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1-23 Sicilian Avenue
Offices Sicilian House & Vernon House
Design and Access Statement
LABS 21st August 2018

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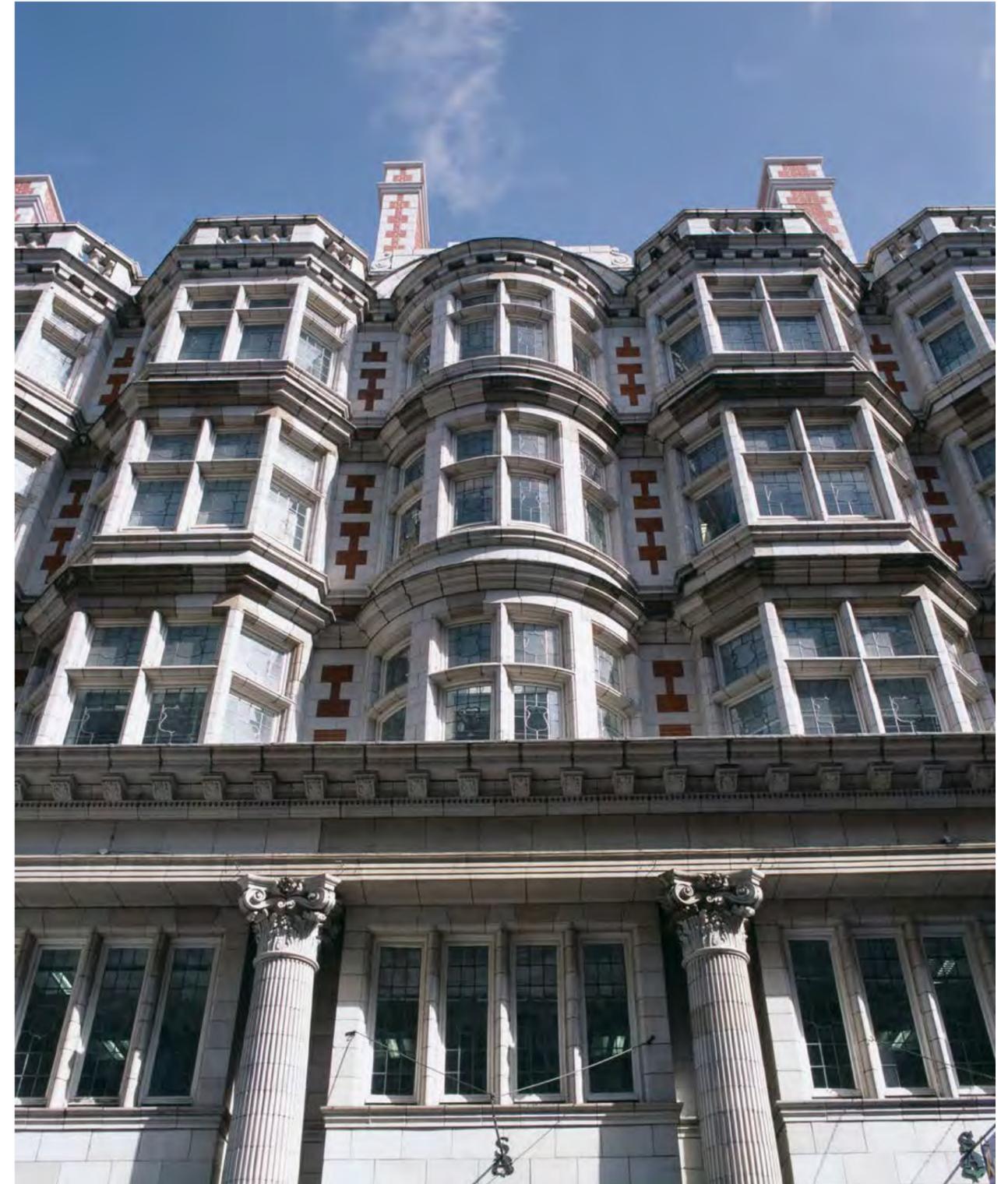


Rev	Description	Date	Checked
00	Draft issue	13/08/2018	HEG
01	Planning submission	21/08/2018	HEG

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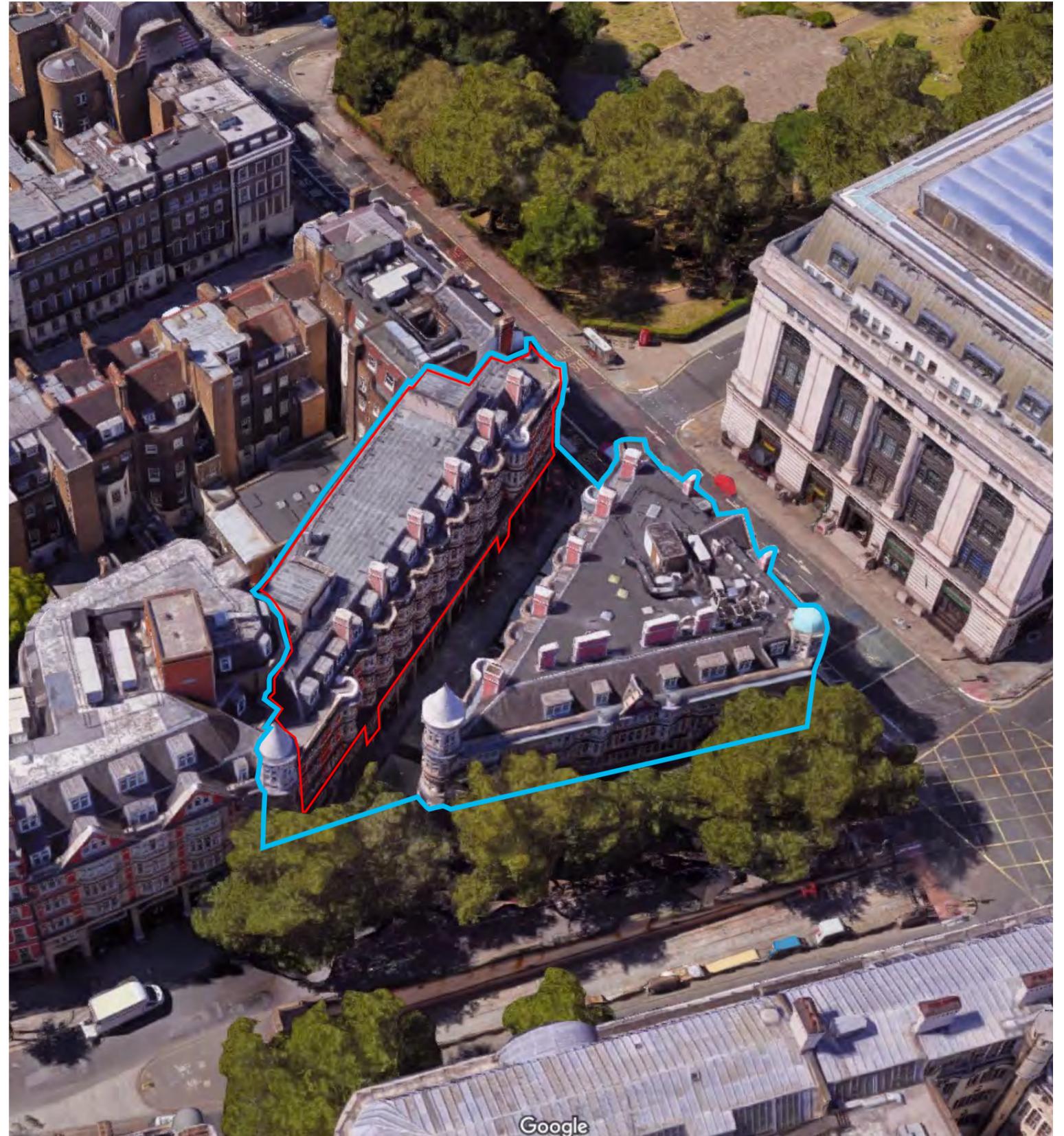
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Note: to be read in conjunction with listed building consent application form, and proposed drawings.



Introduction

This report sets out the initial proposals for internal refurbishment works to Sicilian House and Vernon House, Sicilian Avenue. The site consists of five floors of offices, which form part of the historic development of Sicilian Avenue in Holborn. The refurbishments will bring the offices up to current market standards, whilst retaining all historically significant elements.



- Sicilian House and Vernon House entrances
- Extent of site in LABs ownership in relation to Sicilian Avenue



Site Location

Sicilian Avenue is located in the London Borough of Camden, near Holborn Junction. It is on the 'Museum Mile' and is only a short distance away from the West End theatres and nearby hotels. The area has changed considerably in recent years as a result of investments and resulting redevelopment opportunities. Whilst the avenue hasn't enjoyed the same scale and investment as some of the larger arcades and pedestrian streets in London, it has retained its presence in Camden as a historical street-scape.

The diagonal cut through provides a respite from the vehicular dominated street activity of Southampton Row. The colonnade gateways at either end mark it as a different and special place.

Originally built as flats, the offices Sicilian House and Vernon House are located to the south of the Avenue near Southampton Row. They have two names due to their two entrances at ground floor level, however are interlinked on floors 1st - 5th into larger office floor plates with shared facilities.



Historical Context

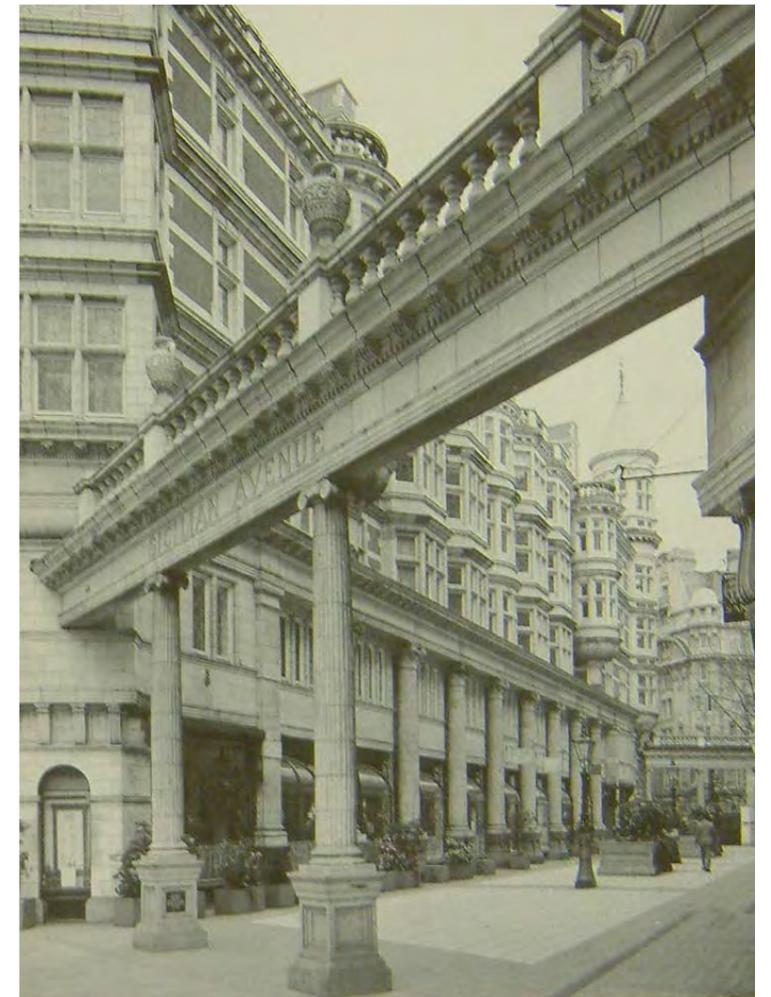
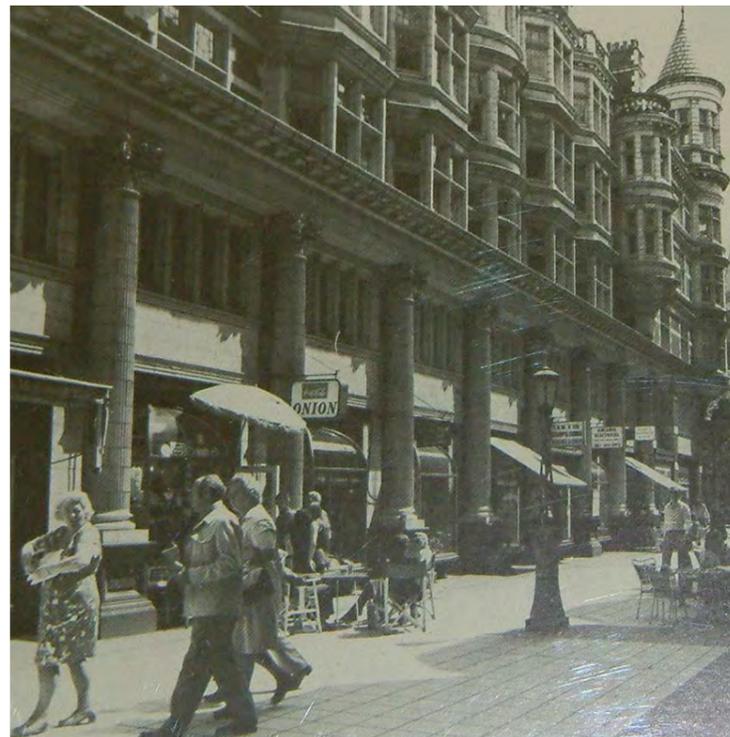
The Grade II listed building, Sicilian House, was designed for the Duke of Bedford by little known architect RJ Worley and completed in 1910. The avenue was very striking with its lively mix of contrasting red brick and white 'Carrara' faience together with the original paving scheme featuring white Carrara marble with black diamond pattern. When the name was changed from Vernon Arcade to Sicilian Avenue during the course of construction, the branding opportunities were embraced in details including the free standing stone screens at each end of the avenue and the bracketry to the signage and logo.

Over the past 15 years, the paving stones, lighting, and signs have been renewed. Refurbishment to the building itself has been random and infrequent, as tenants vacate units. This has resulted in mismatched shop fronts, with some looking worn and tired, whilst others are relatively well kept. The external fabric has been treated in a similar manner, with some repair work undertaken several years ago to selected areas of the facade. The wider design agenda is to add back a consistency of design and quality, with a heritage approach, which would raise the quality of experience for shoppers and diners.

Historically Sicilian Avenue was arranged to suit very small retail vendors. Over time units have been evolved to suit the demands of tenants. In multiple units, openings between units have been created, and redundant staircases have been removed. This has allowed for a more successful utilisation of internal space. As the openings have remained modest in relation to the scale of the rooms, the external appearance of cellularization has not been compromised, and the avenue looks as it did originally.

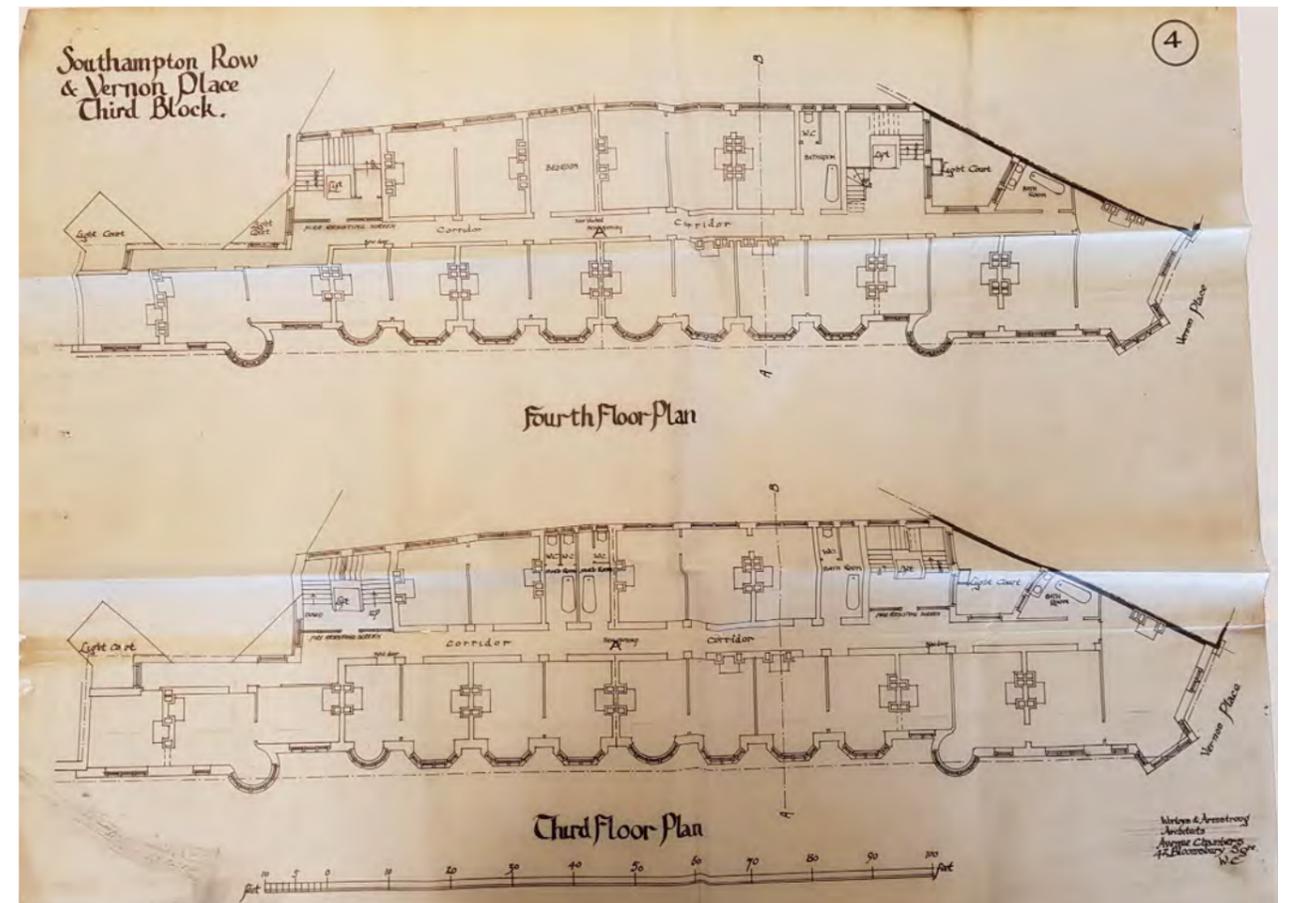
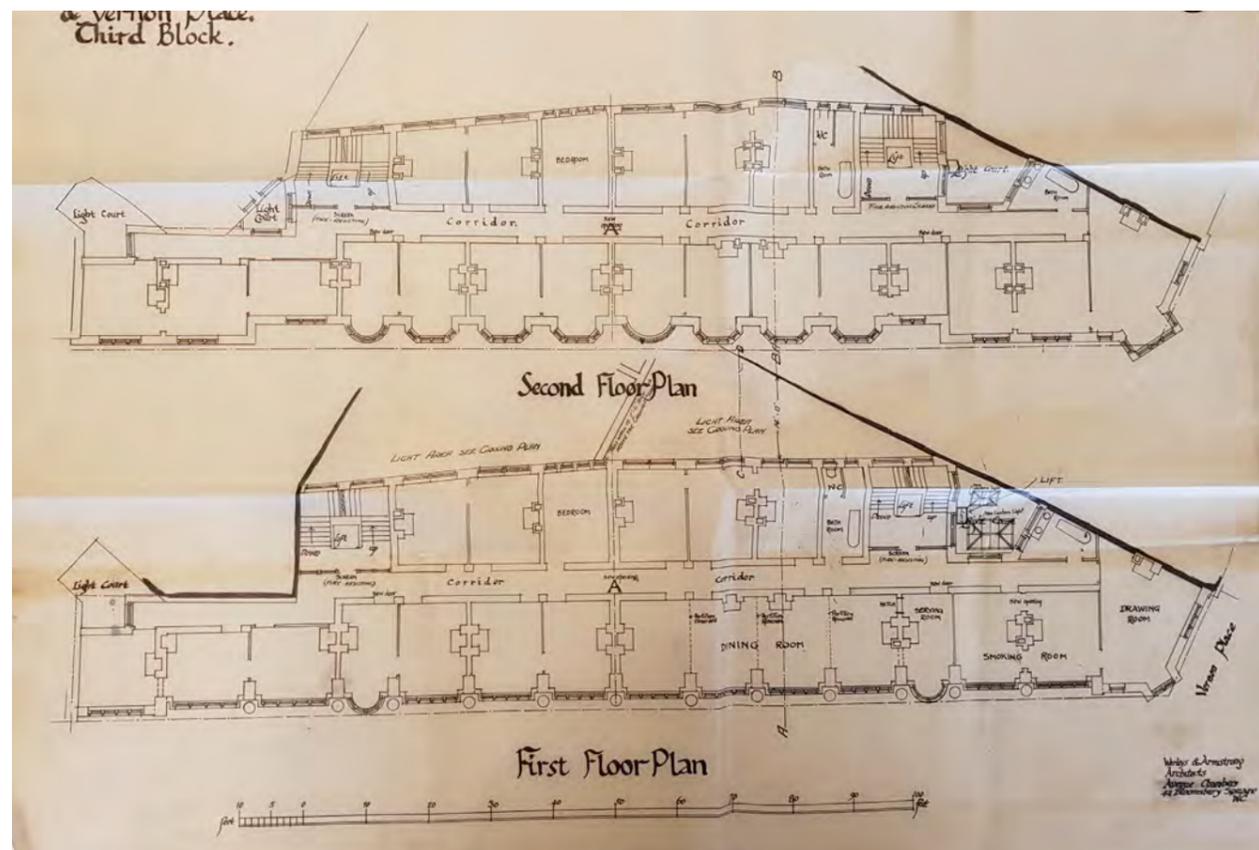
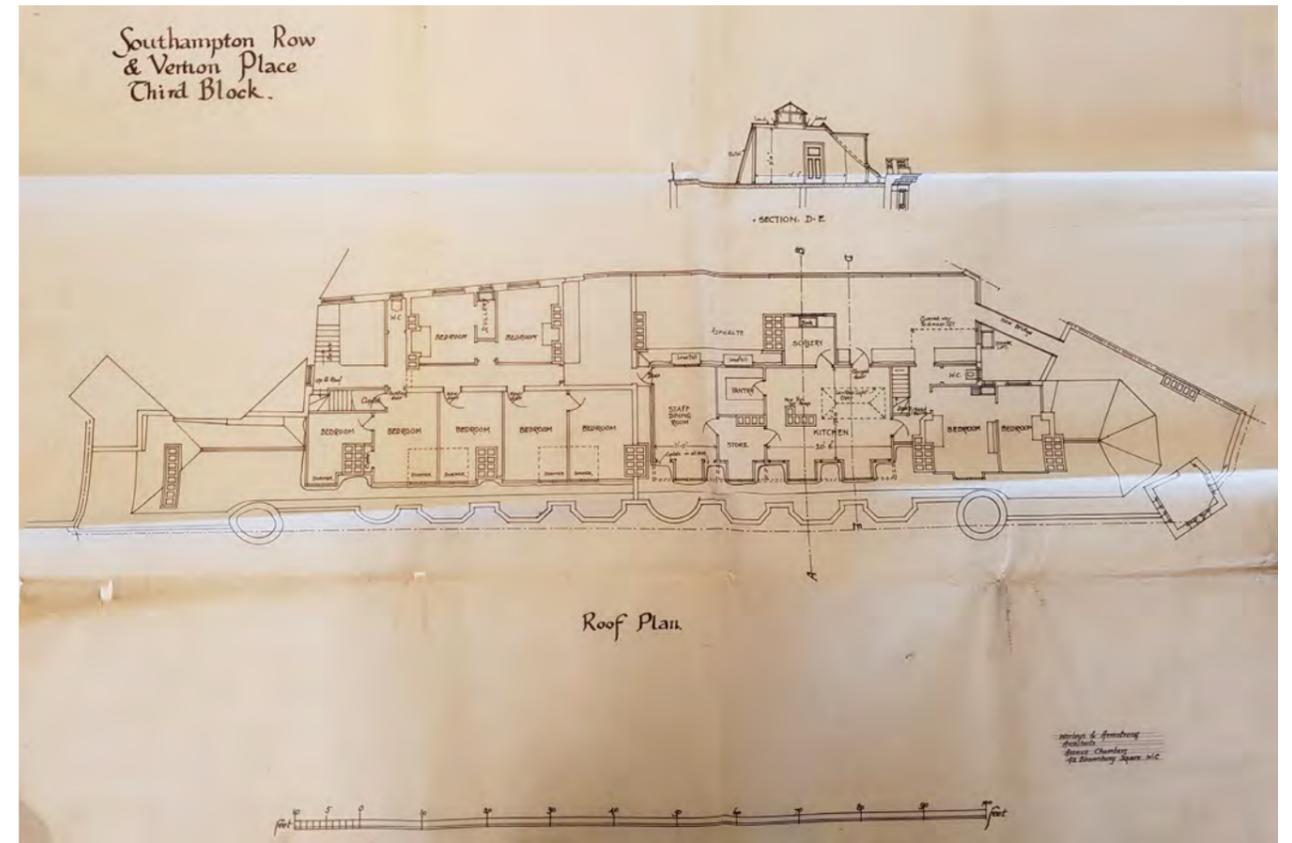
Grade II listing description :

Shopping parade with offices, formerly flats, over. 1906-10. By RJ Worley. For the Bedford Estate. Red brick with white terracotta dressings and 1st floor. 5 storeys 11 window bays. Ground floor with later C20 shopfronts separated by Corinthian columns on plinths carrying an entablature with plain terracotta frieze at 2nd floor level. Pilasters at either end. 1st floor with 4 and 2-light square-headed casement windows with mullions. 2nd, 3rd and 4th floors with canted transom and mullion bay windows, flanked by 2-light transom and mullion windows and bowed oriel windows rising from the 2nd floor. End bays with 2-light windows. All windows with small leaded panes, some with shields. Projecting modillion cornice surmounted by a balustrade. Tall slab chimneys. INTERIORS: not inspected. Nos 6-20 (even) Sicilian Avenue form a homogeneous development with Nos 1-29 (odd) Sicilian Avenue (qv), 15-23 (odd) Southampton Row (qv), 25-35 (odd) & 35A Southampton Row (qv) and 1-6 Vernon Place (qv). (Harwood E & Saint A: Exploring England's Heritage, London: -1991).



Historical Plans

Original architects plans from the London Metropolitan Archives show the historic walls in place. Several alterations have occurred since the original flats were converted into offices, including the removal of several walls, introduction of additional openings, and the boarding up of other openings. There are also none of the original fireplaces remaining. The 5th floor has been reconfigured and additional servicing risers have been introduced to create a functioning office.



Existing Ground Floor Site Plan

- > Sicilian and Vernon House, sit to the south of the Avenue
- > Mixed retail uses along the street with the office access in two locations.



- KEY**
- A1 - A4 Retail
 - B1 - Offices
 - Sicilian House and Vernon House entrances
 - Extent of site in LABs ownership in relation to Sicilian Avenue

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Design Approach and Proposals

The proposals seek to refurbish the office floors, including:

- New Decorations and floor finishes
- Removal of modern radiators
- Replacement of kitchens and toilets
- Removal of modern internal partitions
- Building of new internal partitions from slab to slab. Some plasterboard stud, some glazed systems.
- Replacement of mechanical and electrical services. New surface mounted lighting, surface fixed trunking, some chasing into the floor of new meeting rooms for in-floor power. Surface fixed pipework, FCUs and ducts.
- New fitted furniture
- All historic fabric will be retained and redecorated to match the existing finishes including the historic windows.

The interior design intention is to strip out modern ceilings and plasterboard to celebrate as much of the historic fabric as possible. Some repair works will be undertaken to ensure the quality and longevity of the exposed brick walls, and steel columns will be coated in intumescent paint to meet fire regulations.

On the roof, the existing plant will be replaced with their equal equivalent. This will not increase the massing, change in visual appearance, or be otherwise detrimental to the existing elevations. Existing plant screening will be utilised, and noise levels will not exceed current background noise, with a level of 10dB below existing levels being targeted.

Number 7 Sicilian Avenue will remain the main entrance to the office space on 1st to 5th floors above. Works to this ground floor entrance and basement will form part of a separate planning application.



Works to Open Plan Offices



Historic windows and skirting. Modern suspended ceiling, lights, and services.



Historic windows and skirting. Large pilasters are new concrete blockwork additions, assumed for structural stability when the 5th floor was reconfigured.



Modern finishes, suspended ceiling, lights, and services. Existing shared fire escape route through neighbouring office.

Proposed works:

- Removal of suspended ceiling to expose soffit. Historic soffit tidied and cleaned. New surface fixed lighting, pipework, FCUs and ducts to ceiling.
- Removal of existing electrical services
- Removal of existing radiators and pipework
- New surface fixed trunking around the perimeter walls
- Some chasing into the floor of new meeting rooms for in-floor power
- Repairs to windows where damaged, and decoration to match existing white painted finish
- Opening windows to all be fitted with restricters for compliance with building regulations
- Removal of existing modern internal partitions
- New internal partitions in plasterboard and glass finishes to be fixed from soffit to slab
- Removal of existing floor finishes
- New floor finishes - terrazo tiles, microscreeed, and reclaimed timber finishes proposed
- Existing doors removed to be replaced with new high quality timber doors
- Column boarding to be stripped out. Steel columns exposed and coated in intumescent paint for fire stopping
- New teapoint in open plan office area

Works to Open Plan Offices



Existing wiring tied to walls. Some data and power chased into the walls.



Existing modern services all surface mounted



Existing modern carpet laid on screed which is in poor condition.

Proposed works:

- Removal of existing electrical services
- Removal of existing radiators and pipework
- New surface fixed trunking
- Some chasing into the floor of new meeting rooms for in-floor power.
- Surface fixed pipework, FCUs and ducts to ceiling

Proposed works:

- Removal of existing floor finishes
- New floor finishes - terrazo tiles, microscreeed, and reclaimed timber finishes proposed
- Where existing floor boards, floor will be refurbished and left exposed

Works to Open Plan Offices



All modern partitions, modern ceiling, modern carpet



Historic windows



Modern blinds fixed to window reveal, modern ceiling, historic window in need of redecoration

Proposed works:

- Removal of all existing modern internal partitions
- New internal partitions in plasterboard and glass finishes
- Historic partitions retained

Proposed works:

- Repairs to windows where damaged, and decoration to match existing white painted finish
- Opening windows to all be fitted with restricters for compliance with building regulations

Proposed works:

- New blinds to replace existing in existing locations
- Suspended ceiling removed to expose historic soffit
- Window reveal to be painted off-white to match existing

Works to Corridors and Lobbies



All doors are modern additions. Columns are steel I-columns clad in modern plasterboard.



Historic structural wall along the centre of the floor plate. All doors, ceiling, floor finishes are modern additions



Historic structural wall along the centre of the floor plate. All doors, ceiling, floor finishes are modern additions

Proposed works:

- Removal of all existing modern internal partitions
- Existing doors removed to be replaced with new high quality timber doors
- Column boarding to be stripped out. Steel columns exposed and coated in intumescent paint for fire stopping
- Suspended ceiling removed, Soffit exposed with exposed duct work and suspended light fittings
- Removal of modern floor finishes to be replaced with new terrazo tiles, reclaimed timber and microscreeed

Proposed works:

- Historic partition retained. Plasterboard finish to be removed to reveal historic masonry. Wall to be repaired, made good, and cleaned.
- New doorways in existing walls to be made. Sizes will reflect existing door sizes:
 - 1st floor = 2 locations
 - 2nd floor = 3 locations
 - 3rd floor = 2 locations
 - 4th floor = none
 - 5th floor = none

Works to Teapoints and Washrooms



Washrooms - no historic fabric remains



Teapoints - no historic fabric remains



Office teapoint - all modern fittings

Proposed works:

- All washroom fittings removed
- All modern partitions, panelling, and finishes to be removed
- Washroom and teapoint layout reconfigured to accommodate new superloos and accessible toilets
- New plasterboard ceiling and lights
- New servicing. Existing toilet stacks to remain.

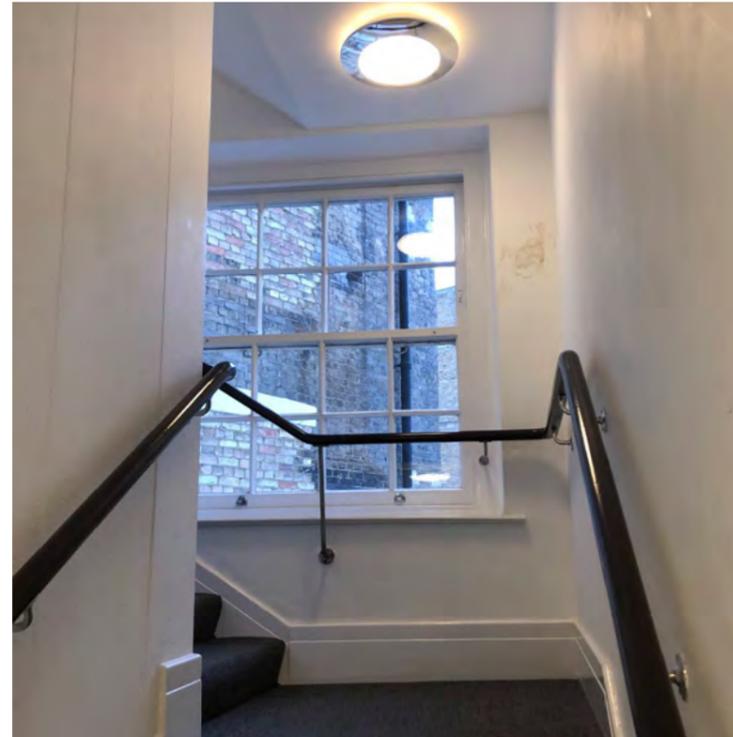
Proposed works:

- All teapoint fittings removed
- All modern partitions, panelling, and finishes to be removed
- New teapoints located in the main office spaces
- New floor finishes and wall tiling
- Exposed soffit and suspended lights
- New servicing.

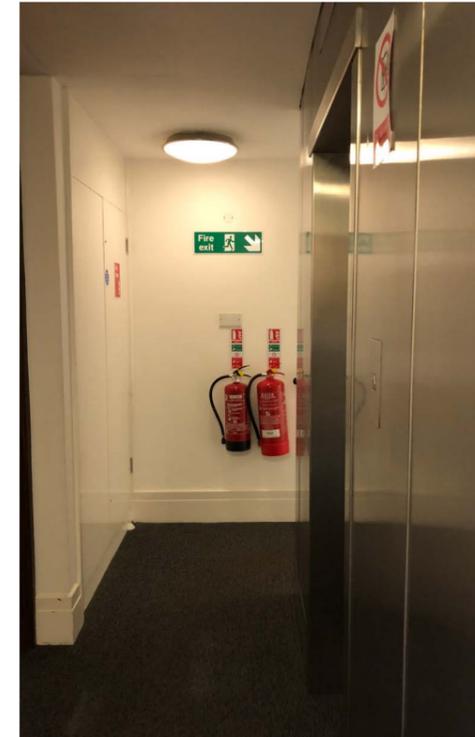
Works to Stairwell



No historic fabric remains



Historic windows and skirtings, no other existing historic fabric remains



Lift Lobby - No historic fabric remains

Proposed works:

- Existing doors removed to be replaced with new high quality timber doors
- All painted surfaces including windows, walls, handrail, skirting to be repainted to match existing
- Existing lights replaced with new in existing locations
- Removal of modern floor finishes to be replaced with new
- New signage

Works to Roof Plant



30/07/18

Sicilian Avenue Roof Plant Replacement Statement

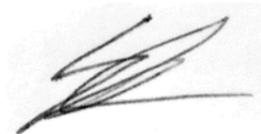
REV: A

Please find statement below regarding alterations to the roof plant equipment for Sicilian Avenue:

“Due to the existing roof mounted plant, generally consisting of Air Handling Unit and External condensers, not being fit for purpose based on the proposed refurbishment works, it is proposed that the existing roof mounted plant equipment is replaced with new and suitably sized equipment. The units will be selected so that they do not exceed current background noise levels, with a level of 10dB below existing levels being targeted and to be reviewed once the acoustic consultant has confirmed the background noise survey levels.

It is in the intention that the roof mounted plant equipment will not change in visual appearance from the existing, with the massing of the units to be as close to the existing as possible. The new system will be designed and equipment selected so that it does not have any further detrimental visual impact on the existing building elevations than what is currently installed; it will simply be replaced with new and suitably sized equivalents. The existing plant screening will be utilised and it is in the design intent that these will screen any new plant equipment.”

Verified by:



Sam Fellerman: _____

Intermediate Design Engineer - BIM Yorkshire Ltd.

