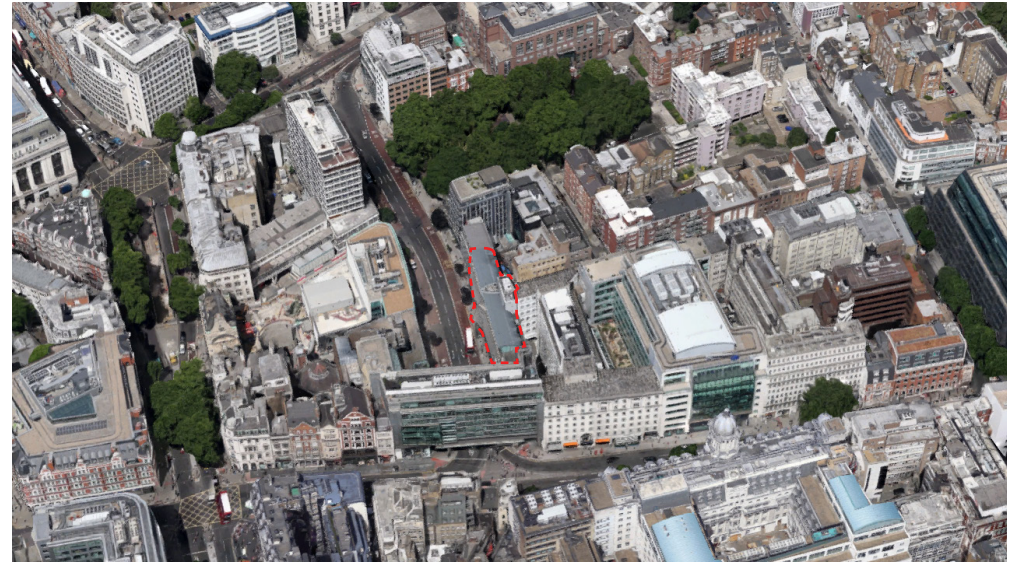
Procter street existing view of Eagle House



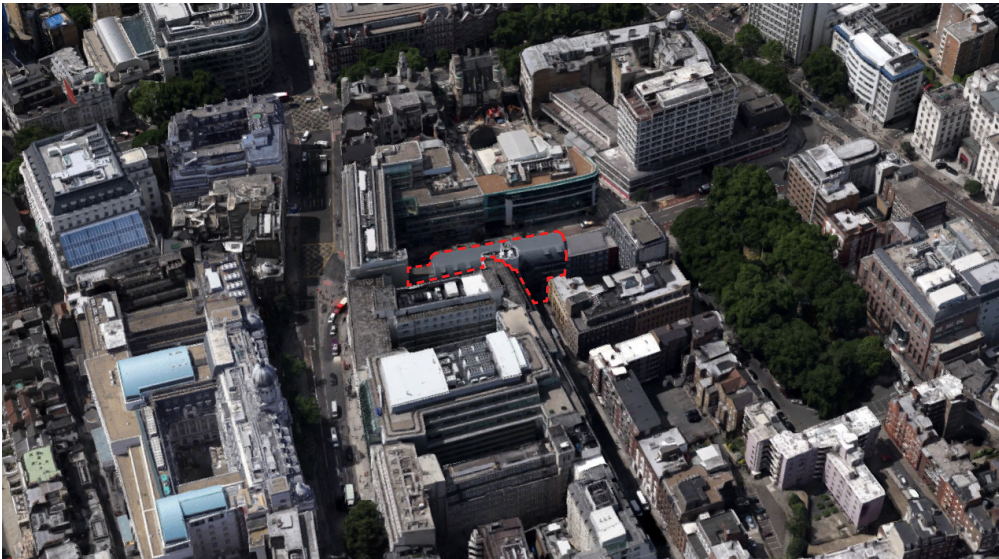
Aerial view of site showing site boundary



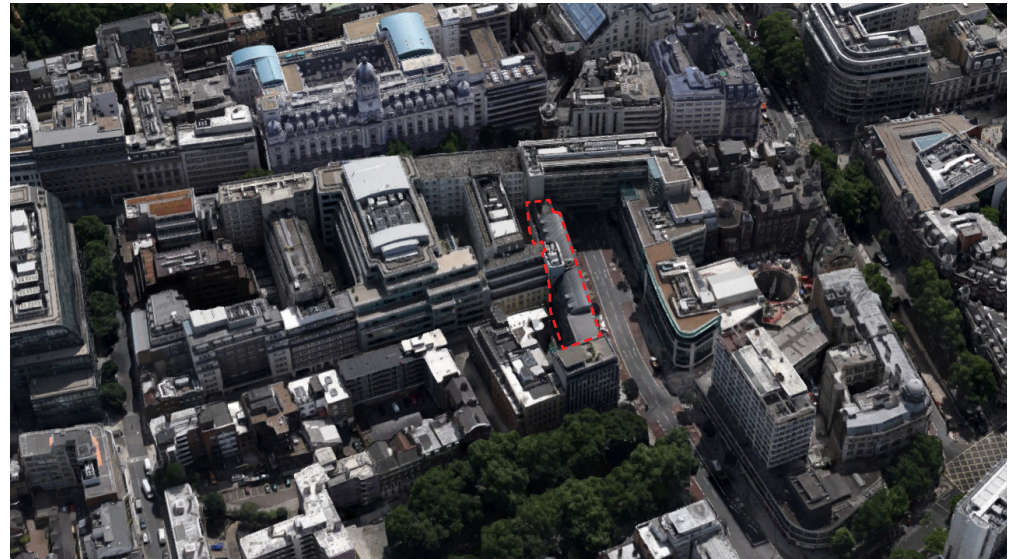
Birds eye view looking East



Birds eye view looking North



Birds eye view looking West



Birds eye view looking South

3.0 Contextual Appraisal

3.1 Project Summary & Site

Eagle House is located at 16 Procter Street, London, approximately 100m North-East of Holborn Underground Station. The site is bound by Procter Street to the West and existing buildings to the North, South and East.

Usage of the building is currently split between gym at basement level, retail and office entrance at ground floor and office accommodation on the upper floors (1st to 5th). The existing gross internal area of the commercial space of the building is approximately 28,000sqft (2,600 sqm).

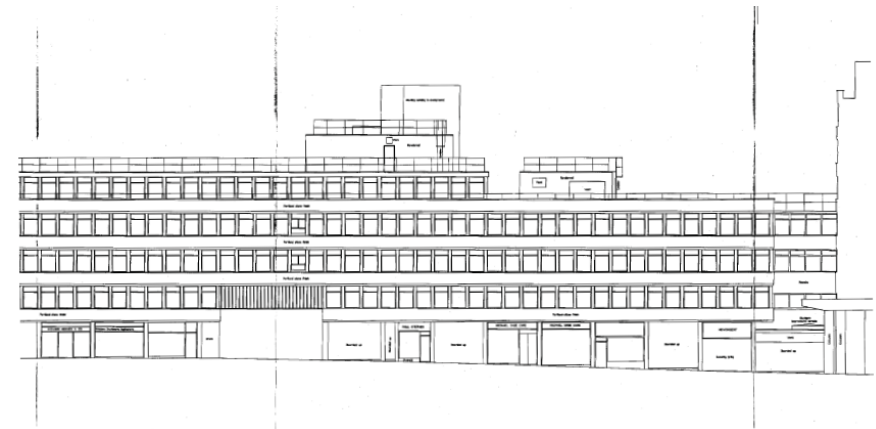
The existing building was subject to redevelopment in 2002 when the top floor plant room was demolished and replaced by a lightweight two storey extension as outlined below.

3.2 The Existing Building

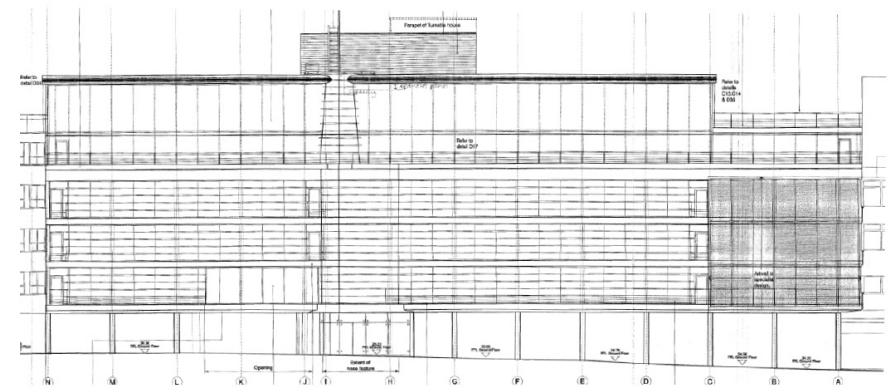
The original Eagle House building was constructed as part of the Kingsway development in the early 1960s, and has since been refurbished & extended in 2002. The 2002 refurbishment works included the following:

- Infill of the double-height space over Eagle Street to enlarge the floor plate at first floor
- Demolition of the rooftop plant room and the construction of a lightweight two storey extension on top of the building
- Extension of the front of the floor plate at the upper levels to create additional lettable area
- Reconstruction of the core to the rear of the building at the upper levels

Beneath the building and Procter Street lies a single storey basement, accommodating a car park. The basement is split into North and South sections along the original line of Eagle Street. There is no basement directly beneath Eagle Street due to assumed utilities.



Original East Elevation (1960's)



Current East Elevation (Since 2002)

3.3 Existing Character & Appearance

The character of the area surrounding Eagle House is composed of an eclectic range of architectural styles. Uses also vary, however there is abundance of commercial and retail units. Directly adjacent buildings on Procter Street appear to be modern in style, often with large frontages of glass, mullions and cladding panels.

There is an existing underpass providing a link through to Eagle Street. Eagle Street is lined mostly with masonry buildings of a more traditional modern and Victorian style.

3.4 Bloomsbury Conservation Area

The building sits just outside of the Bloomsbury Conservation Area, which starts at the end of Eagle Street, directly beyond the underpass from Procter Street - see map of site.

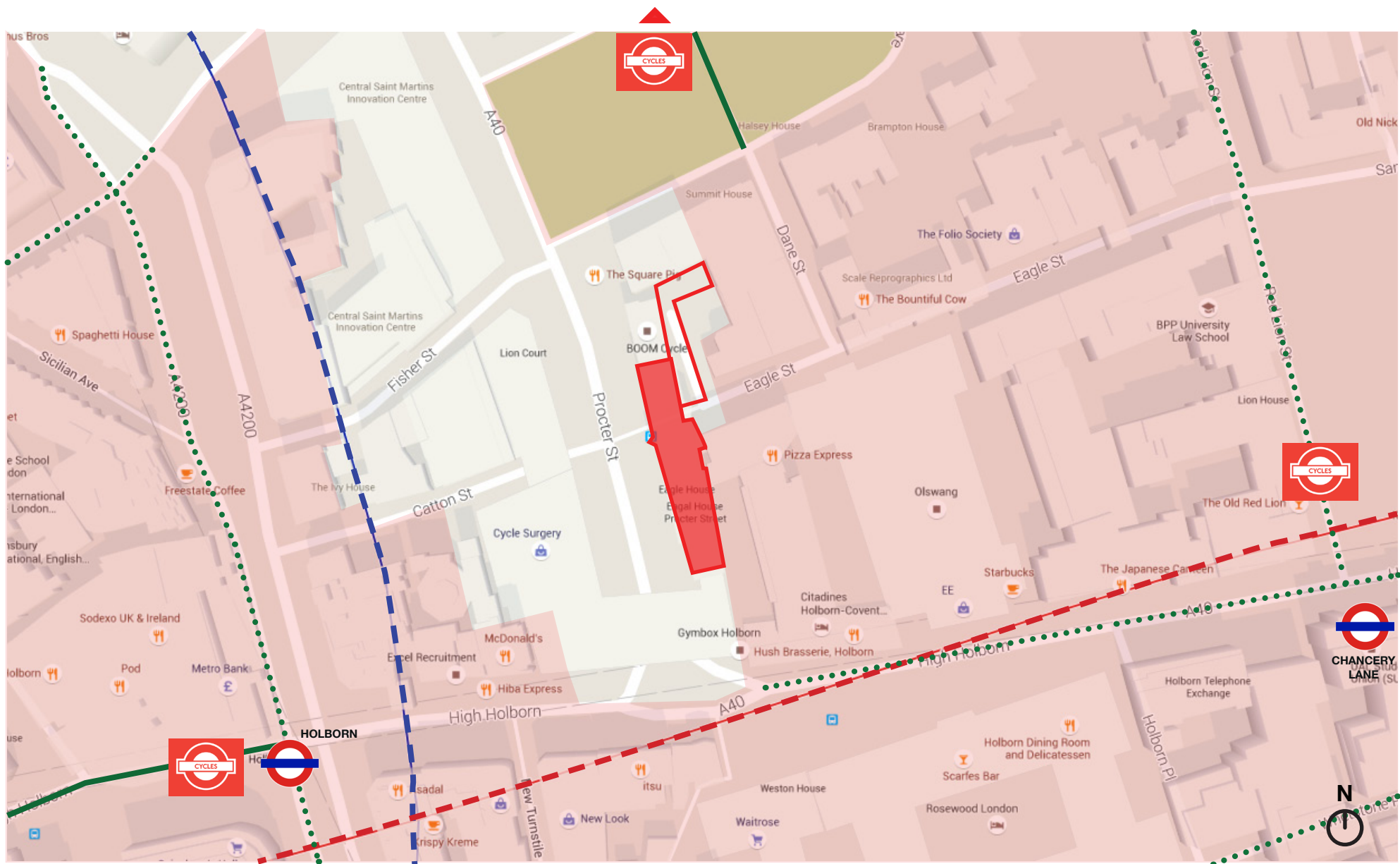
Eagle House forms a focal point of Eagle Street. The proposals include for general refurbishment works to external elements of the existing building to improve the buildings interface with the conservation area.

3.5 Transport & Access

The site is well served by public transport and main roads, with some nearby cycle friendly streets. There are two nearby underground stations, as well as existing bus stops within close/direct proximity. There are numerous Santander Cycle Hire Docking Stations within walking distance. Refer to map of site for further detail.



Existing view of Eagle House from Bloomsbury conservation area on Eagle Street



Map of site showing conservation areas & transport links
Source: Google Maps

	Eagle House & Site Boundary		Indicates Conservation Area
	Victoria Line		Underground
	Central Line		Cycle Docking Station
	Dedicated Cycle Lanes		
	Bicycle Friendly Roads		

3.6 Existing Waste & Recycling Storage Provision

The demise of the site extends beyond the rear of Eagle House, where there is a large existing space for storage of refuse with space for vehicular access. At present this area is generally accessible, untidy, and poorly maintained. The proposed works include for general improvements to this area, including new Eurobins & access gates to screen the bins beyond from Eagle Street. The gates will be accessible to occupants of the ground floor retail units, office employees and local authority waste collection service.

3.7 Planning Precedent

Recent approval was granted for redevelopment to 1 Procter House, 110 High Holborn, which sits directly opposite Eagle House. The works include for refurbishment to the reception entrance area, complete with new panels, signage and feature lighting. A full CAT A refurbishment has been carried out to fully update the building for modern commercial use.

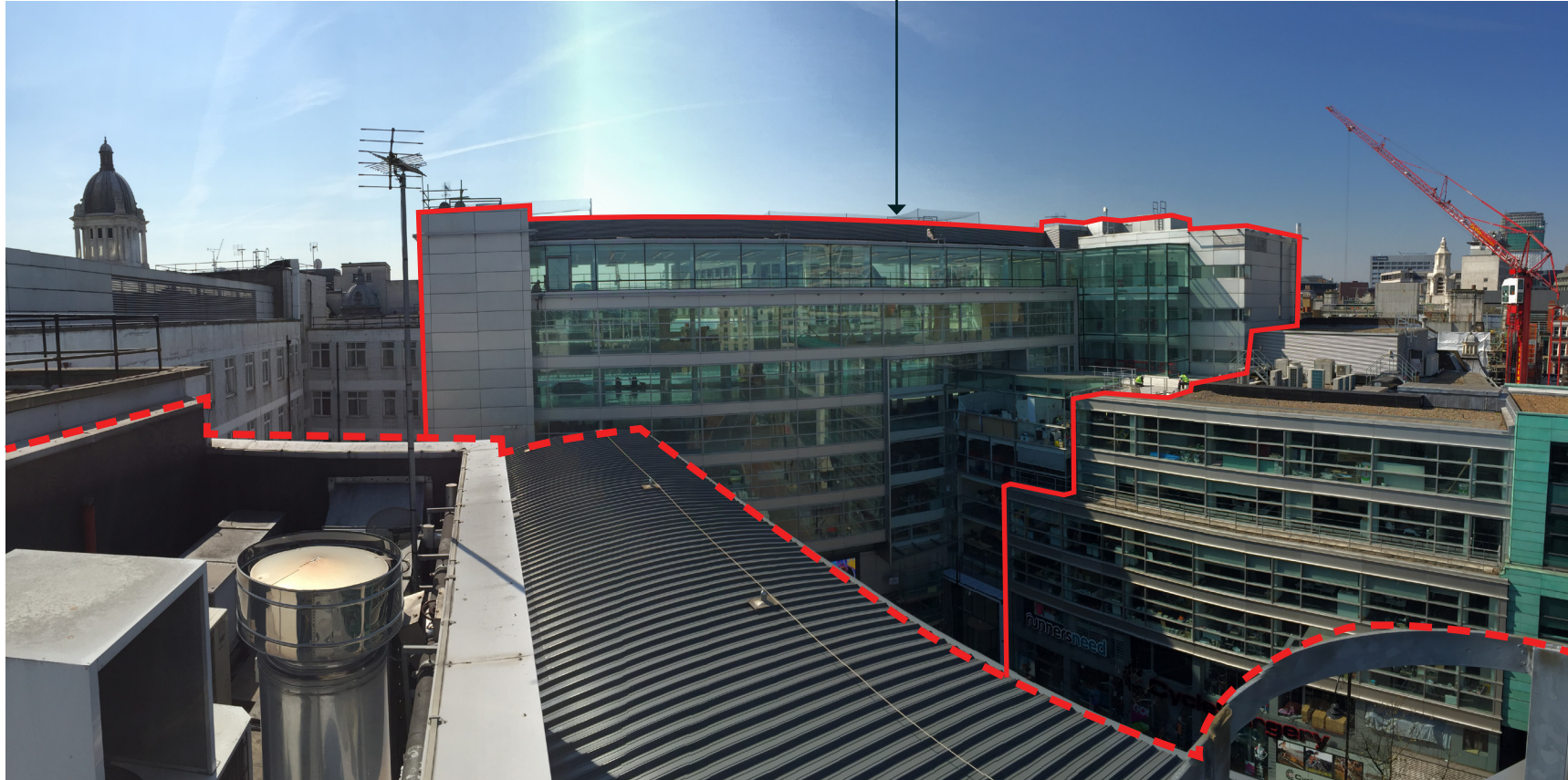


Passageway between Procter & Eagle Street with public cycle storage



Alleyway to rear of Eagle House showing existing refuse storage

110 High Holborn fully refurbished throughout with new entrance to modernised reception



View of newly refurbished 110 High Holborn from Eagle House rooftop

Red dotted line indicates extents of Eagle House



New panelling, feature lighting & signage to 110 High Holborn



New entrance area to 110 High Holborn reception

Planning Precedent

110 High Holborn Refurbished Ground Floor Entrance & Reception

4.0 Key Proposals

4.1 General Improvements

In summary, the proposed scope of works includes for the following:

- Relocation of front door to Eagle Street passageway to accommodate for internal refurbishment proposals
- New feature signage, glazing & metal cladding panels to front & side elevations around ground floor entrance & passageway linking Eagle & Procter Street
- Refurbishment of passageway soffit complete with new external lighting
- New metal gates to refuse storage area accessed from Eagle Street
- Refurbishment of existing roof terrace to be used by building occupants
- New, modernised plant to replace existing units located externally at roof level

The proposed works have been designed to improve the overall Eagle House entrance and surrounding area, which is currently poorly maintained, under-lit and understated. The elements of the scheme are described in further detail below.

4.1.1 Relocation of Existing Main Entrance

The existing entrance door providing access to the commercial space of Eagle House is currently situated along the access of Procter Street, obscured by an existing bus stop. The street frontage along this axis is crowded, and the entrance to the reception area subsequently undistinguished. Proposals include for the relocation of the entrance to the covered passageway link between Procter and Eagle Street, where there is greater visibility and a smoother pedestrian flow from the street. Situating the door within this area also leaves the Procter Street facing elevation clear of openings, providing a clear street frontage, with views through to the proposed modernised reception area beyond.

4.1.2 Refurbishment of Reception Area

The existing reception area is to be fully refurbished. It is proposed that the new design will consist of high quality, contemporary materials and include new feature lighting. Although planning permission is not sought for the internal works, the improvements will ensure the

reception area contributes to the Procter Street street-scene in a more positive manner.

4.1.3 Soffit & Fascia Panelling and New Passageway Lighting

Some existing damage and disrepair has been identified to the existing down lights and panelling lining the soffit of the passageway connecting Procter and Eagle Street. Proposed works to brighten and restore the area include for the removal and replacement of panelling with a metal louvred motif to the passageway soffit, complete with new recessed strip lighting. Areas of the fascia are also to be renewed where required.

4.1.4 Internal Refurbishment Works

The existing building was last upgraded in 2002, and has started to fall into disrepair. There have been reported faults with plumbing to the WC's throughout the building & damage to the existing drainage is evident due to patches of damp & mould which have appeared in the internal office spaces.

Proposals include comprehensive CAT A refurbishment of the existing building including new drainage, and mechanical & electrical services throughout. All floors are to be amended to open-plan, leaving prospective tenants the flexibility to fit out as required. Floors may be let individually, or the building as a whole.

4.1.5 Mechanical & Electrical Services

At present there are plant units located to both lower and higher roof levels - refer to drawings for further detail. It is proposed that the existing external plant is upgraded, and replaced with more efficient, quieter modern equivalents of a similar size. Refer to drawings and noise assessment for further information.

4.1.6 Refurbished Roof Terrace

Proposals include for the refurbishment of the existing terrace at fifth floor level, which is to be full width and finished with composite timber decking to the floor. The existing balustrades are to be removed and replaced with new, modern equivalents, made from horizontal metal railings (refer to image on p.15)

4.1.7 Proposed Waste & Recycling Storage Provision

Existing waste storage space is sufficient, however it is proposed that a new, modern gate, with side access door & digilock will be installed to increase security and facilitate better management of the area. New Eurobins will be provided as described in the Waste & Recycling Storage section of the Camden Planning Guidance document (CPG1).

4.2 Proposed Material Palette & Lighting



Black, patinated metal cladding



Black metal louvres to passageway soffit

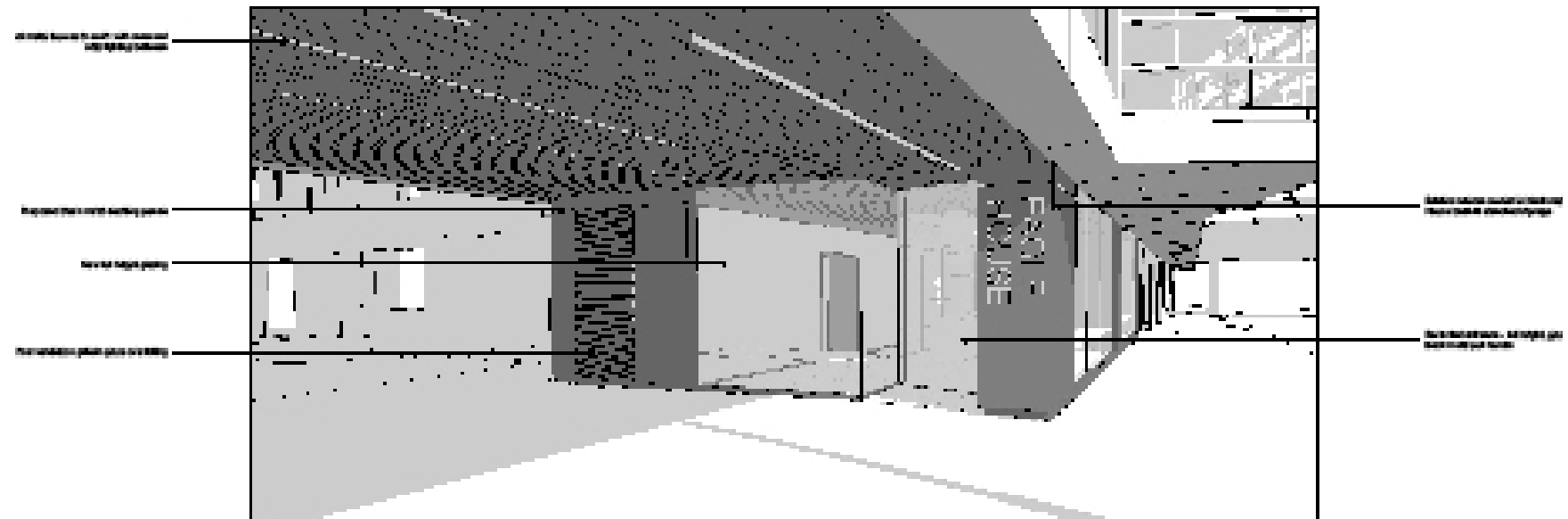


Feature strip lighting, to be recessed between soffit louvres

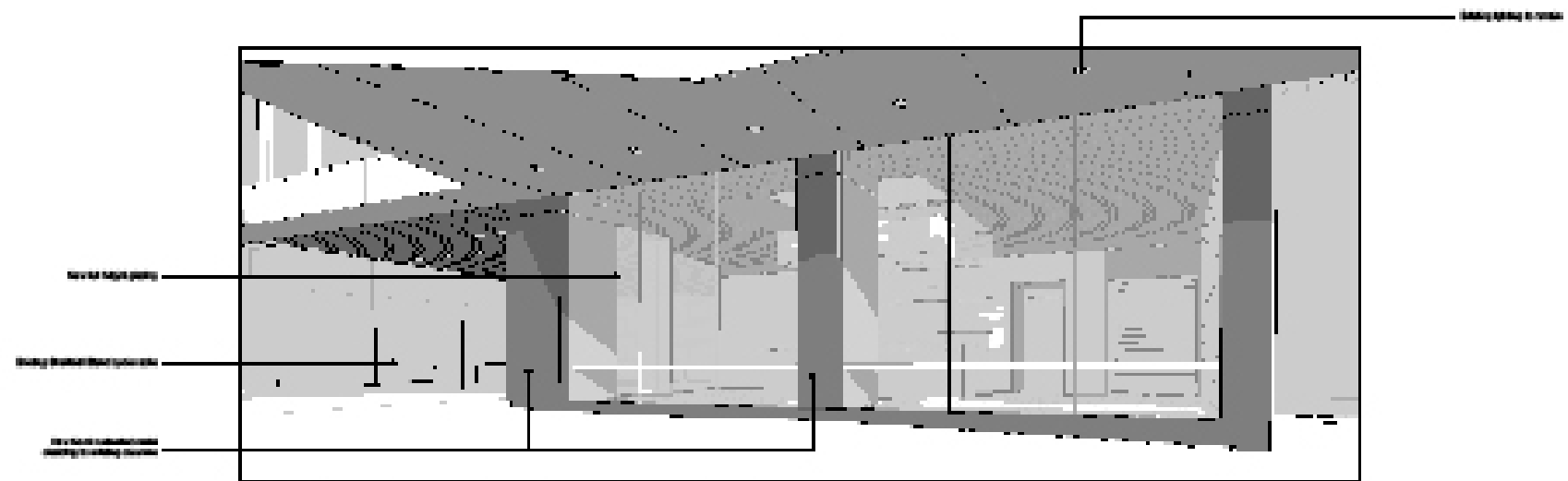


Back lit stencilled signage, for corner column

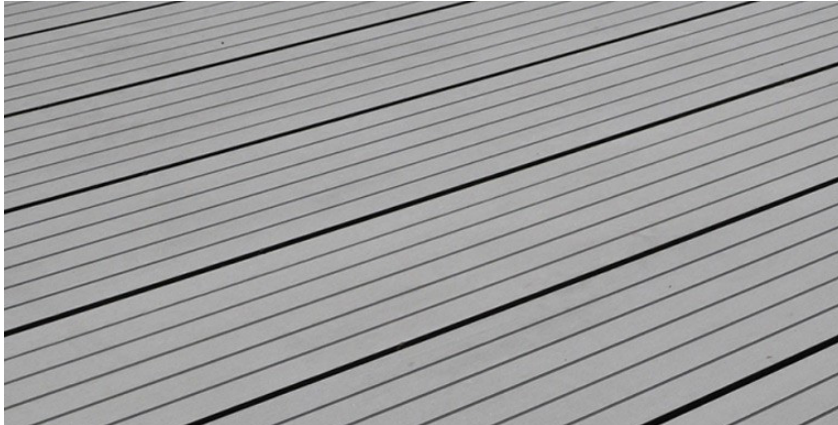
Material Palette for Proposed Ground Floor Entrance Area



View of proposed Eagle House main reception entrance from passageway leading to Eagle Street



View of proposed Eagle House reception street frontage from Procter Street



Dark grey composite floor decking



Black metal handrail with horizontal railings

5.0 Conclusion

Although no alterations to the massing of the building are being made, proposed alterations have been carefully considered so that the character of the Bloomsbury Conservation Area is maintained. The proposals seek to improve the quality of external space to the junction of Eagle & Procter Street, beneath and around the passageway connecting the two streets, whilst celebrating a new entrance to the Eagle House Commercial space above. General refurbishment works to modernise the area surrounding the main entrance, as well as improve waste storage facilities are seen as part of a holistic approach to improve and upgrade the existing building to modern standards.

Summary of Proposals

In summary, we feel that this proposal:

- Is a positive enhancement to the existing property
- Aims to conserve and build upon the nature of the area
- Is part of a sustainable development
- Is a positive enhancement to the area
- Will not increase noise levels or light pollution