

**PARKER TOWER AND
AVIATION HOUSE
SPORTS HALL WINDOW
LONDON WC2B 6NH:**

**Design and Access Statement
and scheme drawings**

To accompany a
Planning & Conservation Area Consent Application
to the London Borough of Camden

for
The agreed closing up of the Circular Window to the
sports hall of Aviation House on the boundary of the
approved and implemented scheme of Parker Tower,
Parker Street.

APRIL 2017

Parker Tower planning references
2014/0176/P
2015/2988/P
2015/7249/P
2016/6606/P

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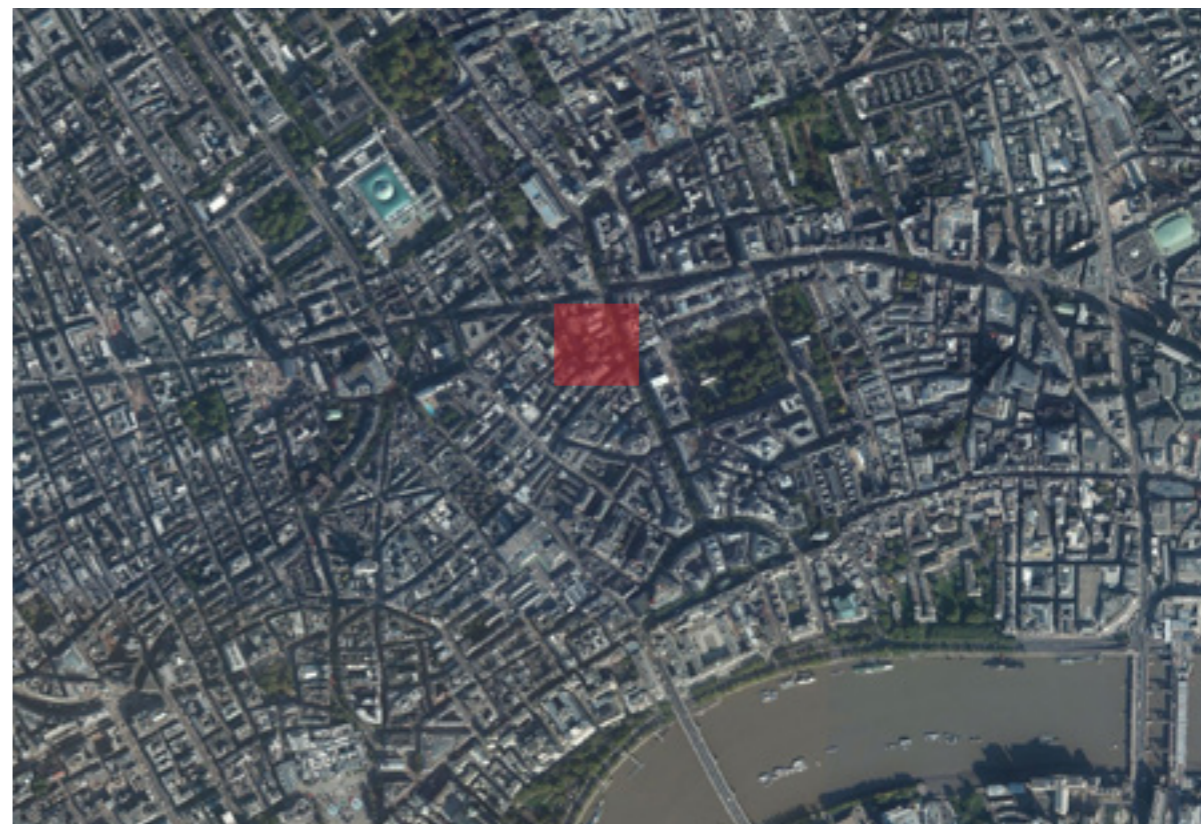
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1.00 Executive Summary:

- 1.01 This application is submitted for the blocking of the circular window to the southern end of the hall that sits adjacent to Aviation House. Aviation House is a modern development of office space that sits on the original site of Holy Trinity Church. **The church has been demolished other than the original facade that faces onto Kingsway and now forms the entrance to the office building behind.**
- 1.02 The hall is used by the staff of Aviation House for leisure purposes. There is also one yoga class held there that is operated by an outside organisation. The hall is on two levels with the lower level accommodating changing and shower facilities.
- 1.03 The hall is not physically connected to Aviation House. (Refer to the photographs in Section 4.00).
- 1.04 We understand from Aviation House that they have an application running for the installation of a flue and have been informed by Camden that although the church that originally stood on the site was listed Grade II, that the hall is not listed. Gerald Eve, the client's planning consultants are also of the same opinion.
- 1.05 The circular window, that is the subject of this application, has been blocked from public view since the construction of Parker Tower and the adjoining podium since their construction in the 1960's. The window will also be blocked from public view once the approved Parker Tower scheme is complete.
- 1.06 The owners of Aviation House, PNB IV Ltd, have agreed, with BNP Paribas, the owners of the Parker Tower site, to the window being blocked.
- 1.07 This application is submitted on behalf of BNP Paribas with the agreement of the site owners who will be formally notified of the applications submission via Notice no.1 and Certificate B of the application form.
- 1.08 The blocked window is shown on the approved drawings for the Parker Tower site. This application is to formalise these works that are off-site to the Parker Tower approvals. The Parker Tower approval references are shown on the front cover of this Design and Access Statement.**
- 1.09 Approved application reference 2015/72489/P attaches 2nd floor proposed drawing number 15125Ax02P1002A (prepared by A&Q Architects) on which there is a note stating - 'window to be blocked.' This drawing is attached to this application for reference and not determination.
- 1.10 The circular window itself will be blocked by the construction of Block A on the Parker Tower site. Block A is a wholly affordable housing block.
- 1.11 Details of proposed blocking of the window are shown on the application drawings. The existing window and frame are to be replaced and reinstated on the inner face of the hall wall. The same glazing bar configuration will be repeated and the original glass replaced with opaque glazing. Internally, it is proposed to add a detailed fibrous plaster circular lining ring to emphasise the location of the original opening. Externally, the wall will be bricked up and insulation board placed between the brick and the back of the opaque glazing.
- 1.12 The original location of the window will not be visible from the outside when the Parker Tower development is complete. Refer application drawings for further details.
- 1.13 Taking into consideration all of the above, we are of the opinion that the proposals are robust in their approach to design and that they formalise the closing of this window as shown on the Parker Tower approved drawings. The owners of the hall have agreed to proceed with these works as the hall is well lit by the clerestory windows on the west elevation. (Refer photograph right). We therefore request that Planning and Conservation Area Consents be granted.



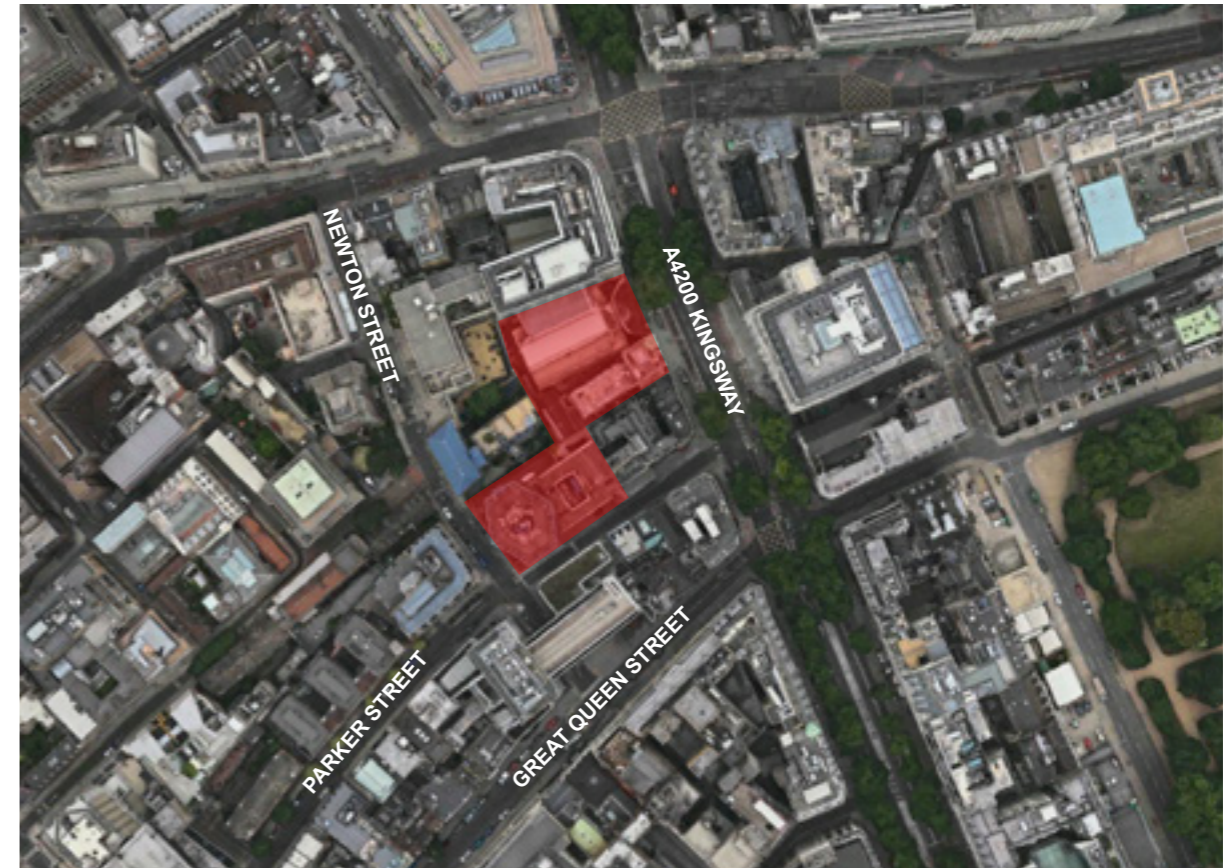
Aerial view of the site in relation to surrounding townscape and urban fabric.



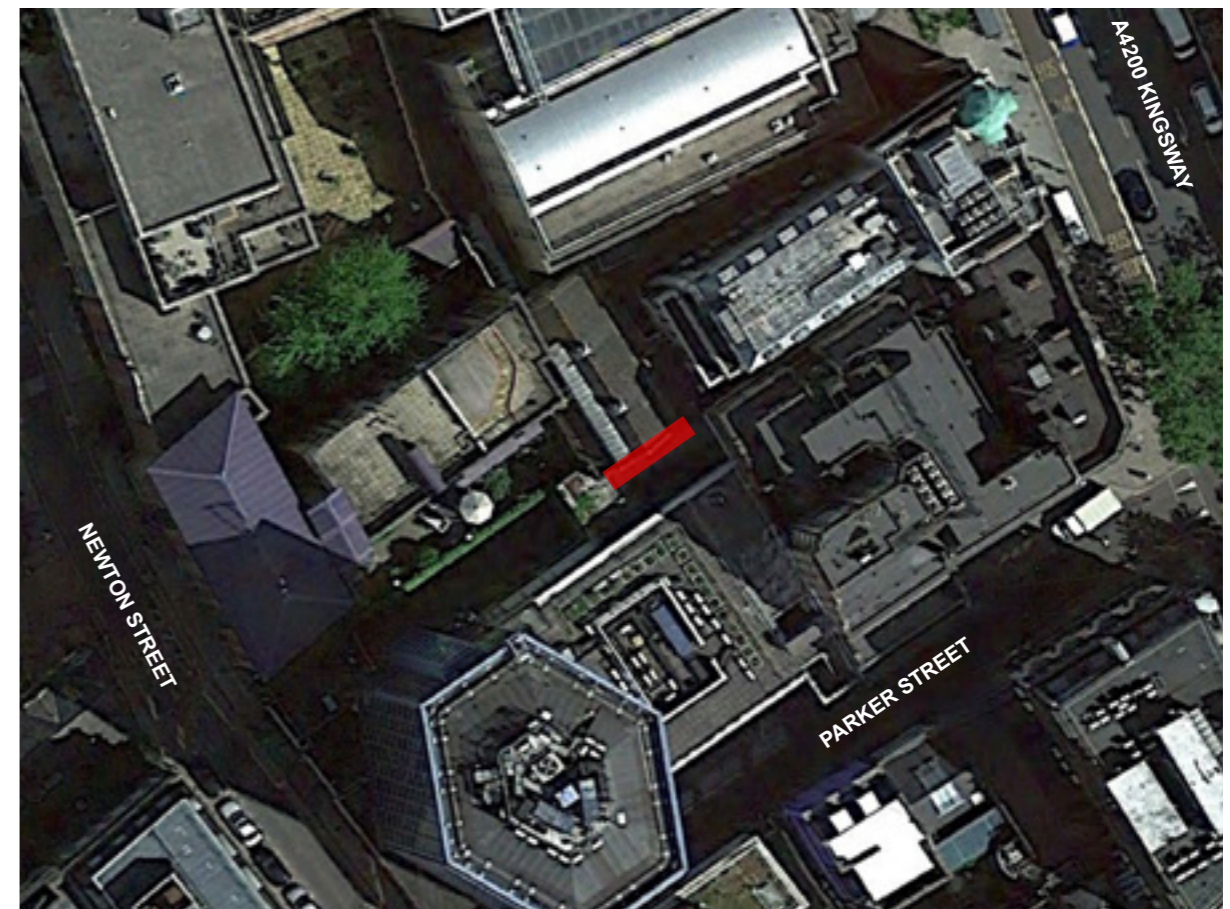
Existing Circular Window, as seen from neighbouring Parker Tower. (Currently undergoing development work).

2.00 Introduction:

- 2.01 This Design and Access Statement has been prepared to provide officers with an insight into the design processes that have been taken for the preparation of this application for planning and conservation area consent for the blocking of the window to the southern wall of Aviation House sports hall on the site adjoining the Parker Tower development.
- 2.02 This statement has been written in accordance with the criteria of the Department for Communities and Local Government Circular 01/2006 and CABI guidance.
- 2.03 The blocking of the window has been agreed with the owners of Aviation House who own the adjacent modern office building to which the hall provides ancillary leisure facilities.
- 2.04 This statement gives specific details, drawings and other relevant information pertinent to the proposals.



Aerial view of site showing both the Parker Tower and Aviation House buildings. The sports hall sits at the junction of the two sites.



Location of Circular Window in Context

3.00 The Site and Context:

3.01 Location:

3.02 The site is located between the A4200 'Kingsway' to the east, Newton Street to the west, and Parker Street to the south. The location of the circular window is within the hall that adjoins the Aviation House office development and that overlooks the Parker Tower site.

3.03 The office building sits on the site of the original Holy Trinity Church. The church has been demolished with only the facade onto Kingsway retained.

3.04 The site is well served by public transport with good underground and bus services nearby. The site has a PTAL rating of 6b.

3.05 Surrounding uses and open space:

3.06 The immediate area surrounding the site is made up of a mix of retail, office and residential uses.

3.07 In close proximity to the east of the site is the open space of Lincoln's Inn Fields.

3.08 Views of the existing window are currently very limited due to the built up nature of the area. It is only with the demolition of the buildings originally on the Parker Tower site that the window is now temporarily visible from Parker Street.

For further details refer to the following site photographs section of this Statement.

3.09 Access:

3.10 Due to the nature of the application, access is not a consideration. Pedestrian access to the sports hall from Aviation House remains as existing.



View looking west at the retained facade of The Holy Trinity Church which is now the entrance to the modern office building of Aviation House. The remainder of the church has been demolished.

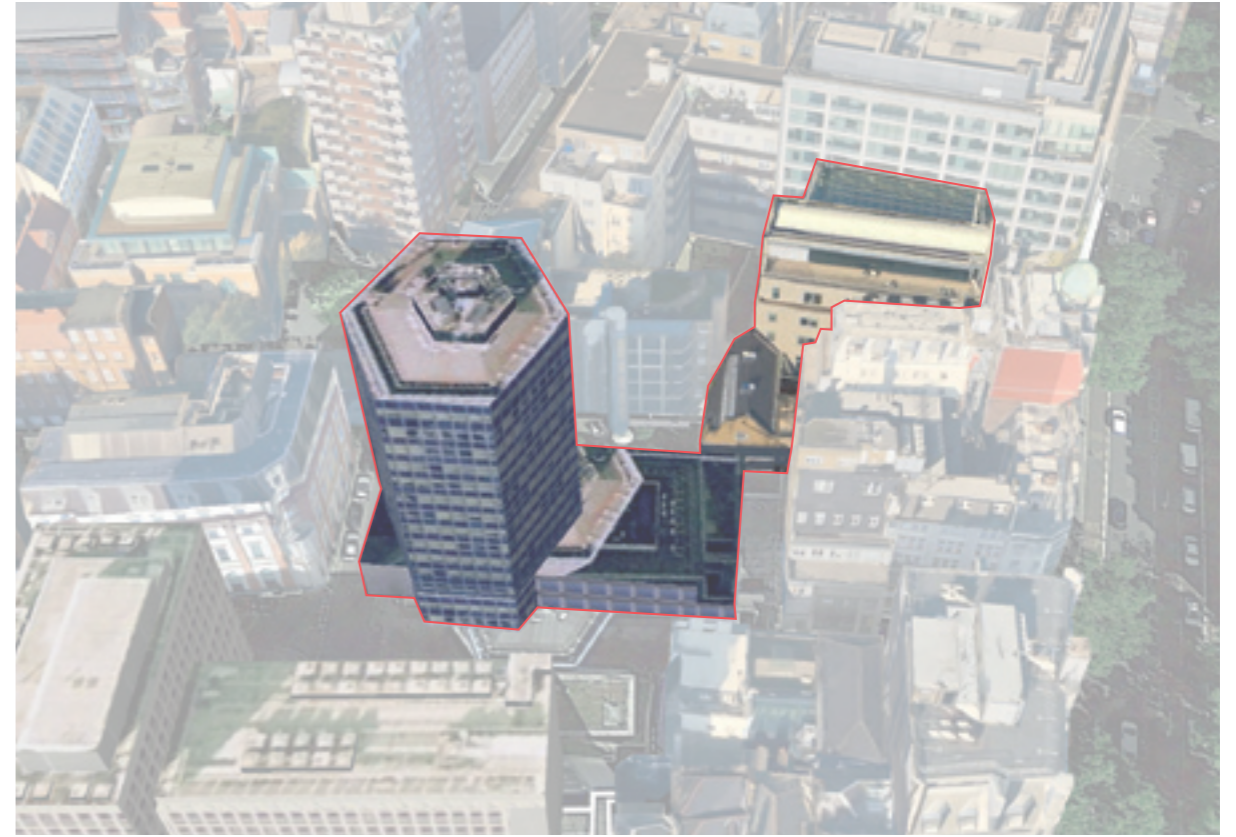


View of the space between Aviation House and the hall. This elevation remains unchanged. The lower level of the hall is occupied by changing and shower facilities.

4.00 Site Photographs:



Aerial view of the site looking north.



Aerial view of the site looking east. The circular window can be seen at the end of the hall.



Aerial view of the site looking south.



Aerial view of the site looking west.



View of the window from the Parker Tower site.



View of the window at the northern end of the hall which is to remain unchanged.



External access stair linking Aviation House and the hall.



View of the window taken from the scaffold of Parker Tower.



View of the window from inside the hall. N.B. The wall below the window is mirrored. The replaced window detailing is shown on the application drawings.



View of the clerestory windows on the western elevation of the hall.



Temporary view of the window from Parker Street following demolition. The approved replacement buildings will cover the window opening.

5.00 Site Constraints & Opportunities:

5.01 Site Constraints:

5.02 General:

5.03 There are few, if any, constraints that affect the blocking of this window. The owners of the site are in agreement for this to proceed and there is a Party Wall Award in place for the work to progress once planning and conservation area consents are in place.

5.04 There is no issue with loss of natural light as the large clerestory windows to the west elevation provide the majority of the natural light to this non-residential space.

5.05 The proposal ensures that the historic reference to the window is maintained by providing an opaque glazed replica window internally that is provided with a fibrous plaster circular lining in the location of the original window.

5.06 Specific:

5.07 The proposal calls for the infill of the existing window with matching brickwork on the external face, with the glazing moved further towards the inside of the building to retain the internal position and aesthetic aspect of the window.

5.08 Due to the nature of the application there are no constraints with respect to access for vehicles, cycles, refuse, fire and emergency vehicles as these will all remain as existing.

5.09 Due to the proposals being less than 100sq.m, there is no requirement to provide a detailed CMS (Construction Management Plan).

5.10 Due to the location and nature of the proposal, there are no constraints brought about by potential flooding.

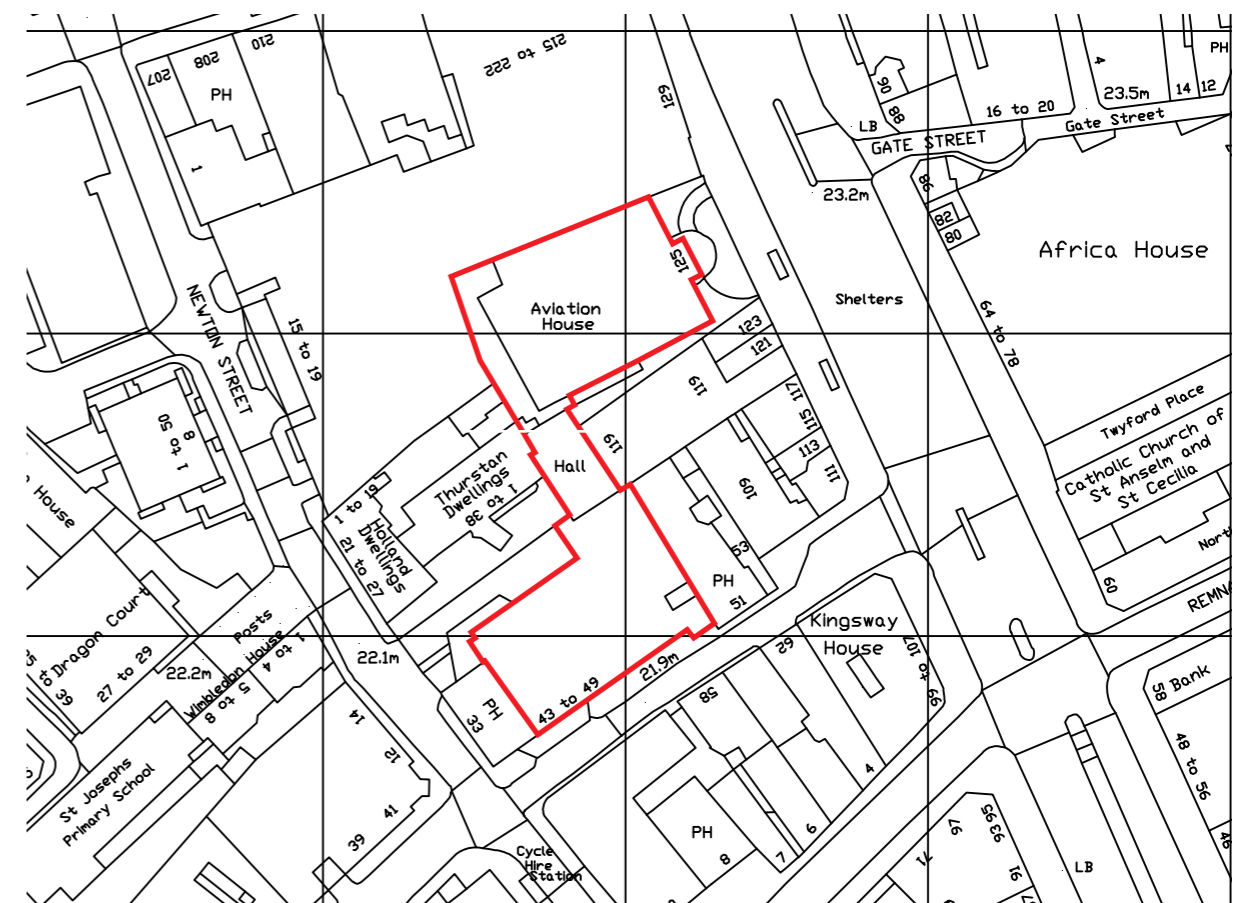
5.11 There is no requirement for an archaeological desk-top study.

5.12 Site Opportunities:

5.13 The application will regularise the planning position of the approved development at Parker Tower where the affordable housing 'Block A' sits against the Party Wall of the hall facade.



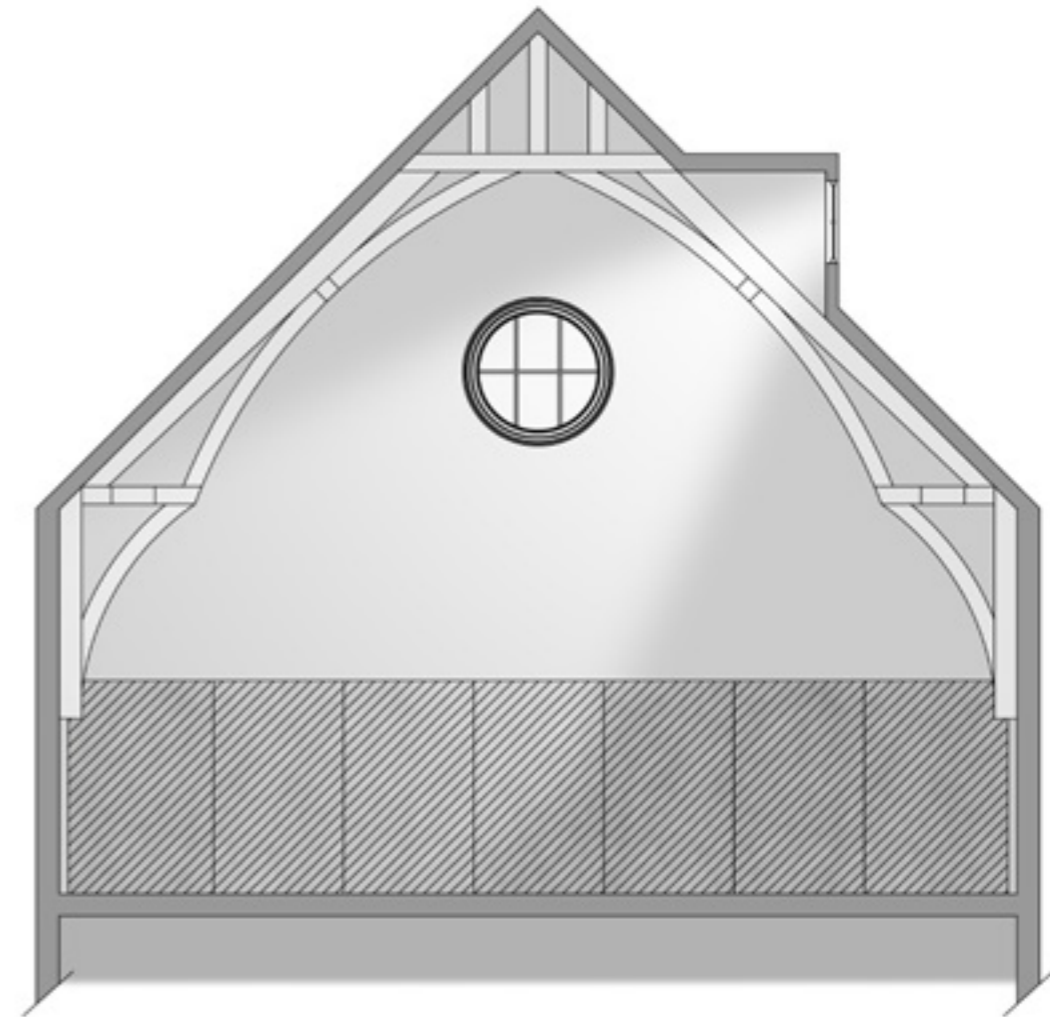
Aerial view of the hall and the Parker Tower site (pre-demolition of the podium deck). The circular window is not visible from the street but is located just to the right of centre of the image. Note the full length clerestory windows to the left of the roof pitch.



Site location plan showing both Aviation House and the Parker Tower sites.

6.00 The Proposal:

- 6.01 This application for planning and conservation area consent is to infill an existing circular window to the Aviation House sports hall. The application proposals have the approval of the building owners.
- 6.02 The blocked window is shown on approved drawings for the Parker Tower site. This application is to formalise these works that are off-site to the Parker Tower approvals.
- 6.03 The closing up of the window allows the approved affordable housing block on the adjacent Parker Tower site to be constructed and flashed into the wall of the hall and thereby make watertight the new construction.
- 6.04 The infilling process will be -
- Existing window - remove and construct new window to the same configuration of the existing section, mullion and transom lines. Window frame to be painted white.
 - Glaze with white opaque glass.
 - Set aside for re-installation.
 - Infill the window opening with matching brickwork and pointing to the outer face of the wall.
 - Cut and fit insulation board to a minimum of 50mm thick to the circular opening.
 - Accurately cut and fit a white backing board to the internal face of the insulation.
 - Re-install the window frame.
 - Supply and install circular fibrous plaster architrave to the opening - refer detail right.
 - Repair and make good the internal face of the hall wall as required.



Internal view of the proposed window. The frame of the window will be moved further into the building to accommodate the infill behind. It will then be glazed with opaque glass, have glazing beads to match existing and have a circular fibrous plaster trim.

Appendix 01: - The application drawings.



7.01 Appendix 01 - The application Drawings:

DRAWING NUMBER:	TITLE:	SCALE:
767-MOX-9001 A	Site location plan	1:1250 at A3
767-MOX-9002 A	Proposed internal elevation	1:100 at A3
767-MOX-9003 A	Existing and Proposed Detail	1:20 at A3
767-MOX-9004	Block A Section and Detail	1:100 at A3 and 1:20 at A3
15125Ax02P1002A	Second floor proposed	1:200 at A3

Drawing prepared by A&Q Architects and approved under reference 2015/7249/P. Attached to show the location of the window that is the subject of this application.