

Whittington House, WC1
Design and Access Statement - Seventh Floor Minor works

Platine Holdings Ltd 14 June 2016



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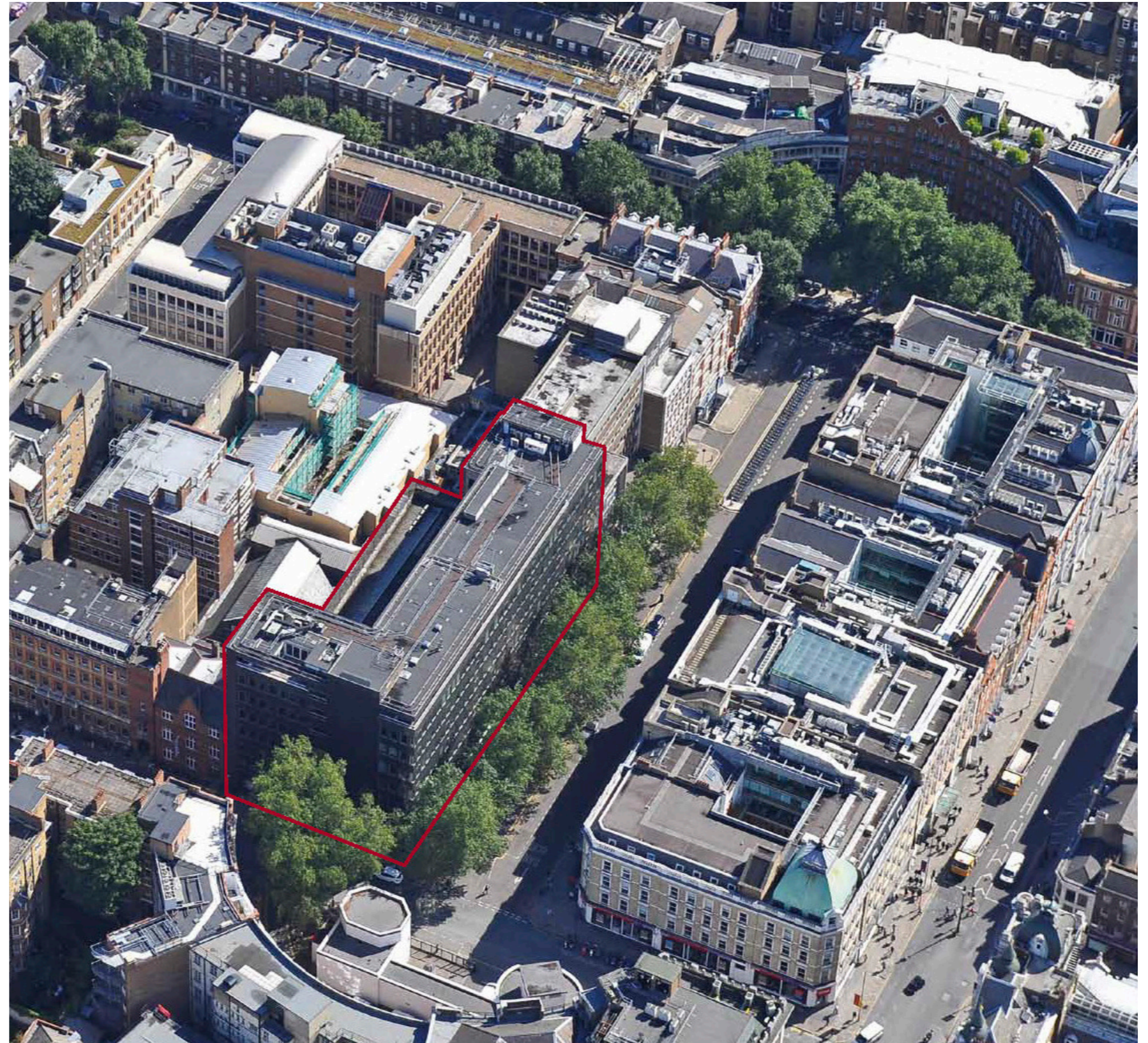
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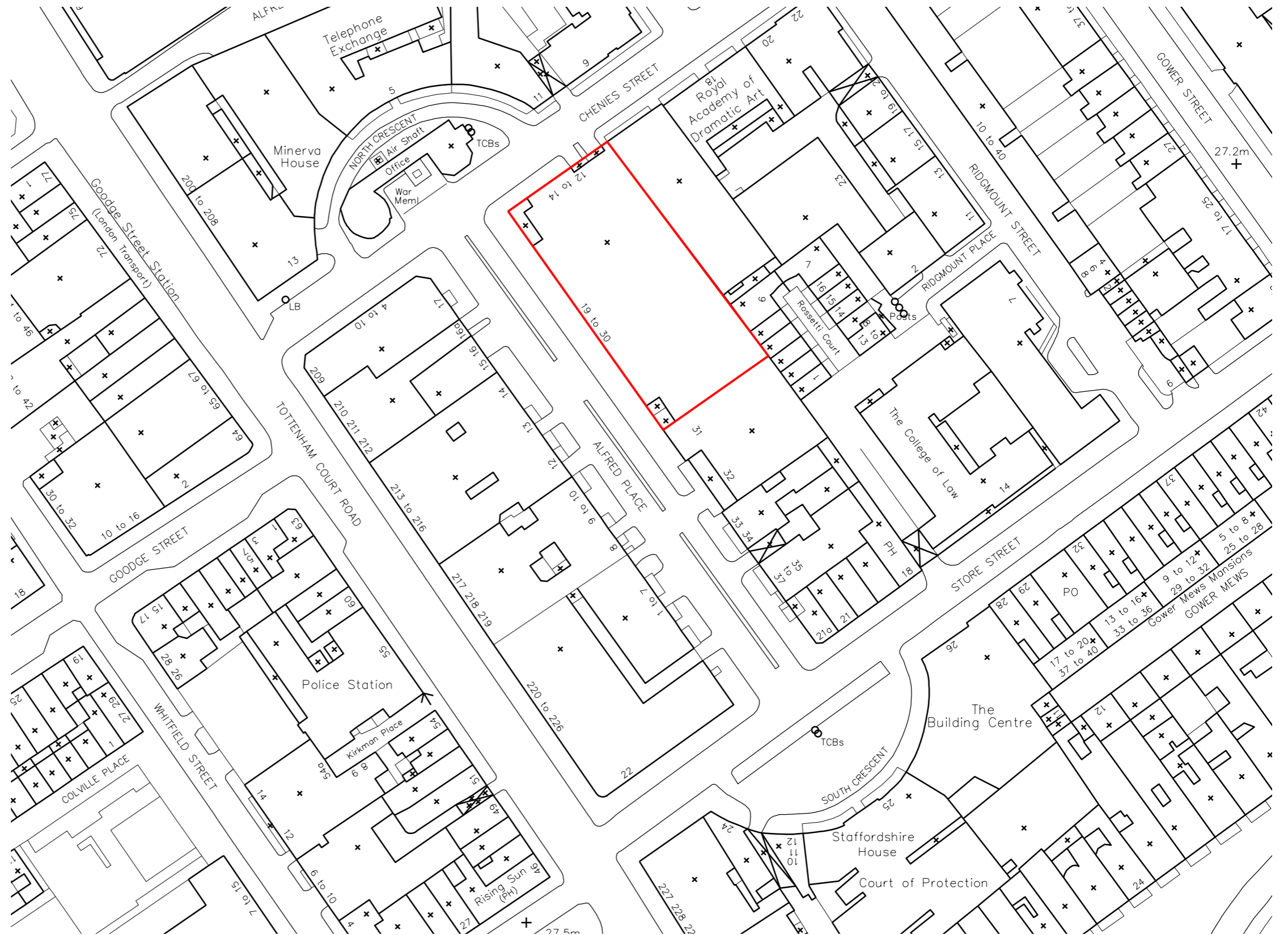


1.0 Introduction

Whittington House is located in the London Borough of Camden and within the Bloomsbury Conservation area. It is situated on Alfreds Place which is a wide tree-lined avenue situated close to Tottenham Court Road, immediately to the west, running between an attractive north and south crescent of buildings. The property occupies a prominent position on the corner of Alfred Place and Chenies Street



2.0 Site Map



3.0 Description of Works to Seventh Floor

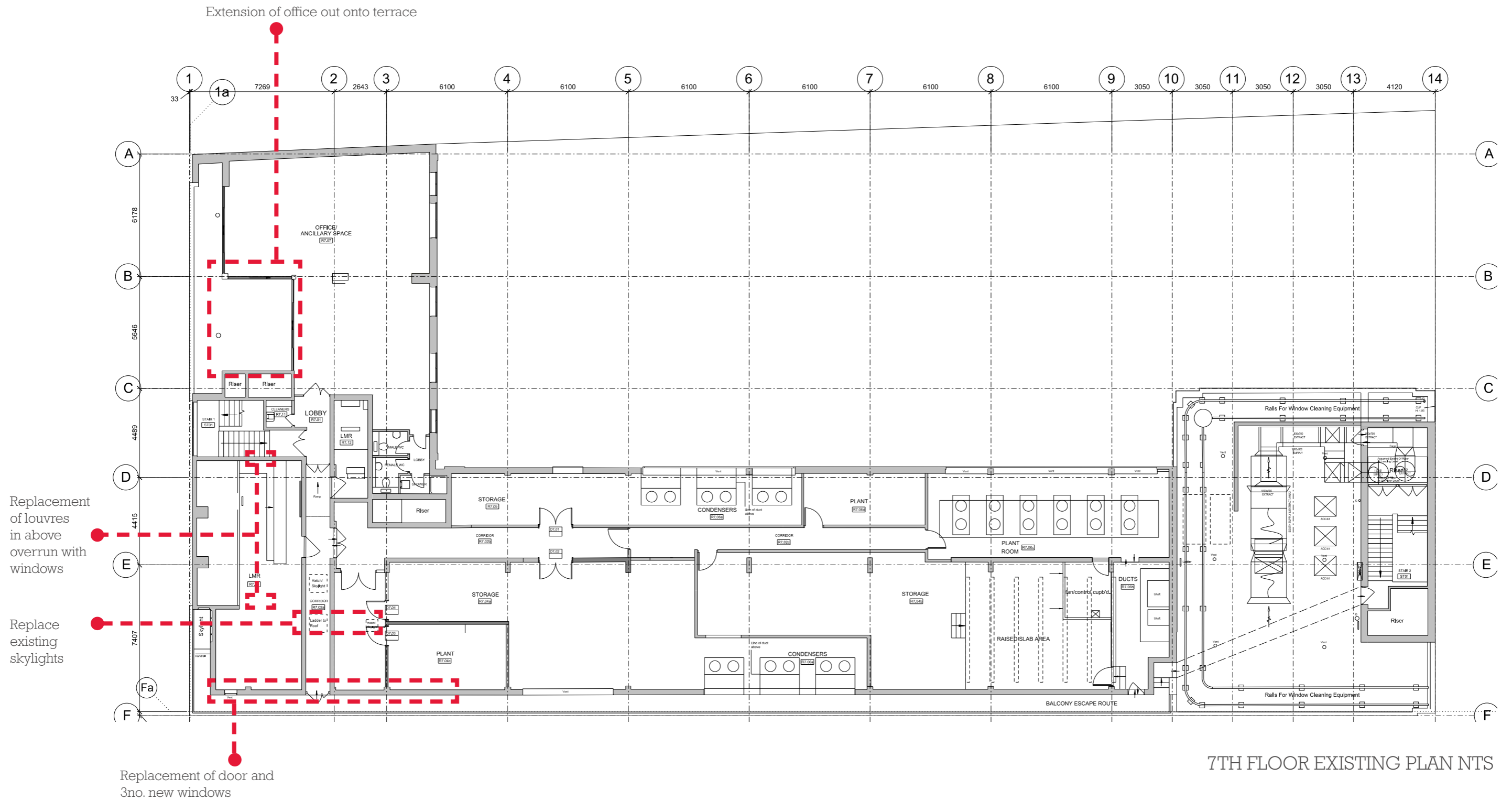
The proposed works relate only to the 7th Floor / Roof of Whittington House. This is however part of an ongoing refurbishment to the whole of the building which is currently being undertaken.

Seventh Floor Works

- > New sliding glazed door as a result of gaining of additional office space on the large terrace on the north east of the building
- > Creation of 2no. windows along the West elevation
- > Replacement of 1no. vent with a window on the West elevation
- > Replacement of existing access door with a new glazed door on the West elevation
- > Small louvres on existing lift overrun replaced with small windows
- > Replace existing skylight skylights

3.1 Proposed Location of Works

External Works



3. 2 Existing Photographs 7th Floor Terrace West Facade

The existing terrace is rarely used with the access door and vent fairly dated



1- View from Chenies Street



2- Existing Vent



3- Existing entrance door to Terrace

3.3 Existing Photographs 7th Floor Terrace North Facade

The existing north terrace is again used very little with the windows and finishes being dated .



Existing doors (to be demolished)



Existing terrace



Existing terrace

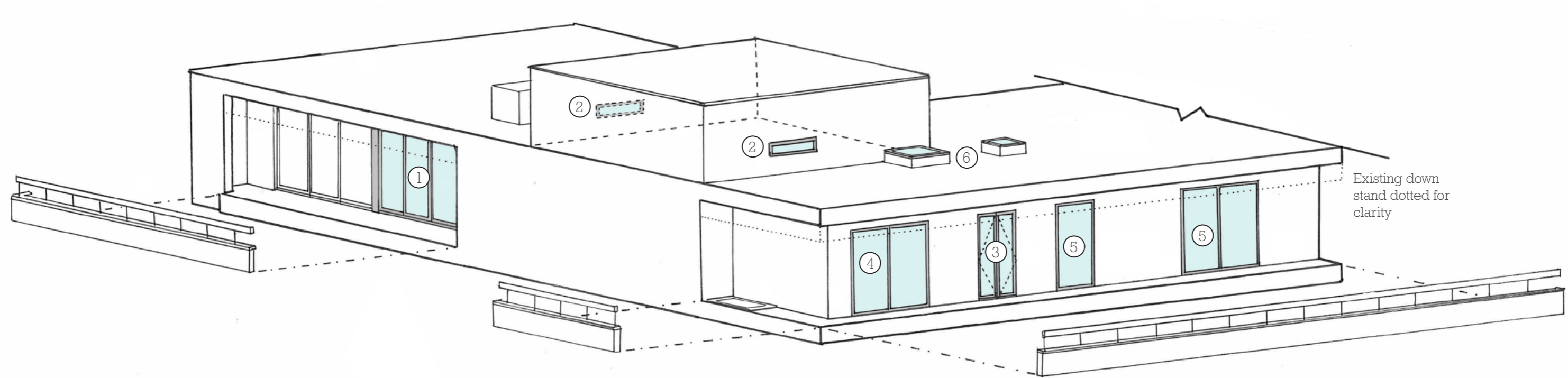


View of terrace from inside



Existing doors to terrace

4.0 Design Summary



7TH FLOOR / ROOF PROPOSED AXO

- | | |
|---|--|
| ① Extension of office out onto terrace with new white uPVC sliding doors to match existing. New stainless steel press above windows and on column | ④ New full height window with stainless steel frame in location of previous existing vent. |
| ② Replacement of existing louvres in redundant plant room with fixed glazed windows | ⑤ 2no. new full height windows with stainless steel frames |
| ③ Replacement of existing timber door with new glazed door with stainless steel frame. | ⑥ Replacement of 2no. new skylights in existing roof openings |

5.0 Proposed Works

USE

The proposal seeks to create additional office space by extending the existing office out onto the current 7th floor terrace at the North East of the building. As a result of this new glazed windows and sliding door are proposed.

In addition to this new windows and a replacement door are proposed on the 7th floor West terrace and lift over-run to allow natural light into the newly reconfigured additional office space.

The replacement of 2no. existing skylights are also proposed 7th floor.

LAYOUT

The proposed changes are in keeping with the current layout of the building.

APPEARANCE

The enlarging of the office space at the North of the building is again in keeping with the appearance of the building. By expanding the office space on to the terrace and creating new glass sliding doors to match the existing, the appearance of the elevation will not be detracted from.

The 3no. windows which are being proposed along the 7th floor West elevation are in keeping with the appearance of the rest of the windows in the building in scale, size, material and placing. They will offer an improvement in appearance to the existing which are dated and weathered. The new windows are full height which will allow much needed natural light to the spaces whilst not detracting from or imposing on the overall appearance of the building.

On the lift over-run new fixed glazed windows are proposed to replace the existing louvres (from the redundant plant room). They again will be the same size and placing as the existing with the finishes to match the rest of the building.

The replacement skylights that are proposed to replace the existing ones on the 7th floor will also be in keeping with the existing style.

MATERIALS

The materials proposed in the alterations are in keeping with the building.

On the North facade terrace the new glazed windows and door proposed will match the existing white uPVC frames. The dated tiles that are currently above the doors and on the column will be replaced with pressed stainless steel which is in accordance with the materials used elsewhere in the building.

On the West facade the new glazed door and windows will again be in keeping with materials used elsewhere in the building with stainless steel frames to match the existing window frames on lower levels.

AMOUNT

The proposals are contained within the existing footprint creating an additional 17.26 sqm of internal office space by extending out onto the existing North East terrace.

SCALE

On the West facade the scale of the building will not be changed by the proposed works.

The expanding of the terrace on the North facade of the building will increase the internal floor area by 17.26 sqm. This small increase in scale will however not impact on the neighbouring buildings, street scape or the scale of the building itself.

LANDSCAPING

There are no proposed alterations to the landscaping of the site.

ACCESSIBILITY OF PROPOSALS

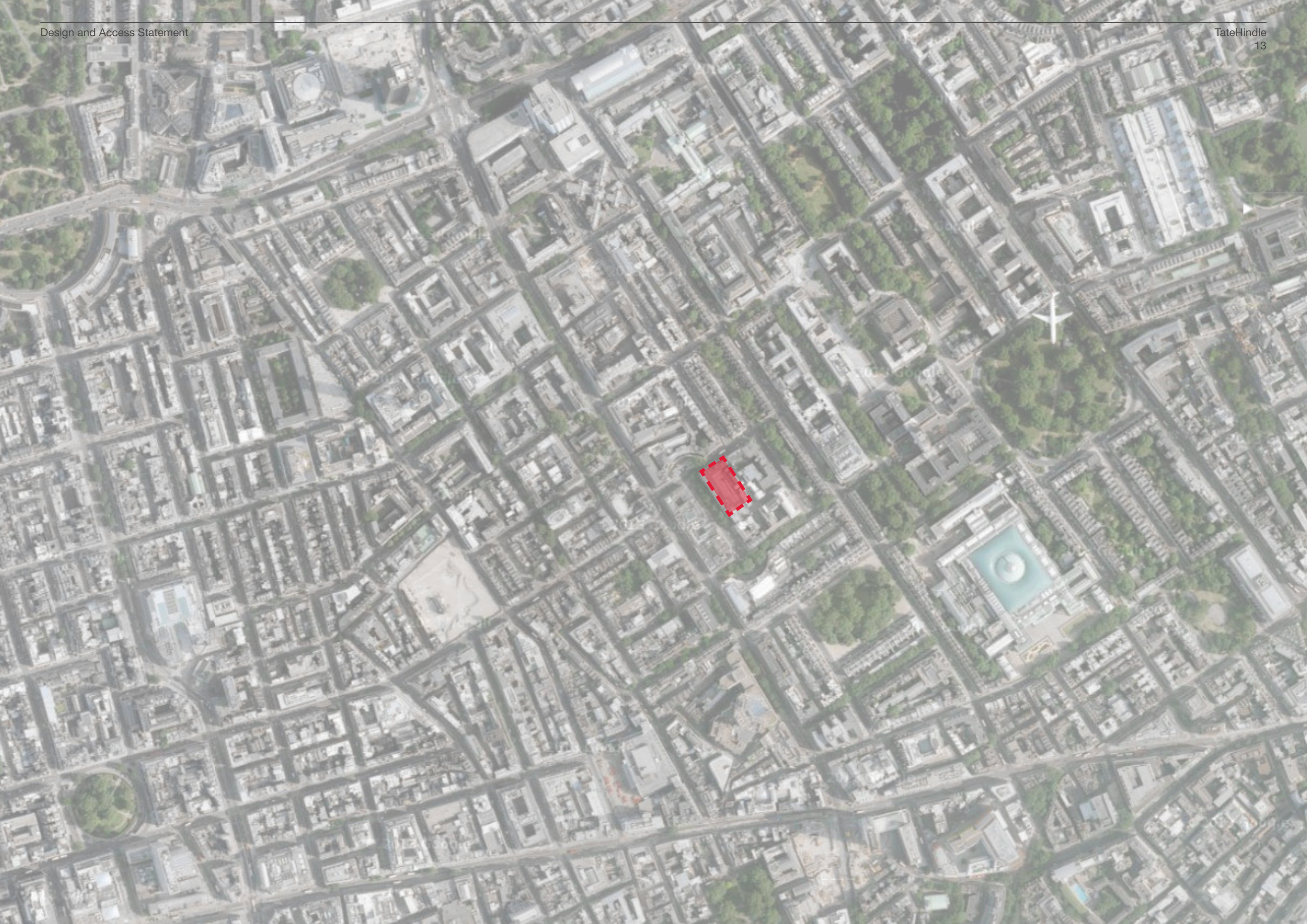
The accessibility of the proposal has not been changed, the new lifts access this floor.

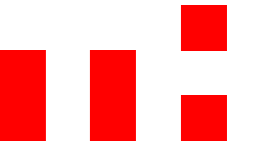
SIGNAGE

N/A

VISITOR FACILITIES

N/A





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