

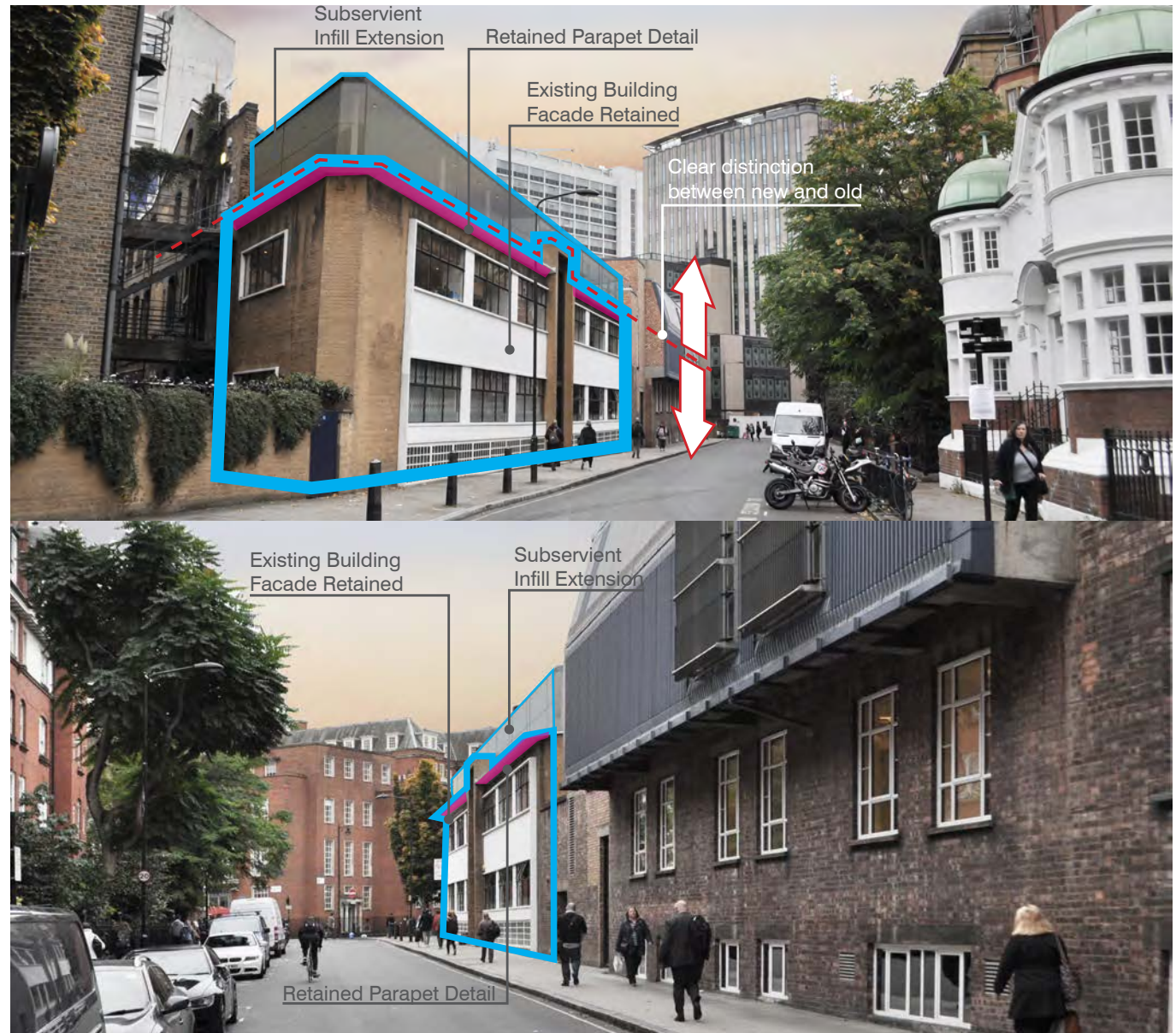
Design Principles

Frontage and Entrance

The proposals will retain the Flaxman Terrace Facade in its entirety. By providing a subservient set back infill extension behind the existing retained parapet detail, this ensures the extension does not dominate the existing building.

Contrast between Old and New

The infill extension contrasts with the existing building, creating a clear legibility between old and new. The retention of the protruding parapet further sets back the proposed infill extension from the street facade.



Design Principles

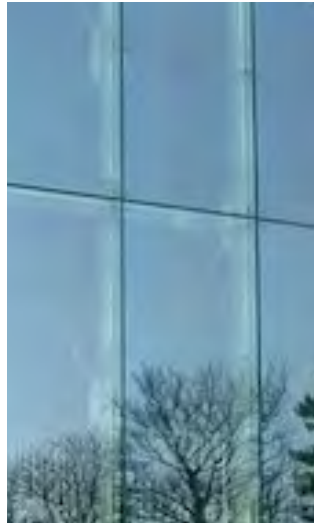
Access

Installation of a new lift will Improve accessibility to and within the property to meet DDA / part M requirements.

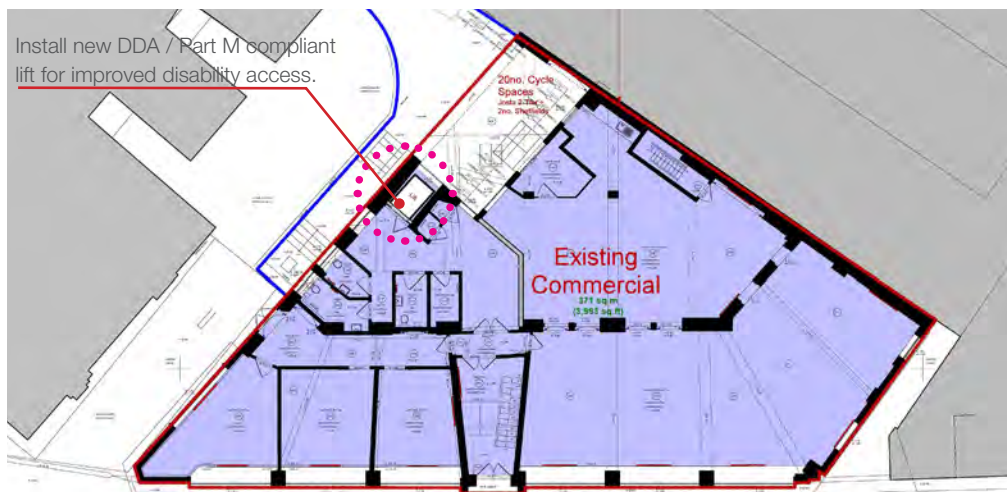
Materials & Detailing

Propose high quality design and materials to enhance the buildings design and location within the Bloomsbury Conservation Area.

A frameless glass extension is proposed to provide a clear distinction between new and old, while not over powering the historic facade or the surrounding buildings within the conservation area. The glazing will be detailed with minimal simple metal PFC top and bottom rails, resulting in a understated extension that does not compete with the existing building.



Frameless Glazing to extension



Install new DDA / Part M compliant lift for improved disability access.



3D Detail Section

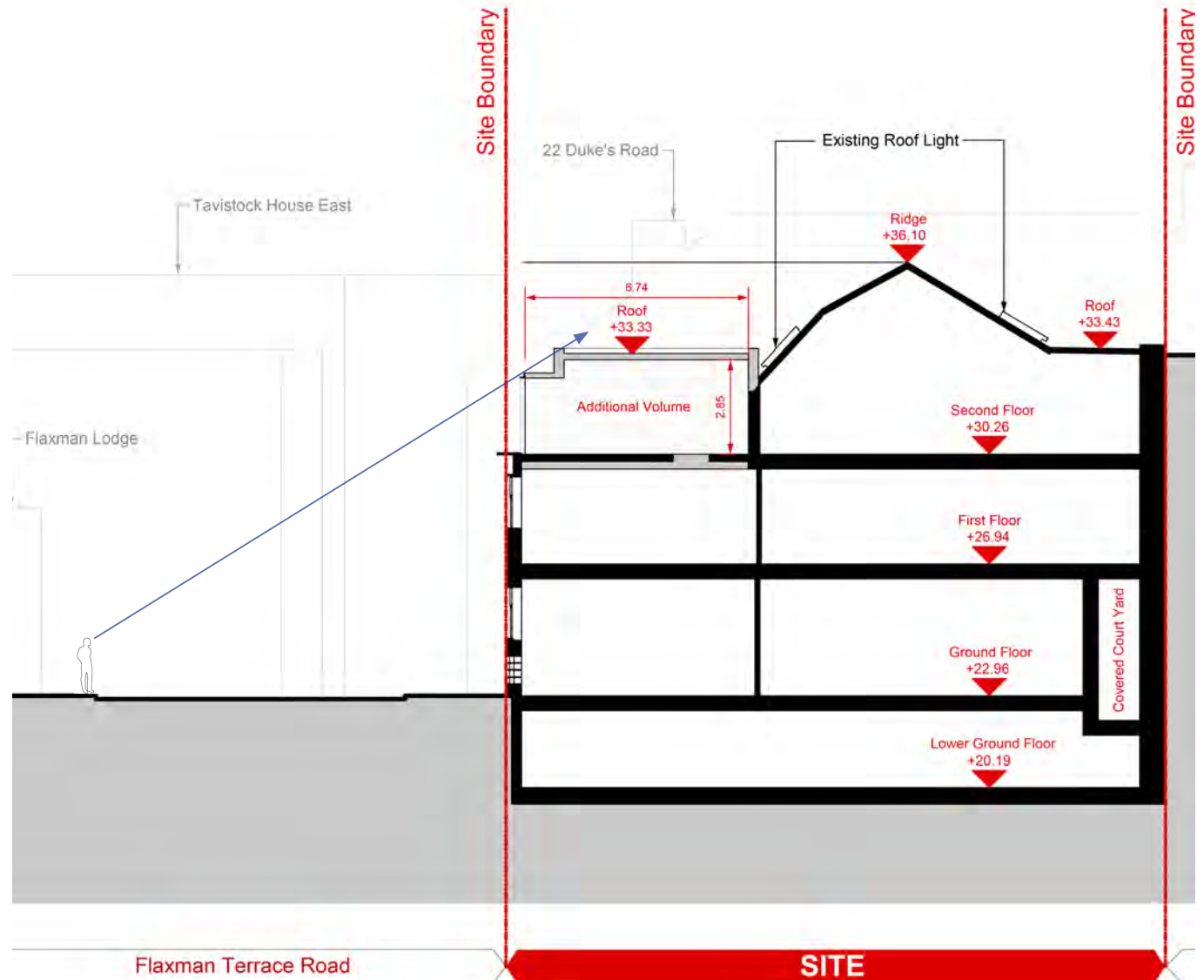
Design Principles

Height

The infill extension has been minimized in height so as not to dominate the existing building. The perceived height has been reduced by dropping the roof to the perimeter of the extension. A lightweight structure will be used, ensuring the roof construction depths are kept to a minimum.

Green Roof

In line with keeping the height of the extension to minimum in this sensitive Conservation Area, the extra construction depth required to provide a green roof, including increased structure depth, would require a much deeper roof, negating the appearance of a low level, subservient extension.



Design Principles

Stepped section
minimizes perceived
height from street level



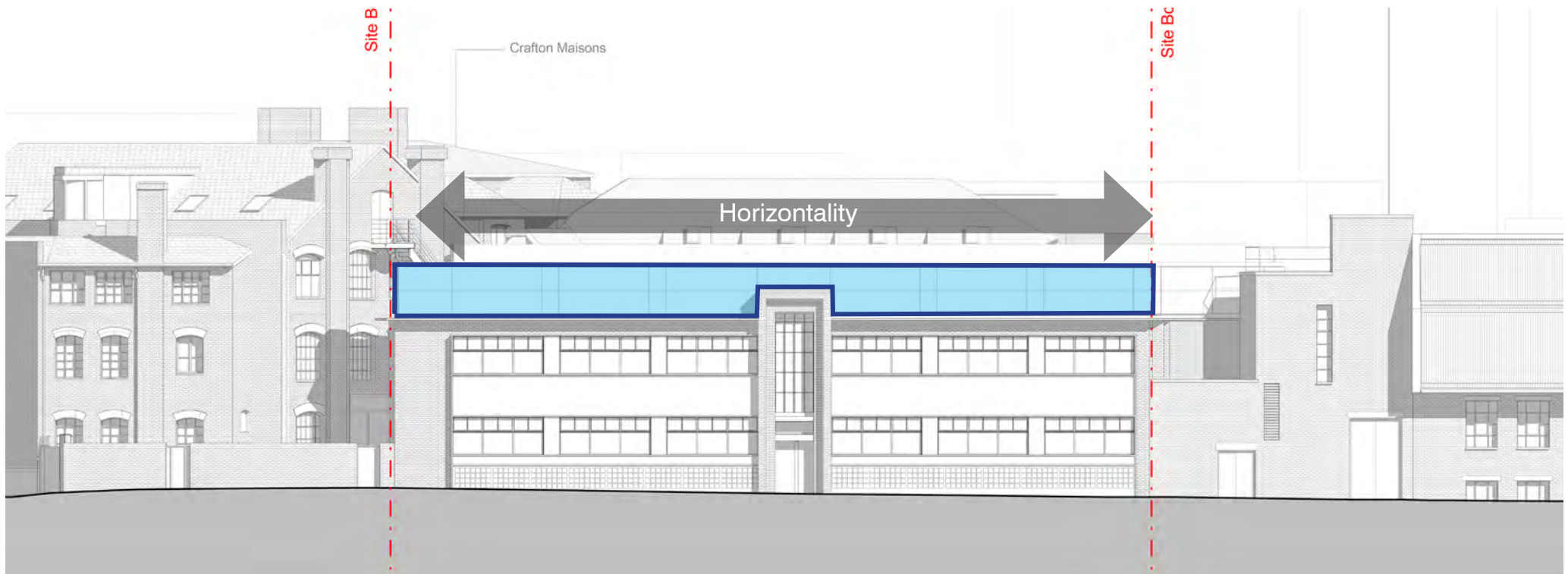
Stepped section
minimizes perceived
height from street level



Design Principles

Horizontality

The infill extension accentuates the horizontality of the existing building. By creating a simple, low level extension, with simple materials, the building form draws horizontally across the length of the building, accentuating the horizontal nature. This also unifies the building.



Design Principles

Lightweight Extension

The use of brick was explored as part of the previous application however officers requested a more modern design approach that is subservient to the host building within their delegated report.

In response to this, the revised scheme comprises frameless glass to provide a contemporary, lightweight and simple extension to complement the existing building, and leave its existing form clearly identifiable in all views from the public realm



Design Principles Summary



- Existing building retained
- Clear distinction between new and old
- Lightweight extension does not dominate elevation
- Retention of deep string course/ parapet accentuates set back of infill extension.
- Infill extension unifies building as a whole.

Design Principles Summary



- Stepped roof section minimizes height to street and ensures subservience to neighbouring buildings.
- Simple materials and detailing accentuate horizontality of building.

05 | Scheme Design

Scheme Design Layout

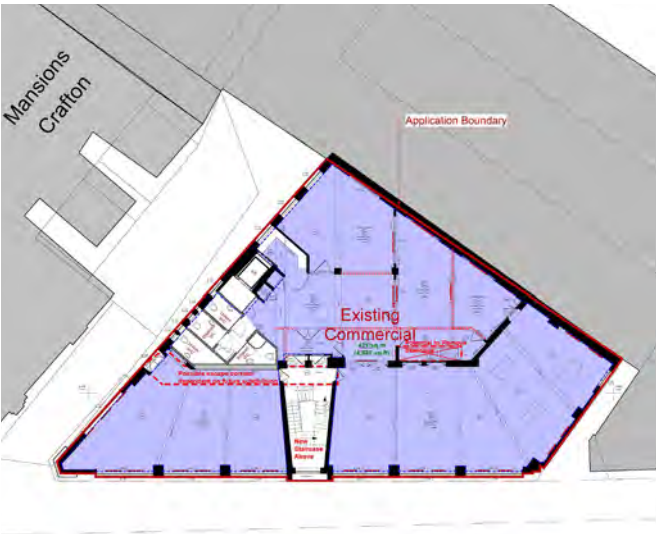
Lower Ground



Ground Floor



First Floor



Second Floor



- Existing Commercial Space
- Proposed Commercial Space

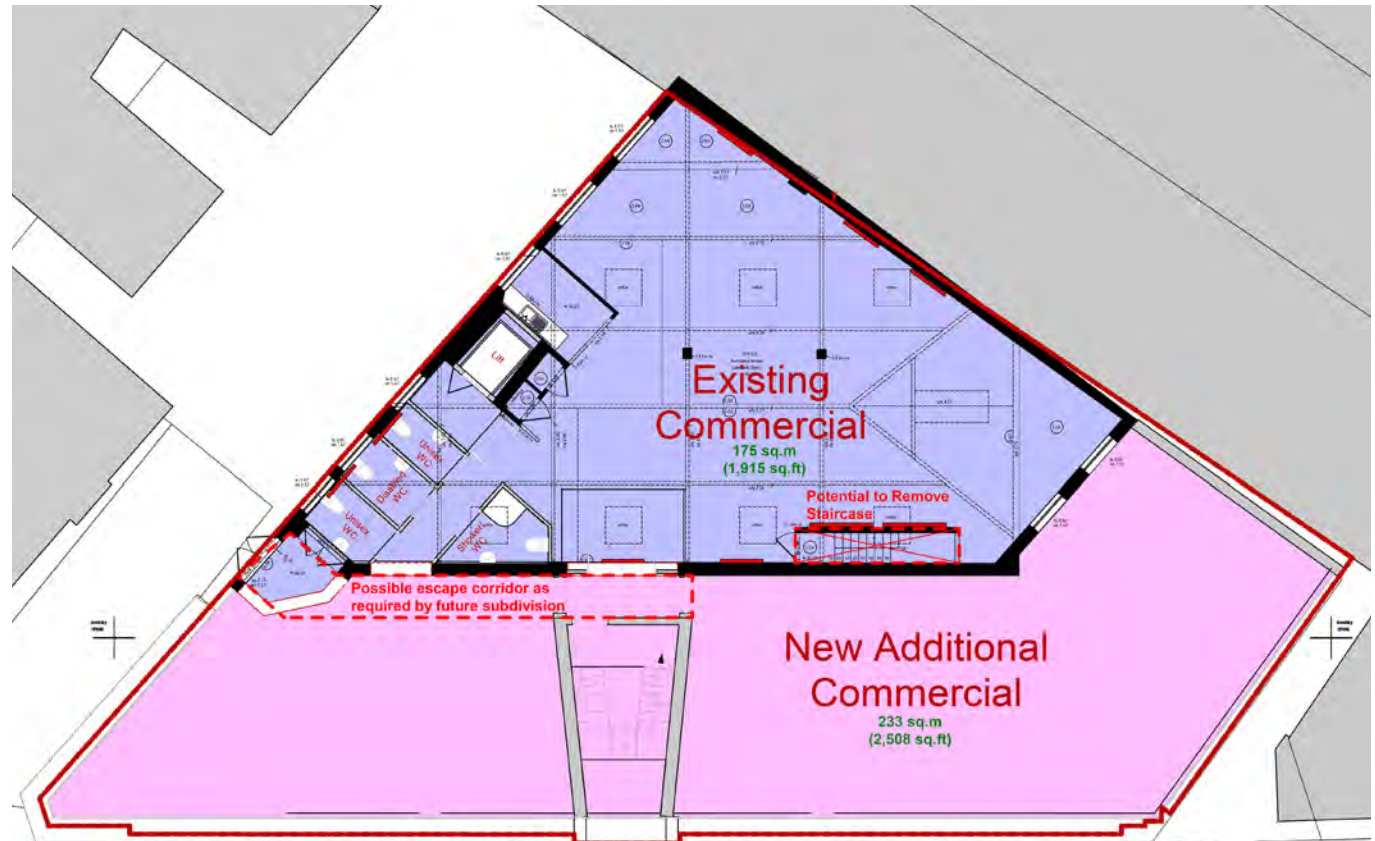
Scheme Design Use

Uses

The proposal retains existing commercial space on Lower Ground to Second floors with proposed new office space on Second and Third floors only, as follows:

Basement Floor to Third Floor Areas

Lower Ground -	421sq.m Existing GIA
Ground -	371sq.m Existing GIA
First -	421sq.m Existing GIA
Second -	175sq.m Existing GIA 233sq.m Proposed Additional GIA
Totals -	1,388sq.m Existing GIA 233sq.m Proposed Additional GIA

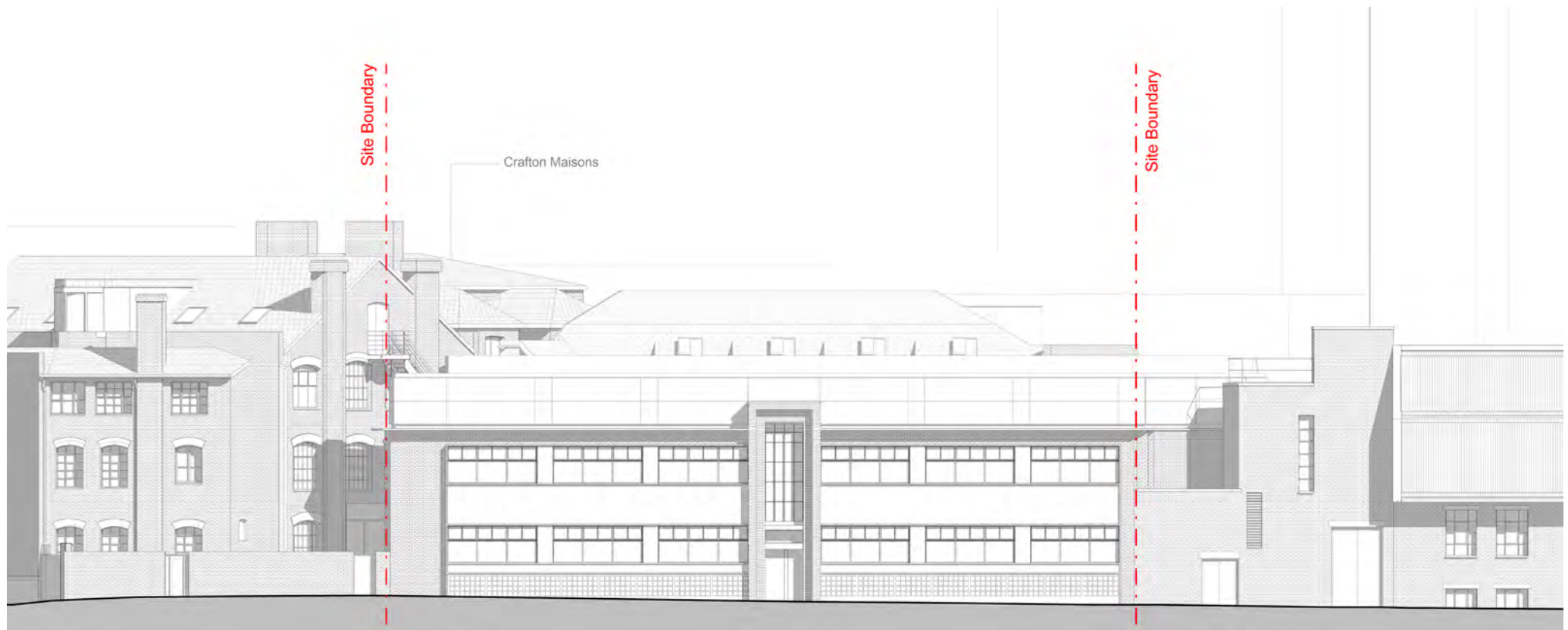


Second Floor

- Existing Commercial
- Proposed Commercial

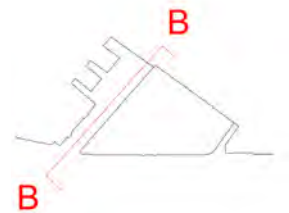
Scheme Design

Elevations 1



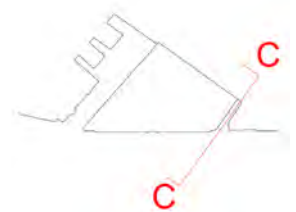
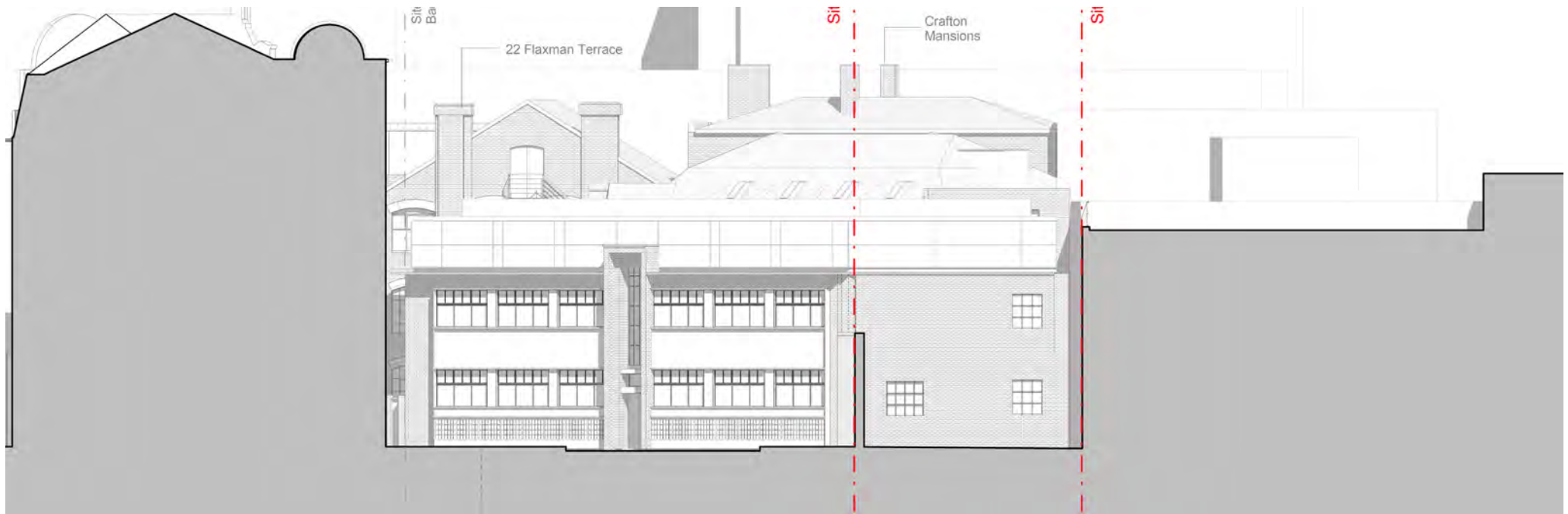
Scheme Design

Elevations 2

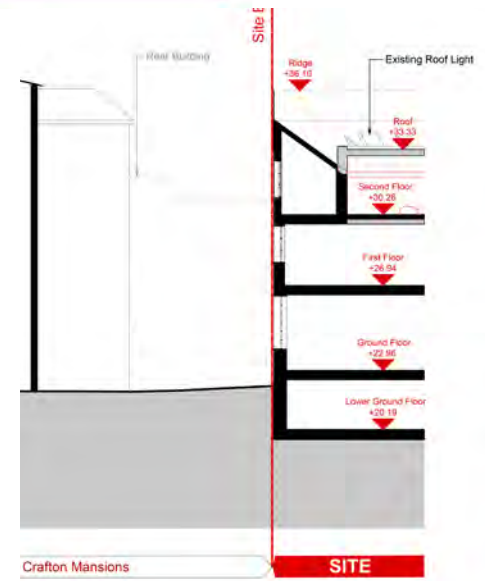
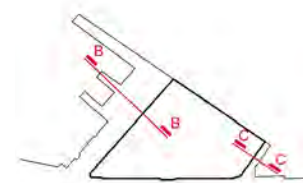
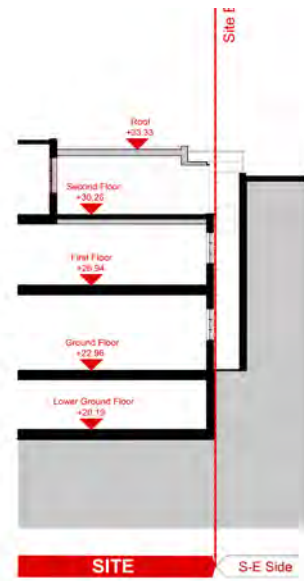
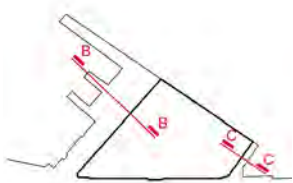
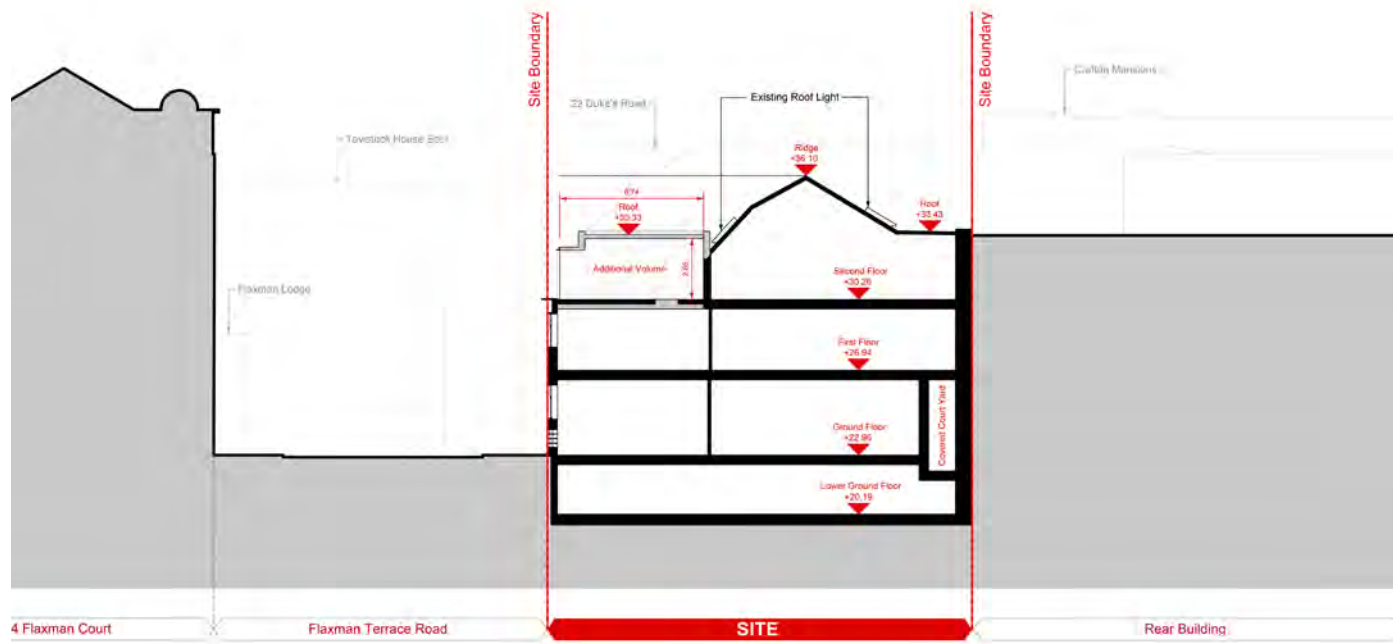
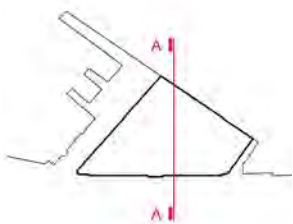


Scheme Design

Elevations 3



Scheme Design Sections



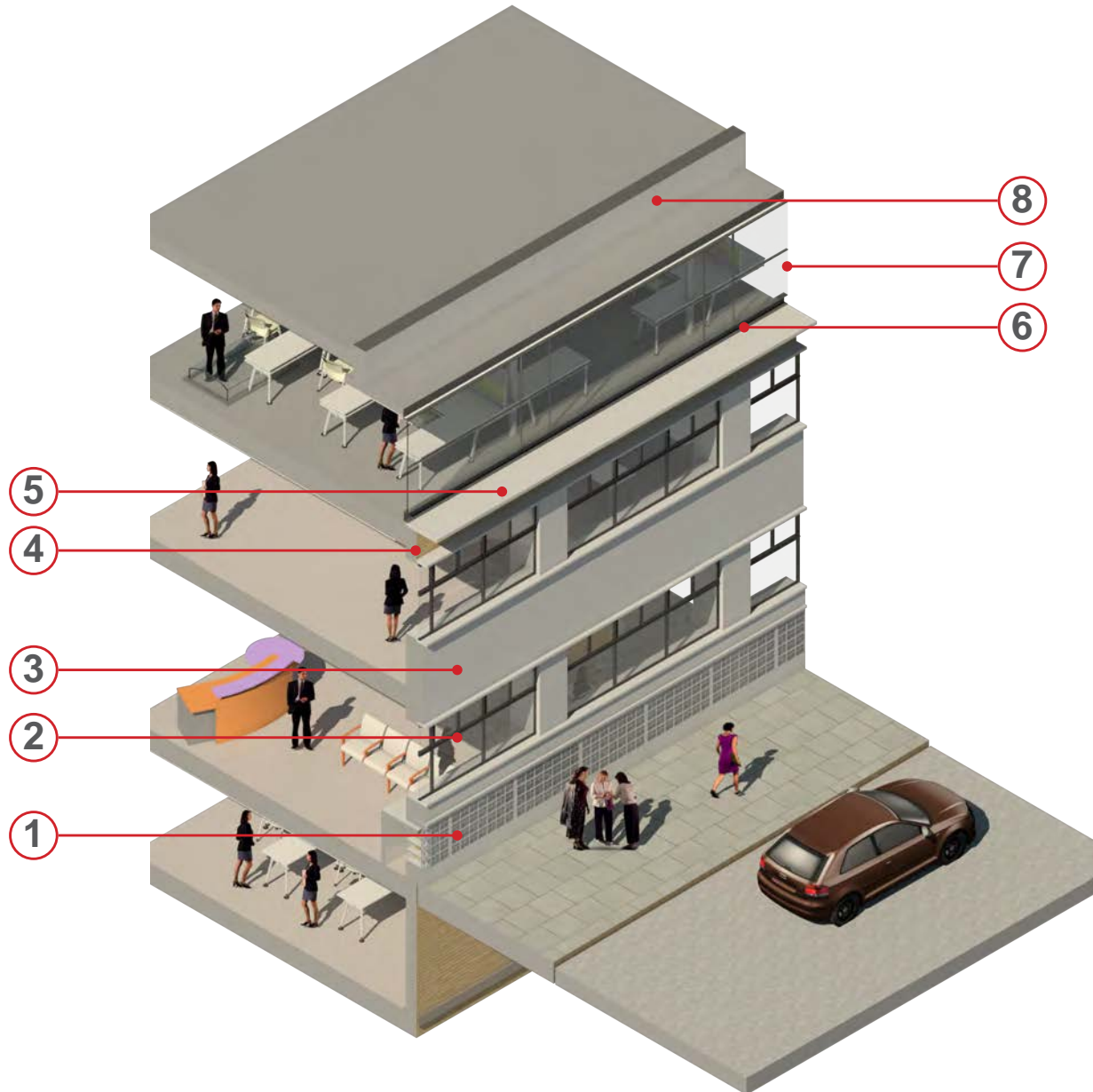
Scheme Design Materials

Detailed Elevations

These drawings describe the elevations and high quality materials proposed for No. 20 Flaxman Terrace.

Materials

1. Existing Glass Block Panels
2. Existing Metal Window
3. Existing Render Panel
4. Existing Brickwork
5. Existing Parapet Detail
6. Metal Edge Detail - PFC
7. Double Glazed Curtain Wall
8. Grey Metal Cladding



Scheme Design Materials



Scheme Design

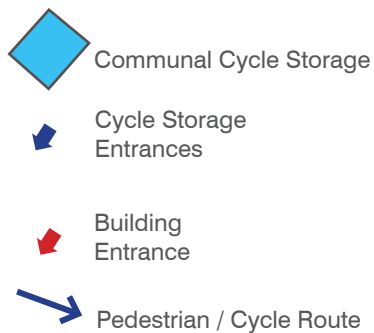
Access

Access: Pedestrian and Cycle

The site has a PTAL rating of 6b and therefore the scheme is proposed to be maintained as car free, making walking and cycling a realistic, safe and viable transport option.

The offices are provided with 20 secure communal cycle storage spaces at ground floor level with a mixture of Josta 2 Tier and Sheffield stands.

This provision is in accordance with the Local Plan.



Scheme Design

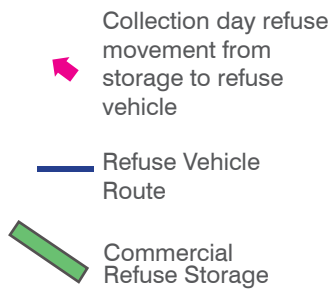
Access

Refuse Management Strategy

Commercial waste will be stored within Eurobins enclosed with the shared courtyard as is currently the situation.

Space has been allocated for 4no. 1100 ltr Eurobins as required for the whole building, calculated on the basis of 1m³ per 500 sq.m of office space.

On collection day the Eurobins will be moved to the Duke Road entrance where collection will occur.

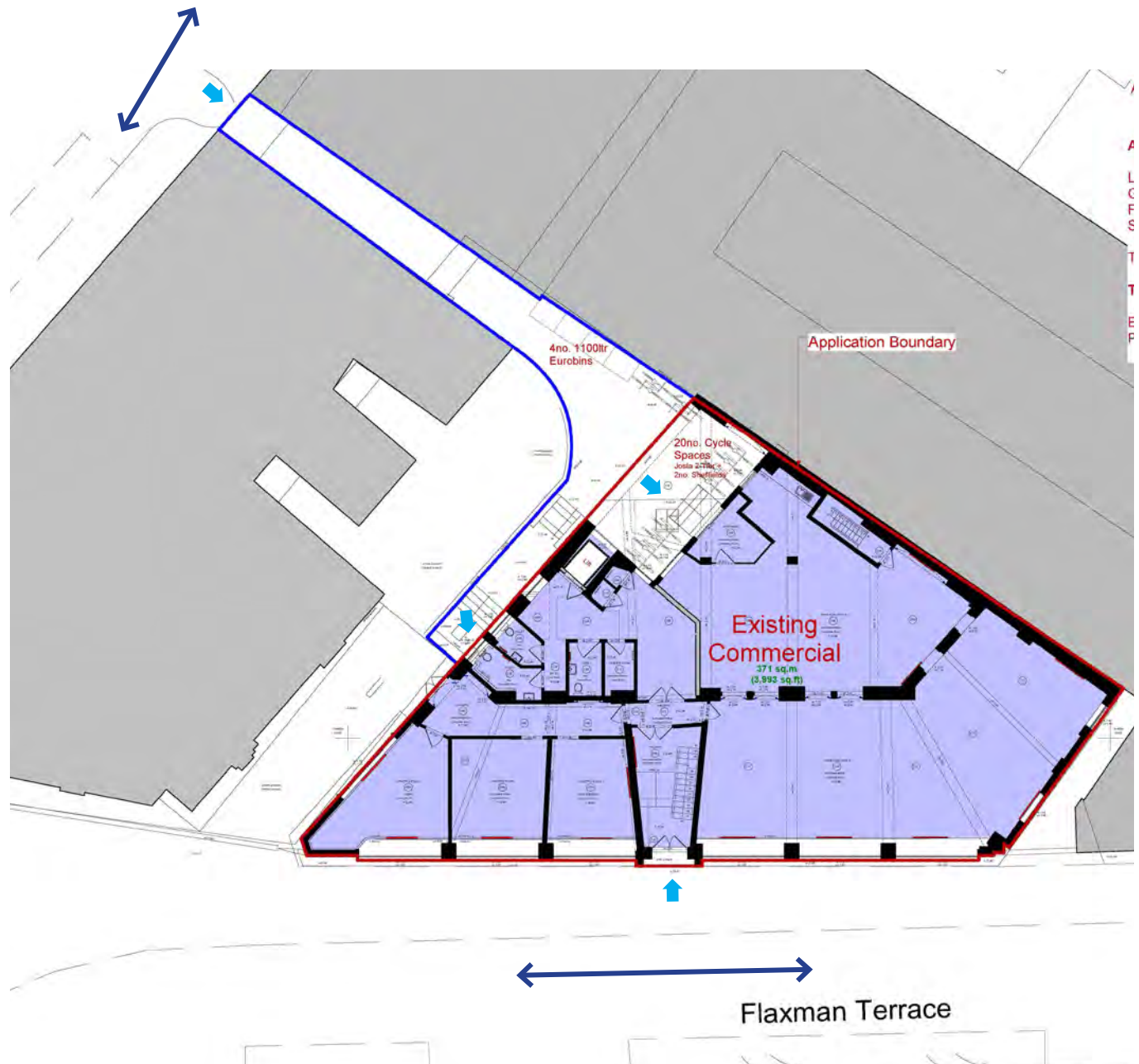


Scheme Design

Access

Servicing and Fire

The site is already set out to provide simple and clearly defined access routes for servicing, deliveries, refuse collection and fire protection. All office units will be accessed for servicing and fire from either the courtyard space or directly from Flaxman Terrace. The main vertical access stair and external fire escape are to be retained as indicated.



Service / Fire Access

Vehicle access route

Scheme Design

Accessibility & Inclusivity

Disabled Access

Routes will be level, direct, well lit and well sign posted. Where appropriate changes in texture, colour or guarding will be used to identify potential hazards and edges,

Access into the Buildings

Office entrances will be accessible to disabled people and level with external surfacing where possible within the existing building.

Circulation within the Building

New provision for disabled access is proposed by the installation of a new DDA compliant passenger lift to improve accessibility. This will be used to access the offices as an addition to common stairs as the most suitable means of access from the ground to the upper floors. The lift will fit within the existing Lift Shaft and aim to satisfy Approved Document M. New stairs have been designed for people with impaired sight.

Access within Offices

The objective will be to facilitate access within the entrance storey to office locations as simply as possible. Door openings and corridor widths have been designed to accommodate wheelchair access. Doors and WC provision will satisfy Approved Document M. All new offices have been designed to meet Part M and DDA Standards.



07 | Conclusion

Conclusion



Scheme Analysis

Summary

The proposed extension to the 2nd floor serves to preserve and enhance the existing 1900's warehouse and 1950's extension by -

- **Resolving the currently incoherent roof line.**
- **Preserve the 1900's and 1950's elements of the existing building.**
- **Enhance the existing frontage with a sensitively designed lightweight glazed extension which sits comfortably and subserviently within the street scene. The extension furthers the horizontal character of the 1950's extension and a contemporary style.**
- **Improve accessibility within the existing building.**
- **Infill extension is subservient to the neighbouring buildings.**
- **Retention of the deep parapet further sets back set the extension from the street facade.**

The proposed extension seeks to provide enhanced office accommodation in the accessible location. The revised design has successfully addressed officers previous comments to provide a positive contribution to the area which enhances the character and appearance of the Bloomsbury Conservation Area.

