

## Introduction

1.1 The Planning Permission and Listed Building consent is sought for the group of building around Holborn on behalf of Sicilian Lab. The properties are:

- No. 14 Southampton Place
- No. 15 Southampton Place



1.2 The properties form part of the wider Holborn Links Estate that was acquired by Citwax Investments ('the owner') in October 2016. The client wishes to develop the properties to provide co-working office spaces to let for SME and start-up business.

## No. 14 & 15 Southampton Place

- 1.3 The two properties are located on the west side of Southampton Place and to the South of Bloomsbury Square. The properties are Grade II\* listed being entered as part of the group 14 – 22 Southampton Place.
- 1.4 The previous owner had started the strip-out works at No.15 but had never finished refurbishment fit for use. The internal finishes are all stripped back and need urgent renovations to make this property fit for use.
- 1.5 We seek Listed Building Consent for the 14 & 15 Southampton Place, to commence the refurbishment works discussed in later sections below.
- 1.6 Further information on these properties is contained within the accompanying heritage statement.

### Planning History

- 1.7 Further detail on the planning history of the site is included within GVA's cover letter but is summarised below.
- 1.8 No. 14 Southampton Place was granted planning permission (2016/4652/P) on 25th October 2016 for the change of use from an educational facility (Class D1) to office (Class B1a). Prior to this application the building had been vacant having previously been occupied by a private language school having been granted temporary planning permission in 1994 and then a further planning permission in July 2004 (2004/2397/P). A number of applications for listed building consent have been granted for internal and external alterations to the building.
- 1.9 The planning history for No. 15 Southampton Place is limited and predominantly provides details of planning permissions and listed building consents relating to minor works including internal alterations, temporary changes of use and external alterations. Planning permission was granted (2012/5875/P) on 18th June 2013 for the 'Change of use from office (Class B1) at basement to third floor level and 1x1 bed residential unit (Class C3) at fourth floor level to 6 (3x1, 2x2 and 1x3 bed) self-contained residential units (Class C3) and associated external works including reconfigured ground floor rear elevation to create external terrace, replacement roof lights at rear ground floor level, fenestration alterations and provision of 1 condenser unit at roof level.'
- 1.10 While the planning permission has been implemented it has never been completed and the property lies vacant and in the early stages of redevelopment with construction having stopped.

### Design & Impact statement

- 1.11 The design intent is to create a co-working office environment with modern standards without disturbing the 'historical feel' of the buildings, which is very much part of the attraction of the internal spaces for our client. The properties are intended to retain office floor space.
- 1.12 The townscape value of the mouldings and mix-coloured brickwork and the elaborate arched doorways is instrumental to the overall design scheme and is carefully reflected in our design for the interiors of the building as it sets a suitable impressive tone for their visitors.
- 1.13 Our understanding is that the exterior is the principal feature of concern and that internally the original floorboard, mouldings and joinery are the main features of interest, which we aim to preserve and restore to its original intent. In order to retain the visual historic integrity of the building our approach is as follows:
- 1.14 **General:** A lightness of touch and minimal interference to the building fabric; in particular with regard to any notching of historic joists. A considerable amount of services containment and routing has already been incorporated into the building during previous refurbishments. It is our intention to re-use these as much as possible thereby minimising any further penetrations into the historic building fabric.
- 1.15 **Internally:** We will not introduce new solid partitions. Any new partitions will be scribed around cornices and mouldings. The only few proposed new partitions will be glazed, so as to minimise visual interference of room proportions. No architectural features will be removed and new work will be executed such that it is reversible; for example no fireplaces or cornices will be cut.
- 1.16 **Party Wall / Building fabric:** The client wishes to use No. 14 and 15 Southampton Place for a similar purpose i.e. co-working office spaces and wish to improve the connectivity and collaboration between the two buildings. In order to achieve the enhanced movement between the two buildings without impacting the internal layout of historic importance, we are proposing an opening between the two buildings at the rear on ground floor level. The creation of the opening at the rear fabric linking it with No.15 will be through modern extension and does not comprise any original fabric that would be lost through demolitions works of the party wall. We propose to replace the solid door at No. 15 Southampton Place to the courtyard with a toughened glass door with security control and locks. We also propose to make this door opening a bit wider in order to allow a better fire escape route through the building.
- 1.17 **Externally:** We propose minimal works to the external façade of the buildings. The only works to be carried out will include redecorating the front door to match the existing paint colour, fix a small door entry call box to the doorways and brass name plaque on existing locations.

### Scope of refurbishment works

1.18 The summary for the intended scope of works to these properties is listed in detail below:

#### No. 14 Southampton Place

- **Services:** Wall mounted power & data distribution to be run under existing floor boards and presented in a floor box to the centre of the desk position; Lighting (surface mounted fluorescent fittings and downlights) to be removed and new lighting to be installed to adhere to current office guidelines to achieve 300 lux average to rooms. Lighting will be a mixture of pendants and flush downlights as well as emergency fitting to comply with building regulations.



- **Ceilings:** All cornices to be retained and redecorated with white paint. The modern suspended grid ceiling to be strip out and replace with new plasterboard ceiling.



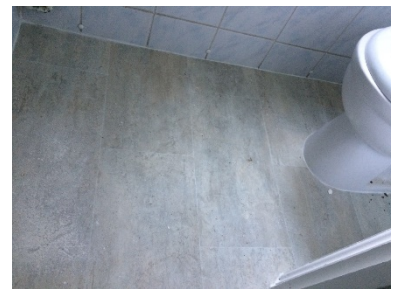
- **Internal Walls:** All existing walls and mouldings to be retained and redecorate with white paint; existing sub divided semi glazed walls to be retained



- **Wall coverings:** Existing textured/patterned wall covering to be retained and re redecorated with white paint.

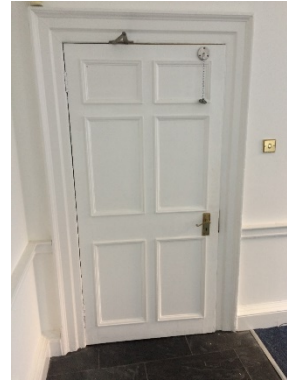


- **Internal Floors:** GF contains modern timber floor to front room, modern slate tiling to entrance area. Modern carpet tile to all other areas excluding WC's where modern vinyl sheet flooring; Replace with a new timber effect vinyl floor planks laid over to all rooms; Replace with a new carpet and metal nosing laid over to the staircase.



- **Windows:** All existing windows to be retained, re decorated internally with white paint, eased up and adjusted.
- **Internal Doors:** All existing modern timber fire rated paint grade doors to be retained and redecorated with white paint. Ironmongery to be replaced with door knobs and push plate in keeping with heritage aesthetic as existing modern looking ironmongery is inappropriate to the building heritage aesthetic.





- **External Front door:** External door to building frontage to be retained and redecorated with white paint internally. Ironmongery retained. New access controls mounted to wall externally beside door.



- **Misc:** Strip out existing redundant lift cart & shaft internals and install new cart
- **Misc:** All fire places to be retained as is.
- **Misc / Opening b/w 14 & 15 Southampton Row:** Create a new opening between 14 & 15 Southampton Row within the modern extension to the rear of Ground Floor. Please refer to architectural drawing pack for details.

### No. 15 Southampton Place

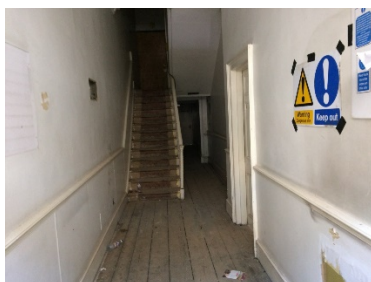
- **Services:** Wall mounted power & data distribution to be run under existing floor boards and presented in a floor box to the centre of the desk position; Lighting (surface mounted fluorescent fittings and downlights) to be removed and new lighting to be installed to adhere to current office guidelines to achieve 300 lux average to rooms. Lighting will be a mixture of pendants and flush downlights as well as emergency fitting to comply with building regulations.
- **Ceilings:** All ceilings are currently in a damaged stage; to be repaired and boarded over; missing ceiling to the rear extension and few other locations; new ceilings to areas where ceilings are missing.



- **Internal Walls:** All existing walls and mouldings to be retained and redecorate with white paint; all exposed brick work walls to be covered with plasterboard decorated with white paint



- **Internal Floors:** Currently no floor finishes are installed and all floors are stripped back to original floor boards; new timber effect vinyl floor planks to be laid over all rooms; new carpet and metal nosing laid over to the staircase.



- **External doors:** External door to building frontage to be retained and redecorated with white paint internally. Ironmongery retained. New access controls mounted to wall externally beside door.
- **Windows:** Currently 10 nos. windows are missing at No.15 Southampton Plan and the windows openings within the modern extension at the rear are boarded with ply; Missing windows to be replaced with new windows to match existing mullions style and finish in keeping with the heritage aesthetic; Other existing windows to be eased up and re decorated.



- **Internal Doors:** All existing doors are modern timber doors; doors containing asbestos to be removed and replaced with panelled timber doors sympathetic to the buildings heritage aesthetic; Ironmongery to be replaced with door knobs and push plate in keeping with heritage aesthetic as existing modern looking ironmongery is inappropriate to the building heritage aesthetic.



- **External Front door:** External door to building frontage to be retained and redecorated with white paint internally. Ironmongery retained. New access controls mounted to wall externally beside door





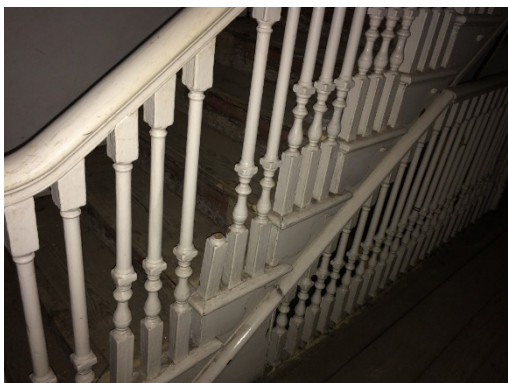
- **External Rear door to courtyard:** To be replaced with a wider toughened glass door.



- **Misc:** Strip out existing redundant lift cart & shaft internals and install new cart
- **Misc:** Existing remaining fire places to be retained and redecorated.



- **Misc / Opening b/w 14 & 15 Southampton Row:** Create a new opening between 14 & 15 Southampton Row within the modern extension to the rear of ground floor.
- **Misc:** Stairs have missing uprights to be replaced with new to match existing, new white paintwork. Existing handrail to be painted white, existing lining to be retained and decorated.



- **Misc:** Roof patch and repair works where failed; new works to be carried out with traditional materials and methods; Damp/rotted timbers due to water leak; damaged boards to be replaced with new once roof works are done.



- **Misc:** Damaged joinery to windows to be renewed to match existing



## Access Statement

- 1.19 Access to the properties will remain as existing. Unfortunately there are steps up to the front entrance door but there is no permanent solution that would be acceptable from a heritage perspective.
- 1.20 Similarly sanitary accommodation is all located on half landings and none is available with level access. Again extensive modifications would be required to allow level access to sanitary accommodation which would not be acceptable from a heritage perspective.

### 1.21 With regards to the

accessibility to the entrance and all internal works, we have designed in accordance with current Building Regulations (Part M). We are dealing with Green Door licensed Building Control Agents to assist us in creating a fully regulated internal fit-out space.

### 1.22 Visual impression of design intent for a typical meeting room.

The intention is to retain all of the historic proportions of the existing space whilst also retaining and renovating the existing heritage features such as wall mouldings and cornice detailing

