
The Centro Building
Centro Property Limited

Design & Access
Statement

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Piercy & Company

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Contents

1.0 Introduction

1.1 Overview

2.0 Streetscape Enhancements

2.1 Overview

2.2 Existing Streetscape Photos

2.3 Elevations

2.4 Plans

2.5 Indicative Streetscape Visuals

2.6 Lighting Proposal

3.0 Level 5 Terrace Extension

3.1 Overview

3.2 Indicative Street View

4.0 Appendix

4.1 Heritage Statement

4.2 Signage Drawings

Project Team

Client Centro Property Limited

Architect Piercy&Company

**Planning
Consultant**



**Structural
Engineering**



**M&E / Fire /
Sustainability**



Cost Consultant



Heritage Assessment



Acoustic Consultant



1.0 Introduction

1.1 Overview

The proposed development comprises enhancements to the street façades and the addition of a small roof terrace extension to an existing terrace at Level 5 of this locally listed building (i.e. a non-designated heritage asset).

The works are minor in nature with the primary focus being to rationalise the appearance of the ground floor, enhancing and clearly marking the main accessible entrance and enhancing the overall presence of this building in the street, and the experience of those who work there, visit and pass by. The design proposals seek to respect the architectural character of the existing facade, maintaining and enhancing the architectural significance of the building and its role in the local townscape.

The proposed development comprises the following main enhancements:

- Replacement of a modern shopfront window to Plender Street with a window of a design to match the others in the building, with the omission of the existing external security shutter which will enhance the appearance of the building.
- Replacement of a modern sliding door screen and overpanel to the main reception entrance on Plender Street with a better quality product of improved design.
- Removal of the modern chunky projecting first floor building signage and existing building number plaques and replacement with new discreetly illuminated signage that is sympathetic to the architectural interest of the building, sited to avoid decorative elements of the existing facade.
- Installation of a new glazed and dark grey steel framed canopy above the main ramped access from Plender Street (subject to oversailing license). Canopy is of a high design quality with materials that are sympathetic to the architectural character of the building.
- Introduction of discreet high level metal vents in 5 No. existing ground floor windows, painted to match window frame colour for new fresh air system to ground floor tenant unit.
- Replacement of existing facade mounted CCTV cameras for more discreet fittings.
- Decoration and minor repair to the ground floor windows and stonework to enhance the appearance of the street frontages.
- Extension of the existing Level 5 roof terrace over the roof of the development site and out of view from street level.

A detailed assessment of the building and proposals has been undertaken by Peter Stewart Consultancy and can be found at the back of this Design & Access Statement , in section 4.1 of the Appendix.



Visual impression of proposed Ground Floor streetscape enhancements overlaid on existing photograph

2.0 Streetscape Enhancements

2.1 Overview

Centro 01 & 02 buildings are bounded by Plender Street to the south, Camden Street to the west & Mandela Street to the east with the primary elevation & entrance situated on Plender Street.

The streetscape proposals comprise enhancements to the street facades of the locally listed buildings to rationalise the appearance of the building and enhance and clearly mark the main accessible entrance. The intention is to enhance the presence of the building in the street, and the experience of those who work there, visit and pass by. The proposed development will maintain and enhance the architectural significance of the building and its role in the local townscape.

The primary focus of these works is centred around the main entrance on Plender Street with the aim of creating a more defined and coherent entrance for the building.

The streetscape works comprise:

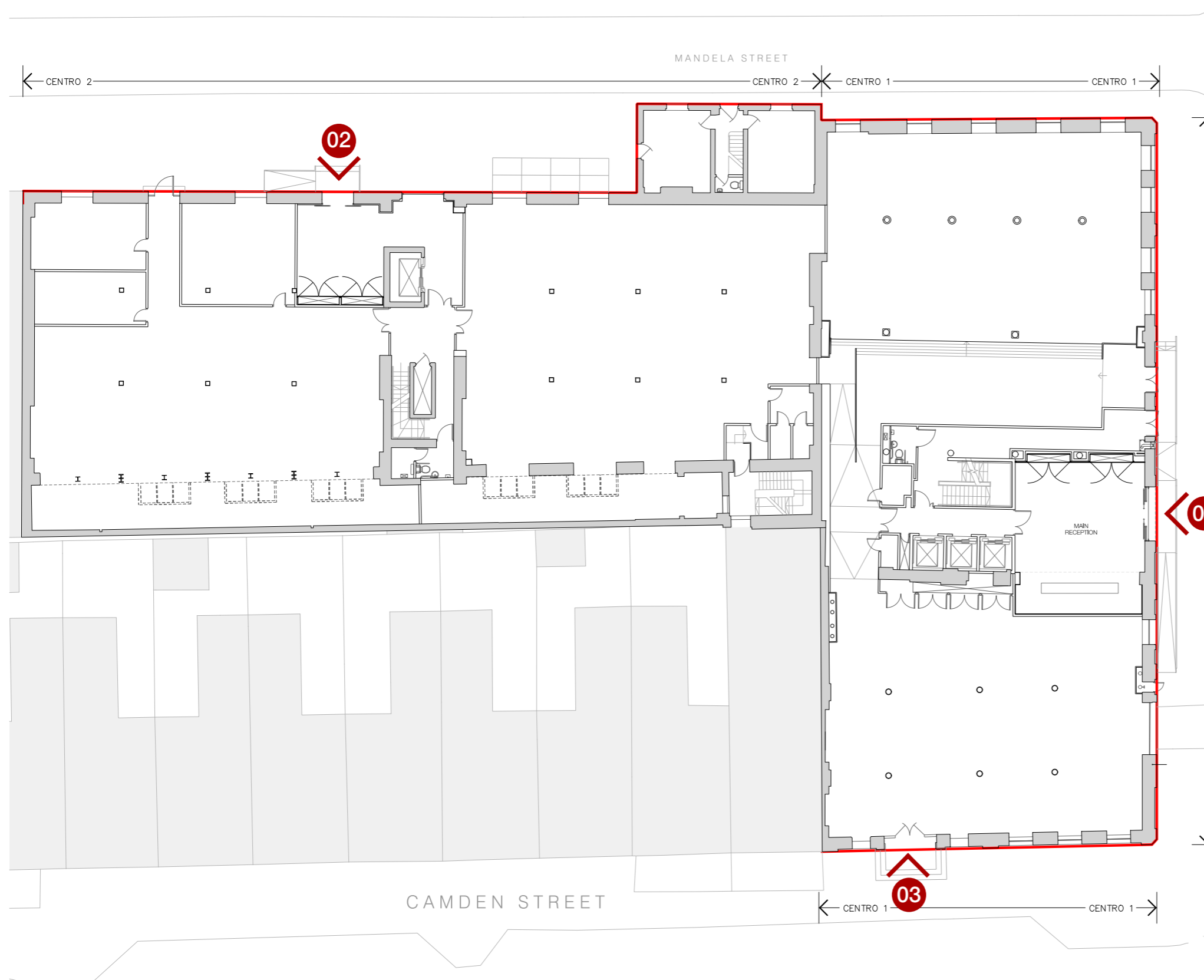
- Replacement of a modern shopfront window in Plender Street elevation with a window of a design to match the others
- Replacement of modern sliding doors and over panel with new ones of a better design
- The removal of the modern chunky projecting first floor signage
- Installation of a modest glazed canopy in a simple black painted metal frame, above the main ramped access from Plender Street
- New discreet, single letter building signage on the corner brick spandrels to both street frontages of the 6 storeys high element
- Replacement of existing building number plaques with new discreet signage
- Decoration of ground floor windows and stonework.

Space Key

- 1: Main building reception
- 2: Secondary building reception
- 3: Camden Street Entrance (secondary)

Zone Key

— : Scope of works to frontages



2.2 Existing Streetscape Photos

Photographs of the key existing streetscape elements addressed in proposed works.



Main Entrance - Plender Street



Camden Street tenant entrance



Secondary Entrance - Mandela Street



Plender Street / Camden Street corner



Plender Street / Mandela Street corner



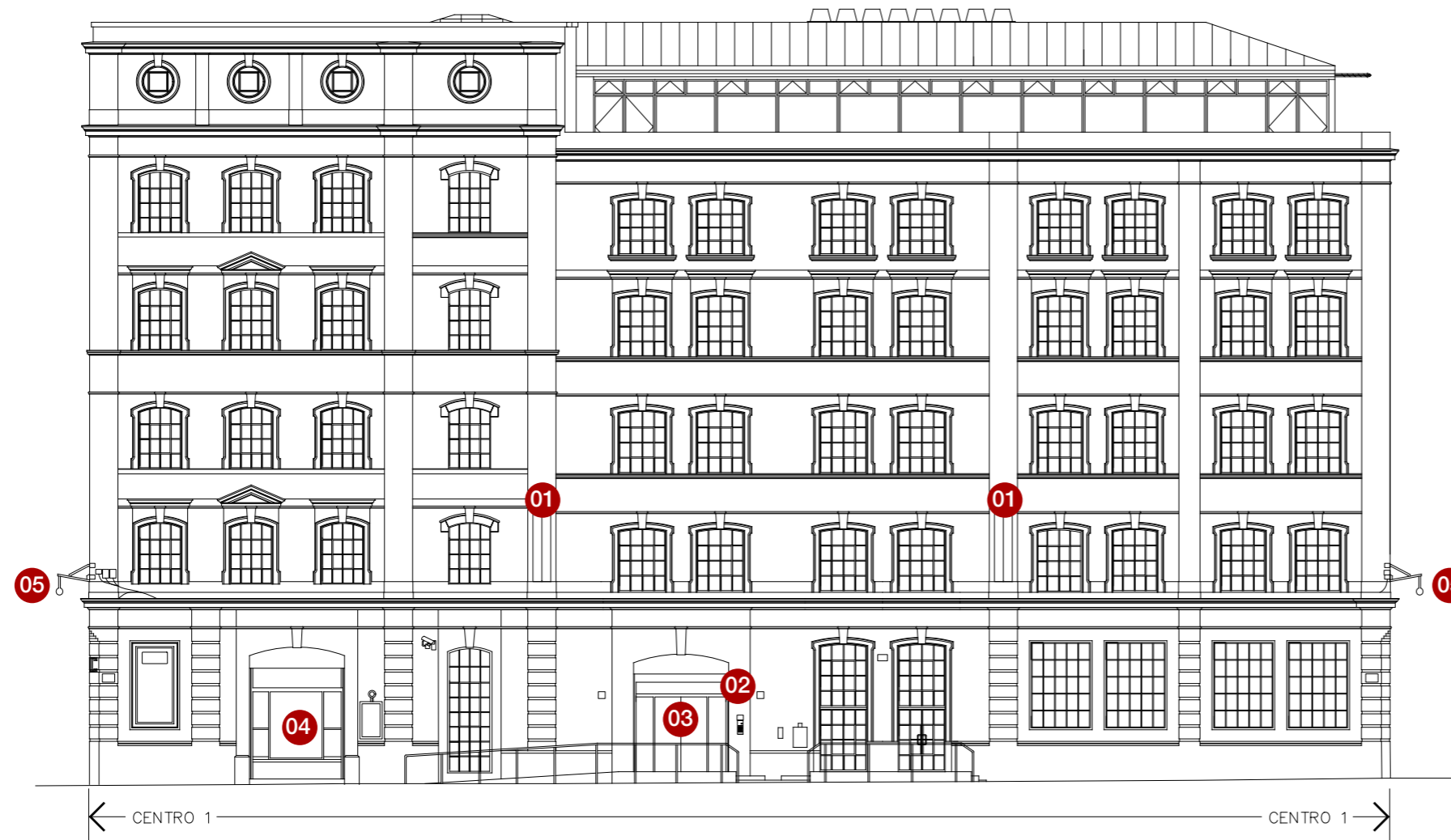
PROPOSED ENHANCEMENTS:

- 01 Existing building signage** - Removed from facade to be replaced by new building signage that is sympathetic to the architectural interest of the building.
- 02 Building numbers** - Existing numbers replaced with new signage each side of main entrance door.
- 03 Entrance doors** - Existing sliding doors and glazed panel replaced with new glazed sliding door and glazed fixed panel of a better design quality, with painted dark grey frames.
- 04 Door overpanel** - Over panel painted dark grey to match door and to conceal new security roller shutter that replaces existing.
- 05 Redecorating Stone** - Stonework to ground floor cleaned up and repainted.
- 06 Redecorating Windows** - Existing ground floor doors & windows cleaned up and repainted dark grey.
- 07 Entrance Lighting** - Proposed area for new combined uplights/ downlights either side of the main entrance.
- 08 Dry riser cabinet** - Cleaned up and repainted.
- 09 CCTV cameras** - Existing CCTV cameras and support bracketry to be replaced with new more discreet fittings.

2.3 Elevations

The Plender Street elevation is the main focus of the proposed works as it forms the primary elevation for the building and is the site of the main entrance & reception.

The works proposed are focused at ground floor and around the existing entrance which is positioned centrally to the elevation and are aimed at largely updating and refreshing the existing condition.



- 01 Existing facade signage
- 02 Existing building numbers
- 03 Entrance doors to main reception
- 04 Window & roller shutter out of keeping with rest of the windows & door on facade
- 05 Prominent CCTV cameras and support brackets

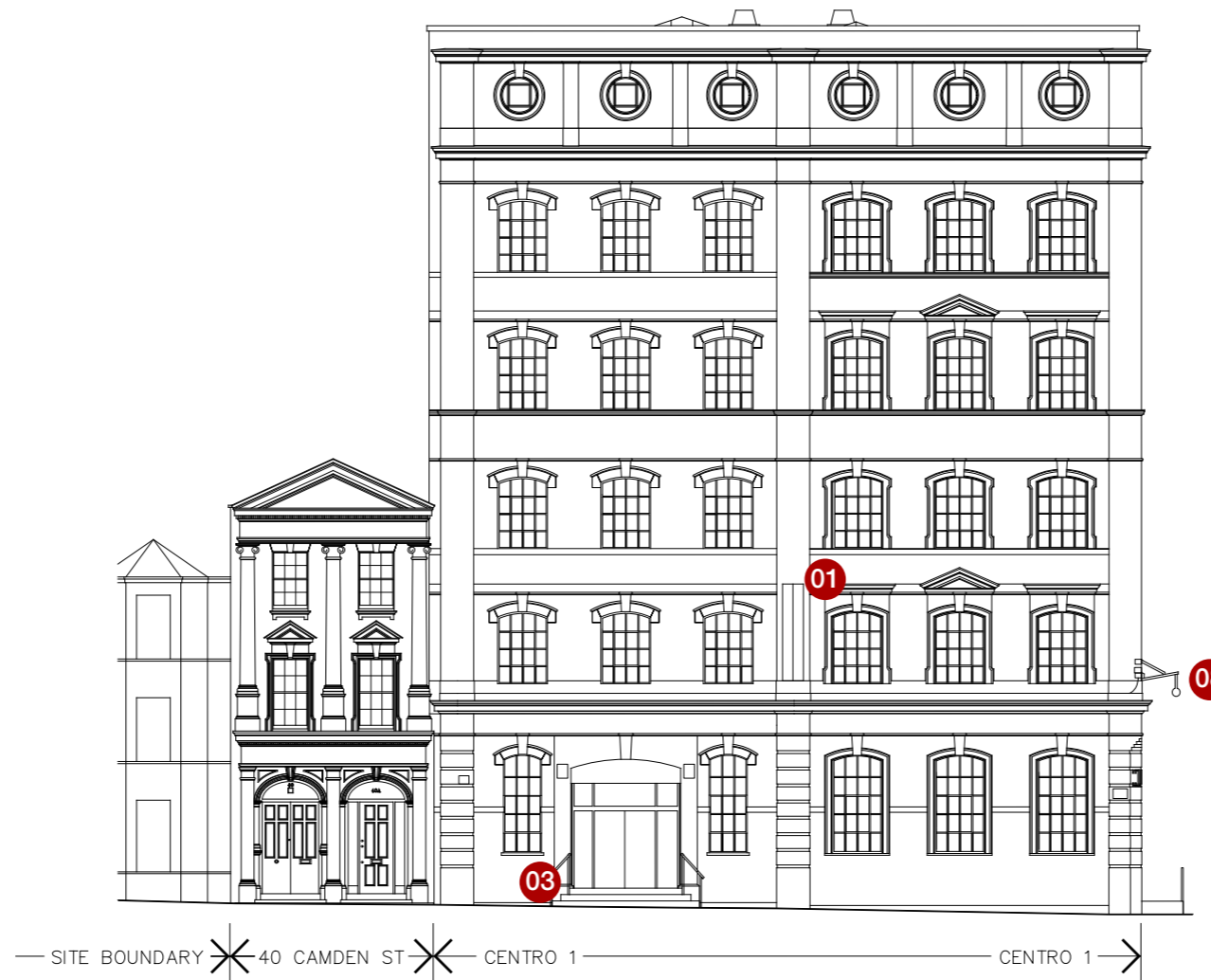
EXISTING PLENDER STREET ELEVATION



PROPOSED PLENDER STREET ELEVATION

- 01 Entrance Canopy** - Proposed dark grey steel & glass canopy inkeeping with industrial heritage of existing building to provide shelter and focal point for main building entrance. Addition of canopy subject to oversailing license.
- 02 Building numbers** - Existing numbers replaced with new building signage each side of main entrance and tenant names, all in dark grey painted steel. Signage is sympathetic to the architectural interest of the building - refer to dedicated signage drawings in appendix.
- 03 Entrance doors** - Existing sliding doors and glazed panel replaced with new glazed sliding door and glazed fixed panel of a better design quality, with painted dark grey frames. Over panel to be repainted dark grey to match door.
- 04 Redecorating Stone** - Stonework to ground floor cleaned up and repainted.
- 05 Redecorating Windows** - Existing ground floor doors & windows cleaned up and repainted dark grey.
- 06 Entrance Lighting** - Proposed area for new combined uplights/downlights either side of the main entrance.
- 07 Replacement window** - Modern shopfront window replaced with metal framed window to match those adjacent, with omission of existing security shutter which will enhance the appearance of the building.
- 08 New Building Signage** - Illuminated individual letters with dark grey metal surrounds provide a new building name to facade - refer to dedicated signage drawings in appendix.
- 09 Louvres** - Discreetly located dark grey metal vents replace upper existing window panes for internal fresh air system. Louvres to match window frame colour.
- 10 CCTV Cameras** - Existing CCTV cameras and support brackets replaced with more discreet fittings.

EXISTING CAMDEN STREET
 ELEVATION



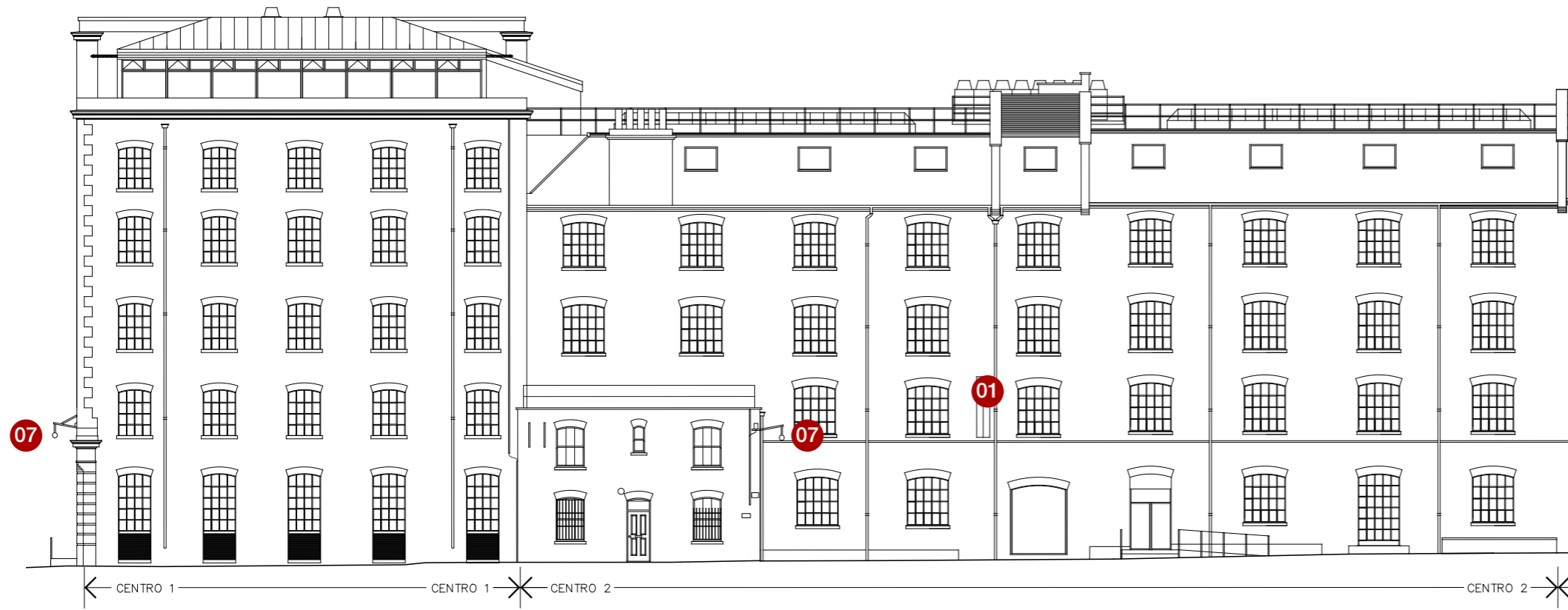
Camden Street Elevation

Proposed works to the Camden Street elevation are minor and focus on redecorating the existing features and removing excess signage to create a cleaner & refreshed facade.

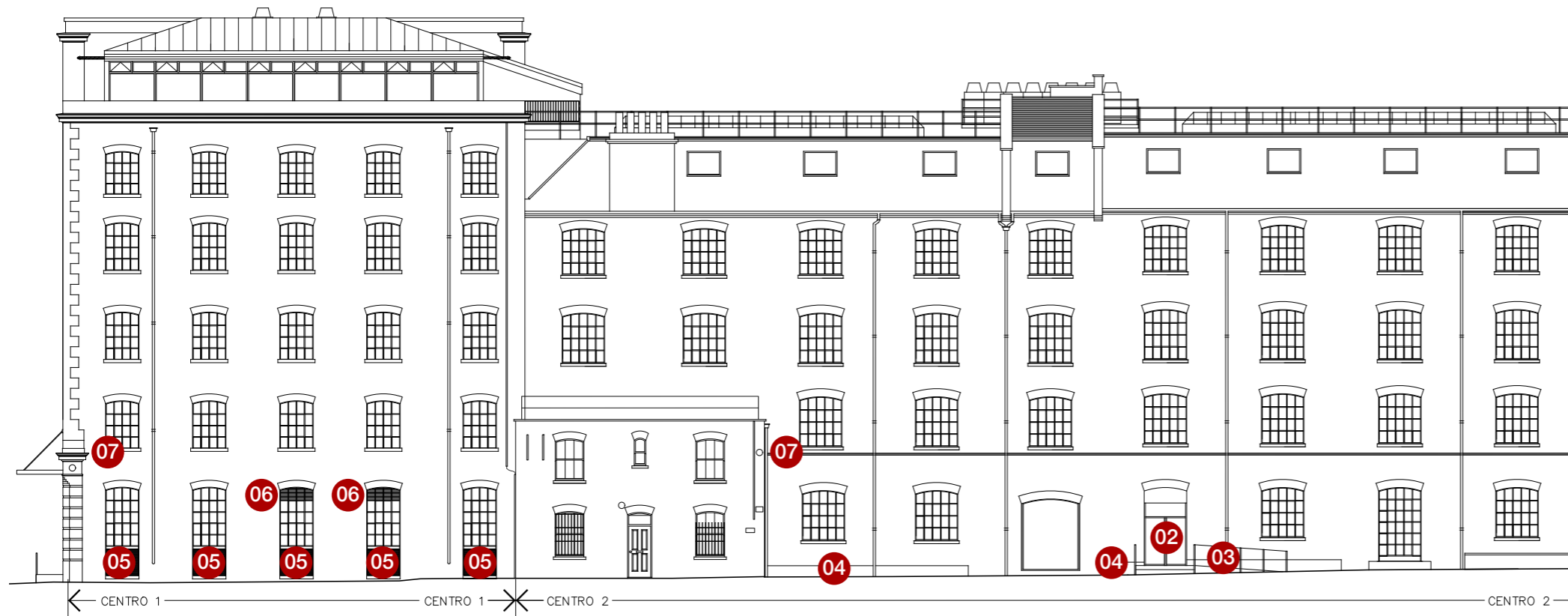
- 01 Existing signage** - Existing facade signage is proposed to be removed.
- 02 Entrance doors** - The existing entrance doors & security shutter housing will be repainted dark grey.
- 03 Railings & Steps** - Existing railings and steps will remain as existing.
- 04 Redecorating Stone** - Stonework to ground floor cleaned up and repainted.
- 05 Redecorating Windows** - Existing ground floor doors & windows cleaned up and repainted dark grey.
- 06 New Building Signage** - Illuminated individual letters with dark grey metal surrounds provide a new building name to facade - refer to dedicated signage drawings in appendix.
- 07 Louvres** - Discreetly located dark grey metal vents replace upper existing window panes for internal fresh air system. Louvres to match window frame colour.
- 08 CCTV Cameras** - Existing CCTV cameras and support brackets replaced with more discreet fittings.

PROPOSED CAMDEN STREET
 ELEVATION





EXISTING MANDELA STREET ELEVATION



PROPOSED MANDELA STREET ELEVATION

Mandela Street Elevation

Proposed works to the Mandela Street elevation are minor and focus on redecorating the existing features and removing excess signage to create a cleaner & refreshed facade.

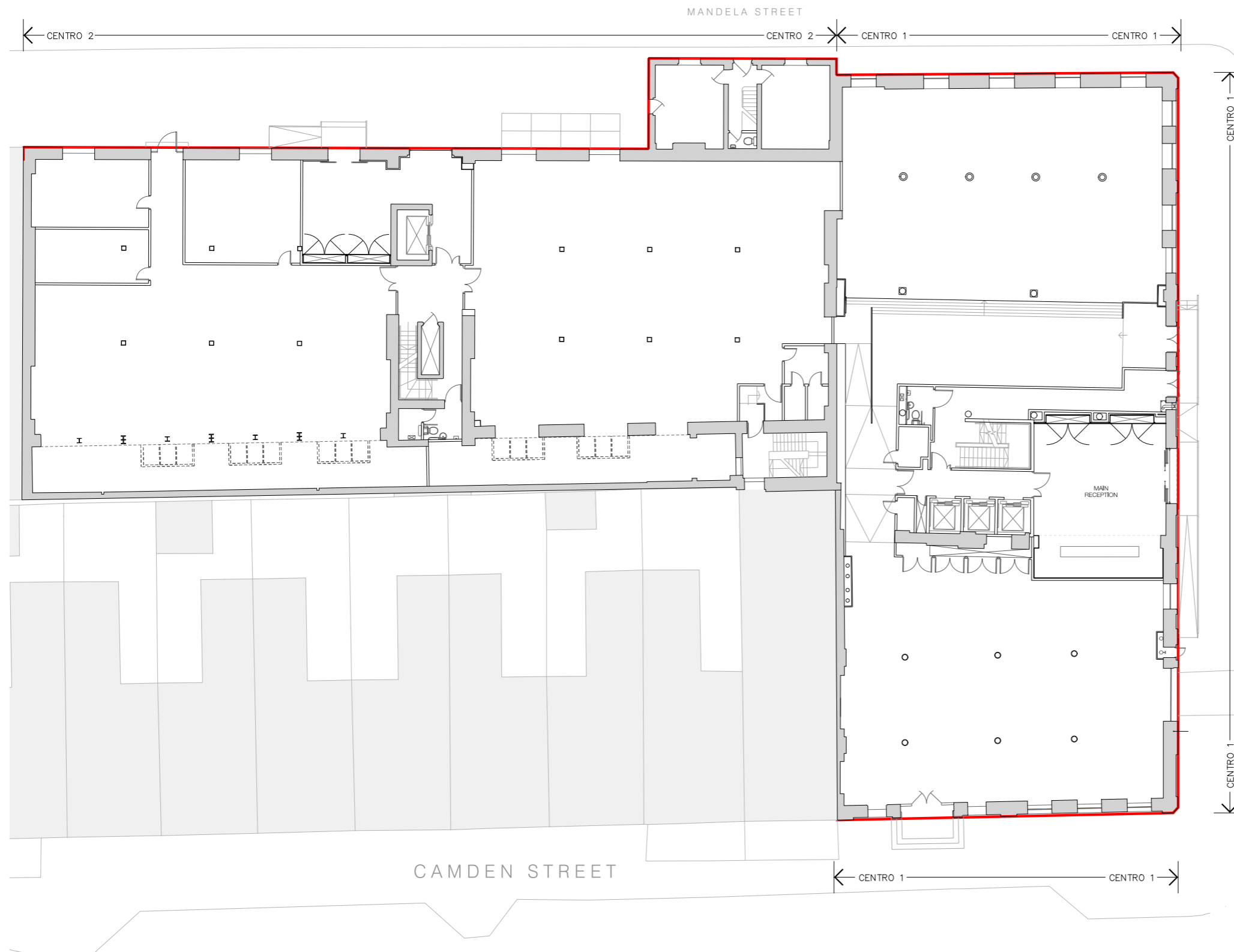
- 01 Existing signage** - Existing facade signage is proposed to be removed.
- 02 Entrance doors** - The existing entrance doors to Centro 02 reception will remain untouched.
- 03 Railings, Steps & Ramps** - Existing railings, steps and ramps will remain as existing, providing wheelchair access to the reception & Centro 02.
- 04 Redecorating Stone** - Stonework to ground floor around Centro 02 entrance cleaned up and repainted.
- 05 Redecorating Windows** - The 5 windows & louvre panels on the ground floor of the Mandela Street elevation of Centro 01 will be cleaned up and repainted dark grey.
- 06 Louvres** - Discreetly located dark grey metal vents replace upper existing window panes for internal fresh air system. Louvres to match window frame colour and existing low level vents below.
- 07 CCTV Cameras** - Existing CCTV cameras and support brackets replaced with more discreet fittings.

2.4 Plans

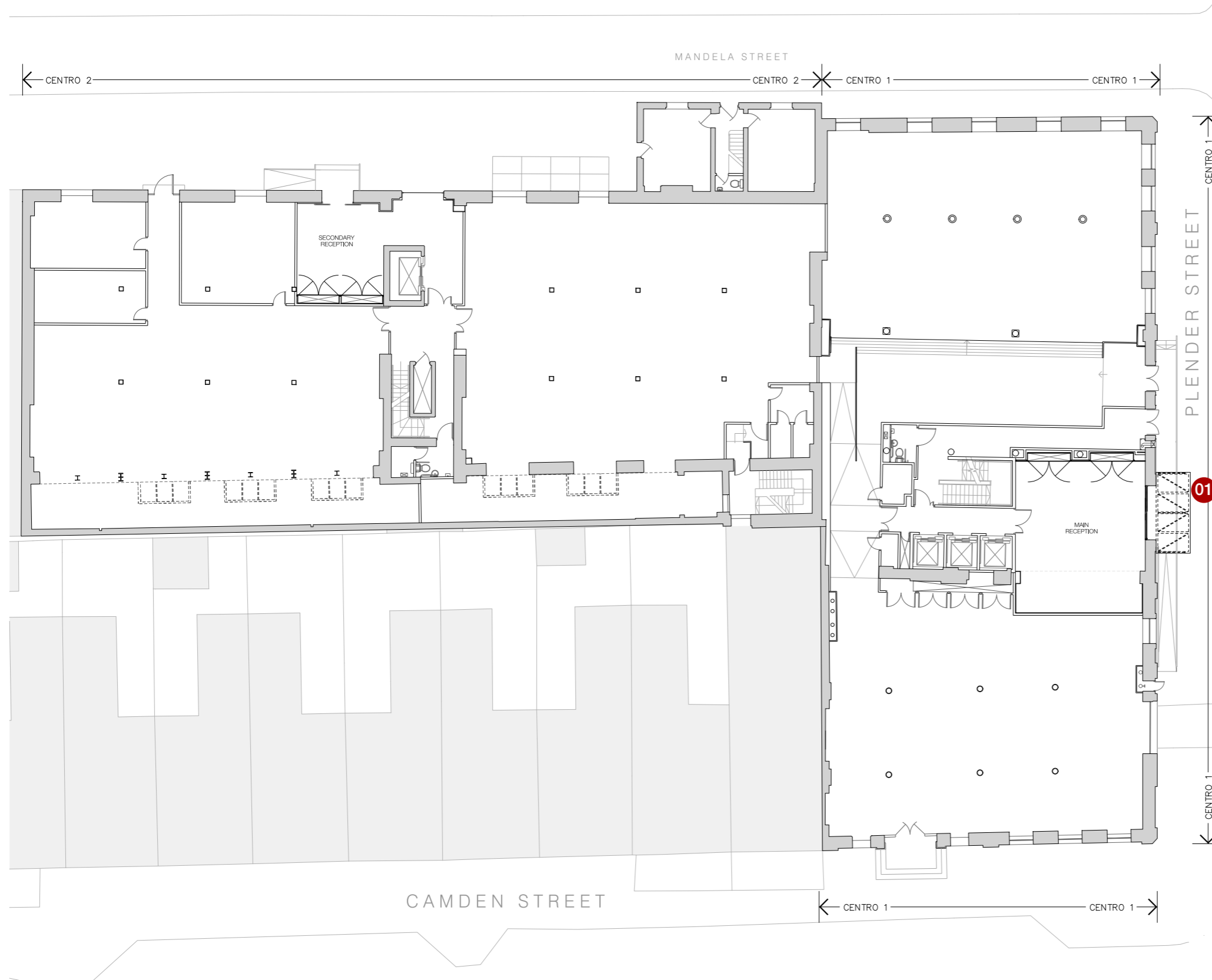
The layout and function of the building in plan remains as existing with the main works focusing around the Centro 01 entrance on Plender Street and wider ground floor streetscape, extending to Camden Street and Mandela Street.

Zone Key

—: Scope of work to frontages



EXISTING GROUND FLOOR PLAN



- 01 Entrance Canopy** - Proposed dark grey steel & glass canopy inkeeping with industrial heritage of existing building to provide shelter and focal point for main building entrance. Addition of canopy subject to oversailing license.

PROPOSED GROUND FLOOR PLAN