

# Design and access planning statement

**Ref:** 1539-WB  
**Client:** Warner Bros.  
**Project:** Project Phoenix  
**Address:** Warner House  
98 Theobalds Road  
WC1X 8WB, London  
**Date:** 15/08/2017

## Introduction

The design team have continued to approach this proposal with a view to create a well-planned and attractive development for the benefit to the streetscape of Theobalds Road. The proposals include a new entrance facade, replacement of the existing windows, upgrading the existing atrium roof and the utilisation of 3no. existing terraces to the rear elevation. A thoughtful design process has been adopted taking into consideration the key principles of scale, landscaping and appearance. This document details and explains the design concepts and principles that have been undertaken.

This statement should be read together with the 'Planning Application' drawings, acoustic report and application for consent to display advertisement.

This proposal has benefited from a previous pre-application. A summary of key points raised in response to the first application (REF: 2017/1792/PRE) are noted below.

- Moving the building line forward would create a more active frontage and result in an improvement to the appearance of the street scene.
- The proposed double glazed roof offers improved longevity against weathering.
- The replacement plant would not have a materially greater visual impact at roof level than the existing.
- The addition of 1m high frosted glass balustrades to the external terraces on the north west (rear) of the building would have an acceptable impact on the appearance of the building, as they generally follow the linear design of the building at the upper levels.
- The frosted balustrades would provide screening to a height of 1.4m above ground level, which would prevent overlooking by users in a seated position.
- The replacement of all existing windows with like-for-like aluminium windows would have no impact on the appearance of the building.

## History, Context and the Future

98 Theobalds Road is a Grade A office building which was substantially reconstructed in 1998. It provides 134,923 square feet (12,534.65 square metres) of highly specified office and ancillary accommodation arranged over a basement, ground and nine upper floors, together with secure car parking for fifteen vehicles.

## Use

Warner House is located on Theobald's Road within the Bloomsbury district of London, in the Borough of Camden. Please note the site is not located within the Bloomsbury Conservation Area, although this is in close proximity. The site is currently occupied by Warner Bros. and is used as an office space. Warner House is located along a major public road on the south, with adjacent side roads surrounding the perimeter. East and west of these are similar office buildings with a residential unit to the north, albeit 20m away from the rear elevation.



*North West facing Photograph of existing Warner House*

## Design Principles

### Density

Not applicable

### Layout

Not applicable

### Scale

New M&E equipment to be added to the roof as outlined on plans provided to replace existing units. The existing dry air cooler has an acoustic enclosure that currently sits at 56.7m, at present this is the highest level on the roof. The proposed AHUs would sit at a height of 55.7m.

### Landscaping

The terraces of the 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> floors will be decked in timber and provide a private external space for all staff use. Level thresholds throughout.

## Appearance

### Front Entrance

As part of the external facade upgrade works it is proposed to remove and replace the existing entrance canopy, entrance glazing and revolving doors to the front elevation. As part of this redesign of this area we propose to extend the ground floor reception demise so that the entrance glass is brought out the line of the main facade (Note, similar to adjacent sister building Lacon House). The entrance doors will be replaced with 2no. double sets of automatic sliding doors and the adjacent glazing will be replaced with full height double glazed panels.



Render of proposed new entrance to Warner House

The propose double height glazed panels are hung from a steel feature frame with surrounding anodized aluminum cladding. Above the entry doors the buildings address will be back lit into the cladding.

### External Windows

The proposal includes replacing the existing windows. The extent of glazing and size of the apertures are to be retained however the existing aluminium framed windows are to be replaced in a 'like for like' style aluminium window.

## Roof

The existing ETFE 'air filled' roof will be replaced. It is showing signs of general wear and tear with the outer lining blistering. The proposal is to replace this existing roof covering with a new double glazed roof, this will improve the quality of light into the atrium space, the acoustics and the longevity that a glazed roof will have over an ETFE roof. The existing main steelwork will be retained with the addition of secondary steel to support the additional weight of the glazing.



*Birds eye view of existing roof*

## Environmental Sustainability

Not applicable

## Planning Policy

Not applicable

## Conclusion

It is considered that the proposal offers an extremely valuable and positive contribution to Theobalds Road streetscape while providing Warner House with a high quality design enhancing their office space.

Spacelab are a RIBA award winning Architectural Practice based in Hackney who have worked on a number of successful commercial and residential mixed use schemes in the UK and abroad.

## **Access Statement**

### **General Notes**

The proposed works outlined above is to be fully accessible, with level thresholds.

### **External Areas**

The refuse stores and cycle store are located in the basement and are fully accessible with level thresholds throughout (existing condition).

### **Car Parking**

As existing

### **Building Entrance**

The Building entrances are to have level thresholds and designed to meet accessible guidelines. The new front entrance will have a sloped entry at no more than 1:12 between glazed doors.

### **Vertical Circulation**

Not applicable

### **Accessible Units**

Not applicable

### **External Space**

The proposal is to convert the 7<sup>th</sup> floor exterior space to a useable terrace for staff, as there already exists terraces on the fifth and sixth floor levels. These terraces are to be refurbished for the use by staff and will have a new 1300mm high frosted glass balustrade installed that will provide screening for the nearby buildings. However, the nearest property (Wind- mill House) is over 20m away, providing an appropriate serration distance in terms of planning policy.

### **Roof Access**

The roof can be accessed for maintenance only via locked doors and is to be only accessed by fully trained operatives. There will be a man safe system provided on the roof for general maintenance.

### **Transport**

Not applicable