

6. The Design Proposal

Summary

The proposal is to refurbish and extend 20 Red Lion Street to secure its future as an office building that can provide a new modern working environment.

The strategy is to work with the existing building by retaining the existing fabric where possible whilst enhancing the character and appearance of the building by respecting and reinforcing its Bauhaus/International Style aesthetic.

The scope of work includes:

- Move the main entrance back to the corner of Red Lion Street & Sandland Street
- Enlarge and refurbish reception
- Re-clad ground floor road facing facades
- Clean existing road facing rendered facades
- Improved cycle parking
- New rear terraces at ground floor, 1st, 5th and 6th Floor levels
- New route from rear courtyard through to ground floor core
- New lift servicing basement to fifth floors
- Drop slab in the WCs so that it is accessed from office floor levels rather than half landings
- Extend ground to fifth floors to connect both wings of existing floorplate behind the core
- Upgrade all remaining existing windows on the rear facade with new double glazed units
- Render remaining existing rear facade to match the front
- New office floor on 6th, existing plant level
- Extend two existing lifts to new 6th floor
- Move plant level to new 7th floor
- New plant enclosure
- New services to CAT A standard throughout
- New floor, wall and ceiling finishes throughout
- New basement shower and locker facilities
- Upgrade toilet accommodation
- Upgrade all office services to modernise the office accommodation and improve energy efficiency
- Retention of B1 office use for all floors.



7.0 Heritage Statement

7.0 Planning and Heritage Statement

Montagu Evans have prepared a planning and heritage statement that should be read alongside the Design and Access statement.

In summary the scheme is considered to be in accordance with relevant national and regional planning policy and guidance, the London Plan and LBC's Statutory Planning Framework.

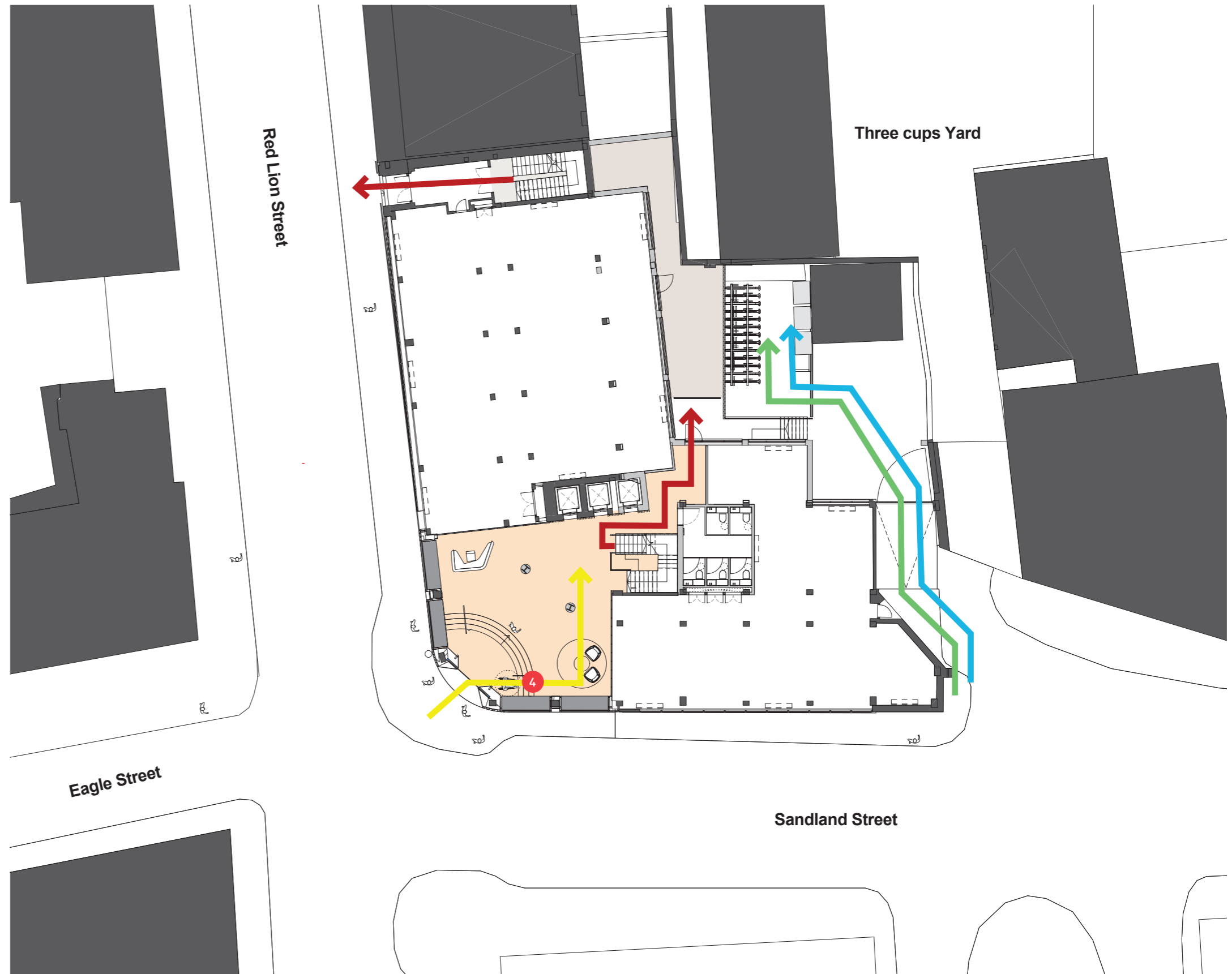
8.0 Access Statement

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The following layout is a summary of the key access and egress points to the building. All access / egress points from pavement level into the building at ground floor level will be level access.

- ❶ Fire Fighting Lift Serving B-6
- ❷ Lift Serving B -6
- ❸ Lift Serving B-5
- ❹ Platform Lift serving street level-G

- ➔ Level Office pedestrian entrance & egress from pavement via automatic sliding doors
- ➔ Level Cycle access & egress from pavement to covered cycle storage
- ➔ Refuse Access
- ➔ Fire Escape routes from Stair Cores



8.0 Access Statement

Pedestrian Access to the building

The existing reception entrance is proposed to be relocated to provide a new central entrance point on the corner of Red Lion Street and Sandland Street.

Proposed Access Arrangements

A double sliding door is proposed, which will replace the existing hinged door.

The threshold will be level with the pavement outside. Due to existing slab levels within the building, the street level is lower than the ground finished floor level. The current provision has a ramp to the reception/lift lobby level followed by a ramp to the office floor level. The proposal is to have a sesame lift in the lobby moving from street level to office floor level, repositioning the reception/lift lobby to be level with the office floor.

Car Parking

There are 5 existing car parking spaces currently on the site. It is proposed to remove all of the existing car parking in favour of providing 22 cycle parking spaces.

Vehicle Access

There is currently a service entrance to the rear yard from Sandland Street. It is proposed to limit vehicle access for servicing purposes only. Vehicular access to the site is required by the UK Power Network to reach the substation in the corner of the site.

The service entrance has a hinged gate with access control which will remain as the existing configuration.

Cycle Access

Access to the cycle parking spaces is as existing; via the service entrance on Sandland Street.

Cycle Parking

The proposal sets out an enhancement of the current cyclist facilities from the current 11 spaces on site.

The new extension (GEA 781 m²) incurs a requirement of a further 11 spaces based on the London Plan March 2016 calculations. 9 long stay and 2 short stay

The proposed scheme therefore sets out the following:

- 27 cycle spaces in the courtyard
- 25 lockers in the basement
- 4 showers in the basement

The cycle parking spaces will be provided as 2-tier racks with an integrated shelter and roof. The 2-tier racks are designed to get the maximum number of bikes into a limited space, in a safe, easy to use way. The existing cycle shelter will also be upgraded to a 2-tier racks.

Servicing Strategy

The service strategy is as existing; waste is stored in bins in the yard, which are moved onto the pavement for daily collection. In accordance BS 5906:2005 a total of 3 1100 litre bins are required. The bins are stored in a semi-enclosed area behind the UKPN substation. In accordance with Camden Planning Guidance Design, there is 150mm clearance between bins and adjoining structures. There will also be allowance for a hose for cleaning the bin store.

9.0 Area Schedule

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Level	Classification	*Existing NIA		Proposed NIA		Existing GIA		Proposed GIA		Existing GEA		Proposed GEA	
		m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
B	Basement	217	2336	293	3148	517	5565	524	5636	542	5834	563	6060
G	Ground	355	3821	414	4456	530	5705	614	6604	582	6265	662	7126
1	First	477	5134	560	6028	551	5931	660	7104	601	6469	699	7524
2	Second	477	5134	560	6028	551	5931	660	7104	601	6469	699	7524
3	Third	478	5145	560	6028	551	5931	660	7104	601	6469	699	7524
4	Fourth	367	3950	449	4833	439	4725	545	5866	485	5220	585	6297
5	Fifth	340	3660	424	4564	416	4478	519	5581	485	5220	557	5995
6	Plant/Sixth	0	0	206	2214	85	915	264	2842	99	1066	299	3218
7	Roof/Plant	N/A	N/A	N/A	N/A	0	0	11	117	0	0	14	151
	TOTAL	2711	29181	3465	37299	3640	39181	4455	47958	3996	43013	4777	51419

10.0 Appendices

Appendices

Existing Drawings

Demolition Drawings

Proposed Drawings

Sustainability and Energy Statement

Daylight Sunlight Report

Air Quality Assessment Report

Archeological Assessment

Acoustic Report

BREEAM Pre Assessment Report