



Project

16-20 Red Lion Street

Status

Appendix to Design and Access Statement

Client

BNP Paribas Securities Services Trust

Company Limited and BNP Paribas Securities Services Trust Company (Jersey) Limited as trustees of the Mayfair Capital Commercial Property Trust

Date

16th January 2017



Appendix

The following document outlines the amendments made to the original planning application to address the key points raised by the Camden Planning team, BCAAC and the neighbouring building on Red Lion Street. The document is split as follows:

1. Access
2. Transport
3. Energy
4. Design
5. Area Schedule

1. Access

1. Access

The following is in response to the email sent by Raymond Yeung to Adam Price on 18 October 2016, and further meeting on 8 November 2016 between Raymond Yeung and Pippa Jackson of Camden and Sasha Greig and Melanie Martin of Orms. Comments to be addressed by the relevant officer with relation to Document M volume 2:

Orms response:

It is our intention to develop the design through the following stages in accordance with the current Building Regulations.

Camden:

It is a worsening of access to remove the ramp in the entrance and replace it with a platform lift. Platform lifts can breakdown and often do whereas ramps do not breakdown. A ramp should be reinstated in the entrance area. The proposals are a worsening of the current arrangement.

Orms response:

The existing building ramps are not compliant. It was agreed between all parties that the reception area would be significantly compromised if a compliant ramp was incorporated, therefore a platform lift has been proposed but in Pippa Jackson's preferred location, adjacent the reception desk.

Camden:

One wheelchair accessible cubicle should be provided at each location where sanitary facilities are provided. At least one cubicle within the separate sex WC facilities should be suitable for ambulant disabled people. (5.7) No wheelchair accessible WC's have been provided on the floor plate. There should also be a wheelchair accessible WC close to the reception area; this does not seem to have been provided. (5.7b)

Orms response:

Note: There is currently no toilet provision on the existing ground floor. The existing building has the WCs arranged as separate sex provision located on the half landings, making them very inaccessible. Male WCs are up half a level from reception, female on the next half landing etc. Therefore tenants need to use the lift to the basement to reach the nearest WC accessible by lift.

The proposed scheme aims to improve the current provision by providing compliant quantities to each floor and at a level threshold to the office floor plate. This will include a Part M compliant WC and shower room on the Basement level via the lift, and further to consultation, we are proposing that a further Part M compliant WC could be accommodated on the Ground floor as illustrated opposite.



Proposed Ground Plan

1. Access

Camden:

The internal entrance steps should have handrails on both sides, the steps should have contrasting nosing's on both the tread and riser but this is not apparent.

Orms response:
Noted.

Camden:

Where a stepped access is provided it should meet the guidance in paragraph 1.33 & 1.37.

Orms response:
Noted.

Camden:

The glass entrance doors should have manifestation at two heights to ensure that the glass is apparent, 850-1000mm and 1400-1600mm.

Orms response:
Noted.

Camden:

The intercom at the office entrance should be accessible for all including those with sight, hearing and speech impairments. It should also be at a height suitable for seated and standing visitors. (2.7f)

Orms response:
Noted.

Camden:

Reception desks or counters should be designed to accommodate both standing and seating visitors, be provided with a hearing enhancement system and meet the requirements of paragraph 3.6.

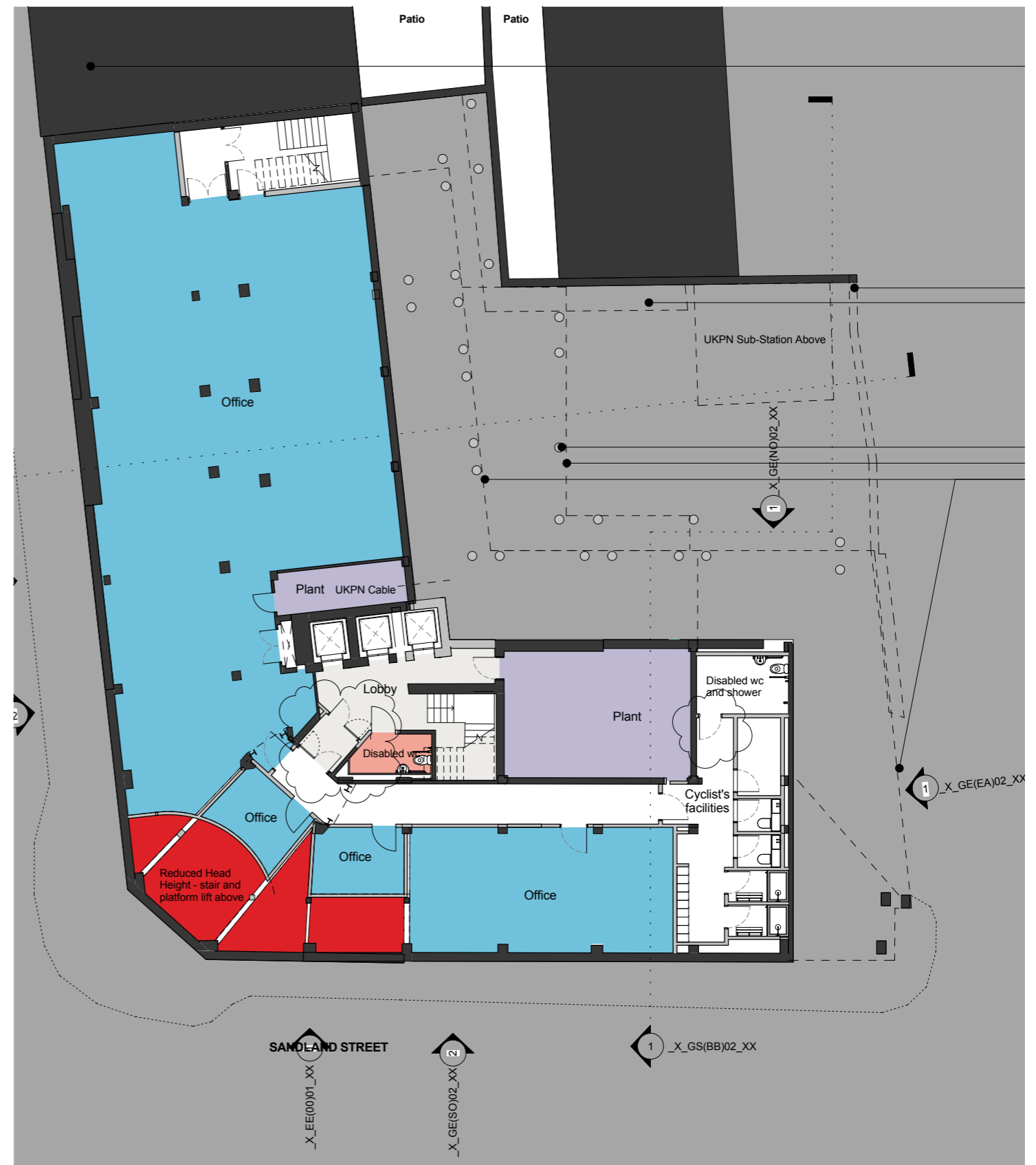
Orms response:
Noted.

Camden:

Further details of the accessible shower for cyclists are requested as the room is currently only showing a WC. Layout details should be provided to ensure that the inward opening door does not hamper access.

Orms response:

The space set out exceeds the minimum space standards required for compliance. It is intended to accommodate a combined WC and shower room. An outward swinging door has been incorporated.



Proposed Basement Plan

1. Access

Camden:

Internal lobbies should comply with the guidance in paragraphs 2.27 and 3.16. (3.15) The office floor plate lobbies do not appear to meet this requirement.

Orms response:

The plans have been amended. The proposed scheme includes a double door arrangement with alternate temporary fixed leaf arrangement to meet Part M requirements.

Camden:

Where there are more than 4 WC cubicles in the separate sex WC facilities one should be enlarged, this is in addition to the cubicle suitable for ambulant disabled people. See paragraphs 5.7 & 5.14d and diagrams 20 & 21. No ambulant disabled person's cubicles appear to have been provided.

Orms response:

A mixed sex provision has been set out to all floors on the basis of a 'superloo' cubicle. Ambulant disabled cubicles can be accommodated within the proposed superloo arrangement. Alternate handing has been incorporated on every other floor.

Camden:

Is level access to the terraces provided?

Orms response:

A mobile ramp will be provided for the tenant occupier.



Proposed typical upper floor plan

2. Transport

2. Transport

Camden:

Whilst the provision for new cycle parking in these proposals is welcomed, at present the current proposals are unacceptable as the long and short cycle parking are located within the same store. In addition, the proposal also seeks to locate the bin store within the cycle store which is unacceptable.

Revised plans must be provided to show the 26 long stay cycle parking spaces separately located to the 2 short stay cycle parking spaces that are required as per the London Plan standards. In addition, the bin store must also be separate to cycle parking.

Orms Response:

The proposed scheme has been amended to have 2 floor mounted bike hoops near the gate. The bin store location has been amended to relocate the bins away from the cycle facilities.

Camden:

At present the cycle storage is located under a canopy which is not fully CPG7 compliant. Long stay cycle parking must be fully enclosed and secure and plans must be revised to incorporate this. Further to this it should be noted that two-tier Josta stands require a minimum ceiling height of 2.5m when the stands are located at 650mm centres or 2.7m when the stands are located at 400mm centres. The stands also require 2.5m clearance in front of them in order to be fully operational. Detailed dimensional drawings will be required for review by the Transport Strategy team.

Orms Response:

A canopy had been proposed to be installed to protect the racking from inclement weather. The cycle parking is located within a secure area and the courtyard area is accessed via an existing gate requiring fob/card swipe for access. The stands are at 450mm c/c and the minimum height within the enclosure is 2.7M.

Camden:

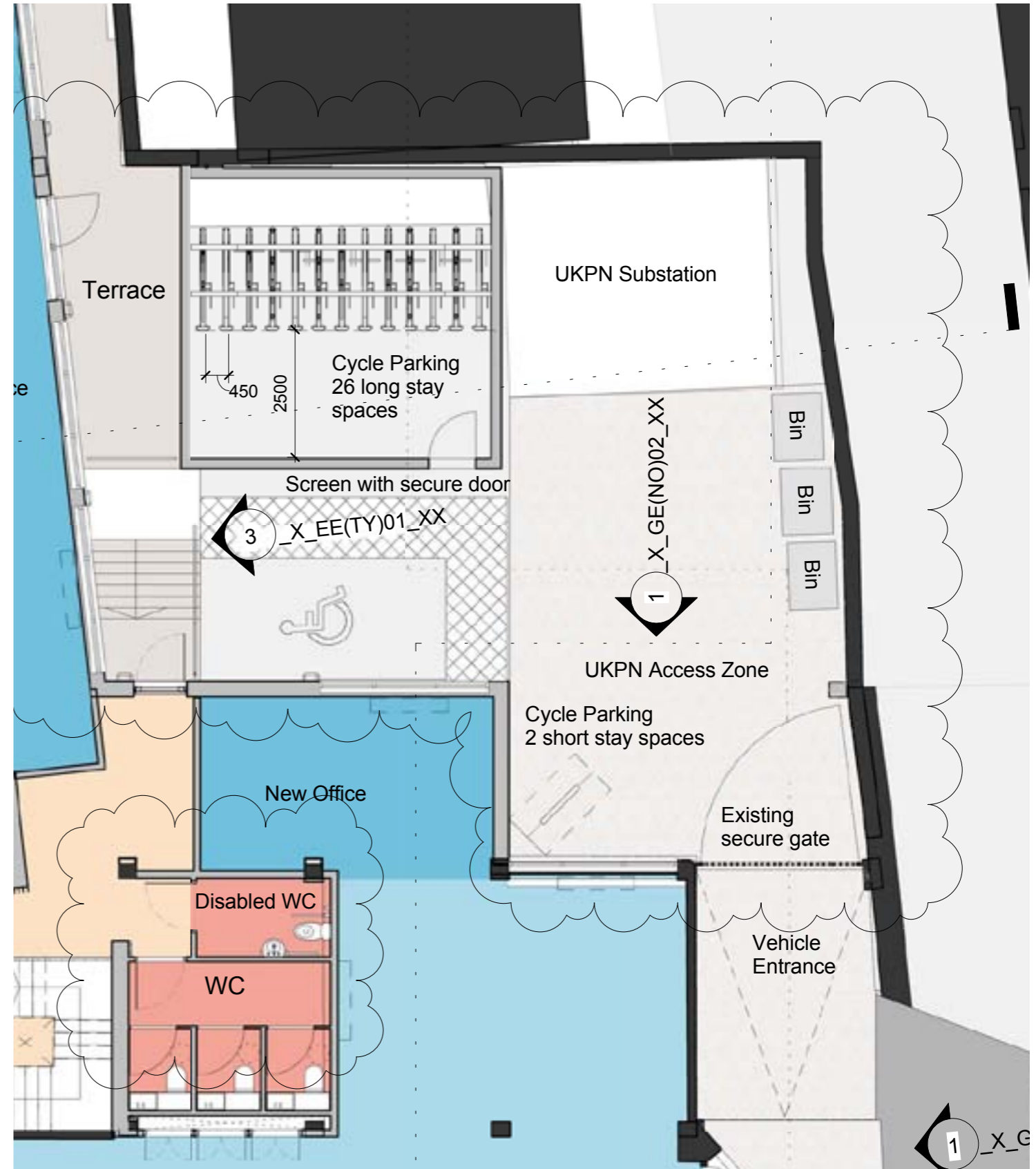
A requirement was raised to include disabled parking.

Orms Response:

The ground floor plan has been amended to include a disabled bay. Please refer to separate Transport Statement for further details.

Camden:

The provision for staff showers and lockers however is policy complaint and is welcomed together with the creation of a new rear entrance.



Proposed Ground Plan - detail extract of courtyard area

3. Energy

3. Energy

Camden:

The original planning scheme submitted on 11 October 2016 (ref. 2016/S371/P) was on the basis of achieving a BREEAM rating of Very Good for the whole building which was deemed insufficient by the London Borough of Camden.

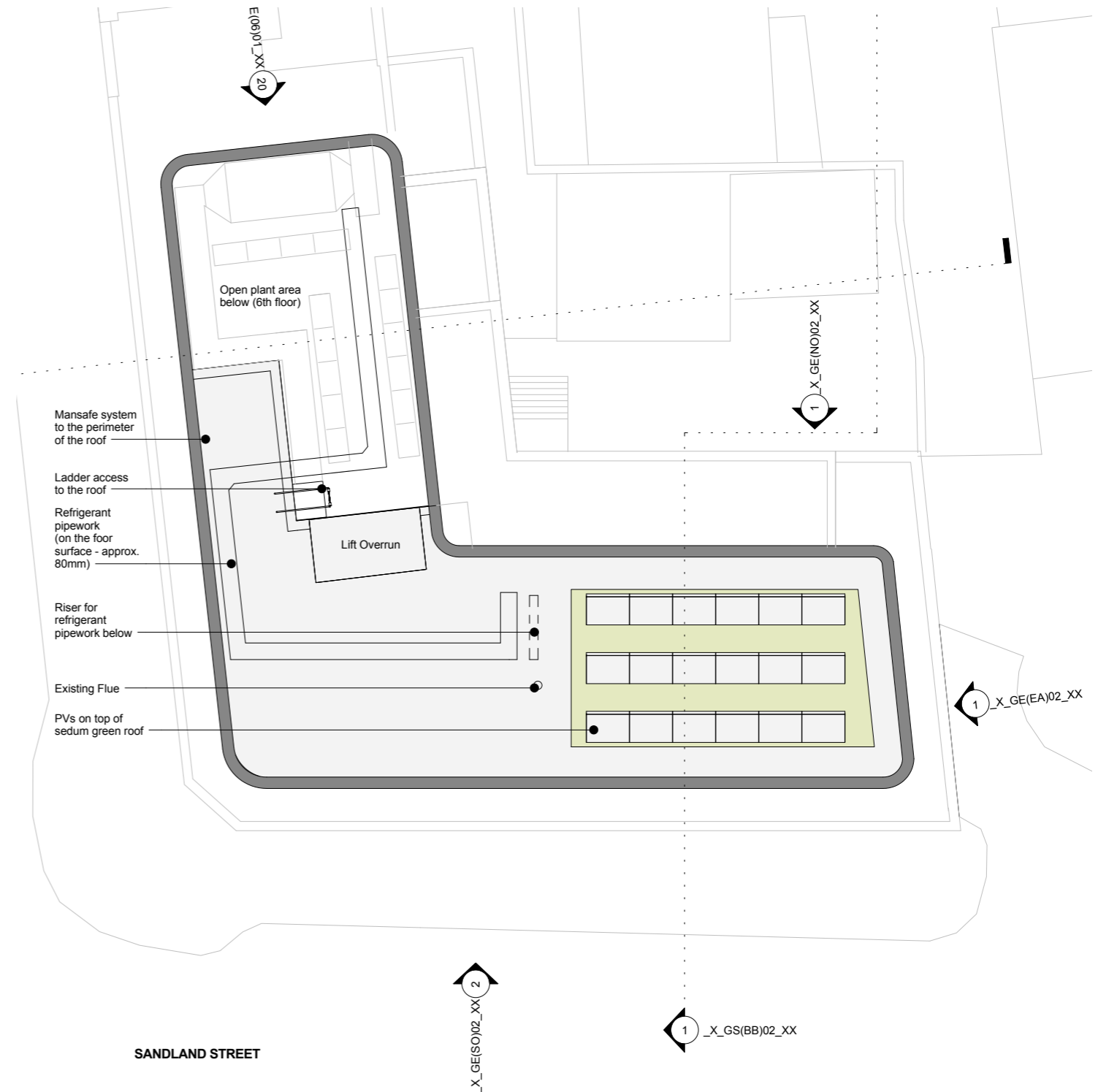
Orms response:

It has since been agreed between all parties that it would be acceptable for the proposed extension to be evaluated separately from the existing building.

Therefore the proposed new build extension would achieve a BREEAM rating of Excellent. The existing building would achieve a BREEAM rating of Very Good.

In order to achieve these improved credits, changes have been made to the proposals including the addition of an area of green roof and PVs as illustrated on the revised roof plan opposite.

Please refer to the revised BREEAM report (Revision E) for further details.



Proposed Roof Plan; extent of green roof and PV's

4. Design

4. Design

Further to the formal pre planning application process and prior to the submission of the planning application consultation was undertaken with the Bloomsbury Conservation Area Advisory Committee (BCAAC) on 28 September 2016, and Sarah Freeman and Raymond Yeung of Camden Planning Department on 29 September 2016. Formal feedback was received during the determination period from Sarah Freeman of Camden regarding design and conservation issues and her email on 2 December 2016 outlined:

'The application lies within a transition zone between the larger, bulkier buildings along High Holborn, and the smaller scale, fine grain character to the north. The building's original design has of course been substantially altered through the recladding, the introduction of the curved corner feature and alterations to the fenestration. It is acknowledged that returning the corner entrance improves the existing situation to a degree.'

It is considered – in line with the pre-application response you received – that the building could accommodate some additional mass as the points from which this will be perceived are limited, and, when viewed down Red Lion Street from the north, this is seen against the backdrop of Mid City Place. However the site is still within a sensitive location with the proposed extension being fairly prominent in some of the longer views, and we need to be confident that the overall proposals will preserve and enhance the existing character and that the form and materiality of the extension overcome the impact of the additional massing.

The gradual stepped approach to the roof extension and roof top plant is not supported and is considered to disrupt and further confuse the clarity of the building's design, and is considered to be a harmful addition to the streetscene. The approach of following the design and materials of the existing top 2 storeys within the proposed roof extension is not considered to be the right approach in this instance.

It is considered that the roof-top plant should not be expressed as a separate element to the extension. Strong preference was given to it being incorporated within the floorspace of the single storey roof extension, but I understand from our conversation on Tuesday that this would take up most of the area and it is therefore not feasible. An alternative solution could be for the form of the proposed extension to be redesigned to incorporate the plant so that the extension reads more confidently as a single, high quality, element. It is also requested that a different material treatment to the proposed roof extension should be explored, to differentiate appearance of the roof extension from the top two storeys that currently finish the existing building. Careful consideration should be given to the colour and texture of materials to ensure that it sits well within its context.'

In addition to this formal comments were submitted by BCAAC on 5th November 2016:

'We have discussed this application with the architect. We are concerned about the impact of the rear elevation on Three Cups Yard and emphasised the need for the floors to be stepped back.

We are primarily concerned with the street elevation and the proposed front entrance treatment is better but should be even better integrated with the windows above, and the blank windows should be opened or coloured and the whole as close to the corner of Red Lion Street as possible.'

The following pages outline the process undertaken to resolve and develop the design that has been updated and resubmitted.



Existing

4. Design

Further to the feedback noted, a meeting was held on the 15 December 2016 between Sarah Freeman of Camden and John McRae of Orms to review options to address the concerns raised by BCAAC and them. The updated scheme was shared with BCAAC and Camden on 12 January 2017 ahead of the submission of the documentation. The key moves that have been made are:

In respect to comments received from Camden:

- The rooftop plant has been lowered by a storey to sit within the top floor extension.
- The parapet on the 4th floor has been built up to complete the main body of the building
- The proposed extension has been remodelled to align with the proposed architecture of the repositioned ground floor entrance.
- Vertical metal fins disguise the plantroom and visually ties into the proposed ground floor entrance

In respect to comments from BCAAC:

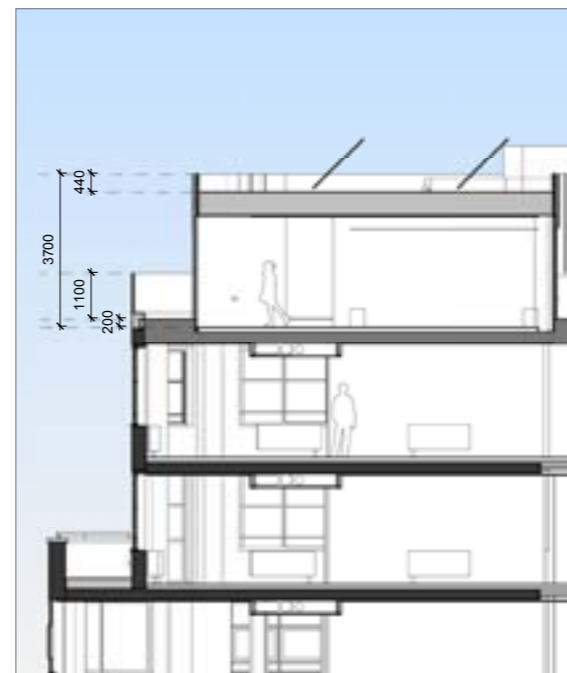
- The entrance on Red Lion Street has been located as near to the corner as is feasible
- A dummy window has been added to levels 1-3 to balance the composition between the new corner entrance and the upper floors
- The height of the rooftop extension has been significantly reduced to minimise any impact on the view form Three cups Yard.

The following extract is from an email from Sarah Freeman of Camden to John McRae of Orms on 21 December 2016 in response to the proposed changes:

'We are collectively of the view that the incorporation of the rooftop plant within the proposed additional storey is a significant improvement. We agree that your preferred option ...is the most effective solution to the architectural treatment of the additional storey, and can confirm that we would support this revised approach going forward.'

'The proposed increase in parapet height of the lower element to help screen the additional storey above is supported, as is the proposed used of a screen of black fins to tie in with the interventions at ground floor level. The additional storey reads as a coherent and confident roof termination for the building. The fact that this treatment can also act as a screen the plant extract is also positive.'

The following section sets out all of the updated 3D views, details of the rooftop extension and proposed colours / materials for the extension.



Option 3B: proposed section



Option 3B: Three Cups Yard



Pre-Planning



Planning



Option 1



Option 2



Option 3



Option 3A



Option 3B



Option 4



Option 4A

The Design Proposal

Street Views

View of entrance from High Holborn up Red Lion Street



Existing



Proposed



The Design Proposal

Street Views

View looking North up Red Lion Street



Existing



Proposed



The Design Proposal

Street Views

View of corner entrance from Red Lion Street



Existing



Proposed



The Design Proposal

Street Views

View looking South down Red Lion Street



Existing



Proposed



The Design Proposal

Street Views

View looking South down Red Lion Street



Existing



Proposed



The Design Proposal

Street Views

View of entrance from Corner of Eagle Street and Dane Street
(North side of street)



Existing



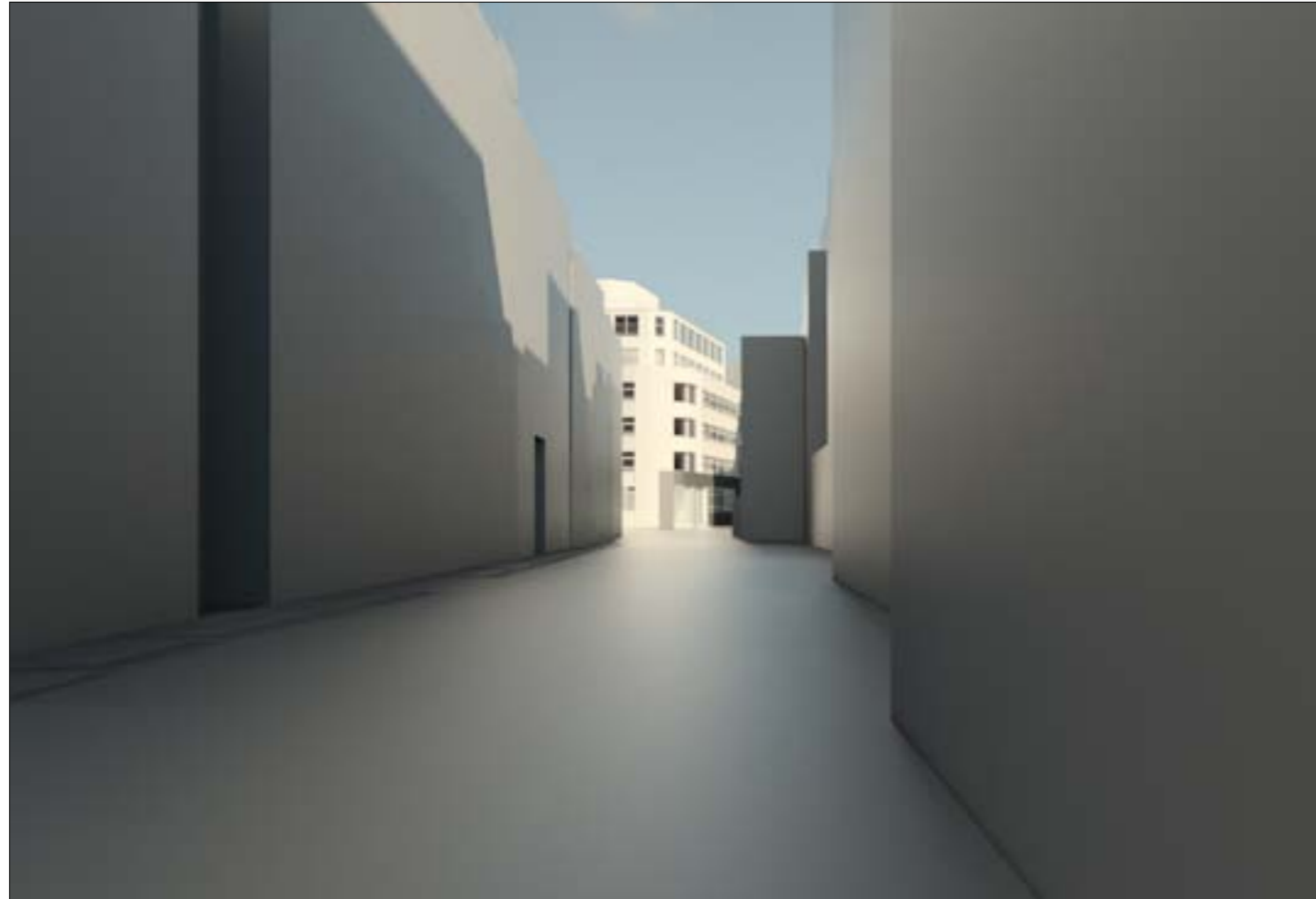
Proposed



The Design Proposal

Street Views

View of entrance from Corner of Eagle Street and Dane Street
(South side of street)



Existing



Proposed



The Design Proposal

Street Views

View from Eagle Street



Existing



Proposed



The Design Proposal

Street Views

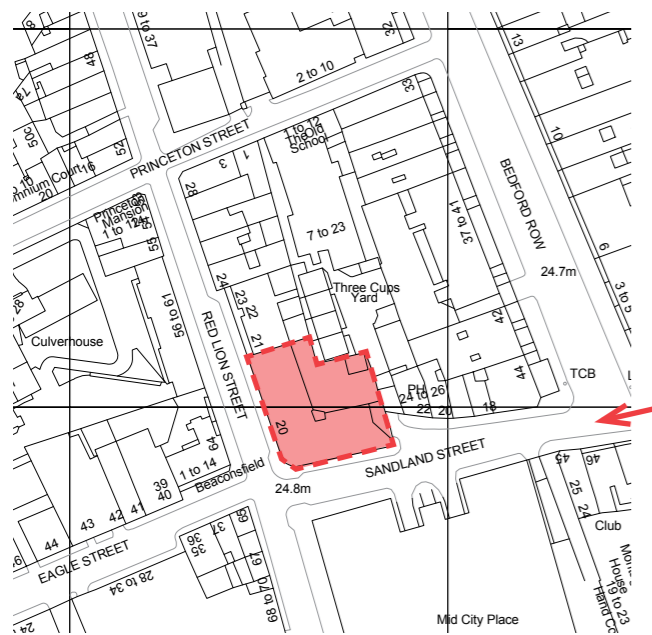
View looking west from Bedford Row along Sandland Street



Existing



Proposed



The Design Proposal

Street Views

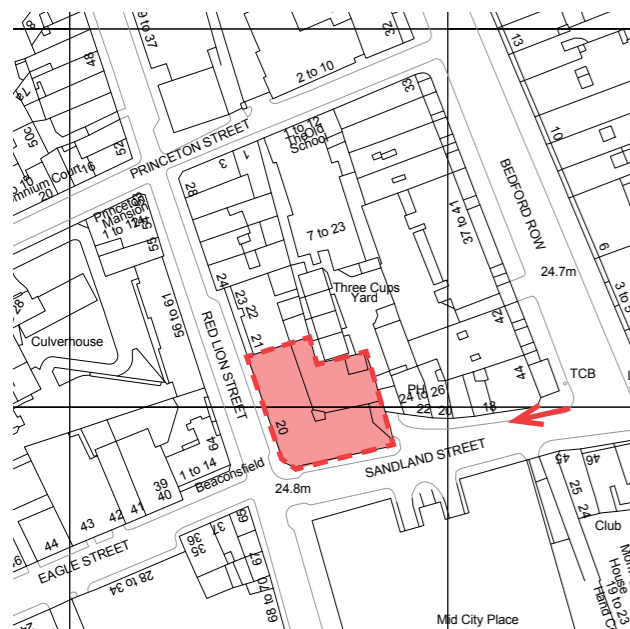
View looking west from Sandland Street



Existing



Proposed



The Design Proposal

Street Views

View looking west from Sandland Street



Existing



Proposed



The Design Proposal

Street Views

View of corner entrance from Sandland Street



Existing



Proposed



The Design Proposal

Street Views

View of rear from Three Cups Yard



Existing



Proposed



The Design Proposal

Street Views



Existing

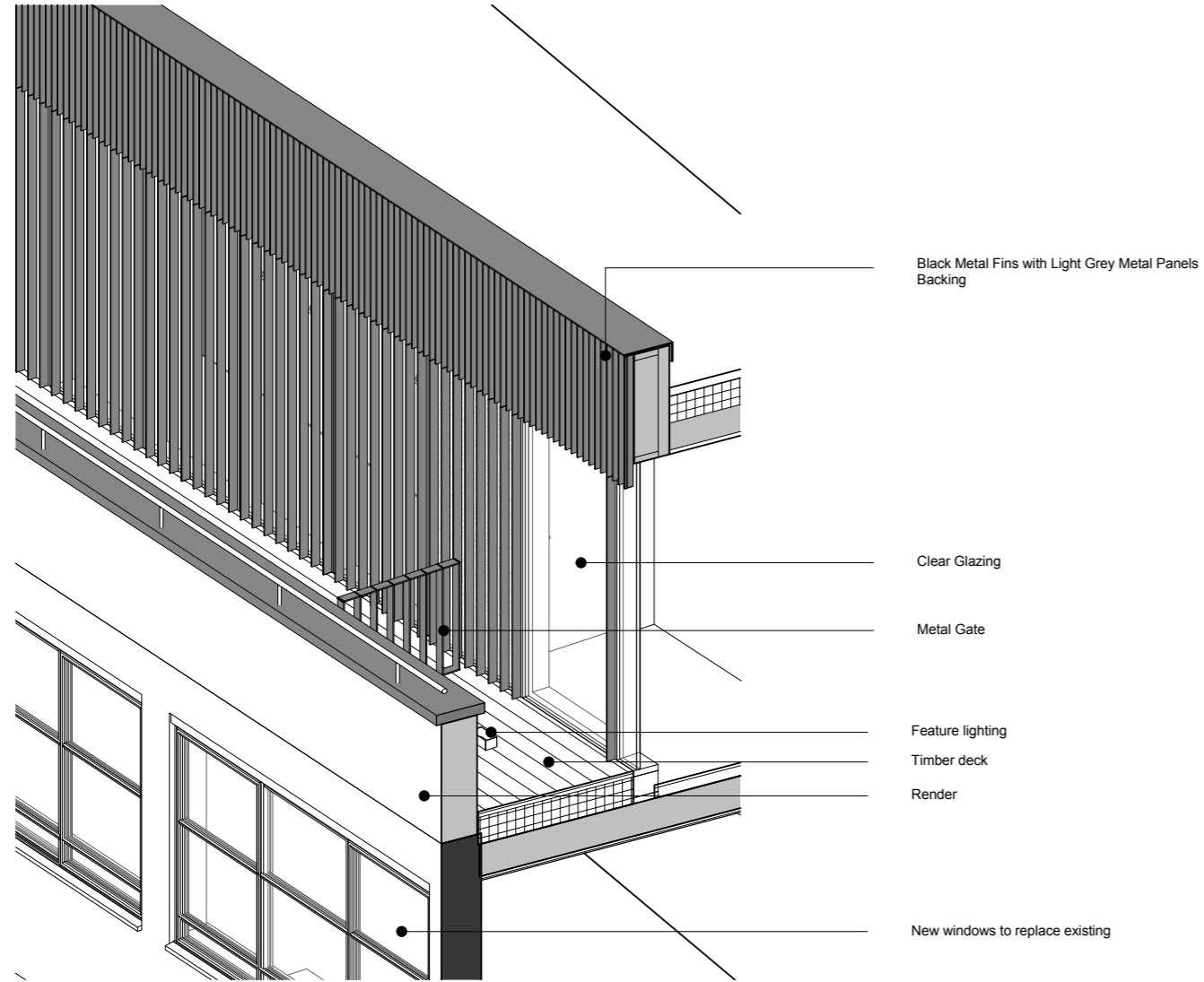


Proposed

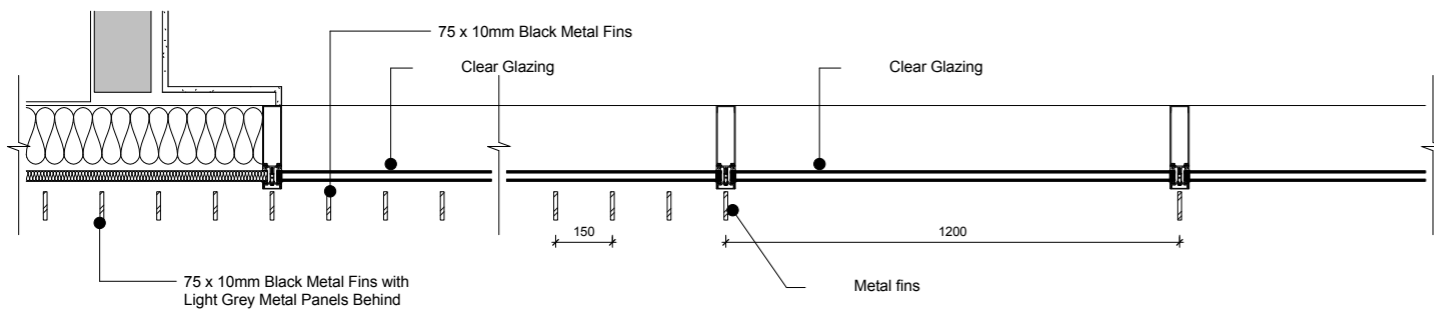
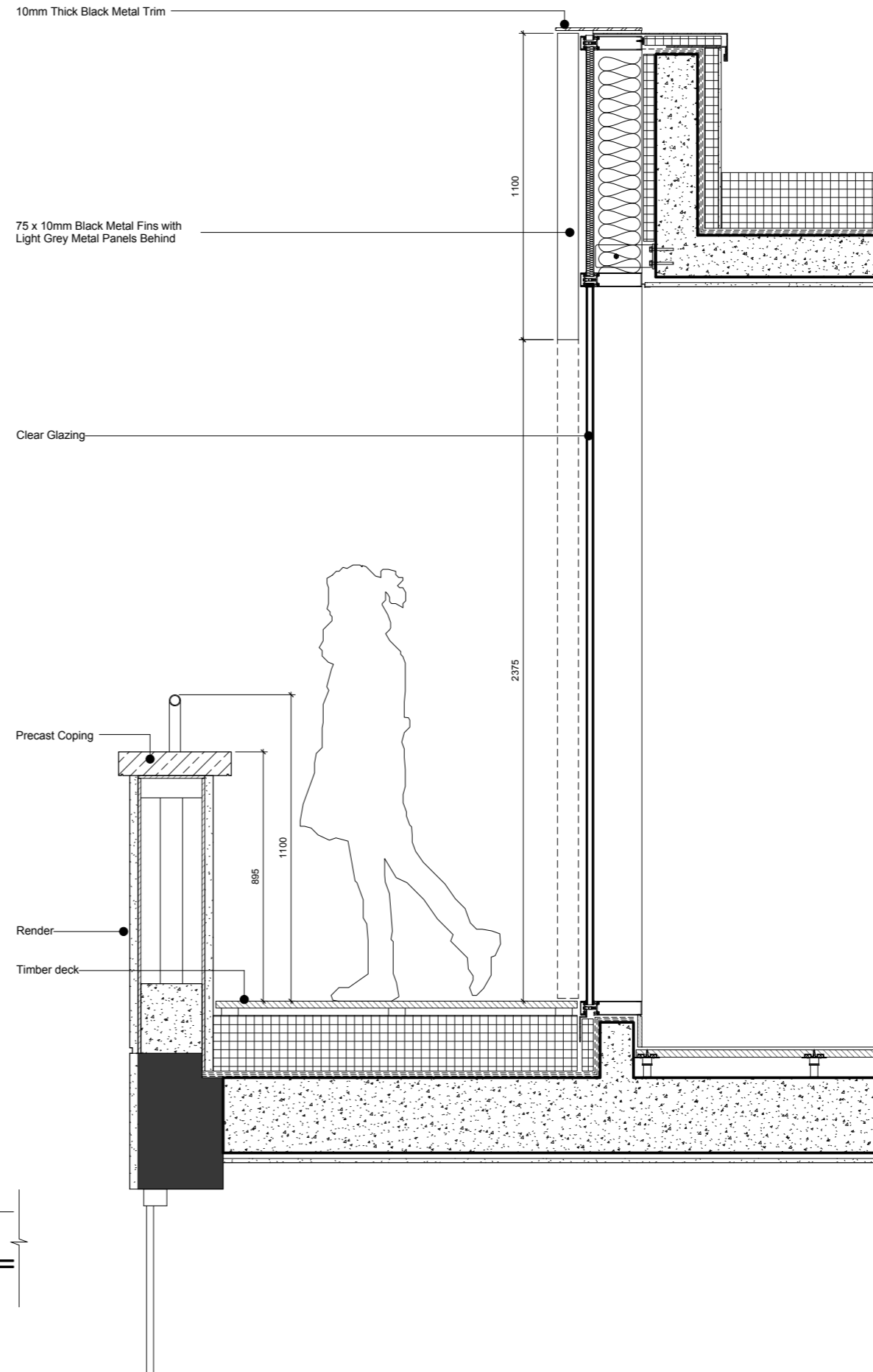


The Design Proposal

Detail of rooftop extension



1 Planning - AXO - 6th floor section
Scale:



Existing Structure

Proposed Structure

The Design Proposal

Proposed materials and finishes

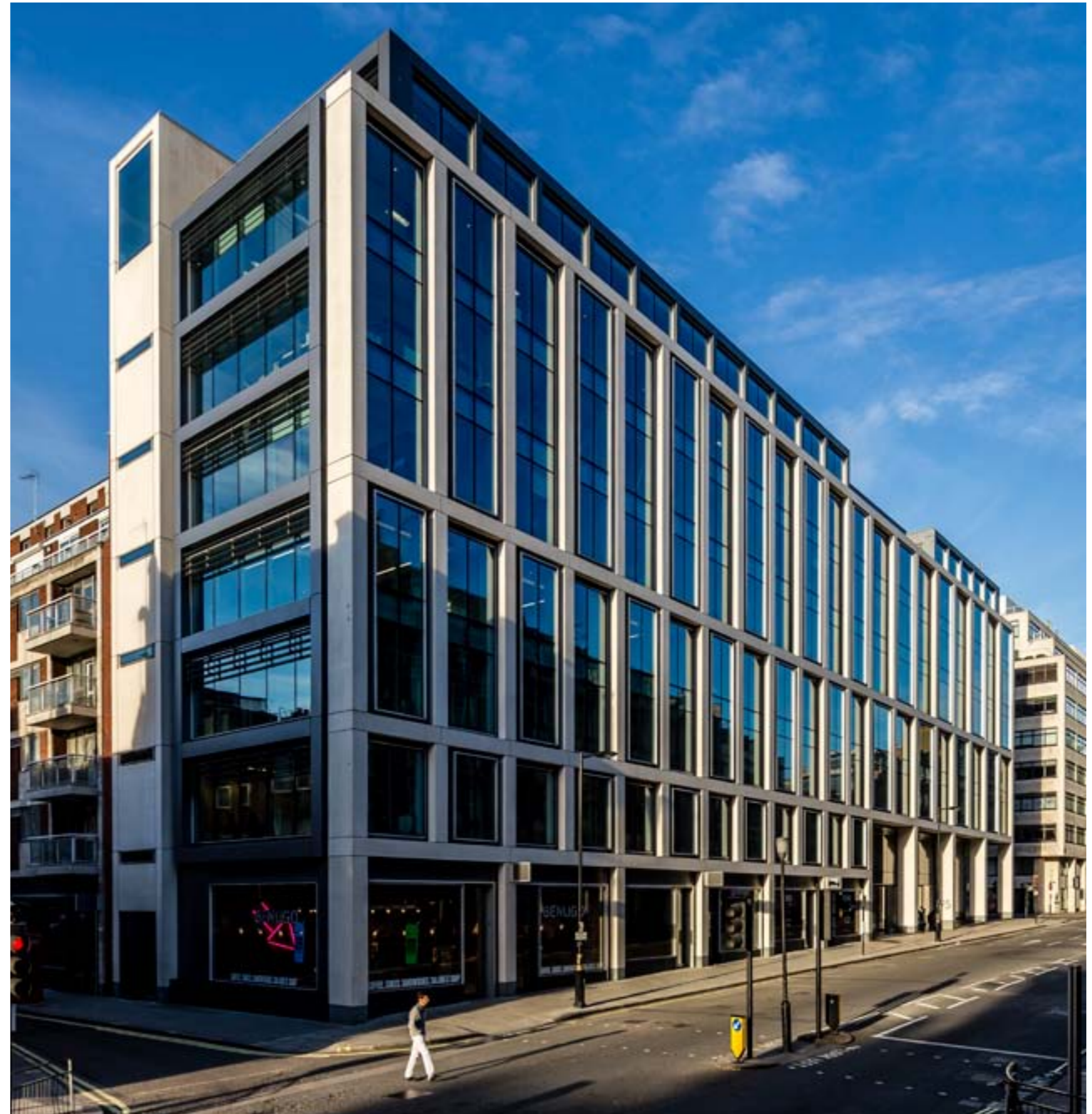
In reviewing options for the finish to the rooftop extension we are proposing that the vertical Fins are extruded aluminium and 'secretly' fixed to an insulated aluminium backing panel (likely to be 3mm thick). We are proposing the following finishes:

1. Rooftop Vertical fins: TIGERDrylac powder coating Series 61, colour: Black Anodized Effect. This an extremely durable coating that provides the appearance of an anodised metal i.e. matt. There is a link below to the website but propose that this is conditioned so that we can provide suitable samples.
2. Solid and perforated panels behind the Vertical fins: TIGERDrylac powder coating Series 61, colour: Clear Anodized Effect. This an extremely durable coating that provides the appearance of an anodised metal i.e. matt. I have provided a link below to the website but propose that this is conditioned so that we provide suitable samples.

The link is:

http://tigerpowderinfo.com/dev/learningcenter/productknowledge/134-tiger-series-61_anodized_effects

We have successfully used TIGERDrylac coatings in our 95 Wigmore Street building in Westminster and have attached an image where a super matt dark grey has been used on the end elevations. The coatings have a life expectancy in excess of 25 years which is better than most polyester powder coatings on the market.



65 Wigmore Street, London

5. Area Schedule

5. Area Schedule

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	3154	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	157	1690	85	915	220	2368	99	1066	251	2702
7	Roof/Plant	N/A	N/A	N/A	N/A	0	0	0	0	0	0	0	0
	TOTAL	2711	29181	3417	36780	3640	39181	4401	47367	3996	43013	4715	50752