

# CORINTHIAN HOUSE

279 TOTTENHAM COURT ROAD, LONDON W1



DESIGN & ACCESS STATEMENT JUNE 2016  
**TREHEARNE ARCHITECTS**





SOUTH EAST ELEVATION

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THIS DOCUMENT SHOULD BE VIEWED, READ AND PRINTED IN DOUBLE PAGE FORMAT FOLLOWING THIS PAGE



LONG VIEW FROM NEW OXFORD STREET

## 1.0 INTRODUCTION



## I.1 EXECUTIVE SUMMARY

This Design & Access Statement is submitted to Camden Council on behalf of TH Real Estate, which owns the building located at 279 Tottenham Court Road in the Bloomsbury Conservation Area in the Borough of Camden. This report outlines the proposed refurbishment proposals at Corinthian House, 279 Tottenham Court Road.

The building is Grade II Listed and consists of lower-ground to first floor level retail accommodation (approximately 1,300sqm nett) and second to sixth floor level office accommodation (approximately 1,950sqm nett).

The office floors are currently occupied on a floor-by-floor basis with all leases expiring in 2016.

The existing building has a series of significant deficiencies that greatly affect the ability to secure new occupiers, or a single occupier, of the offices and our client believes the site represents an excellent opportunity to provide much-improved office accommodation in an area of London that is going through dramatic changes, including the arrival of Crossrail in 2018.

It should be noted the existing retail accommodation located at lower ground, ground and first floor levels do not form part of this application.

This report summarises the proposed approach for key design issues including strategies concerning aesthetics, accessibility, waste and transport.

The proposed design has been informed by pre-application discussions with planning and conservation and design officers from Camden on 8 January 2016 and on site on 16 May 2016.

This document has been prepared as part of the overall planning application for the building located at Corinthian House, 279 Tottenham Court Road and should be read in conjunction with the full documentation package submitted by DP9 Limited.

## I.2 PROFESSIONAL TEAM

The contributing professional design team includes the following:

Architects	Trehearne Architects
Planning Consultant	DP9 Limited
Heritage Consultant	Donald Insall Associates
Structural Engineer	Waterman
Services Consultant	Long and Partners
Sustainability Consultant	RES
Cost Consultant	Arcadis
Project Manager	Bilfinger GVA
Acoustic Consultant	Lee Cunningham Partnership
Approved Inspector	MLM

## I.3 SITE CONTEXT

Corinthian House is located at the junction of Tottenham Court Road and New Oxford Street. Situated in the prime commercial area of Central London, it is sited in the shadow of Centre Point tower which is currently being converted to residential use. It is also in close proximity to the green spaces of Soho Square Gardens and Bedford Square Garden. It lies directly above the TFL transport hub of Tottenham Court Road Station served by the Central and Northern underground lines, and with Crossrail to open in 2018. TFL cycle hire stations are located at Earnshaw Street, Great Russell Street and Soho Square.

1- EASTERN END OF SITE VIEWED FROM NEW OXFORD STREET

2- BAINBRIDGE STREET ELEVATION

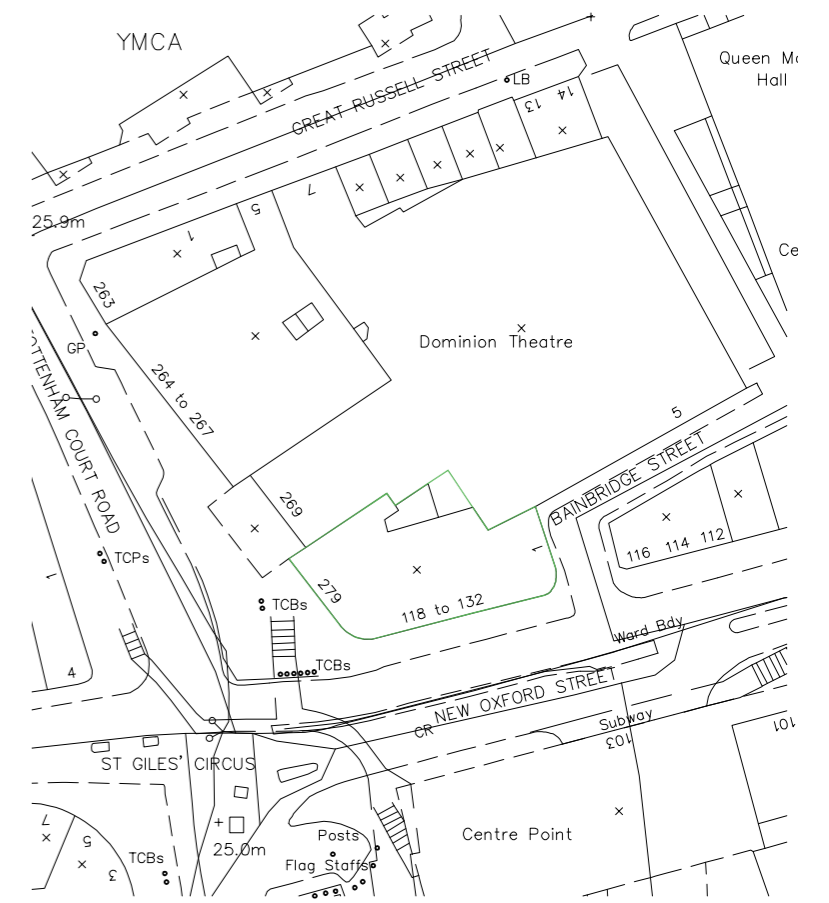
3- LONG VIEW TOWARDS SITE FROM TOTTENHAM COURT ROAD (CENTRE POINT TOWER IN BACKGROUND)







4- TOTTENHAM COURT ROAD ELEVATION  
 5- EASTERN END OF SITE VIEWED FROM NEW OXFORD STREET  
 6- VIEW OF WESTERN END OF BUILDING FROM TOTTENHAM COURT ROAD TUBE STATION ENTRANCE ON OXFORD STREET

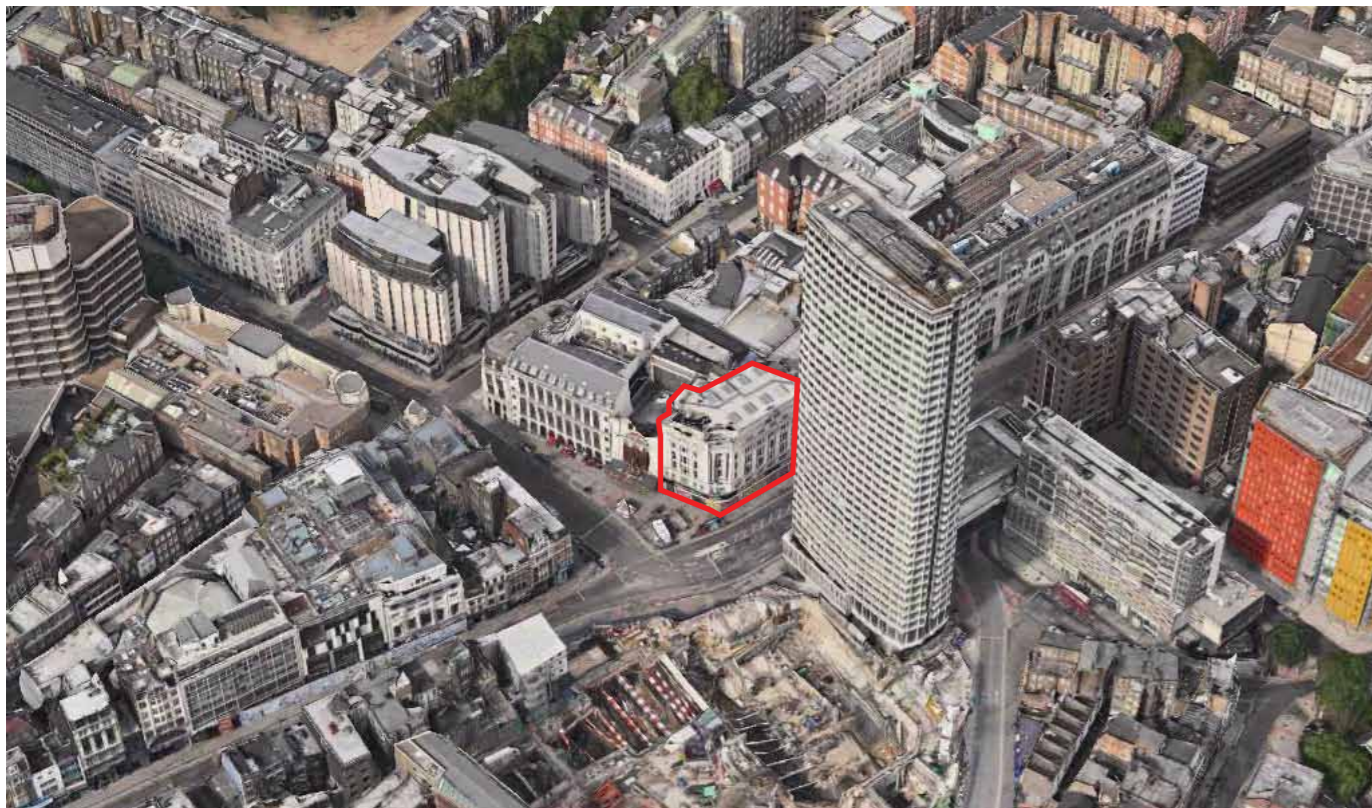


SITE LOCATION (BUILDING BOUNDED IN GREEN)

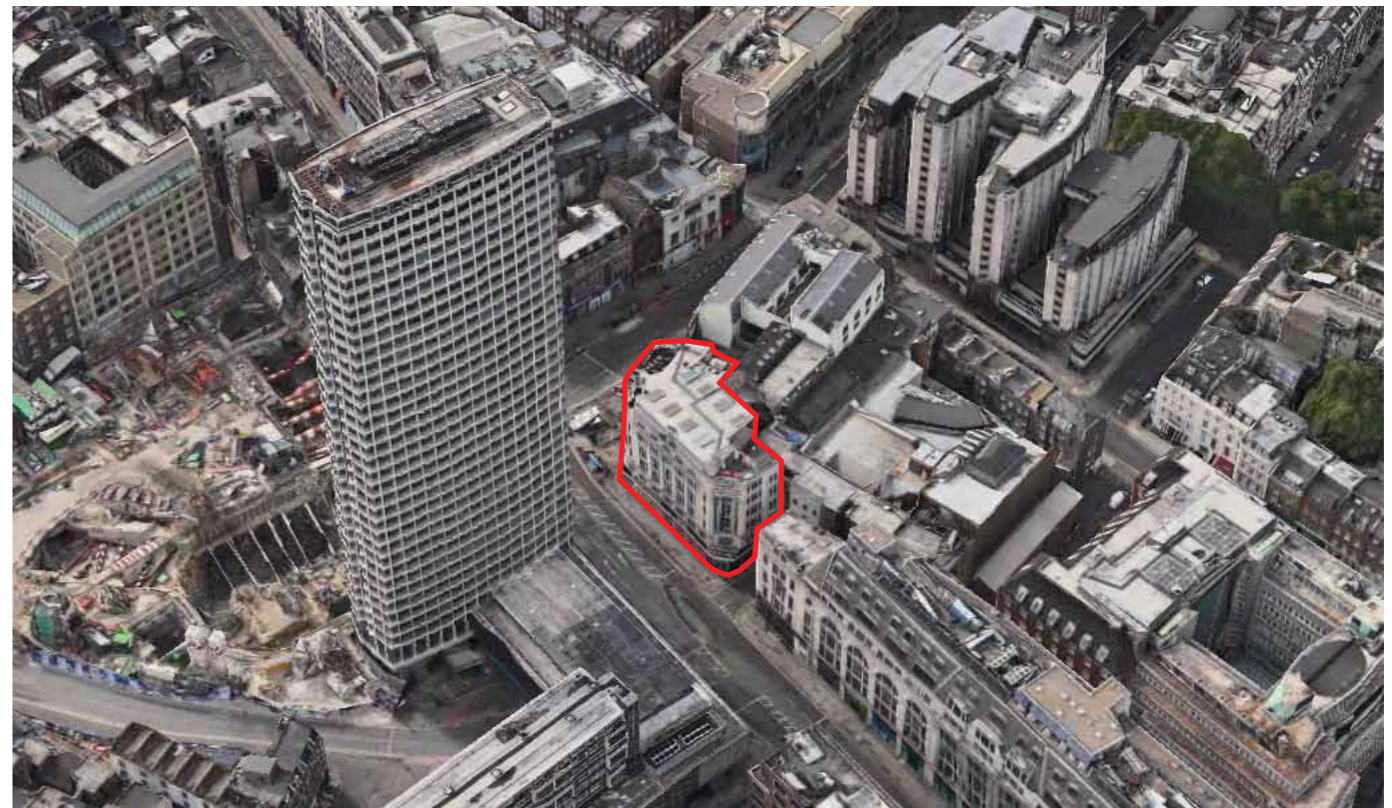


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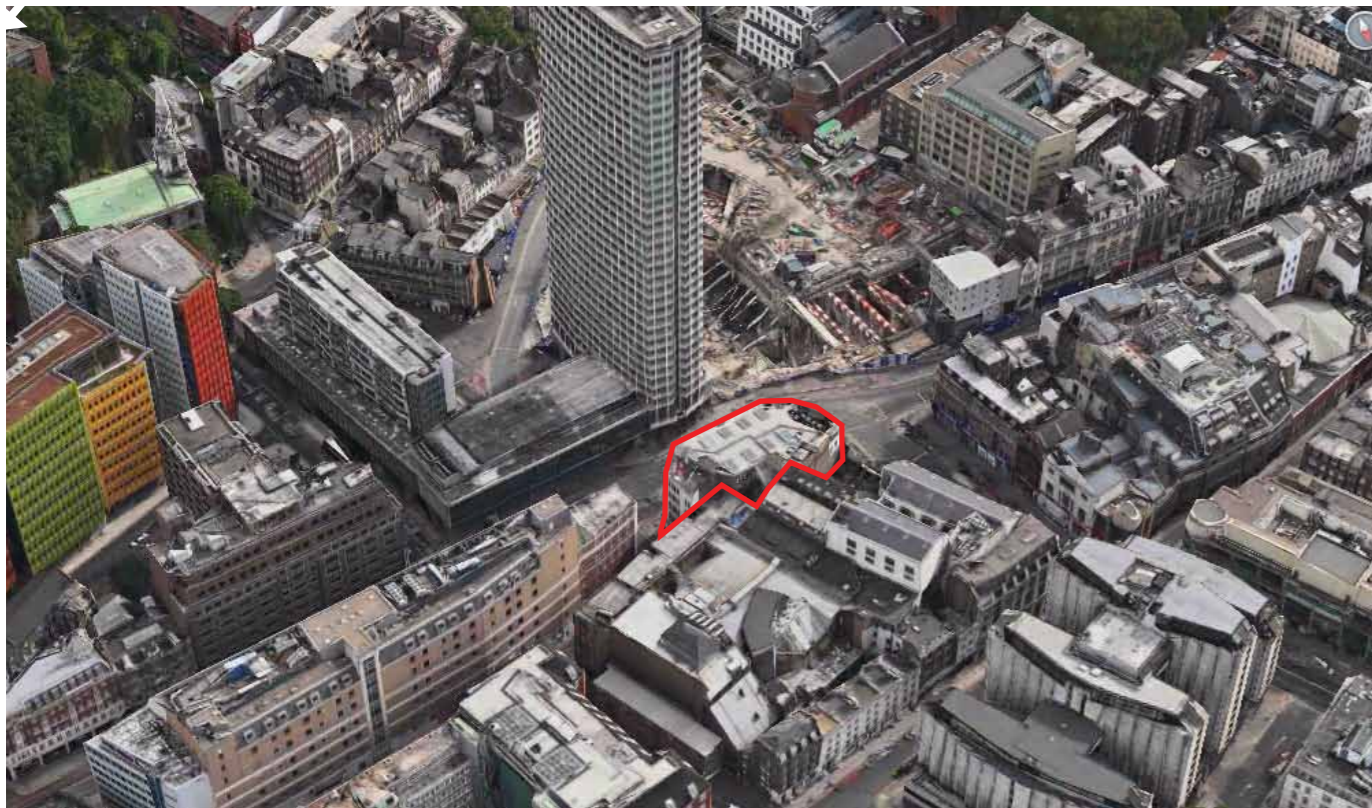




1 SOUTH-WEST BIRD'S EYE VIEW



2 SOUTH-EAST BIRD'S EYE VIEW



3 NORTH-EAST BIRD'S EYE VIEW



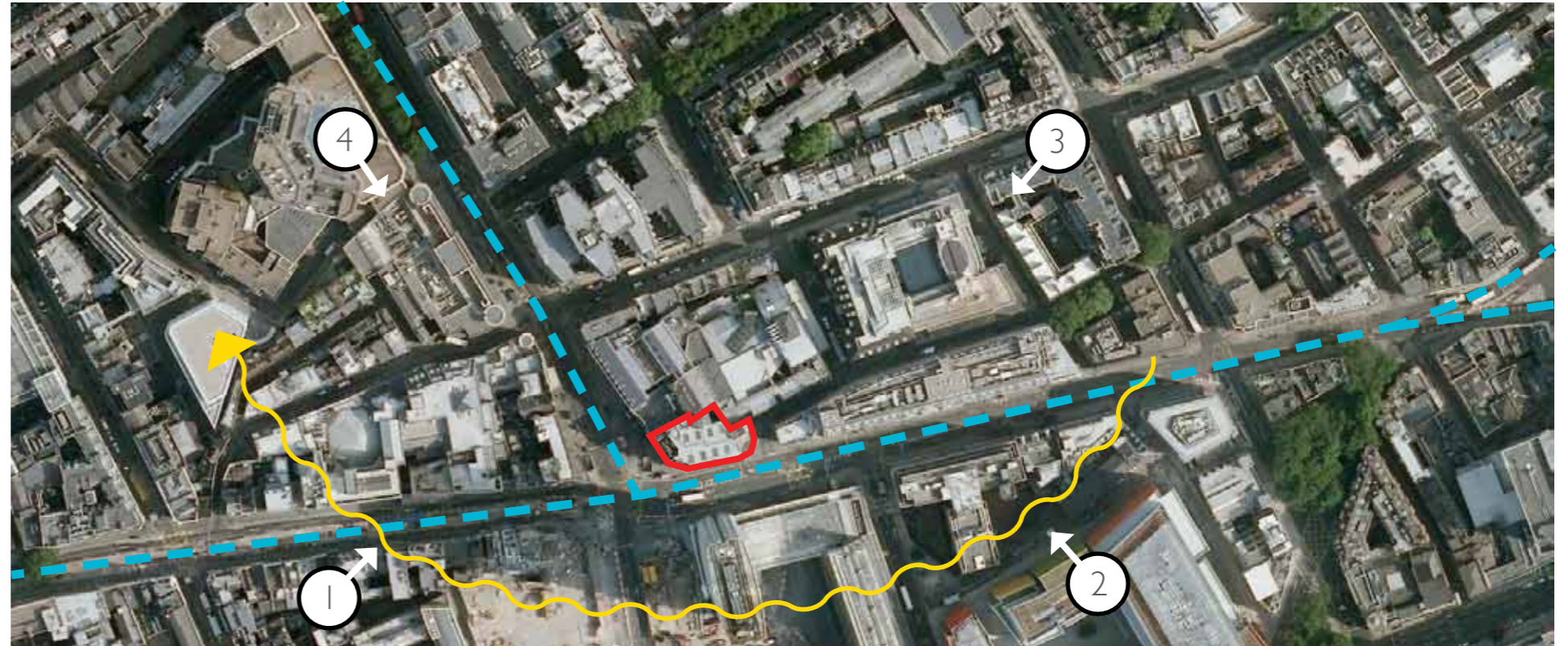
4 NORTH-WEST BIRD'S EYE VIEW



AERIAL VIEW - SITE LOCATION PLAN

KEY:

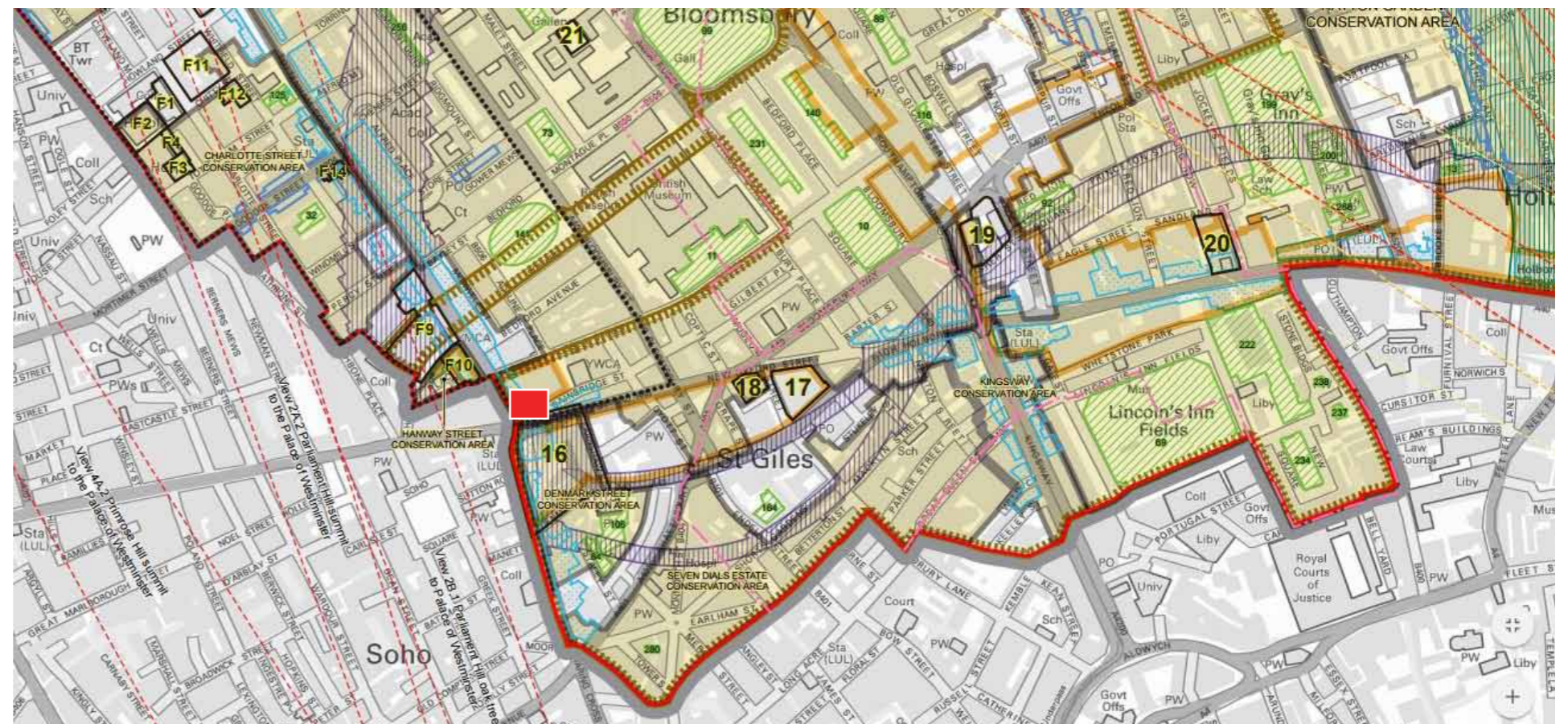
-  SITE LOCATION
-  PRIMARY VEHICLE ROUTES
-  SOLAR PATH



CAMDEN POLICIES MAP [SITE LOCATION IN RED]

RELEVANT PLANNING DESIGNATIONS:

-  CENTRAL LONDON FRONTAGE (PRIMARY FRONTAGE)
-  GROWTH AREA (TOTTENHAM COURT ROAD)
-  FITZROVIA AREA ACTION PLAN AREA
-  CONSERVATION AREA (BLOOMSBURY)
-  ARCHAEOLOGICAL PRIORITY AREA
-  CENTRAL LONDON (CLEAR ZONE REGION) CLA
-  CENTRAL ACTIVITIES ZONE (CAZ)





## I.4 HISTORIC CONTEXT

To be read in conjunction with the Historic Building Report prepared by Donald Insall Associates, submitted with this application.

Designed in 1928-30, the building is Grade II Listed. Little internal original fabric exists and the interiors have been considerably altered. The external façade remains largely unaltered except for new retail signage and shopfronts at ground level, the modified entrance on Tottenham Court Road serving the office accommodation and alterations at roof level.

The building comprises basement, ground and first floor levels of retail accommodation and second to sixth floor levels of office accommodation. Plant is located at basement, sixth floor and roof levels, the majority of which has been insensitively placed.

The following is the listed building description for Corinthian House from Camden's website:

*"Description:*

*Includes: Nos.118-132 Burton's Headquarters and Shop NEW OXFORD STREET. Headquarters office and shop. c1929-30. By Harry Wilson. For Montague Burton. Stone faced steel frame.*

*EXTERIOR: 7 storeys on a corner site. 7 bays to main Oxford Street facade, recessed canted angles 1 bay each, left hand return to Tottenham Court Road 3 bays, right hand return 2 bays. Ground floor shop altered at C20. Mezzanine 1st floor with margin glazed, tripartite metal framed windows in plain rectangular recesses. Main facade with Greek detailing to 6 Corinthian pilasters rising from 1st to 3rd floor to support an entablature with projecting cornice surmounted by antefixae. Within this frame, metal framed tripartite windows with spandrel panels to 2nd and 3rd floors. Outer bays with narrow, vertically set windows to 1st, 2nd and 3rd floors. Attic storey has short, horizontally set windows above which a stepped parapet with shaped, architraved, horizontally set window surmounted by a winged cartouche. Tottenham Court Road facade similar. Recessed angles with distyle-in-antis fluted columns, otherwise similar with stepped back parapets. Right hand return, plain recessed openings on 4 floors, tripartite to left bay, paired to recessed left bay.*

*INTERIOR: not inspected.*

*HISTORICAL NOTE: this store and offices was the flagship of an organisation founded in 1914 which became the largest men's clothing organisation in the world, offering quality clothes at the cheapest possible prices. Burton was also a pioneer in the field of industrial welfare in an exploitative industry."*



1- PHOTOGRAPH SHOWING HISTORIC OFFICE ENTRANCE

2- HISTORIC PHOTOGRAPH SHOWING SIGNAGE AND NEON LIGHTING TO COLUMNS AND WINDOW SURROUNDS

3- TYPICAL BURTONS WORK-FLOOR

4- TYPICAL BURTON SIGNAGE AND BUILDING DETAILS FROM THE SAME ERA AS CORINTHIAN HOUSE



The building has been modified and adapted a number of times during its lifetime however the principal periods of alteration can be summarised as follows:

1929-1930: Corinthian House completed.

1933: Neon signage applied to elevation.

1935: Alterations to retail unit at ground and first floor levels.

1936: Alterations to second floor level to create additional staff room, pressing and dispatch room, and a workroom.

1953: Second floor use as offices and showroom for the making or alterations of gentlemen's garments.

1957: Installation of entire new shopfront.

1974: Major alterations to construct a lift shaft, new stair core, new 6th floor accommodation, change of use of 5th floor from offices to staff canteen and installation of a new shopfront.

1995: Refurbishment of office entrance involving partial demolition of modern entrance and surround.

2000: Internal and external alterations including new shopfront and signage and shop fit-out at basement, ground and first floor levels.

2004: Alterations to existing shopfront and installation of new security shutter to Bainbridge Street exit, and internal alterations at basement, ground and first floor levels.

2008: Refurbishment of reception area, common parts, fourth, fifth and sixth floor levels.

In conclusion, it can be seen that the building's interior was regularly and significantly altered to suit the ever-changing requirements of its owners and occupiers.



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BAINBRIDGE STREET ELEVATION



## 2.0 DESIGN PROPOSALS

## 2.1 BUILDING FACADE

To be read in conjunction with the Historic Building Report prepared by Donald Insall Associates, submitted with this application.

The primary significance of Corinthian House resides in the external elevations that front onto Tottenham Court Road, New Oxford Street and Bainbridge Street. The art-deco frontages contain many of the features Harry Wilson designed for Burtons stores across the country in order to establish an architectural identity for the brand. The shop front at ground floor level is a predominantly modern design from the early 21st Century however there is one surviving historic section of shopfront located above the rear entrance on Bainbridge Street (see image 3).

The stone facade appears to be in a generally good condition despite there being localised areas of water staining noted internally. The window units between second and fifth floor levels appear to have been replaced in the mid 20th century with a metal-framed double-glazed slim-line glazed system.

The elevations, excluding the modern ground floor shop fronts and the modern sixth floor and roof therefore make a generally positive contribution to Conservation Area.

The proposed work to the existing facade (see elevational diagram on page 17) includes:

- 1 All existing Portland stone to be cleaned and locally repaired where necessary;
- 2 Removal of existing tubular metal balustrades and old signage support steelwork at sixth floor level on the corner of Tottenham Court Road and New Oxford Street;
- 3 All existing double glazed windows to be retained, overhauled and repaired including new internal ironmongery. Glazing panes to be replaced only where necessary. All window frames and decorative spandrel panels to be re-decorated in a bronze colour paint;
- 4 Removal of all redundant services fittings;
- 5 A secondary glazing system will be installed internally;
- 6 Refurbishment of rear Bainbridge Street exit.

The overall design intent is to restore the facades above ground floor level to their original glory.

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1- TOTTENHAM COURT ROAD ELEVATION  
2- CORNER OF NEW OXFORD STREET AND BAINBRIDGE STREET SHOWING LATE 20TH CENTURY METAL RAILINGS MOUNTED AT SIXTH FLOOR ROOF PARAPET LEVELS

3- DECORATIVE DETAILING ABOVE REAR EXIT ON BAINBRIDGE STREET

4- NEW OXFORD STREET ELEVATION

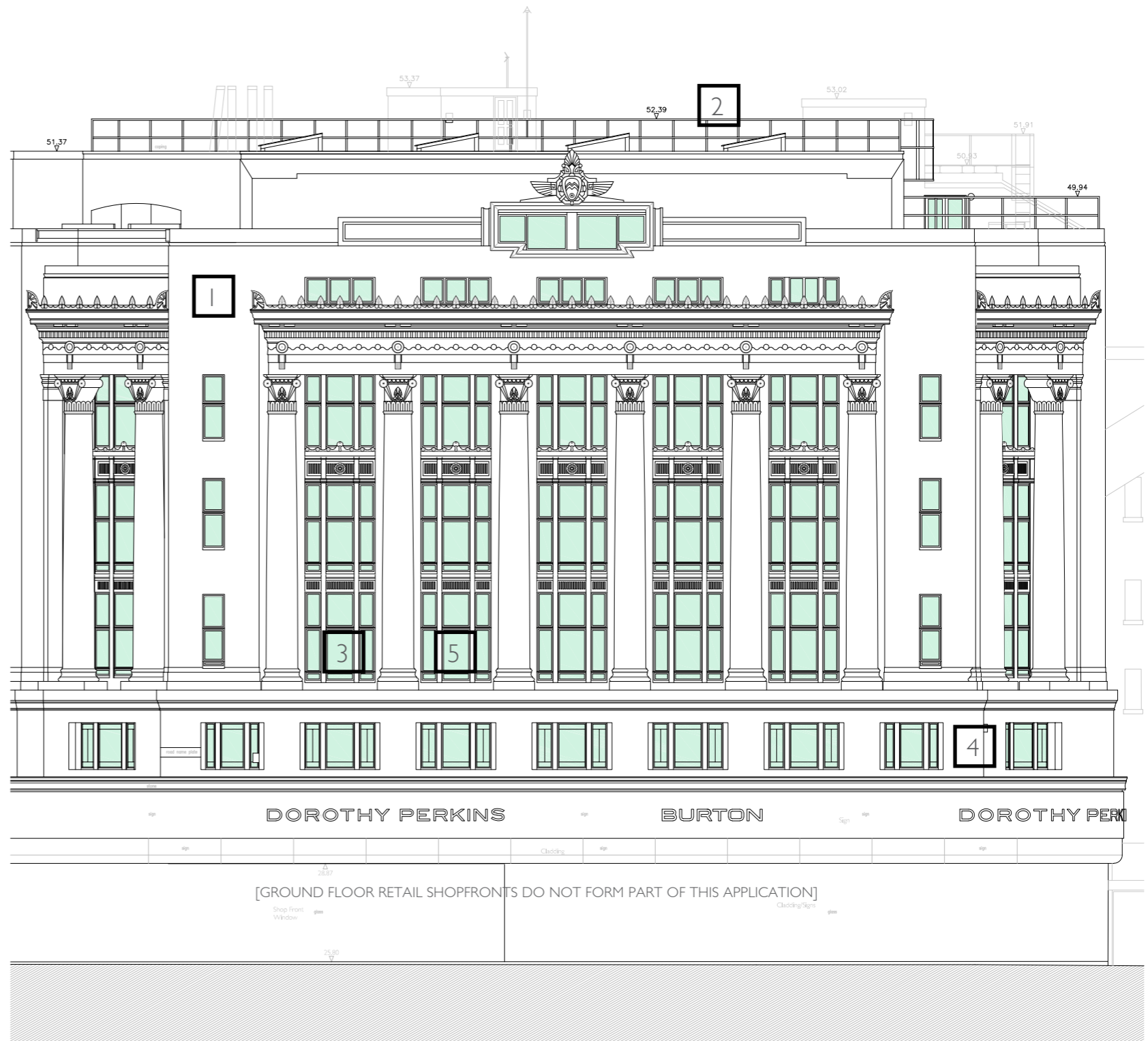
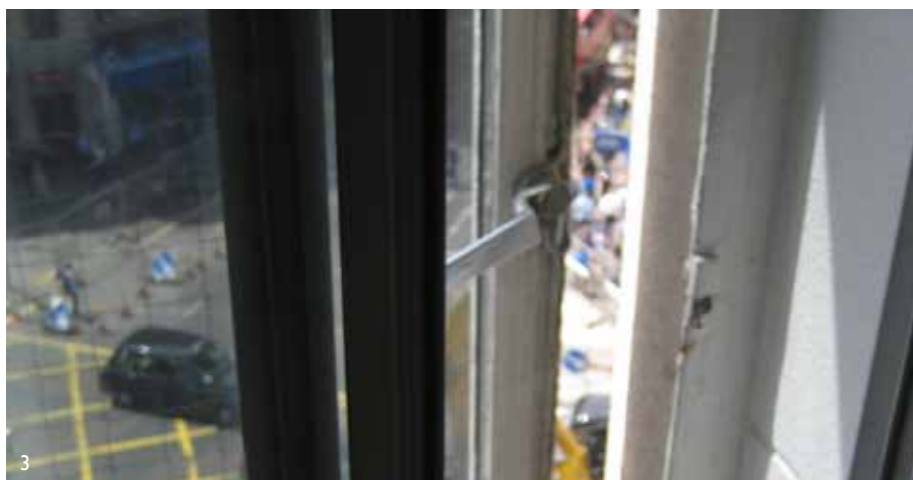
5- BAINBRIDGE STREET ELEVATION







- 1- TYPICAL WINDOW CONDITION
- 2- RELATIONSHIP OF EXTERNAL AND INTERNAL GLAZING
- 3- TYPICAL IRONMONGERY DETAIL



EXISTING SOUTH FACADE (NEW OXFORD STREET)



## 2.2 OFFICE ENTRANCE

The existing office entrance is a late 20th Century design, the general footprint of which was formed in the 1935 alterations and then subsequently modified in the 1974 and 1995 works. There is no historic fabric remaining in this area.

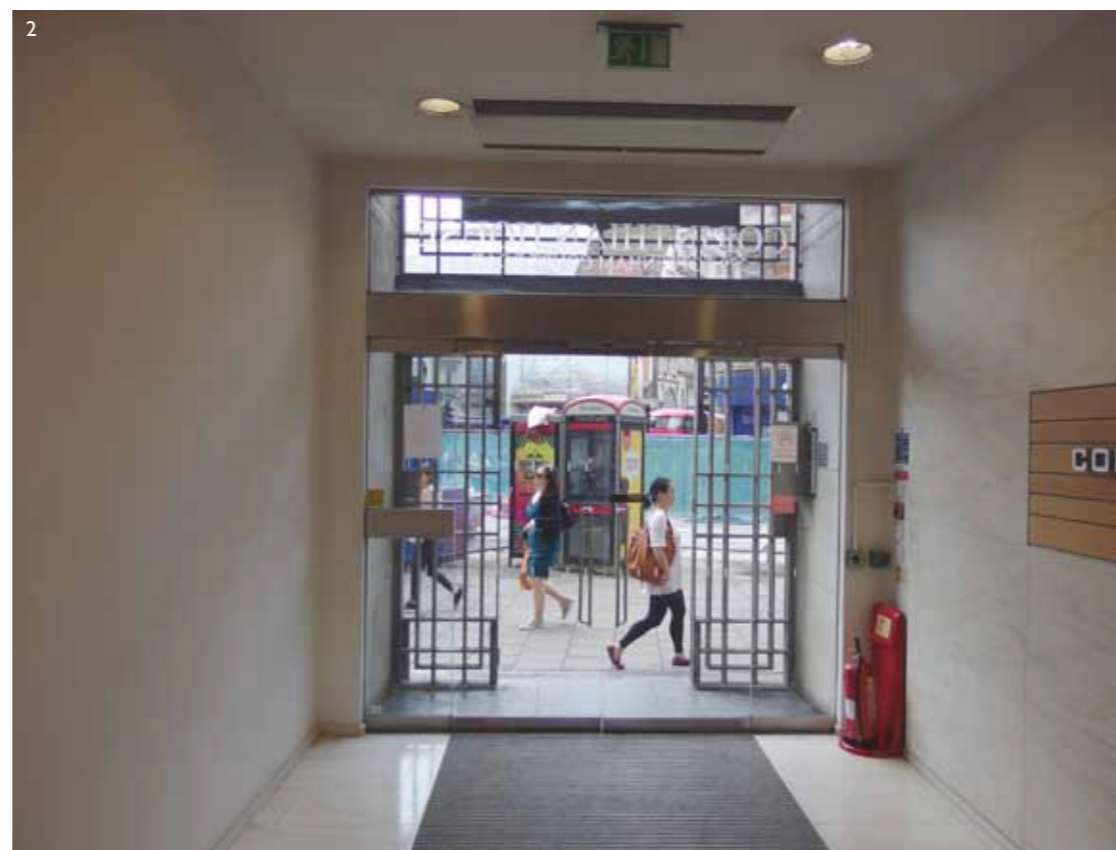
The original 1929 plans show the office entrance being approximately only half its current width. The narrow entrance corridor led to a grand stairwell that rose through the upper levels of accommodation to roof level. In the 1935 plans this entrance was widened to create a more impressive entrance-way, and it was then subsequently narrowed to incorporate a narrow retail kiosk to the left hand side (see image 1). The kiosk does not form part of this application.

The current entrance design appears to take decorative influence from the existing rear doorway on Bainbridge Street, however it is crude in both design and execution. The original planning drawing from 1995 illustrated a more ornate signage design however that does not appear to reflect what currently exists. The open-grille metal-work night-time doors do not prevent anti-social behaviour, and the external entrance lobby is often littered with waste and has on occasion been used as a toilet late at night. The metal screen is formed of four panels, two fixed and two hinged. The two fixed panels serve only to reduce the width of the entrance-way and make it appear more 'prison-like' rather than a prime central London office entrance. The building signage is poor and the overall design does not create a welcoming approach to such a prominent building.

In addition to this the entrance is currently configured with a single step which is not appropriate for wheelchair access.

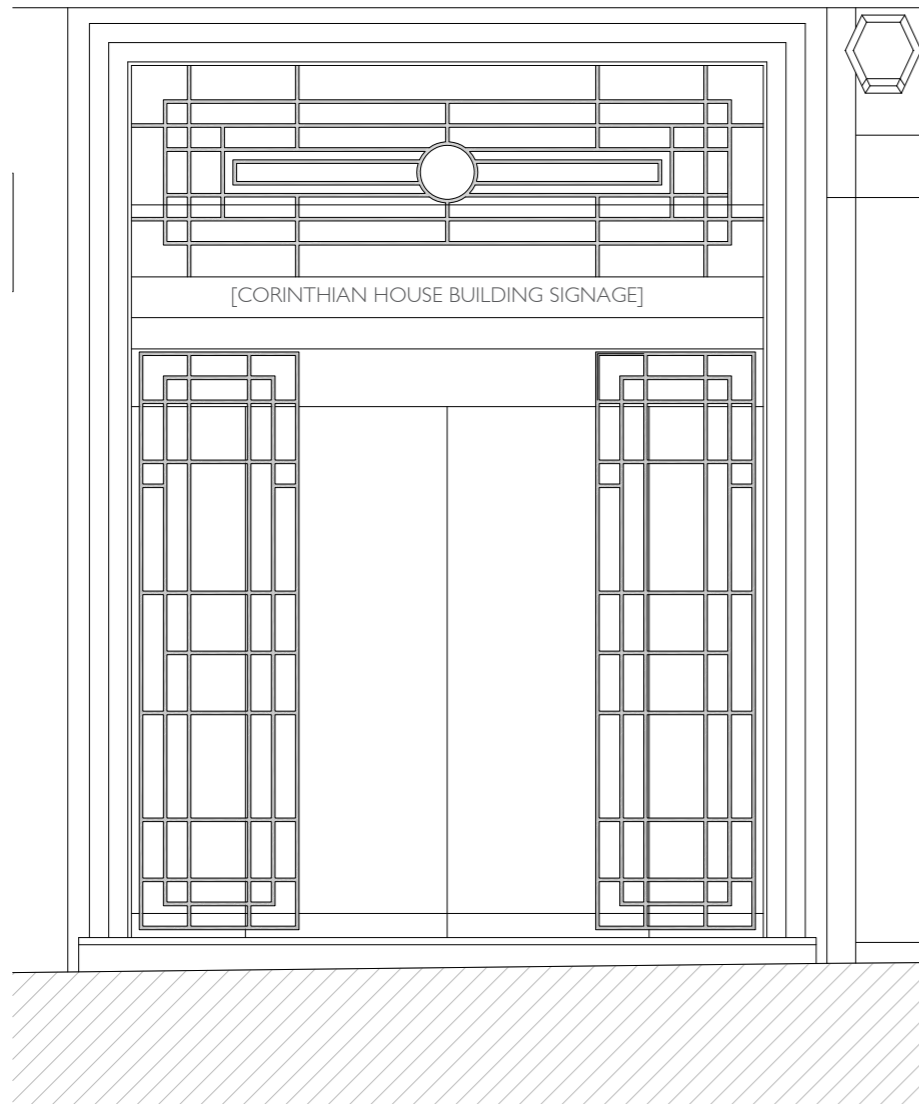
The proposals for the office entrance involve the following:

1. Removal of the existing metal screening;
2. Removal of the existing internal glass door set;
3. Retention of the existing 1995 Portland stone entrance surround;
4. Adjustment of the level of the front entrance slab to create a flush entrance threshold suitable for wheelchair users;
5. Installation of a new set of high quality external night-time doors with over-door lighting set into the Portland stone soffit, wall-mounted access call panel set into the existing Portland stone reveal, new stone threshold floor finish and new set of metal-framed internal glazed doors;
6. Installation of new building signage (details of which will form part of a future planning application).

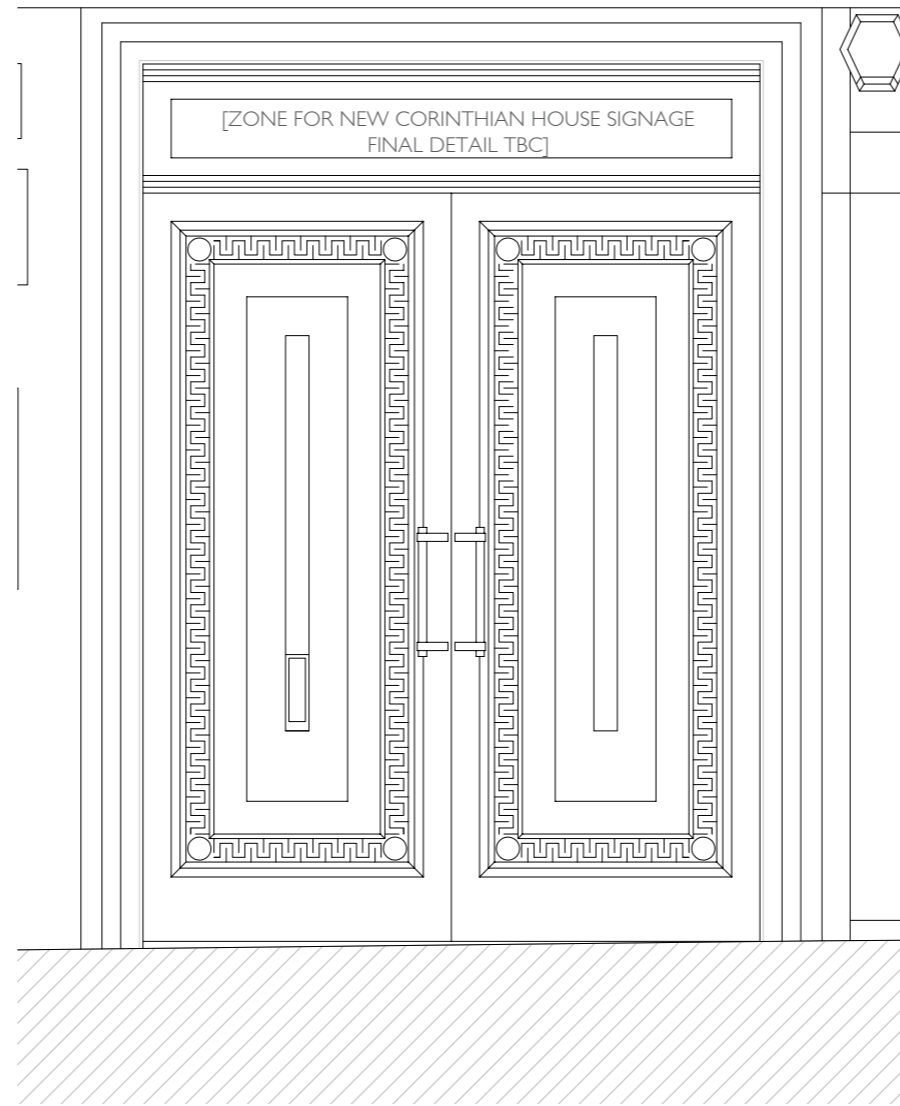


1- EXISTING OFFICE ENTRANCE  
 2- EXISTING OFFICE ENTRANCE VIEWED FROM INTERIOR  
 3 & 4- ENTRANCE THRESHOLD AND SCREEN DETAILS

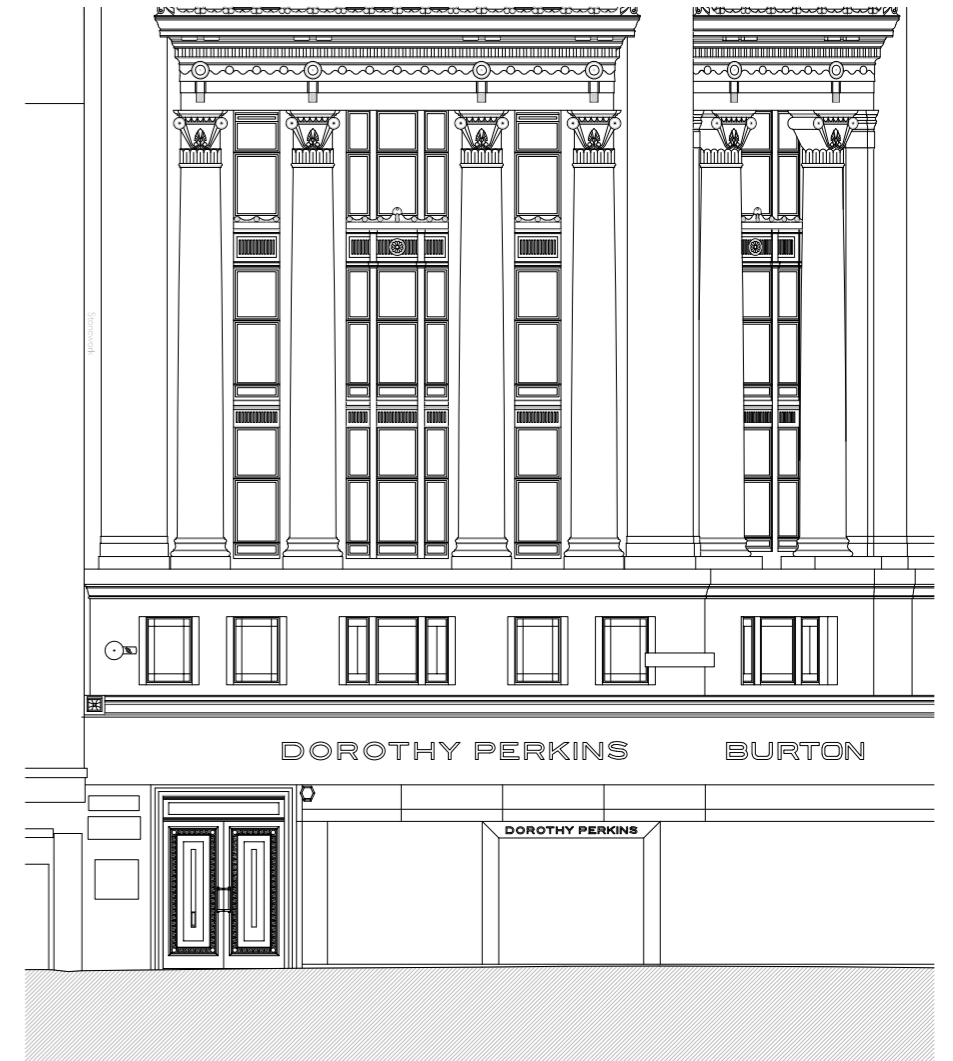




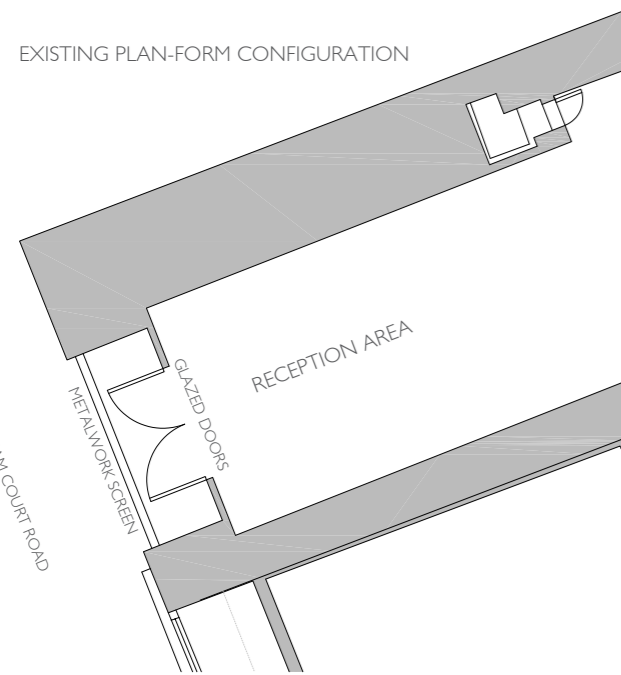
EXISTING 'OPEN' METALWORK NIGHT-TIME SCREEN WITH GLAZED DOOR-SET BEHIND



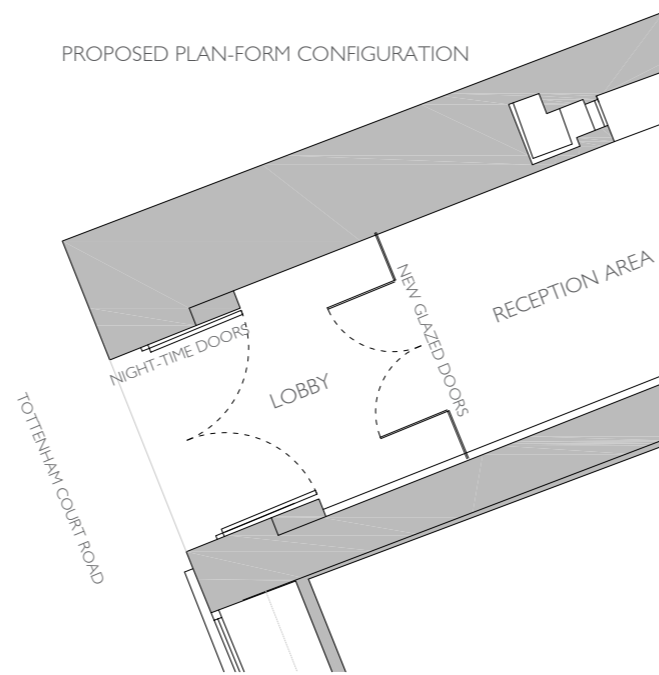
PROPOSED BRONZED FINISH NIGHT-TIME DOORS IN ART DECO STYLE



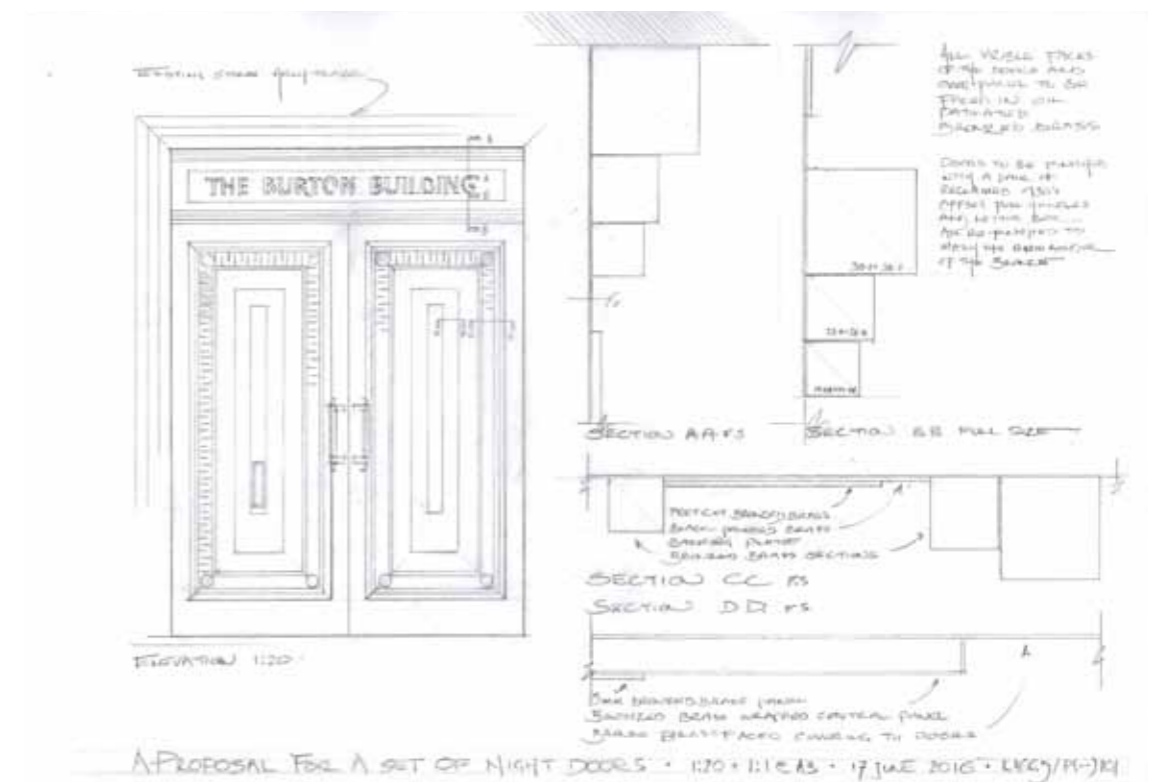
PROPOSED NIGHT-TIME DOORS IN ELEVATIONAL CONTEXT



EXISTING PLAN-FORM CONFIGURATION



PROPOSED PLAN-FORM CONFIGURATION



A PROPOSAL FOR A SET OF NIGHT DOORS - 1:20 + 1:10 A3 - 17 JUNE 2016 - LVCY/PH/21



## 2.3 PRIMARY STAIR CORE AND WCS

The original grand staircase, as illustrated on the 1929 plans, was removed in the 1970s alterations. The current primary stair core, formed of staircase and two lifts is a 1970s insertion into what was the original rear lightwell. This element of the building is of no historical significance and is in need of re-imaging. The staircase and lift shaft structure are to be retained. New lift cars, to contemporary and DDA standards are to be installed within the existing concrete shaft and the staircase is to have new finishes applied throughout. The staircase currently terminates at sixth floor level and is to be extended up to roof level to serve the proposed new roof terrace (refer to section 2.9 for a description of the proposed works at roof level). The WCs within the building are currently provided on the basis of male and female accommodation on alternating floor levels. In the position of the original WC levels, they are located at what were originally quarter landing levels. At present there is only one wheelchair compliant WC and shower, installed in 2008/2009 and located at fifth floor level.

The current WC finishes date back prior to the 2008/2009 works and the proposals are to refurbish all levels within the existing footprint and convert them from alternating male and female provision to superloos to provide a better distribution of sanitary facilities. It is also proposed to provide two levels of wheelchair compliant facilities at first and third floor levels where the existing WC cores are flush with the corresponding office floor level, and one further wheelchair compliant WC at the new roof terrace level.



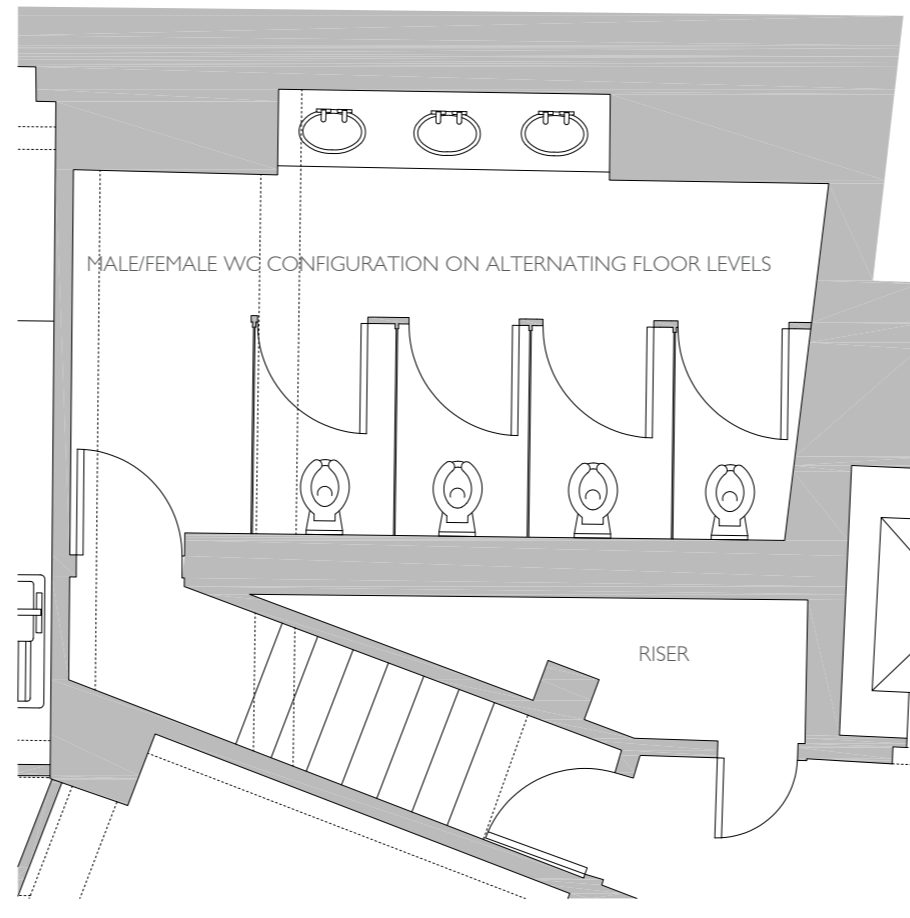
1- BASE OF PRIMARY STAIR AT GROUND FLOOR LEVEL

2- TYPICAL STAIRCASE DETAIL

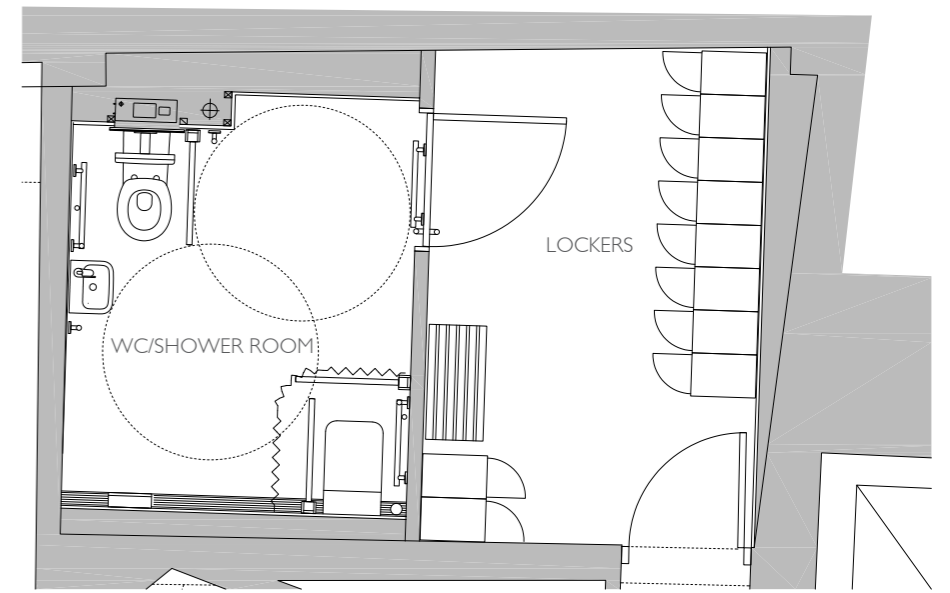
3- TYPICAL LIFT LANDING SHOWING STEPS CONNECTING TO ORIGINAL QUARTER LANDING WC LEVELS

4- EXISTING SIXTH FLOOR STAIRCASE TERMINATION

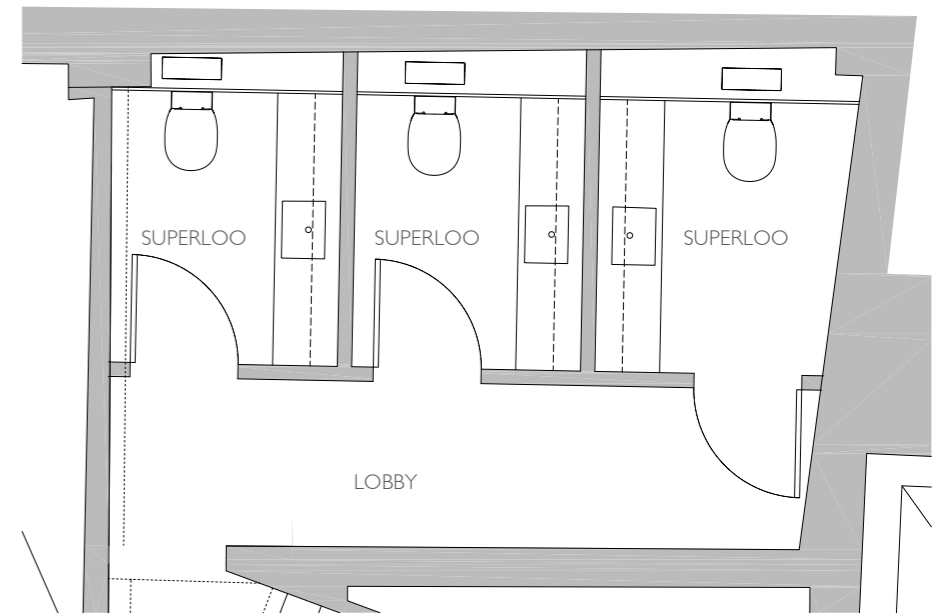




EXISTING TYPICAL MALE/FEMALE WC CONFIGURATION SHOWING STEPPED ACCESS



PROPOSED WHEELCHAIR COMPLIANT WC/SHOWER ROOM AT FIRST AND THIRD FLOORS



PROPOSED TYPICAL SUPERLOO ARRANGEMENT



1- TYPICAL EXISITNG WC FIT-OUT  
 2- TYPICAL EXISTING MALE/FEMALE WC CUBICLE



## 2.4 OFFICE INTERIORS

The office interiors have been considerably altered during the lifetime of the building. The images on this page were taken in 2008/2009 as part of an approved refurbishment of the office reception, common parts, fourth, fifth and sixth floor levels. The photographs illustrate there is no ornate or historic fabric of interest within these floor levels other than flat plastered walls, soffits and beams. All other floors are of a similar base condition and all existing floor finishes, ceilings and partitions are of modern construction. Other alterations to the office accommodation include the insertion of new services risers through the floor slabs, the insertion of an accommodation staircase between fifth and sixth floor levels and, in the 1970s, the construction of an entire new sixth floor level of office accommodation behind the existing facade on what was the original roof level (see section 2.8).

It is proposed to remove all contemporary surface finishes back to 'shell' and re-line floors, soffits and downstand beams with new applied finishes to create a contemporary interior suitable for an office building in this location and of this prominence within Camden. As described in section 2.1, the existing windows will be overhauled, repaired where necessary, decorated and new ironmongery installed. A new secondary glazing system will be installed internally to improve the thermal and acoustic performance of the facade. A new services strategy has been prepared by Long and Partners with external plant to be located at roof level (see section 4.1).



IMAGES 1-3 SIXTH FLOOR WITH MODERN FINISHES REMOVED. THIS FLOOR LEVEL IS OF LATE 20TH CENTURY CONSTRUCTION AND FORMED PART OF THE 1974 PLANNING APPLICATION FOR MAJOR ALTERATIONS. UNTIL THIS DATE THIS LEVEL WAS THE EXTERNAL ROOF.

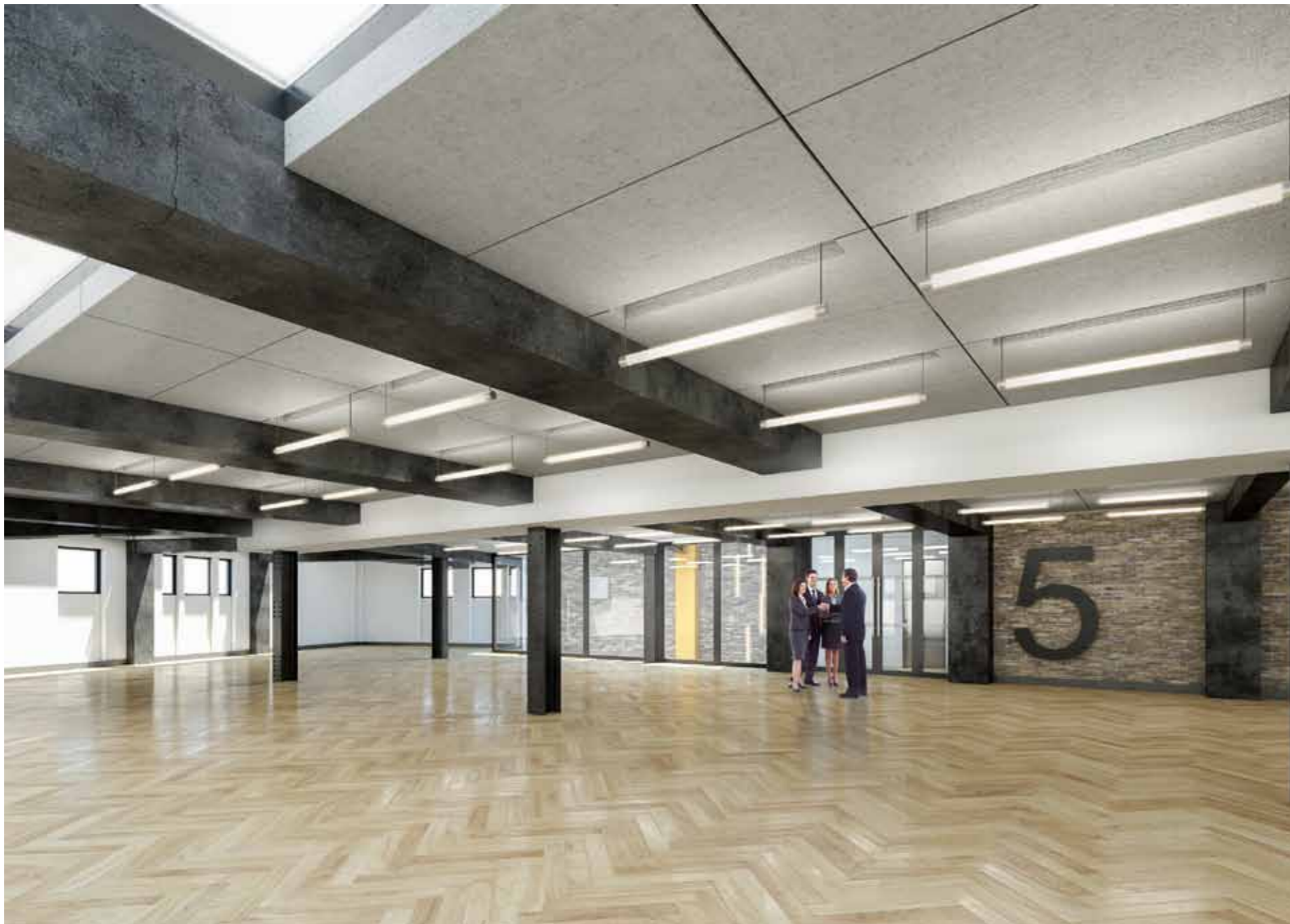
IMAGES 4-6 FIFTH FLOOR LEVEL WITH MODERN FINISHES REMOVED. THIS FLOOR HAS BEEN CONNECTED THROUGH TO THE SIXTH FLOOR BY WAY OF AN ACCOMMODATION STAIRCASE.

IMAGES 7-9 FOURTH FLOOR LEVEL WITH MODERN FINISHES REMOVED (TYPICALLY REPRESENTATIVE OF SECOND, THIRD AND FOURTH FLOOR LEVELS).

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CONCEPTUAL PROPOSED OFFICE IMAGE [REFER TO SUBMITTED PLANS FOR PROPOSED CONFIGURATION]



- 1- CHARCOAL CONCRETE LINING
- 2- GREY CONCRETE LINING
- 3 - CERAMIC TILING
- 4- RECLAIM EFFECT HERRINGBONE TIMBER FLOORING
- 5- LED LIGHTING
- 6- BRICK SLIP LINING TO FEATURE WALLS AND NEW LIGHTWELL



## 2.5 REAR (SECONDARY) STAIRCASE

The rear, secondary stair core is one of the only original features to survive. The staircase has a terrazzo finish and a simple black-painted balustrade and handrail (the uppermost flight connecting fifth to sixth floor levels is of exposed concrete). Its construction is typical of the 1930s when these staircases were frequently produced due to the rapidity of manufacture and the cheap cost of materials.

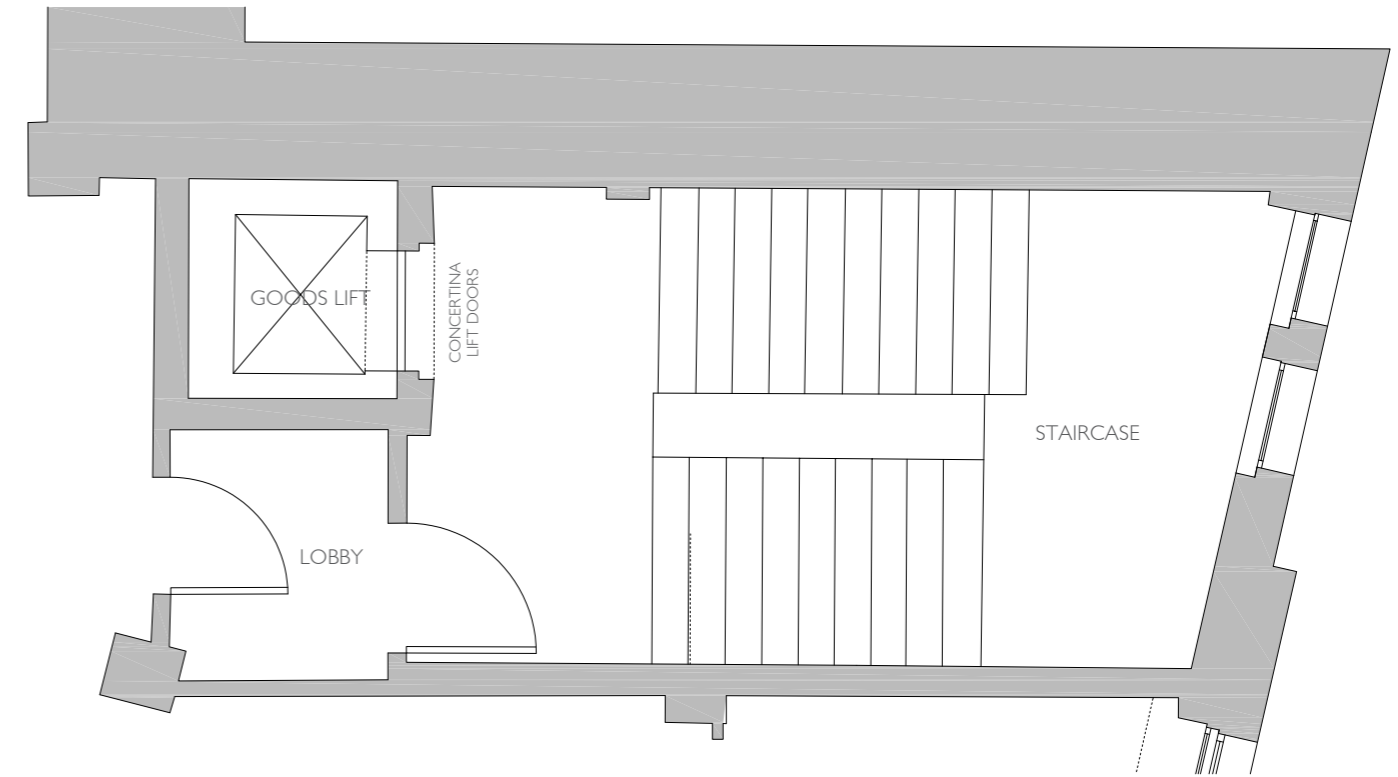
It is proposed to retain this stair core and locally repair the damaged terrazzo stair finish. Walls and soffits will be made good and redecorated and new lighting will be installed. The existing metal balustrade and timber handrail will be made good and redecorated. The existing goods lift car will be removed (this is not an original feature) from within the lift shaft and the lift doors will be removed and replaced with fire rated riser access doors (again these are not original as the current configuration differs to the 1929 and 1935 plans showing the lift entrance facing south rather than east) in order to re-use this shaft as a new services riser between second and roof levels. Localised builders works penetrations will be formed at high level between second and sixth floor levels to distribute services from this riser to the office floor plates. At roof level the existing external finishes of the stair and lift enclosure will be replaced as these are failing.



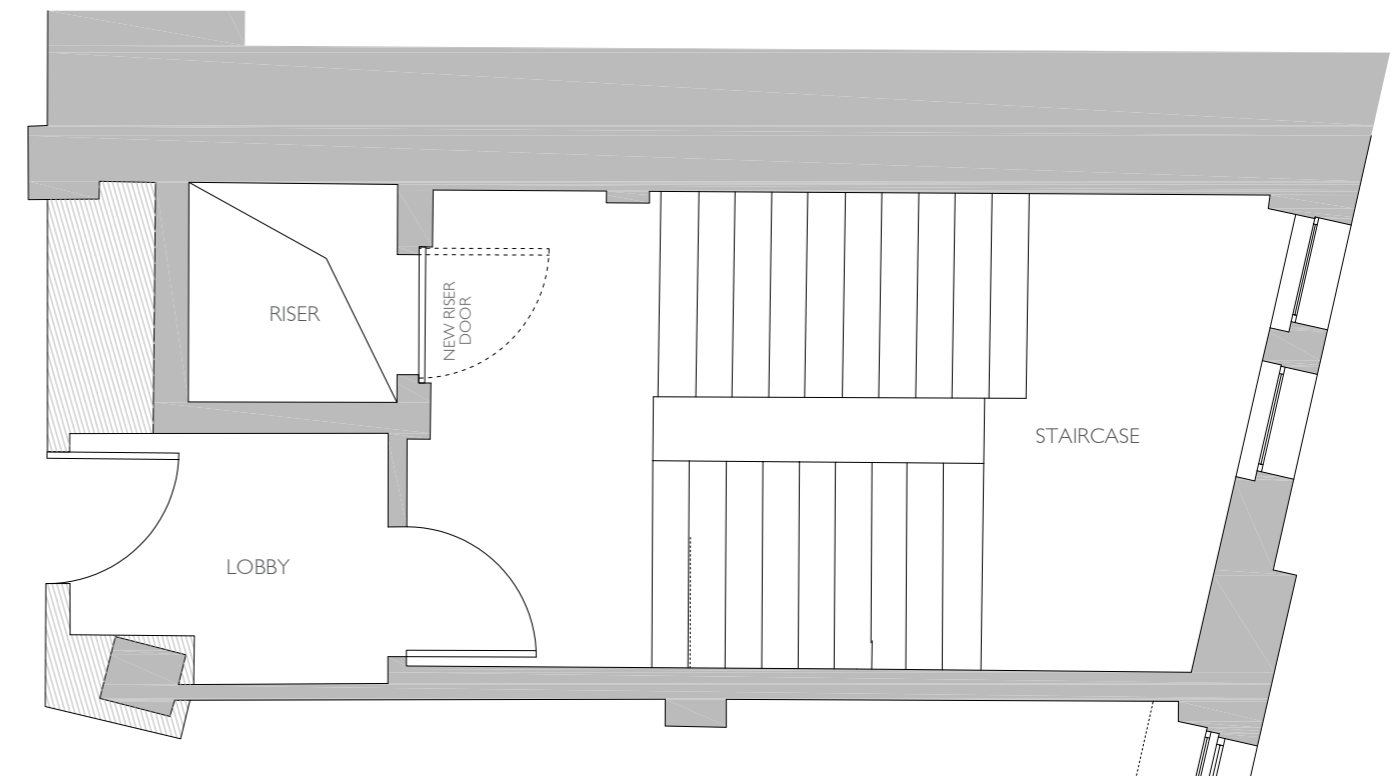
- 1- TYPICAL REAR STAIRCASE FLIGHT
- 2- EXISTING BALUSTRADE DETAIL
- 3 - TYPICAL GOODS LIFT LANDING
- 4- EXAMPLE OF DAMAGED TERRAZO

- 5- TYPICAL STAIR FLIGHT
- 6- EXISTING EXIT TO REAR STAIRCASE ON BAINBRIDGE STREET
- 7- EXTERNAL GOODS LIFT OVER-RUN
- 8- TYPICAL GOODS LIFT ENTRANCE





EXISTING SECONDARY STAIR CASE CONFIGURATION [TYPICAL]



PROPOSED SECONDARY STAIR CASE CONFIGURATION [TYPICAL]



## 2.6 EXISTING REAR LIGHTWELL

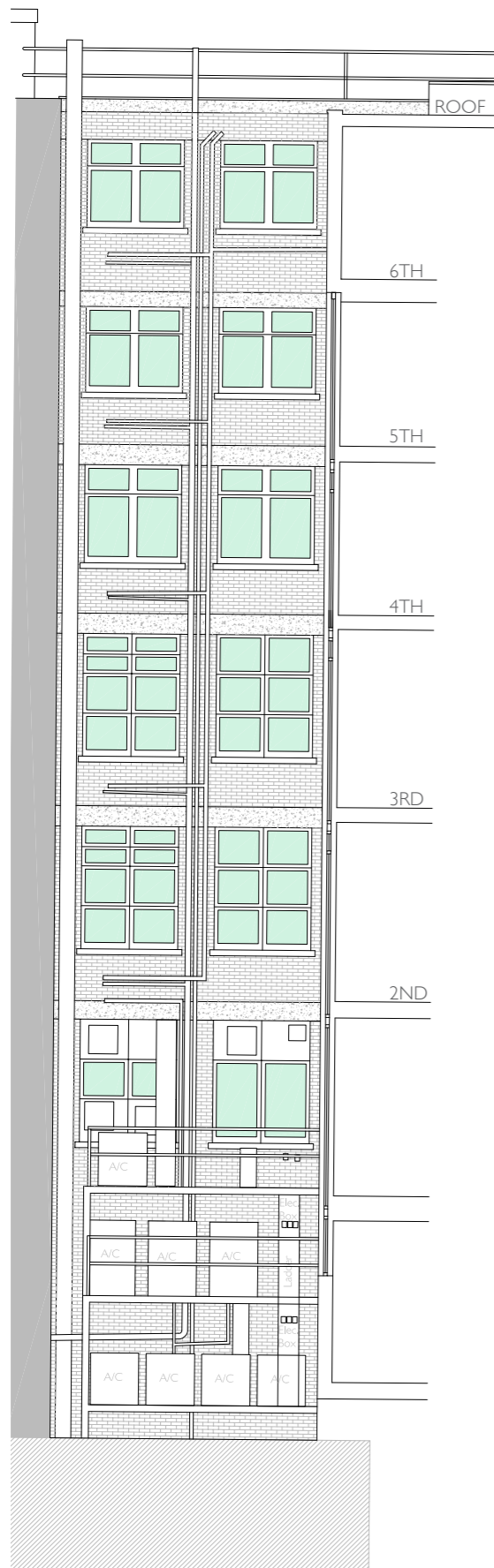
The existing rear lightwell is bounded to the west and south by the 1970s primary staircase and the original rear facade respectively. To the north and east the lightwell is bounded by party walls of the Dominion Theatre. Both of these party walls will be retained in their existing format and cleaned. The rear facade of Corinthian House will be cleaned, redundant services removed and the windows repaired and decorated in the same manner as the front facade works. As part of the extension works at roof level (see section 2.9) the western (staircore) elevation of the lightwell is to be extended up an additional storey. This staircore elevation will therefore be fully rendered and the 1970s glazing to the stairwell replaced with a new glazing system installed to current performance standards. New pigeon deterrent will also be installed,



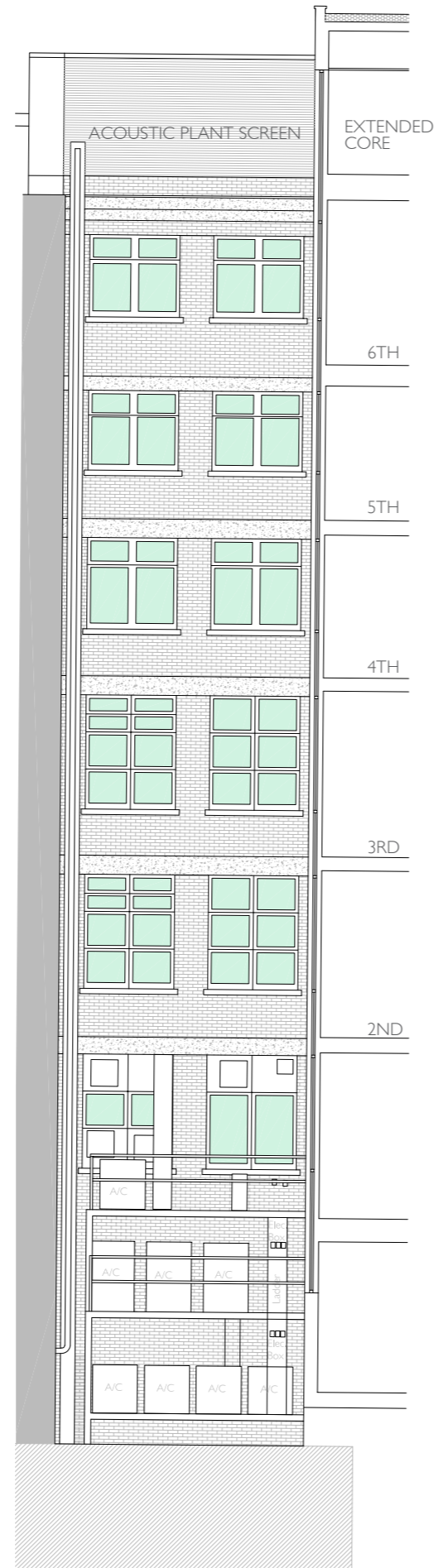
- 1- 1970S PRIMARY STAIRCORE (WESTERN WALL OF LIGHTWELL)
- 2- REAR FACADE (SOUTHERN WALL OF LIGHTWELL)
- 3 - INTERSECTION OF NORTHERN AND EASTERN PARTY WALLS (DOMINION THEATRE)
- 4- ROOF LEVEL OF PRIMARY STAIR CORE
- 5- EXISTING PLANT AT BASE OF LIGHTWELL
- 6- UPWARDS VIEW WITHIN LIGHTWELL



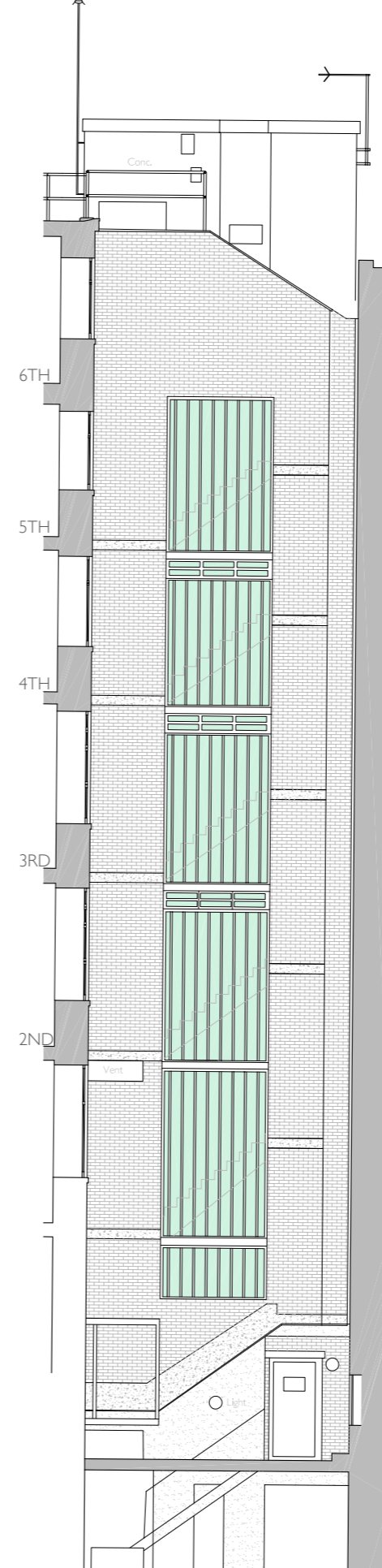
EXISTING SOUTH ELEVATION



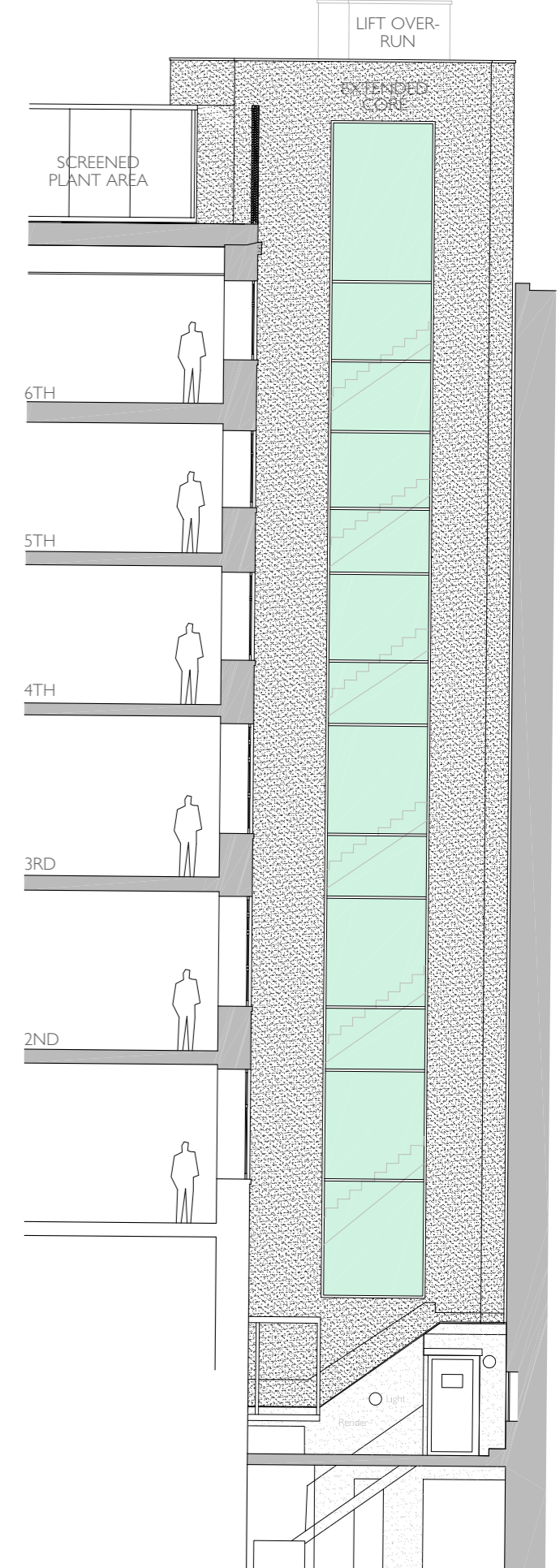
PROPOSED SOUTH ELEVATION



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION





## 2.7 NEW LIGHTWELL

One of the principal deficiencies of the existing building for use as contemporary office space is the configuration of the fifth and sixth floors. The fifth floor was the original uppermost floor and has the least area of fenestration (see image 1). As this had been the top floor it was originally lit primarily from above by way of two long, linear rooflights. When the building was extended in the 1970s to incorporate a sixth floor these rooflights were removed and hence the fifth floor remains lit only by a series of high-level windows, the cill being above average eye-height. The sixth floor extension was inserted behind the solid Portland stone facade of the original building which has only one low-level window aperture on the New Oxford Street facade (see image 2). This additional storey was therefore designed in the 1970s to be further top-lit by a series of eight rooflights (see image 4) and one additional glazed opening to the eastern end of the building (see image 3). As these storeys are currently the least well lit by natural light and the floor-to-underside-of-slab dimension at fifth floor level is lower than the floors below, these storeys suffer in terms of attractiveness to tenants and rental value.

It is therefore proposed to insert, in the position of the original removed grand staircase, a two-storey lightwell between fifth floor level and roof. This lightwell will be open to air (appropriate pigeon deterrent will be installed) and will be useable by the fifth floor tenant as external amenity space. As the removal of structure in this area is in the position of the 1970s infill there is no fabric of historical value that would be affected by this proposal, whilst improving the daylighting and overall environment of these top two floor levels.



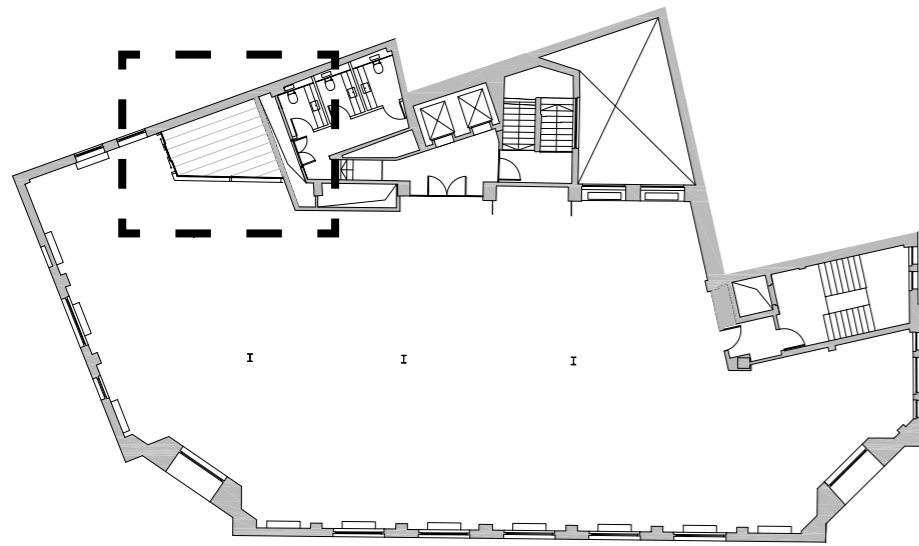
1- FIFTH FLOOR LEVEL [RECORD PHOTOGRAPH]

2- EXISTING LOW LEVEL WINDOW APERTURE TO NEW OXFORD STREET FACADE [RECORD PHOTOGRAPH]

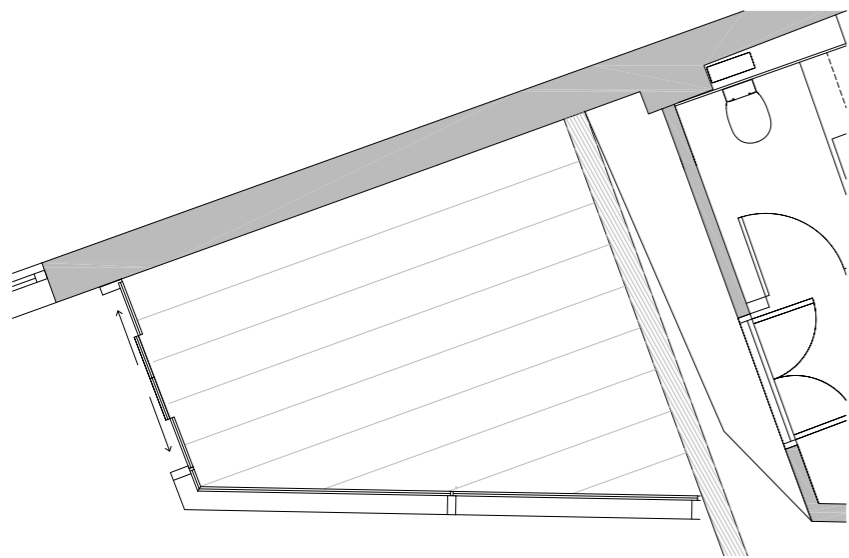
3- GLAZED OPENING FORMED AS PART OF THE 1970S ROOF EXTENSION WORKS [RECORD PHOTOGRAPH]

4 - EXISTING ROOFLIGHTS

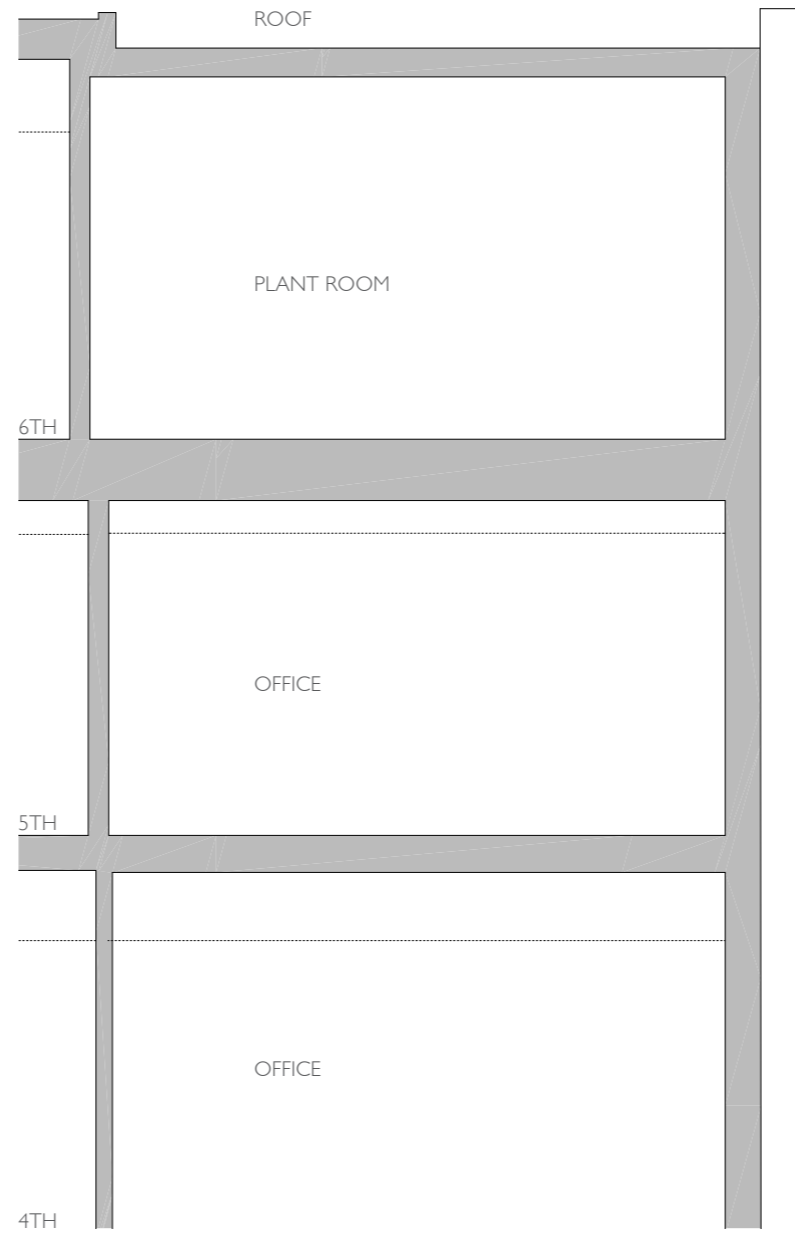




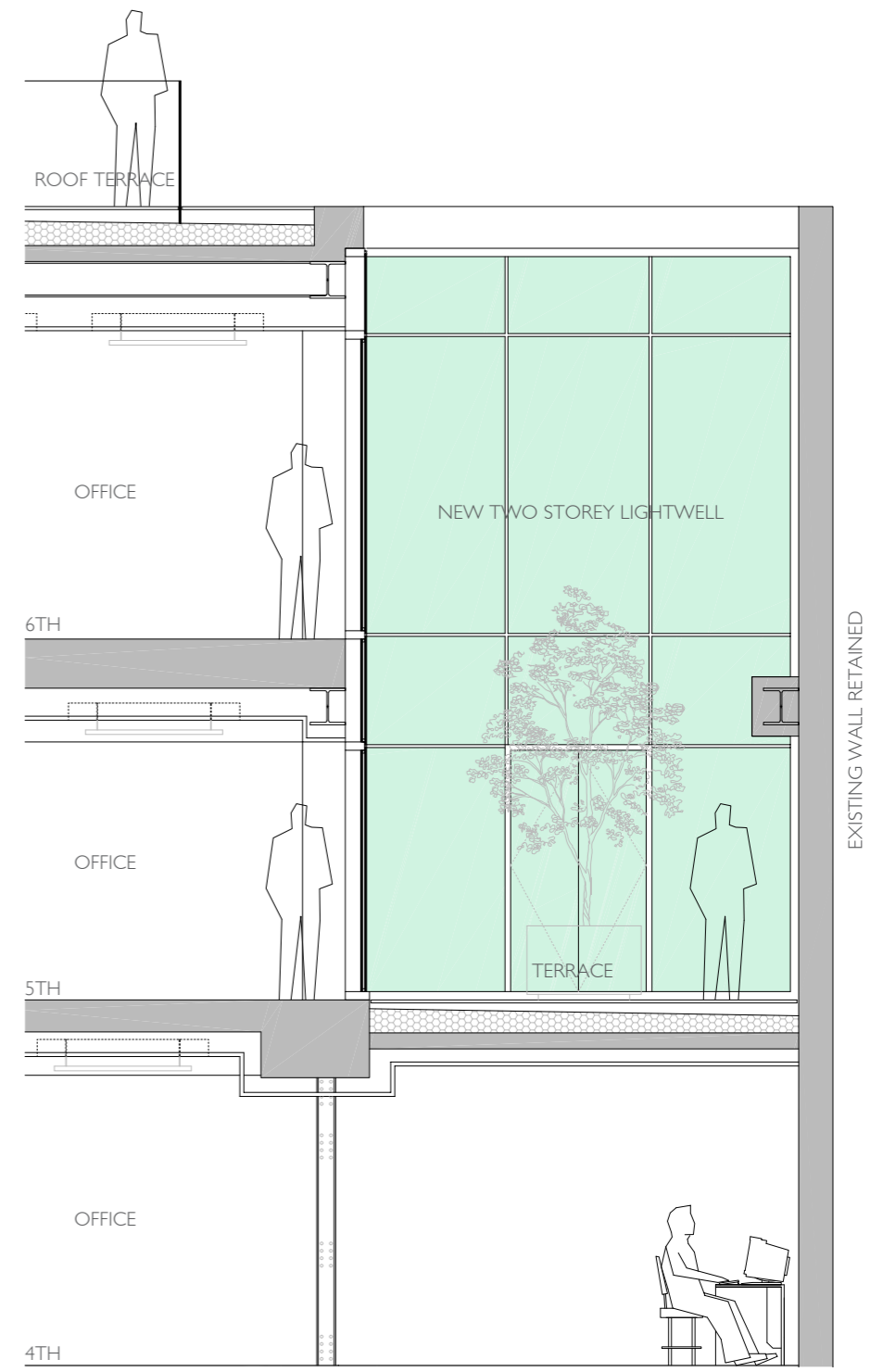
PROPOSED FIFTH FLOOR PLAN



PROPOSED NEW LIGHTWELL PLAN



EXISTING SECTION THROUGH NORTHERN PARTY WALL



PROPOSED SECTION THROUGH NORTHERN PARTY WALL



## 2.8 FIFTH AND SIXTH FLOOR LEVELS

The existing sixth floor level is a much compromised floor level. It was constructed as an extension above the original roof level in the 1970s behind the retained, predominantly solid, facade. The issues concerning daylighting, as described in section 2.7, and the fact that almost one third of the floor space is in use as a plant room, result in this space being particularly poor office accommodation. It is therefore proposed to demolish the 1970s structure behind the original facade and construct a new office storey in its place, converting the plant area to office accommodation. Instead of top-lighting the new office space it is proposed to construct new glazed facades behind the retained original facades facing New Oxford Street and Tottenham Court Road. These new facades will not be seen from surrounding views as they will be entirely behind the original Portland stone facades. The set-backs will also allow new walk-on glazed rooflights to be installed at sixth floor slab level providing additional daylighting to the fifth floor below. The existing decorative apertures to these facades will be glazed, replacing the unsightly metal louvre (see image 2) currently installed to the Tottenham Court Road elevation, appearing as open apertures as seen in historic photographs of the building. A new window aperture is also proposed in the angled facade between Tottenham Court Road and New Oxford Street in the location of an existing opening (see image 3). This opening is not visible from street level due to the levels of existing set-backs and parapets of the front facade.



1- FIFTH FLOOR INTERIOR SPACE [RECORD PHOTOGRAPH]

2- METAL LOUVRES APPLIED TO EXISTING TOTTENHAM COURT ROAD APERTURE

3 - EXISTING APERTURE IN ANGLED FACADE BETWEEN TOTTENHAM COURT ROAD AND NEW OXFORD STREET AT SIXTH FLOOR LEVEL

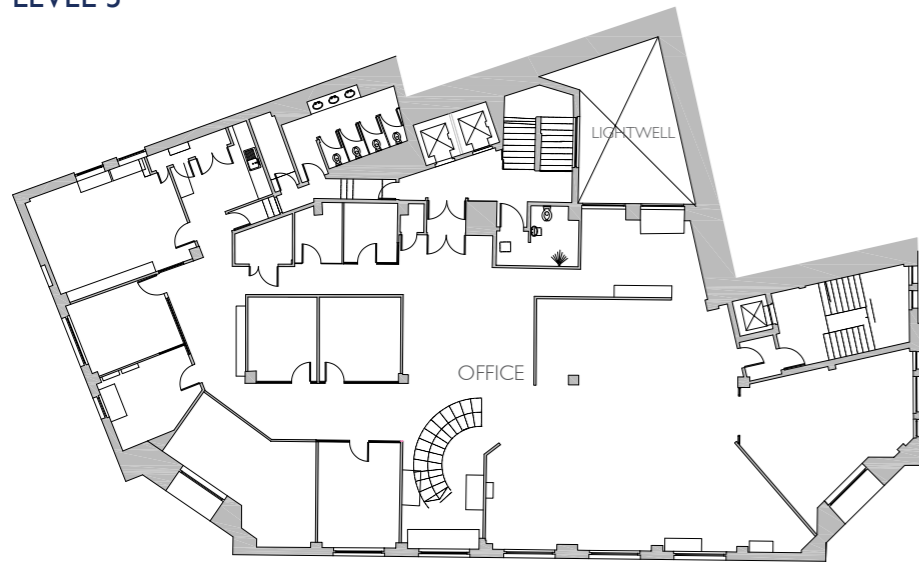
4- LONG VIEW OF ANGLED FACADE BETWEEN TOTTENHAM COURT ROAD AND NEW OXFORD STREET

5- SIXTH FLOOR INTERIOR SPACE [RECORD PHOTOGRAPH]

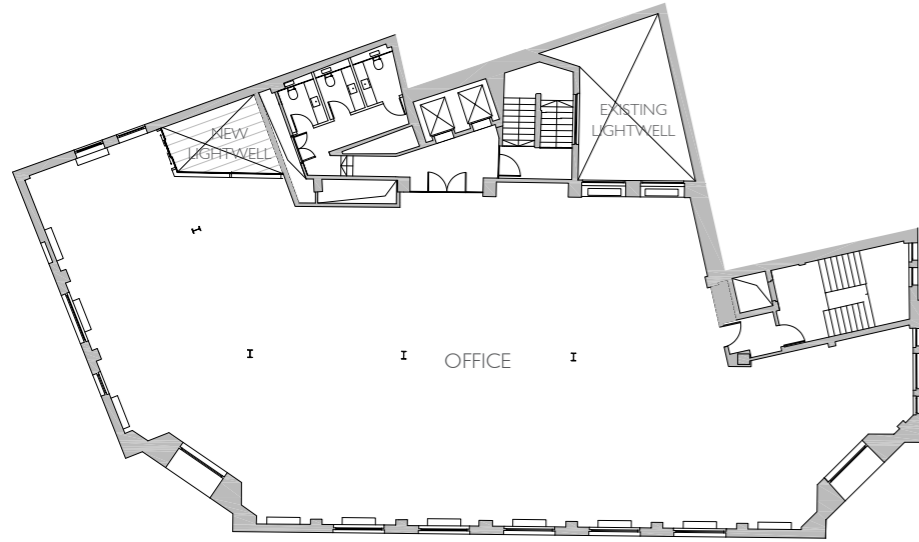
6- SIXTH FLOOR INTERIOR SPACE [RECORD PHOTOGRAPH]



LEVEL 5

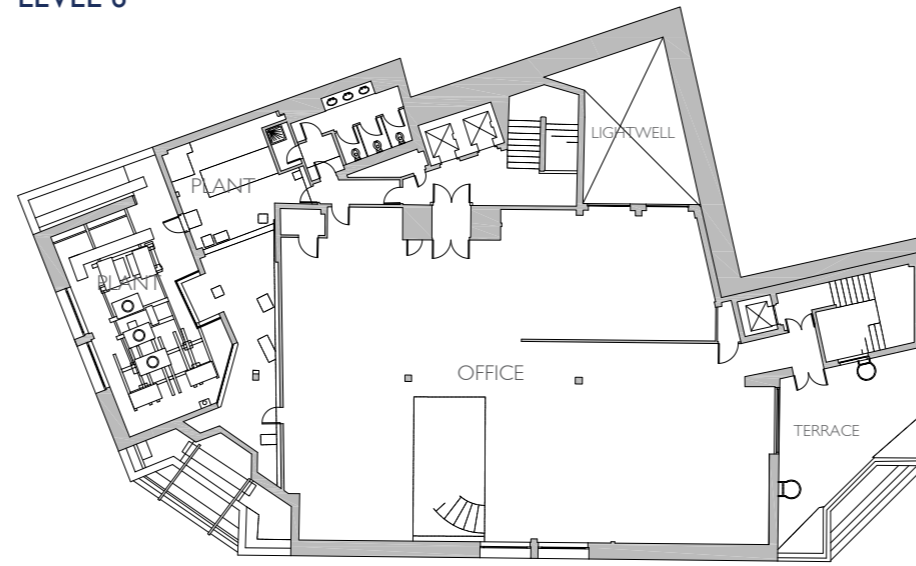


EXISTING PLAN

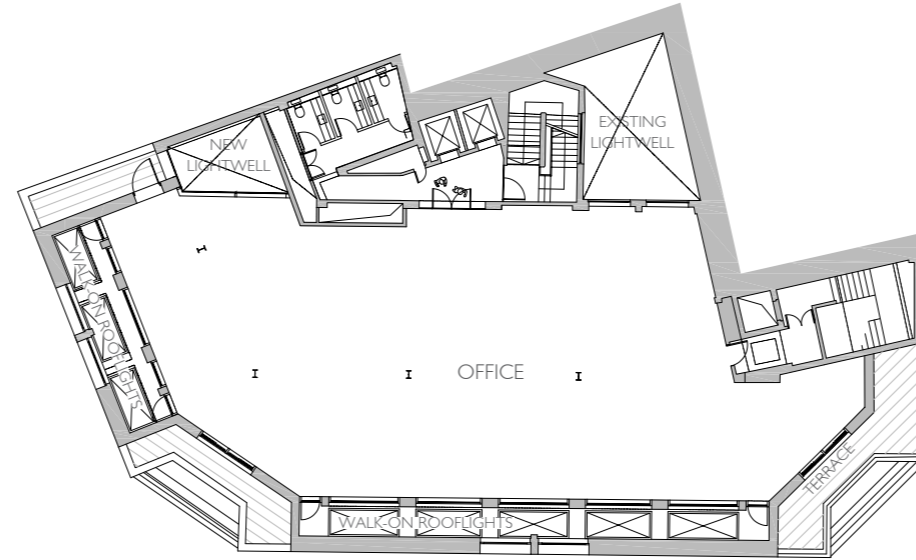


PROPOSED PLAN

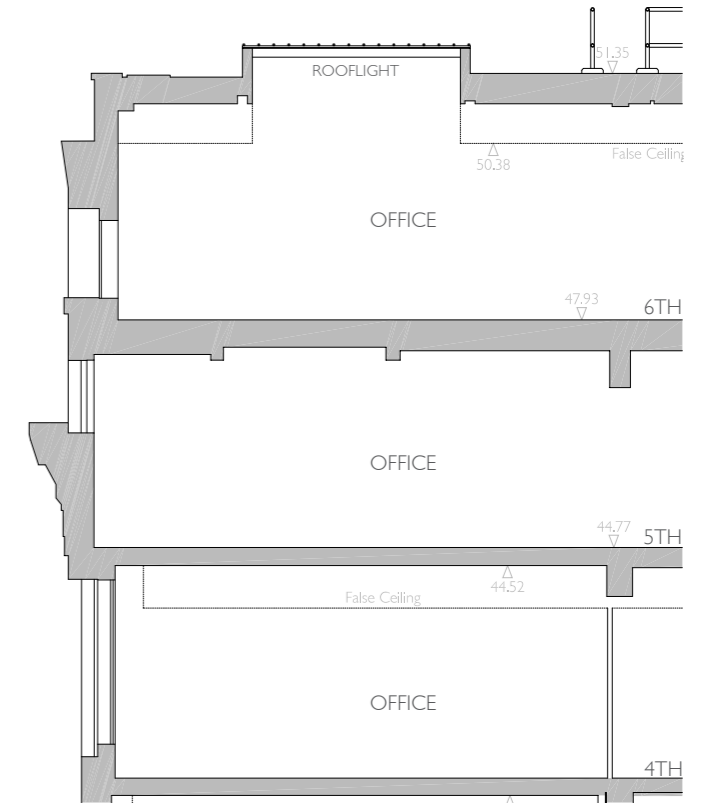
LEVEL 6



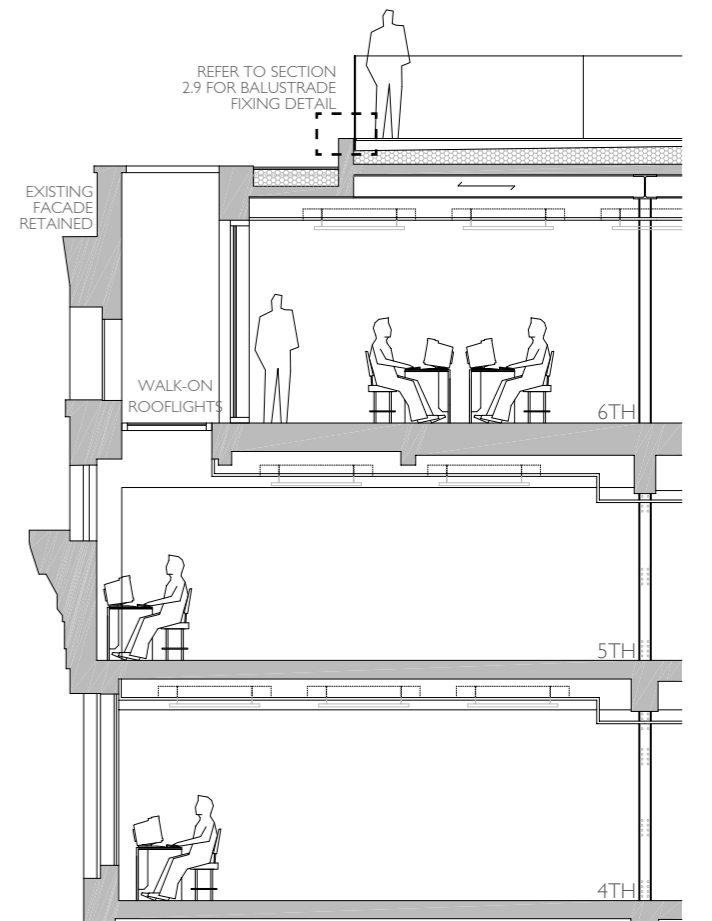
EXISTING PLAN



PROPOSED PLAN



EXISTING SECTION THROUGH SOUTH FACADE



PROPOSED SECTION THROUGH SOUTH AND WEST FACADES



## 2.9 ROOF LEVEL

It is further proposed to position the new plant at roof level, above the sixth floor. This will be located to the rear of the site on the northern boundary and to the east. Pushing the plant area to the northern side of the building locates it to the zone furthest from all listed facades and keeps it out of view from street views along Tottenham Court Road, Oxford Street, New Oxford Street and Charing Cross Road. The plant areas will be enclosed behind perforated metal panelling to conceal and acoustically shield the equipment. They will also be covered with a horizontal metal mesh lattice so as to reduce the visual impact of elevated views from Centre Point. In order to access the roof level plant and terrace it is proposed to extend the existing 1970s lift core and principal staircase by one storey. This staircore extension will terminate at roof level in a simple glass-fronted enclosure providing full DDA access to a new roof-level communal terrace and WC for the users of the building. The terrace will be set-back from the existing perimeter building facades to as not to be visible from street level.

The existing roof level is untidy and detracts from the overall composition of the building, with lift over-runs, mechanical plant and associated balustrades, walkways and step-overs, and projecting rooflights breaking the clean profile of the Portland stone parapets. It is therefore proposed to create an improved roof storey with a coherent designed terrace and plant area concealed behind screens. By setting back the terrace balustrades from the existing building perimeter the visual impact from street level is minimised whilst the skyview is improved.



1- EXISTING SIXTH FLOOR LEVEL EXTERNAL PLANT AREA BEHIND ORIGINAL FACADE

2- ROOF LEVEL LOOKING NORTH

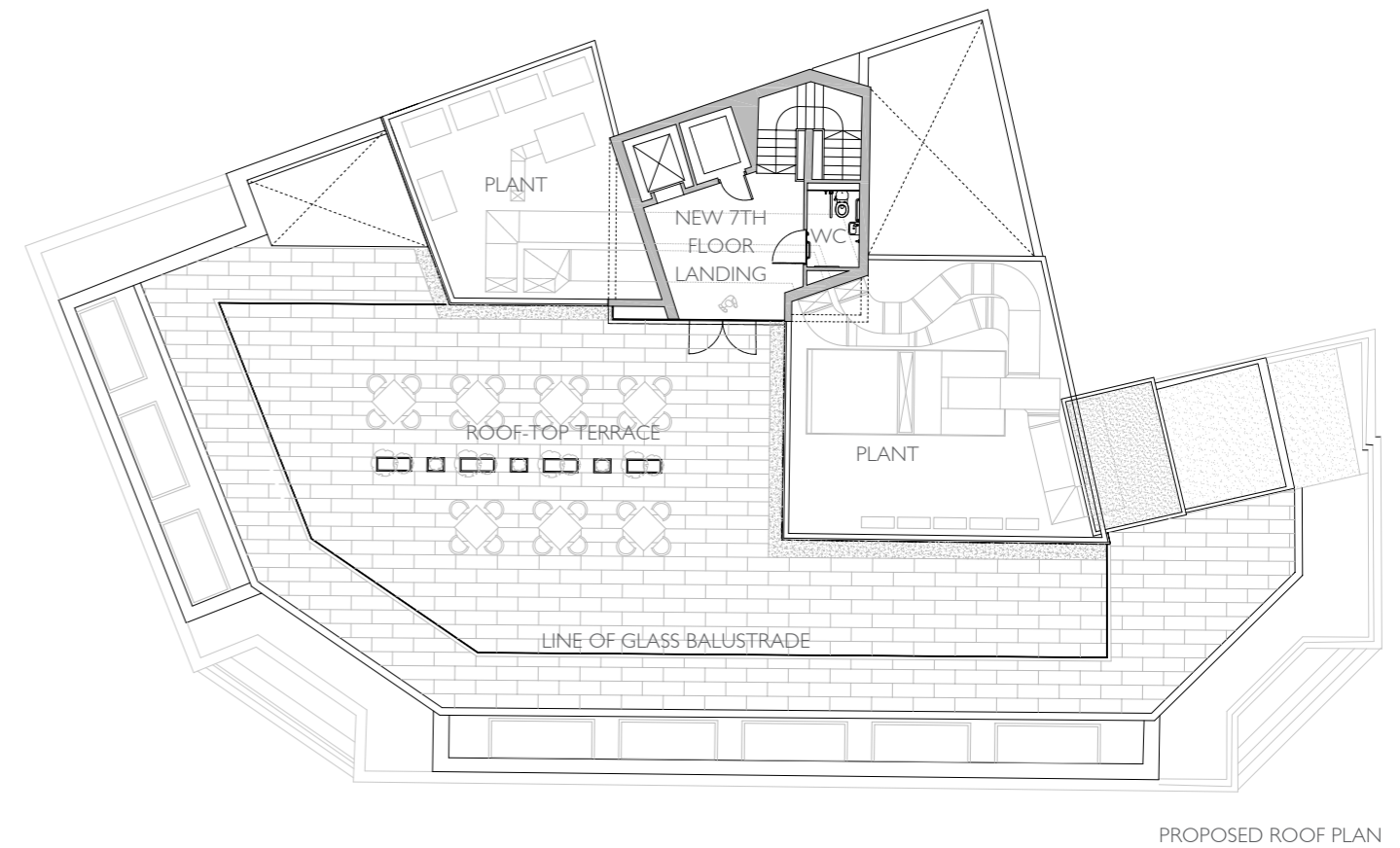
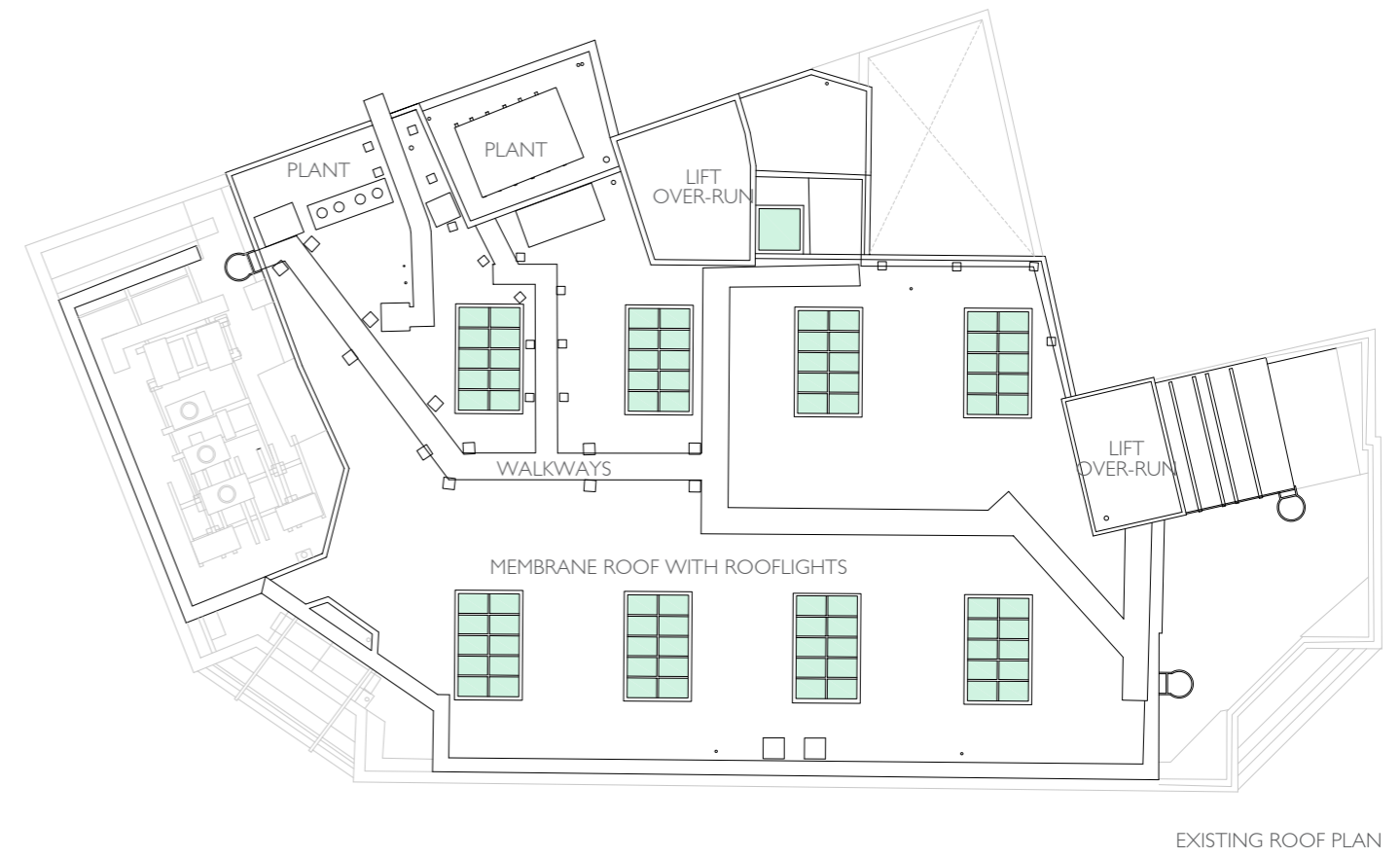
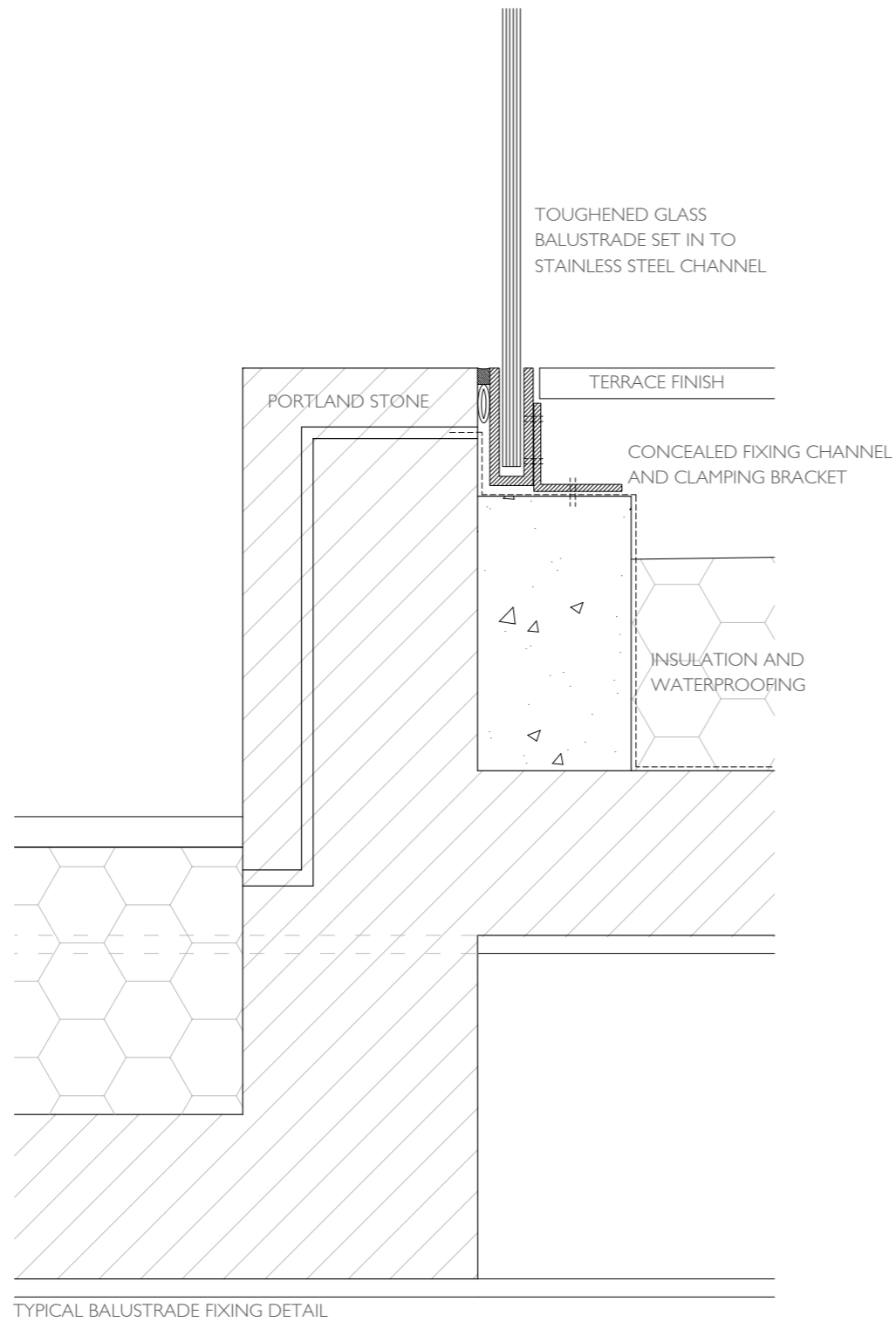
3 - ROOF LEVEL LOOKING EAST

4- ROOF LEVEL LOOKING SOUTH EAST

5- EXISTING PRINCIPAL STAIR CORE OVER-RUN











TOTTENHAM COURT ROAD ELEVATION



### 3.0 MASSING DIAGRAMS

NOTE THE FOLLOWING IMAGES ARE INTENDED TO ILLUSTRATE THE EFFECT OF THE NEW ROOF-TOP MASSING ON THE EXISTING BUILDING. THEY ARE NOT VERIFIED VIEWS.



### 3.1 VIEW FROM OXFORD STREET



EXISTING VIEW FROM JUNCTION OF OXFORD STREET AND TOTTENHAM COURT ROAD



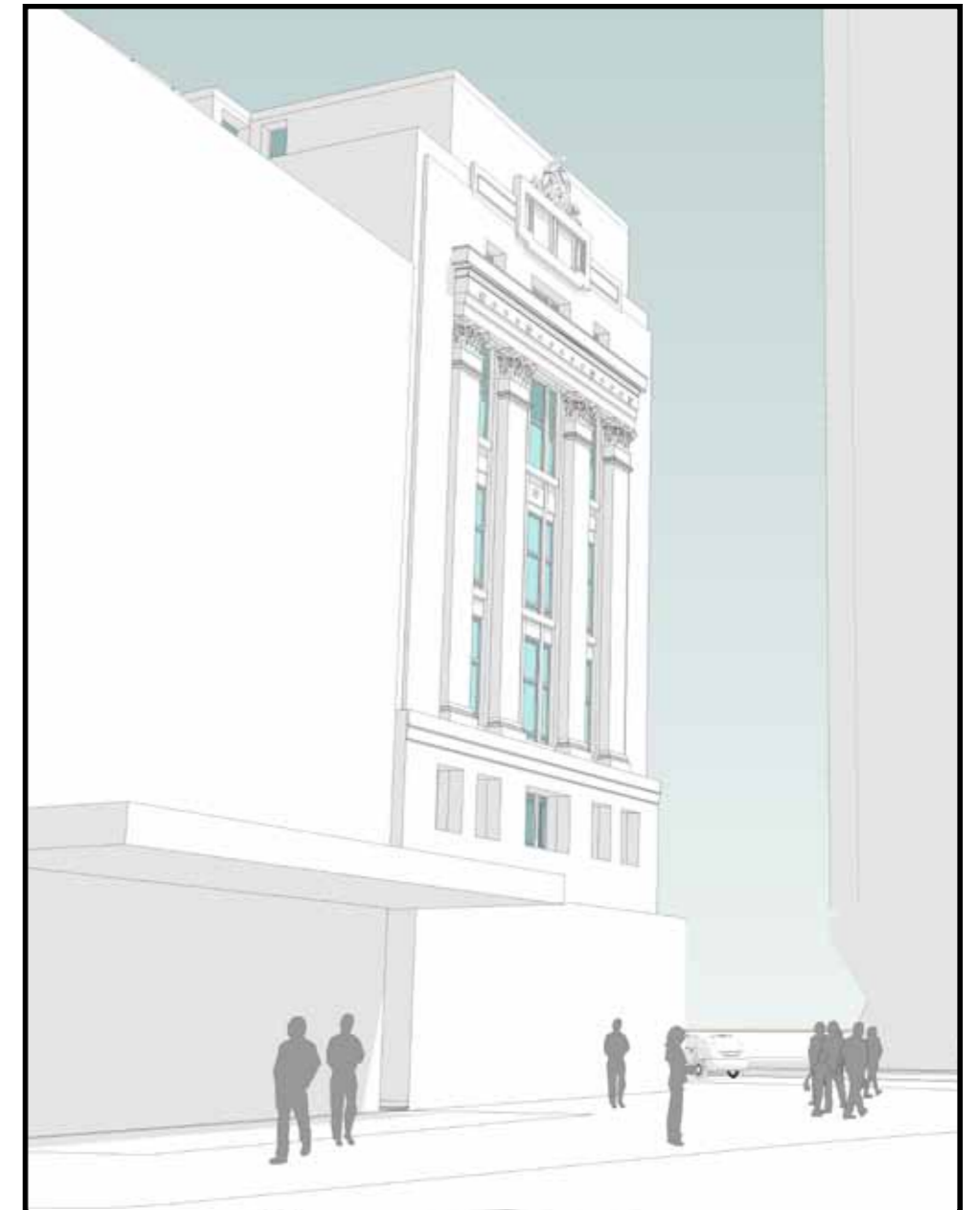
PROPOSED SCHEME



3.2 VIEW FROM TOTTENHAM COURT ROAD



EXISTING VIEW SOUTH FROM TOTTENHAM COURT ROAD



PROPOSED SCHEME



### 3.3 VIEW FROM NEW OXFORD STREET



EXISTING VIEW FROM SOUTH EAST ON NEW OXFORD STREET



PROPOSED SCHEME



3.4 LONG VIEW FROM CHARING CROSS ROAD







## 4.0 BUILDING STRATEGIES



## 4.1 PLANT PROVISION

### Building Services Strategies

The scope of works associated with the refurbishment works at Corinthian House relate primarily to the services installation serving the ground floor reception, commercial offices at Levels 2-6 and the plant space located at basement and roof levels.

Extensive strip out works of existing building services are required prior to the replacement and installation of new mechanical, electrical, public health and integrated building services system.

The following sets out the services strategies and encompass the following installation works:

### Mechanical Services

- Heating and cooling will be provided to the office space (Levels 2-6) via the use of new Variable Refrigerant Volume (VRV) energy reclaim systems.
- Dedicated VRV systems will be provided on a floor by floor basis and comprise of chassis type fan coil unit (FCU) indoor units and external condensing units located at Level 7 roof level.
- FCU's will be located within architectural joinery along the perimeter of the proposed office floor plates on Levels 2-5. Air will be distributed via supply and return air grilles in the joinery.
- At level 6, FCU's will be incorporated in the ceiling and distribute conditioned air via ducted supply diffusers into the space. Air will be returned via the ceiling void to the FCU's.
- Refrigerant pipework will run in service risers from roof plant down building and distribute horizontally out on floors to FCU's via bulkhead beam details and above ceilings to FCU's.
- Ducted toilet extract system to roof level will be installed to serve new toilet core areas on the refurbished office floors.
- Dedicated ducted kitchen extract system will be installed to the office floors and connect to extract plant at roof level.
- Air Handling Unit (AHU) with thermal wheel (heat recovery) will be located at roof level in open plantroom and provide fresh air supply and extract to the office floors.
- Fresh air will be supplied to the tenant space at 22 °C.
- The fresh air supply and extract will be ducted to the office floors via 2 No. service risers and terminate at connection points onto the floors

as part of the Cat A fit-out.

- As part of the Cat B fit-out service routes for supply ductwork has been identified in proposed ceiling bulkhead sections to facilitate even distribution of fresh air onto the tenant floor plate.
- Spatial provision has been made in risers and at roof level to install new DX heat pump units to serve Secondary Equipment Rooms (SER) with a capacity of 10 kW each on floor layouts.
- Electric desk heaters will provide heating to the staircases and desk heaters will provide localised heating in reception area.
- DX split units will be installed to serve the reception area.
- BMS controls system will be provided for the control of HVAC systems.

### Public Health Services

- Fully vented 2 pipe soil system will remove effluent from the sanitary appliances throughout the office areas
- New soil stacks will be installed in the core areas to serve the toilet areas and future tenants tea kitchens
- Condensate from FCU's will be pumped to high level and will discharge into the existing soil wastes.
- Rainwater from roof level will discharge via gravity to SUD tanks from where they will discharge to Thames Water sewer.
- Metered potable water supply will serve water storage tank in the basement and include electromagnetic water conditioner and UV filter.
- Boosted potable cold water supply will be distributed via landlord's riser and provide boosted water at constant pressure at water outlets at toilets and capped connections in tenants areas.
- Hot water generation will be by unvented electric heaters serving toilet cores.

### Electrical Services

- The existing UKPN transformer will provide power to the refurbished areas.
- Low voltage (LV) switch panels will be installed at basement level and sub mains will distribute LV to tenants and landlords services risers and localised distribution boards.

- Category L2 single stage evacuation fire alarm will be installed.
- New integrated MID certified energy metering system will be installed and allow direct billing to individual tenants.
- Metering will cover all utilities and mechanical plant for compliance with Part L of building regulations.
- Small power will be provided to landlords and plantroom areas by socket outlets.
- Small power and data services will be distributed via three compartment perimeter trunking to facilitate tenant's power and tenant's data.
- Small power supplies will be distributed in ceiling to serve FCU's located in ceiling and in joinery.
- Cleaner sockets will be provided in tenants, landlords and plantroom areas.
- New lighting installation will be installed to the refurbished and new floor areas- offices and external terrace area.
- Lighting in Tenants areas will be Dali LED based.
- Comprehensive lighting control system will be provided and be interfaced with daylight sensors, occupancy sensors.
- Induction loop will be provided at reception desk.

### Integrated Building Systems

- Integrated building system will be supplied to facilitate providing a network for communication and control between devices.
- High definition CCTV will be installed to the exterior of the building and some communal areas and will recorded to hard drives.
- Access control system (ACS) will be installed to control access to restricted parts of the building and include control to tenanted areas.
- Door entry system and intercom will be provided between the main entrance door, service entrance and reception desk. The intercom system will be integrated with Landlords Telephone system.
- Tenants will be able to access door entry system with the main door entry system and integrate with the existing system
- Tenants could utilise landlords ACS or interface their own system with the landlords system.
- Reception desk will be interfaced with intruder panic button alarm.

### ACCESS

The existing building has a number of deficiencies in terms of wheelchair access and it is proposed to address these matters within the works.

The existing office entrance has a single step up from Tottenham Court Road. It is proposed to overcome this by lowering the level of the front area of ground floor slab to create a flush threshold to the reception area entrance.

The existing lifts are small and not to current DDA standards for wheelchair access. It is proposed to install new DDA compliant lift cars within the existing structural shaft to improve this situation.

The WC facilities in the original core area do not include any wheelchair compliant showers or WCs as, on most floors, the sanitary facilities are not level with the office floor plates and are accessed by way of a narrow flight of steps. In 2008/2009 a single wheelchair compliant WC and shower room was installed at fifth floor level. It is proposed to improve upon this situation by converting the two levels of existing WCs that are level with the office floor plates (first and third floor) to a wheelchair compliant WC and shower room and, in addition to this, provide a wheelchair compliant WC at roof level to serve the proposed new roof terrace.

### BICYCLE STORAGE

The current site does not provide dedicated cycle parking for tenants. Constraints of the existing building limit opportunities for on-site cycle parking due to limited communal office space and the configuration of the retail demise. In pre-application discussions LB Camden have confirmed that no cycle parking provision will be required for a scheme of this size.

### WASTE STORAGE

With regard to waste and recycling, it is intended to utilise the same "on street on day of collection" approach that is currently adopted. Office occupiers will bring waste to street level as per the current arrangements.



## 4.3 RESPONSE TO PRE-APPLICATION COMMENTS

The following details were requested by planning and design officers at pre-application stage:

### CAMDEN COMMENTS:

1. Further details of works proposed to the existing historic facades.
2. Further details of the changes proposed to the front entrance to Tottenham Court Road, including any replacement doors / signage / lighting.
3. Further worked up drawings / CGIs to ensure that changes at 6th floor / roof level have minimal visibility from the immediate and wider area.
4. Sectional details of how the proposed rooflights will sit within the 6th floor, to establish the loss of any historic fabric - similar detail required for the proposed lightwell.
5. Details of the glass balustrading, including fixing.
6. Further detail regarding the interior alterations to ensure no loss of historic fabric - identification of works involved - removal of columns and existing partitions, introduction of lightwell / rooflights etc.

### RESPONSE:

1. Refer to Section 2.1
2. Refer to Section 2.2
3. Refer to Section 3.0
4. Refer to Section 2.7 and Section 2.8
5. Refer to Section 2.9
6. Refer to Sections 2.3, 2.4, 2.5, 2.7, 2.8 and L(so)series strip-out drawings

SCHEDULE OF APPROXIMATE EXISTING AND PROPOSED GROSS INTERNAL AREAS

Level	Existing		Proposed	
	Approx Area (sq m)	Approx Area (sq ft)	Approx Area (sq m)	Approx Area (sq ft)
7 <sup>th</sup> Floor	23.2	(249)	45.7	(492)
6 <sup>th</sup> Floor	418.0	(4,499)	415.8	(4,475)
5 <sup>th</sup> Floor	537.1	(5,780)	524.5	(5,645)
4 <sup>th</sup> Floor	528.6	(5,690)	528.6	(5,690)
Level 40.35 Toilets	20.1	(216)	20.1	(216)
3 <sup>rd</sup> Floor	529.2	(5,696)	529.2	(5,696)
2 <sup>nd</sup> Floor	529.5	(5,699)	529.5	(5,699)
Level 33.01 Toilets	21.2	(228)	21.2	(228)
1 <sup>st</sup> Floor	69.5	(748)	69.5	(748)
Ground Floor	98.8	(1063)	98.8	(1063)
Mezzanine Over Heating Chamber	47.2	(508)	47.2	(508)
Basement Level	115.4	(1242)	115.4	(1242)
Sub-Basement Level 20.33	26.0	(280)	26.0	(280)
<b>TOTALS</b>	<b>2963.8</b>	<b>(31,899)</b>	<b>2971.5</b>	<b>(31,982)</b>

Note: The figures above represent the office areas only. Retail areas not included as they do not form part of this application.



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