

# fletcher priest architects

## london + köln + riga

DESIGN AND ACCESS STATEMENT

53-54 DOUGHTY STREET

26 JUNE 2017



Site Location

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## 01 Executive Summary

The following Design and Access Statement has been written in support of the Listed Building consent application for the Ground and Basement floors' refurbishment of 53/54 Doughty Street in Camden, London.

The proposed design intends to create a fresher-looking and more fluid reception and waiting area experience for Doughty Street Chambers. Furthermore, the proposals aim to enhance the overall staff and visitor provisions within the Chambers by creating new meeting rooms, break out space and a new seminar event space.

Through the refurbishment works the project aims to uncover and retain all original features and bring them back to life.

Through a targeted series of minor internal alterations, the refurbishment works will revive the reception and waiting area of Doughty Street Chambers to better reflect the identity of the practice.

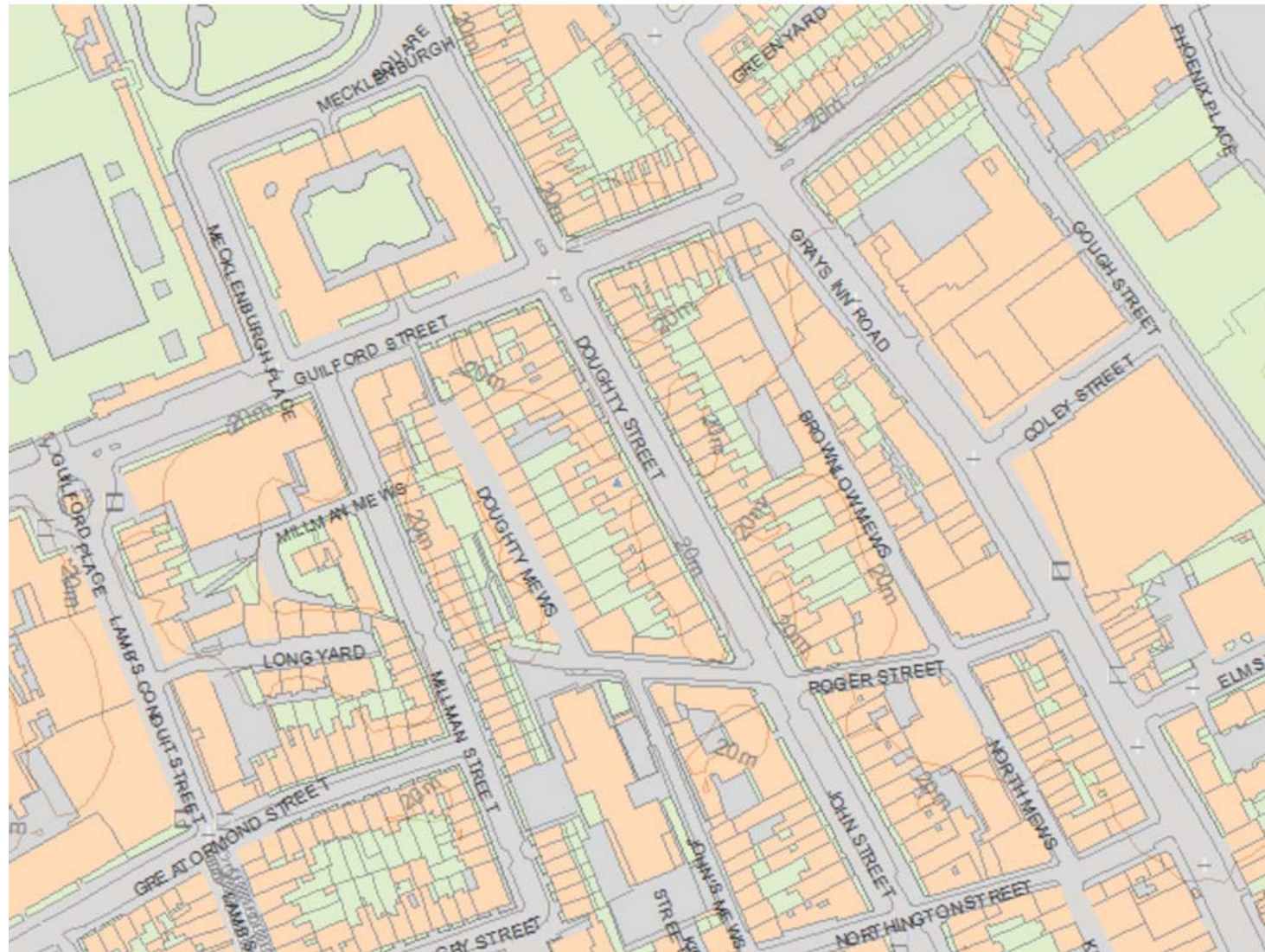
The application proposes a cosmetic upgrade of the ground floor reception and waiting areas and the basement meeting space.

Furthermore, the proposal includes removal of parts of existing non-original stud partitions which are part of an extension to the original building to create new amenity spaces better suited for the function of the occupier.



## 02 Site and Setting

Doughty Street is located in the Holborn district within the London Borough of Camden. It contains predominantly grade II listed Georgian houses which were built between 1790 and 1840s. Throughout the past century the buildings have been changing uses from residential to commercial and back to residential. Commercially, the street is very popular with the media and legal professions. Doughty Street Chambers are a barrister chambers themselves.



Aldgate Masterplan, Tower Hamlets 2007





## 03 The Building

53-54 Doughty Street is the front of house premises for Doughty Street Chambers. It is a grade II listed building which is currently in need of internal modernisation and internal finishes upgrading in order to better reflect the identity of the organization. The existing finishes are dated and have suffered sufficient amounts of wear and tear.

### Opportunities:

Significant deficiencies in the condition of the existing internal spaces provide opportunities to improve its appeal and benefit both visitors and staff alike. By doing so, the identity of Doughty Street chambers will be better reflected by its physical manifestation.

- Improve the furniture layout, finishes and lighting of the reception space.
- Improve the entrance hallway by adding new lighting and exposing original mosaic floor
- Refurbish the existing accessible WC and retain the level access to it as well as the existing male and female WCs.
- Provide high quality floor finishes throughout.
- Re-purpose current office rooms into tea point and break out space to create more useful common space for staff and visitors alike
- Restore the glory of the old seminar room, currently used as clerks offices, and transform it back into a seminar room
- Upgrade the appearance of the basement space and provide three mediation meeting rooms and restore original compartmentation of the space

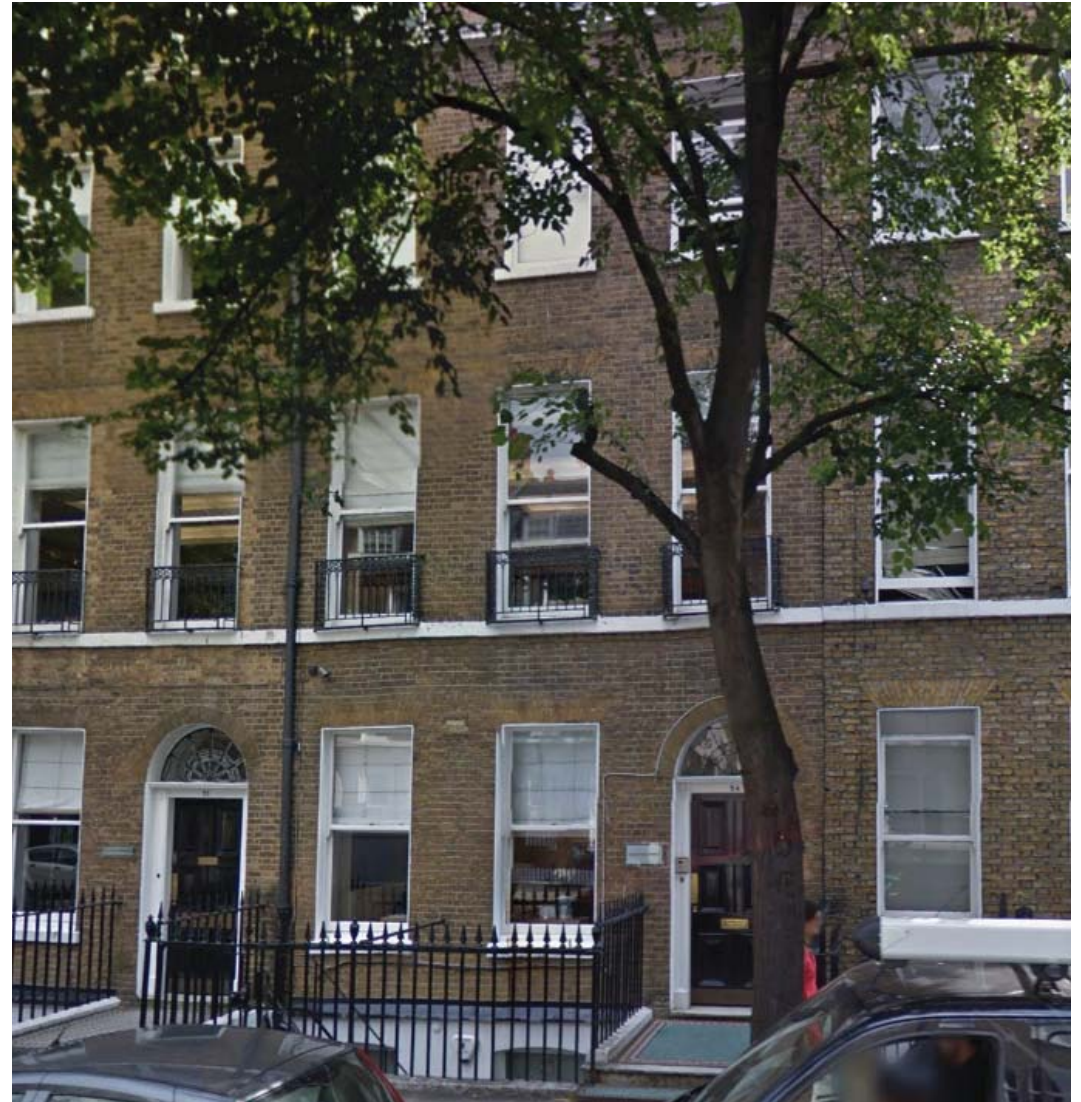
Externally, the proposed works are purely cosmetic and intend to freshen up the arrival experience.



Repaint existing balustrade

Make good clean and repaint balustrade base.

Restore, clean and make good existing mosaic floor. Existing mosaic to be protected during refurbishment works and works to be undertaken by specialist restoration professional tradesman. Continuity of mosaic floors inside and outside will be re-established.

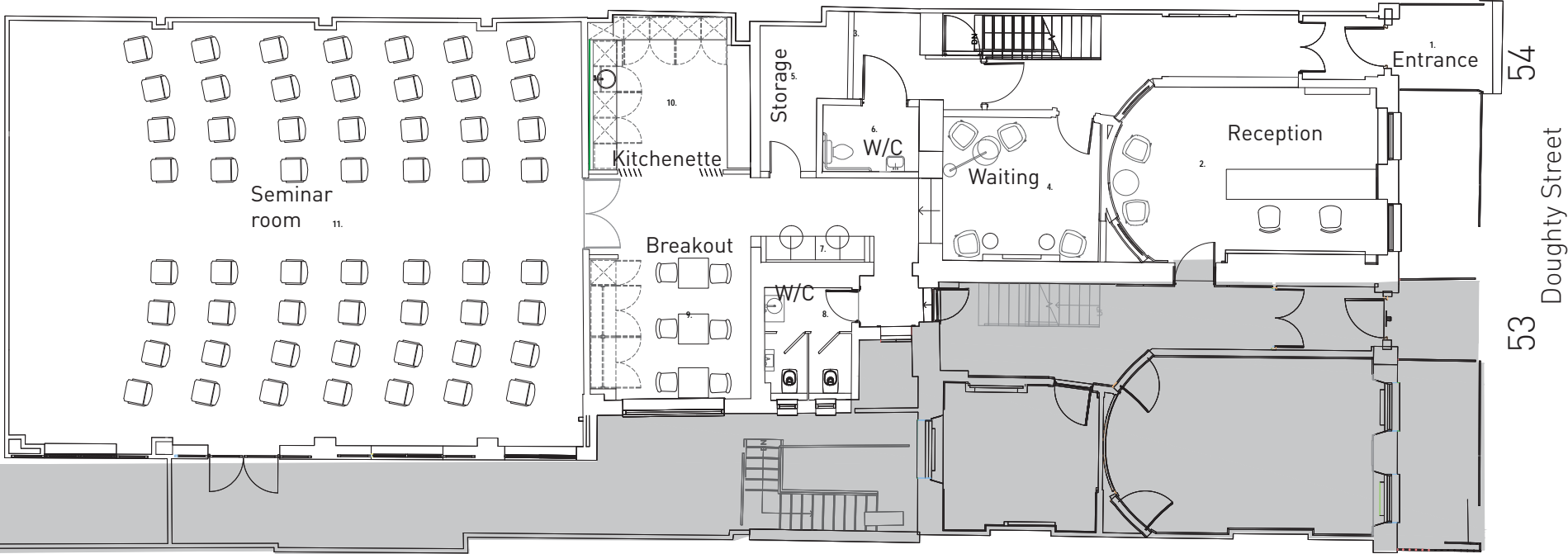


Doughty Street facade

04 Existing Ground Floor Plan



05 Proposed Ground Floor Plan



# 06 Strip Out Scope - Ground Floor

STRIP OUT KEY

- Strip out walls, doors, skirting, ramp and stairs and fittings
- Strip out of floor finish
- Strip out of floor finish, retain and protect existing mosaic flooring
- Not in scope

- Skirting to be retained and made good and redecorated.
- Skirting to be removed if not original TBC onsite.

Strip out internal ramp to create level storage room. Temporary ramp to be provided in its place along with a rigid management strategy. Level access to accessible wc is maintained.

Wall covering to be stripped out and walls to be made good and redecorated.

Existing skirting to be retained, any small chips to be filled in and redecorated. All existing skirting to be protected during refurbishment works. Any restoration works o existing original skirting and cornicing to be undertaken by professional tradesmen with restoration experience.

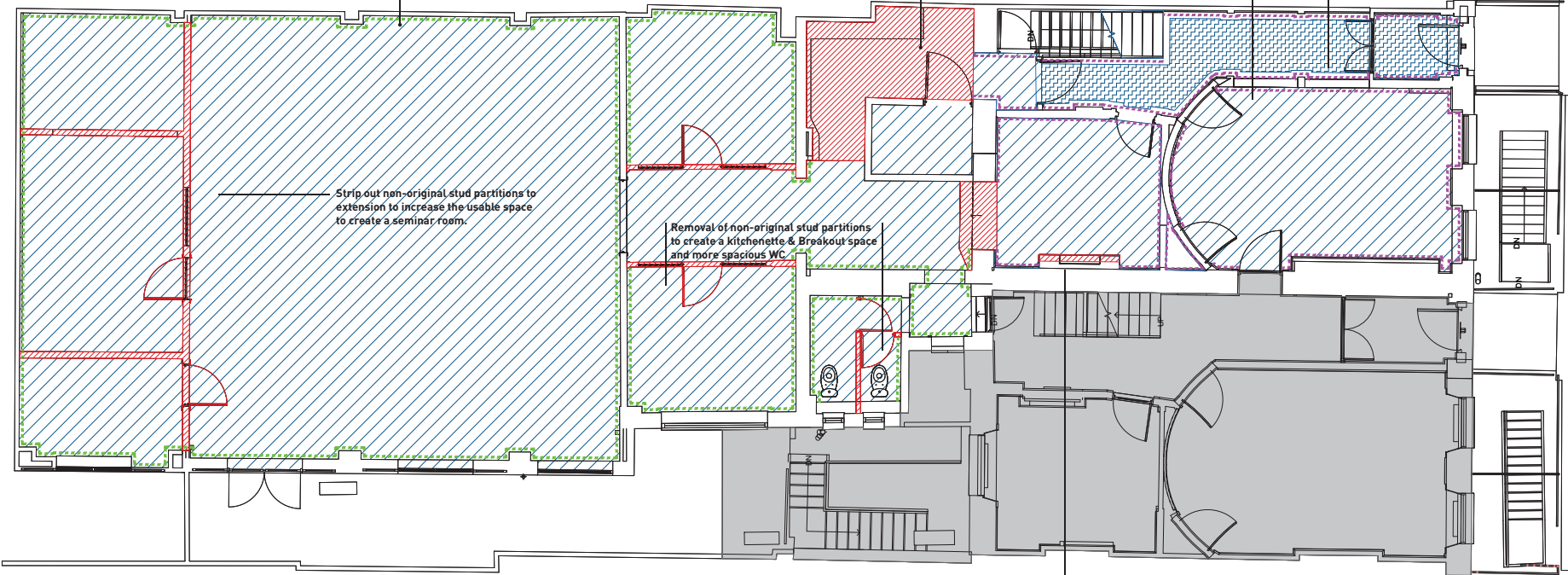
Existing mosaic floor to be carefully cleaned from carpet adhesive, made good and restored to an approved method by experienced professional tradesmen. Mosaic to be protected during refurbishment works.

All new skirting to match appearance of existing skirting.

Strip out non-original stud partitions to extension to increase the usable space to create a seminar room.

Removal of non-original stud partitions to create a kitchenette & Breakout space and more spacious WC.

Strip out of modern wall build out which possibly covers up existing fire place or chimney stack. Skirting and coving to be continued/restored seamlessly. If the original coving does not remain it will be re-instated in a like for like manner to match the existing.



54

53

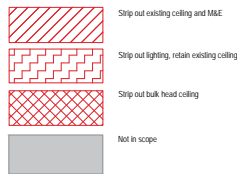
Doughty Street



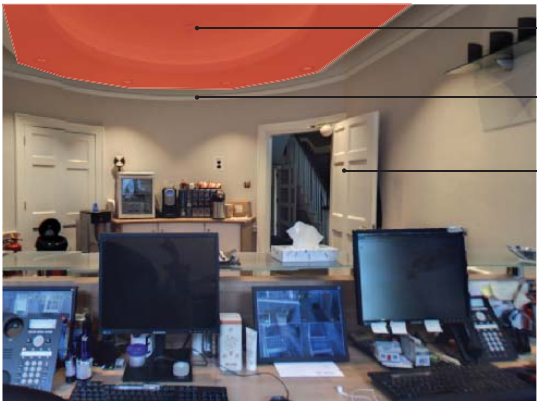


# 07 Strip Out Scope Ground Floor -RCP

STRIP OUT KEY



Non-original perforated ceiling to be stripped out, subject to site survey prior to strip out. Ceiling above to be made good and redecorated. Light fittings will be retained for re-use.

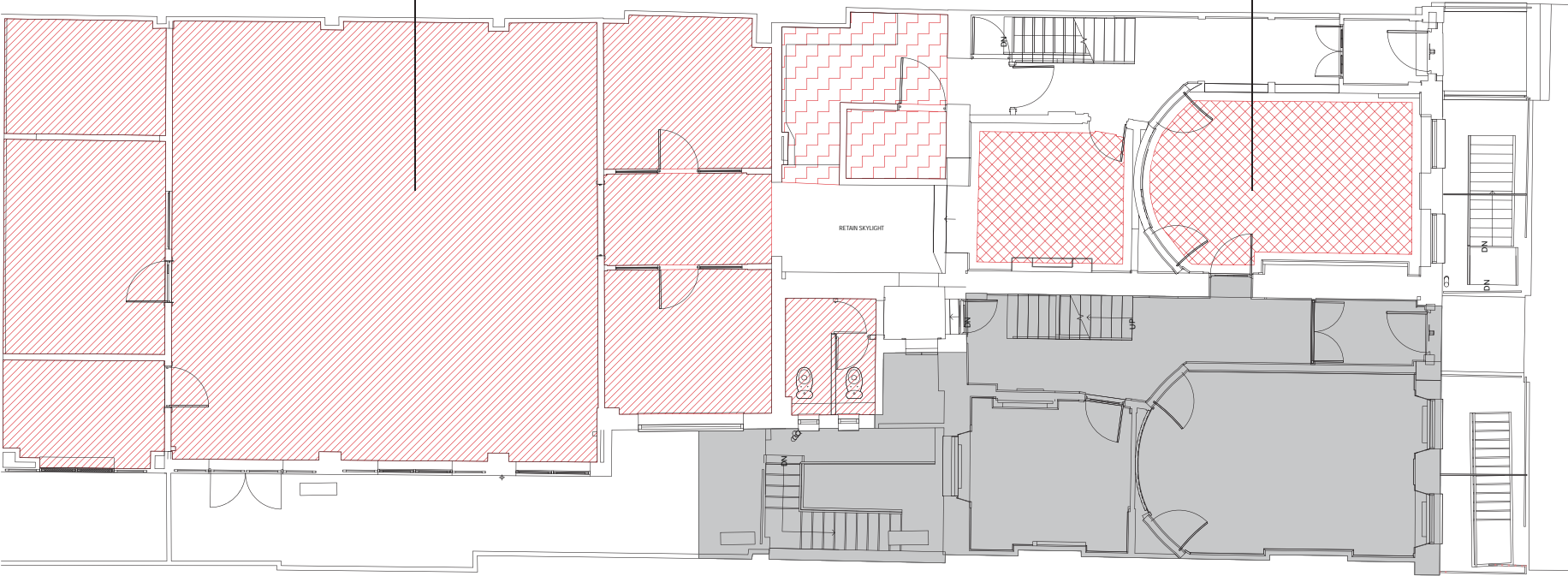


Remove modern bulk head ceiling to expose existing cornicing and possibly original ceiling above.

Retain and redecorate all existing features: dado rails, skirting and cornicing.

Retain existing 'curved doors'. Any damaged ironmongery to be replaced with new ironmongery with similar appearance and finishes.

Non-original bulkhead ceiling to be stripped out. Subject to condition of existing ceiling beyond, the existing ceiling is to be made good and redecorated, assuming its condition is repairable. If not existing ceiling is to be replaced with like for like materials as existing ceiling original ceiling build up.



# 08 Proposed RCP - Ground Floor

## CEILING TYPES

- OUT OF SCOPE
- NEW CEILING
- MOISTURE RESISTANT CEILING
- EXISTING CEILING RETAINED TO BE REDECORATED AND MADE GOOD WHERE NEEDED CORNING TO BE MADE GOOD AND REDECORATED
- ECOPHON ACOUSTIC PANELS
- EXISTING CEILING TO BE MADE GOOD, PATCH REPAIRED AND REDECORATED, EXISTING LIGHTS TO BE STRIPPED OUT.

## LIGHTING TYPES

- LIGHTING TYPE
- LT-1 BLACK LINEAR SUSPENDED LIGHT
- LT-2 RECESSED DOWNLIGHT
- LT-3 PENDANT GLASS AND BRASS

- LT-4 RECESSED LINEAR LIGHT
- LT-5 WALL MOUNTED LIGHT
- LT-6 RECESSED FIXED DOWN LIGHT
- LT-7 PENDANT LIGHT
- LT-8 PENDANT LIGHT
- LT-9 PENDANT LIGHT
- LT-10 FLOOR LAMP
- LT-11 BLACK LINEAR SUSPENDED LIGHT
- LT-12 EXISTING LIGHTING FROM 53 & 54 DOUGHTY STREET
- LT-13 CONCEALED LED STRIP LIGHT

- LT-14 WALL LIGHT
- LT-15 WALL LIGHT
- LT-16
- TABLE LAMP
- LT-17 PENDANT LIGHT
- LT-18 WALL MOUNTED LIGHT

Condition of existing ceiling following bulkhead strip out will be surveyed. If it is in good order the existing ceiling is to be made good and redecorated. If not existing ceiling is to be replaced with like for like materials as existing ceiling original ceiling build up.



New pendant lights to replace current pendant lights in entrance hallway. LED light strips to be sat on top of cornice to illuminate beautiful original detailing. No intrusive fixings into original fabric



Central room pendant lights to be provided to reception and waiting areas. Remaining light fittings to be wall mounted to avoid recessing lights into existing ceiling.

## 09 Scope of Works - Reception/Waiting area/WCs



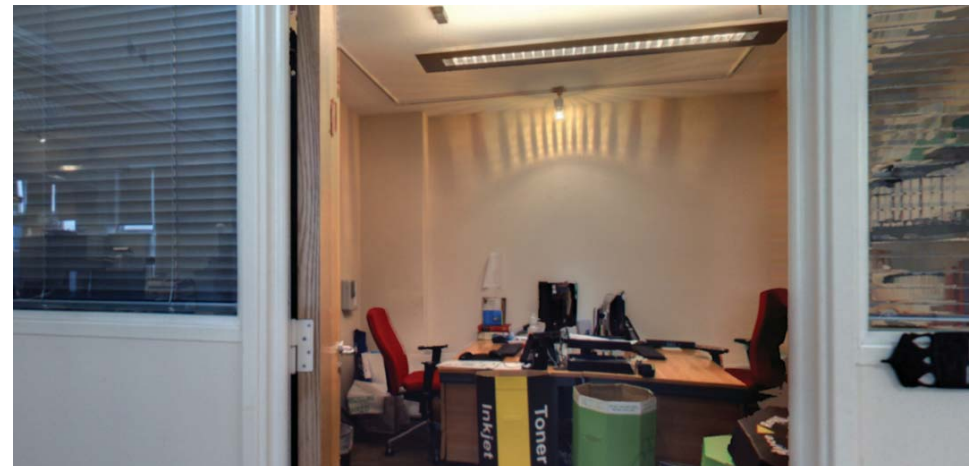
Seminar- proposed



Kitchenette - proposed



Seminar- existing clerks offices



Kitchenette - existing offices



## 10 Scope of Works - Tea Point/Break out/Seminar



Break out - proposed



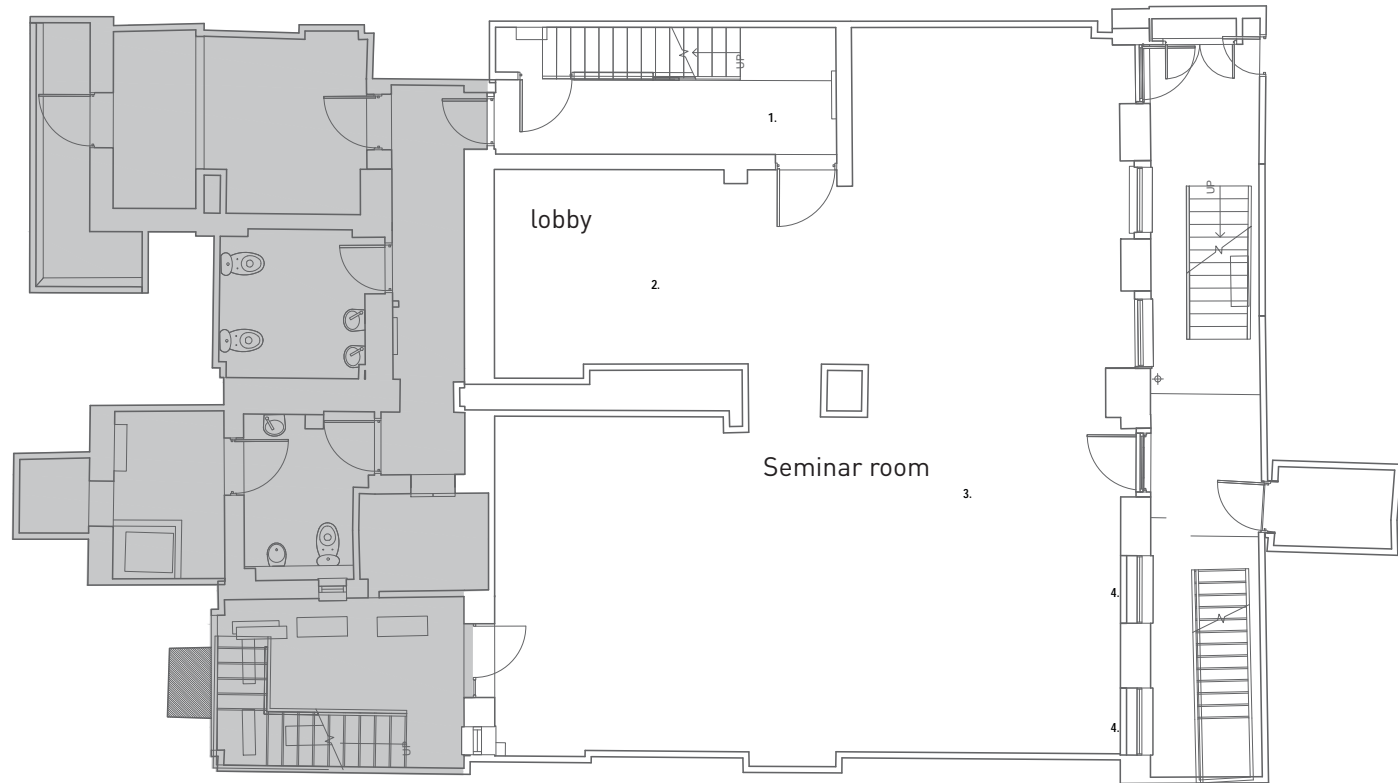
New WCs



Existing WCs

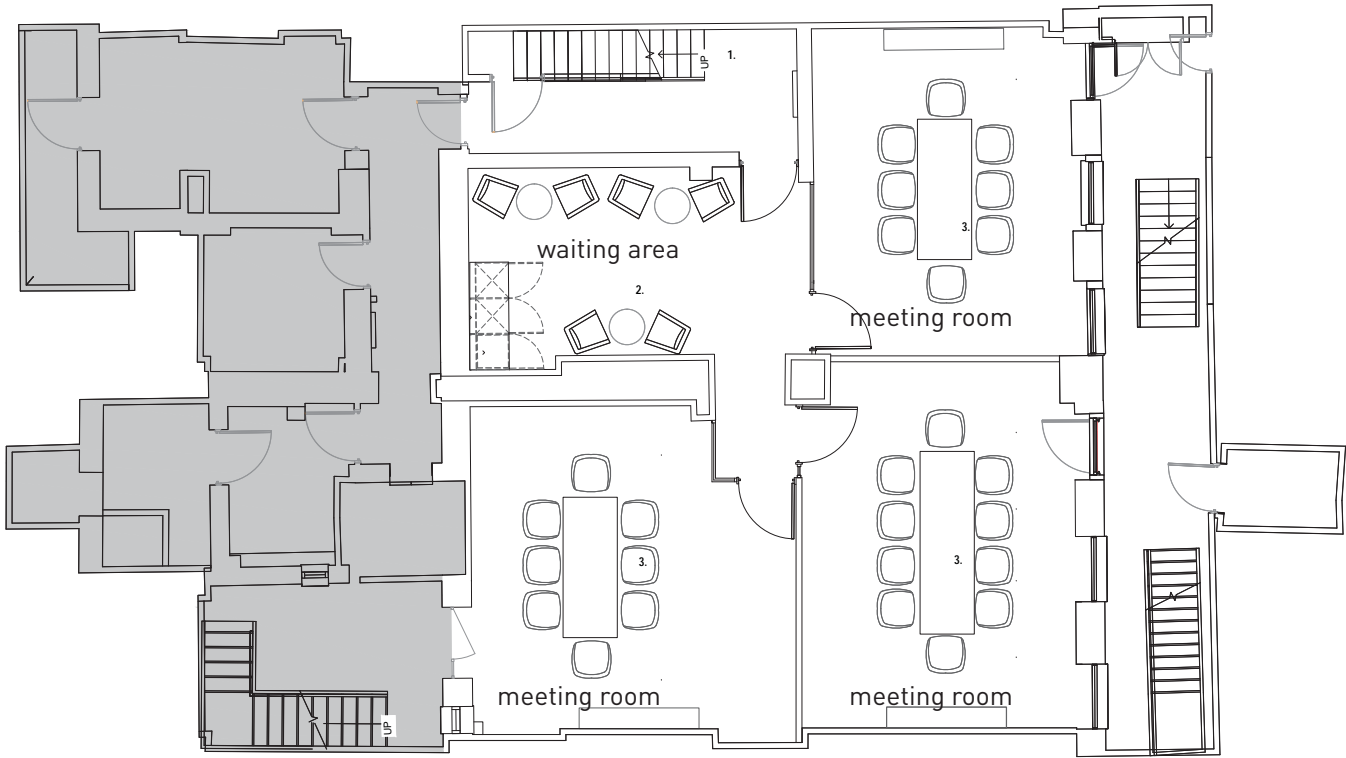
Break out - existing clerks office

## 11 Existing Basement Plan



Currently used as a seminar space, the existing basement room defies the originally intended 3 room configuration for this basement area. the proposal is for 3 new meeting rooms to replace the seminar space and therefore restore the original triple compartmentalisation of the space.

12 Proposed Basement Plan





## 13 Proposed Basement Strip Out Plan

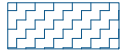
### STRIP OUT KEY



Strip out walls, doors, skirting, ramp and stairs and fittings



Strip out of floor finish



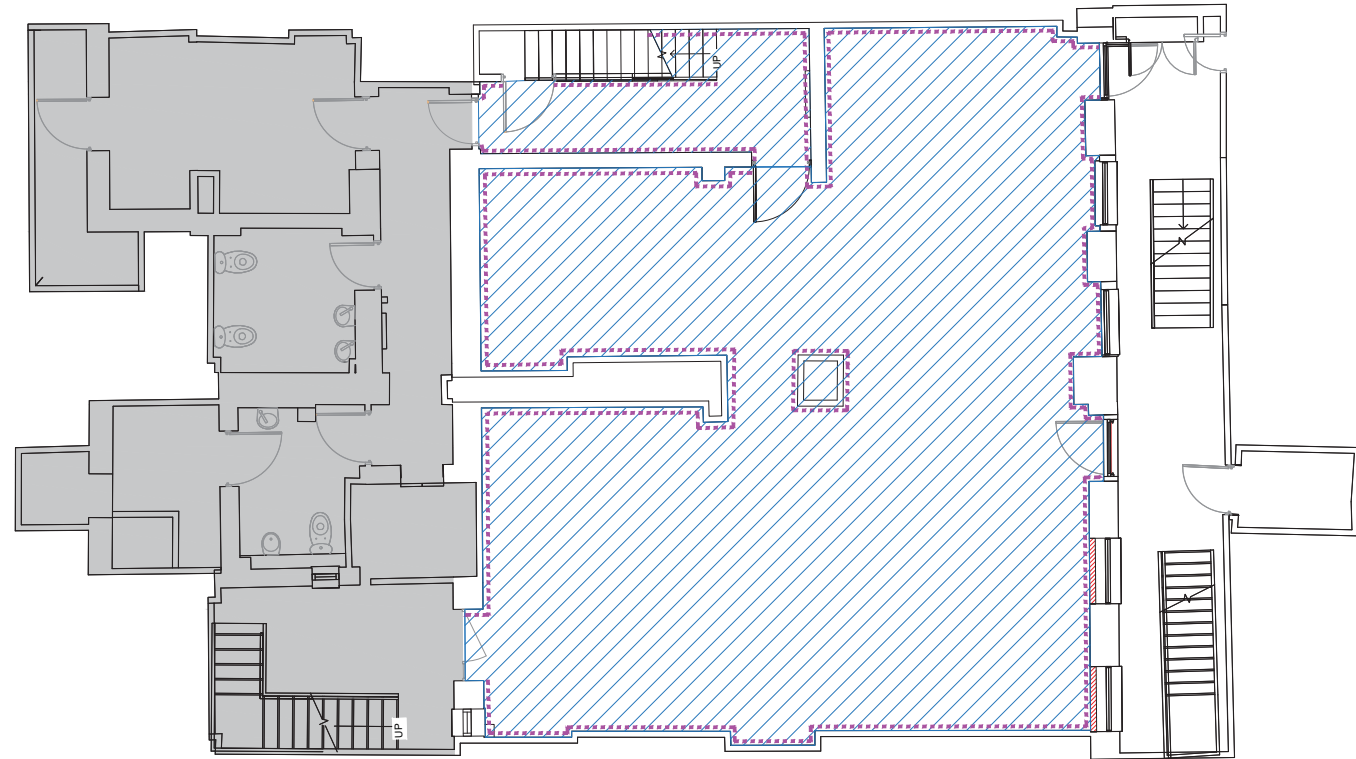
Strip out of floor finish, retain and protect existing mosaic flooring.



Not in scope

----- Skirting to be retained and made good and redecorated.

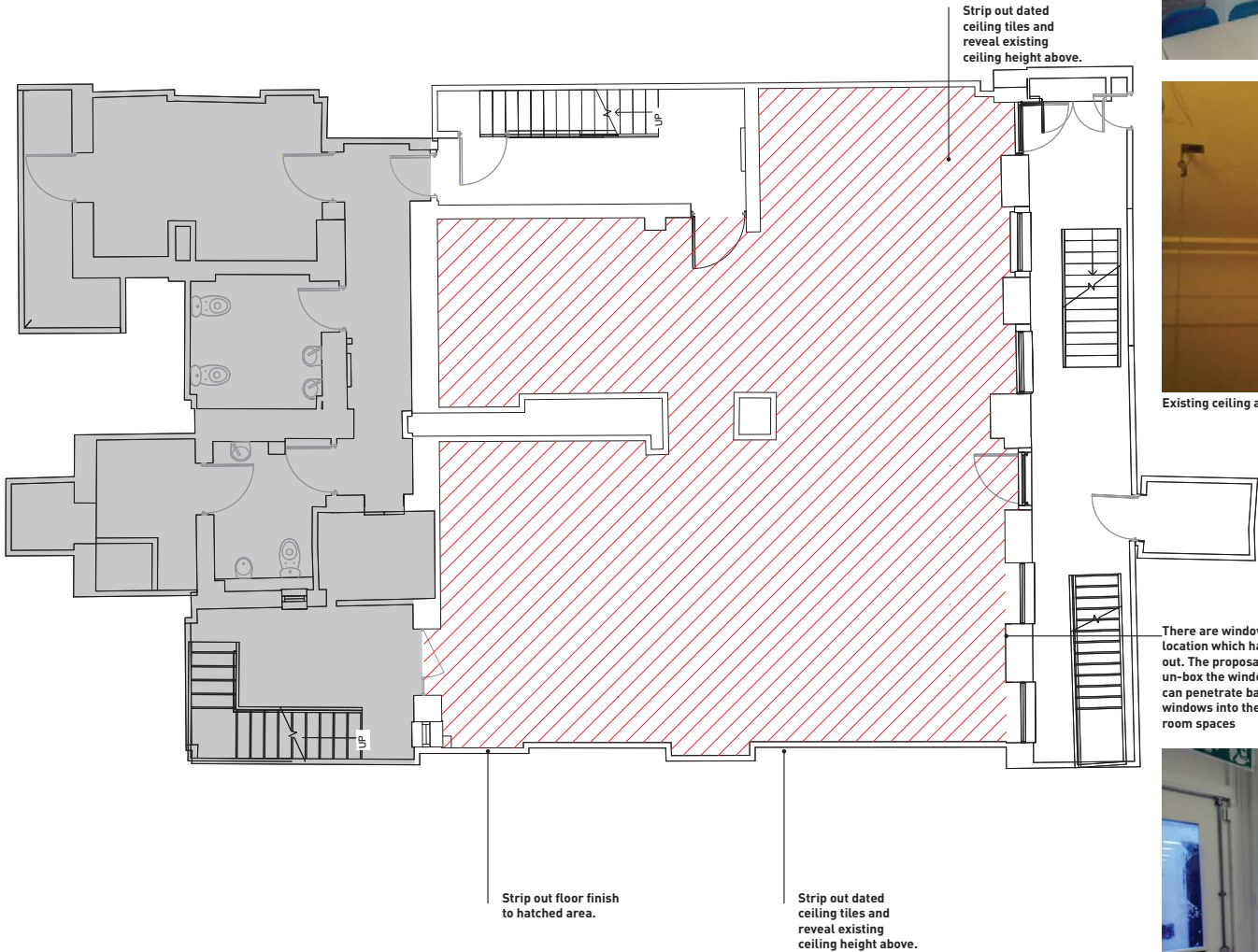
----- Skirting to be removed if not original TBC onsite.



# 14 Proposed Basement Strip out - RCP

STRIP OUT KEY

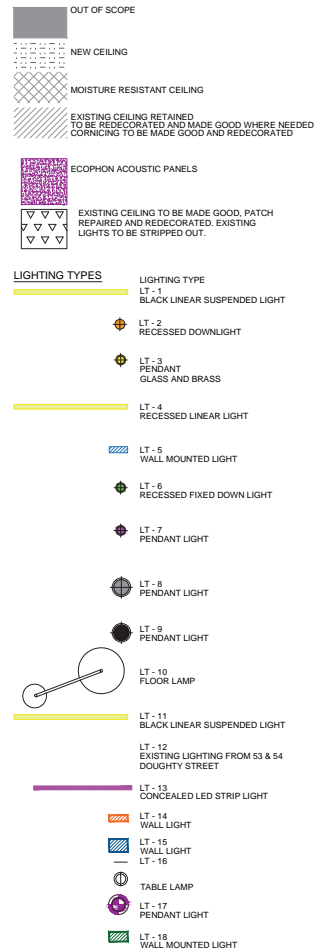
 Strip out suspended tile ceiling



Existing ceiling above tiles



# 15 Proposed Basement Reflected Ceiling Plan





## 07 Scope of works - meeting rooms



Existing - seminar space



Proposed - meeting rooms



Ecophon acoustic panels have the appearance of plasterboard but perform extremely well acoustically.

# 09 Access

## Introduction

This Access Statement relates to the listed building consent application submission for the proposed refurbishment of parts of the ground and basement floors at 53/54 Doughty Street. This statement sets out to demonstrate the design team's approach and commitment to Inclusive Design, including the needs of disabled people in the design of the development from the earliest stages. Key issues for the management of the development are outlined where these relate to the physical features and are necessary to creating and maintaining an accessible environment.

The Statement considers the needs of a wide range of disabled people including those with sensory and cognitive impairments as well as people with mobility impairments, including wheelchair users.

An Access Statement is a living document and as such should evolve throughout the design and construction period. It should form the agenda for an on-going dialogue between all stakeholders including the London Borough of Camden. This Access Statement will review the scheme against current legislative requirements and good practice standards, making specific recommendations where possible.

## The Proposed Scheme

### Overview of the Scheme

The scheme is the refurbishment of the ground floor at 54 Doughty Street to a standard of a contemporary office environment. The proposal refurbishes the front of house reception and waiting areas as well as staff and visitor facilities such as the WCs. It repurposes some of the existing office spaces as semiar rooms and tea pint and break out areas as it improves the amenity offering within the wider campus of Doughty Street Chambers.

### Approach

The approach to the new clerks office space is via the main entrance on Doughty Street which is stepped. The ground floor also has direct access onto the garden area at the back of the property via the new semiar room.

## Car Parking

There is on street resident permit holders parking available in front of the property and paid parking for visitors.

## Accessibility and Circulation

The buildings are accessed via two external steps, part of the original building design. Disabled access through these main entrance doors have always been and will continue to be managed with temporary ramps and management strategies. The circulation through the rest of the floor is patially on grade - there is level access to the accessible WCs and a stepped access to the back of the floor plan, disabled access to which will be managed via a temporary ramp.

The existing doors will be retained as part of the refurbishment but all ironmongery including door closers will be repaired/replaced where needed.

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