



16 & 20 Shorts Gardens
Covent Garden
London WC2

Application for Listed
Building Consent
Design and Access
Statement

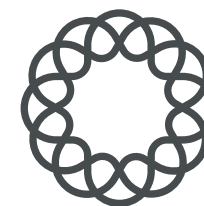
Prepared for Shaftesbury Covent Garden

Prepared by Garnett & Partners LLP

Issue Date 30th January 2019

Issue Status Full Application for LBC

Shaftesbury



**Garnett
& Partners**
Architects and Designers

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1.0 Introduction

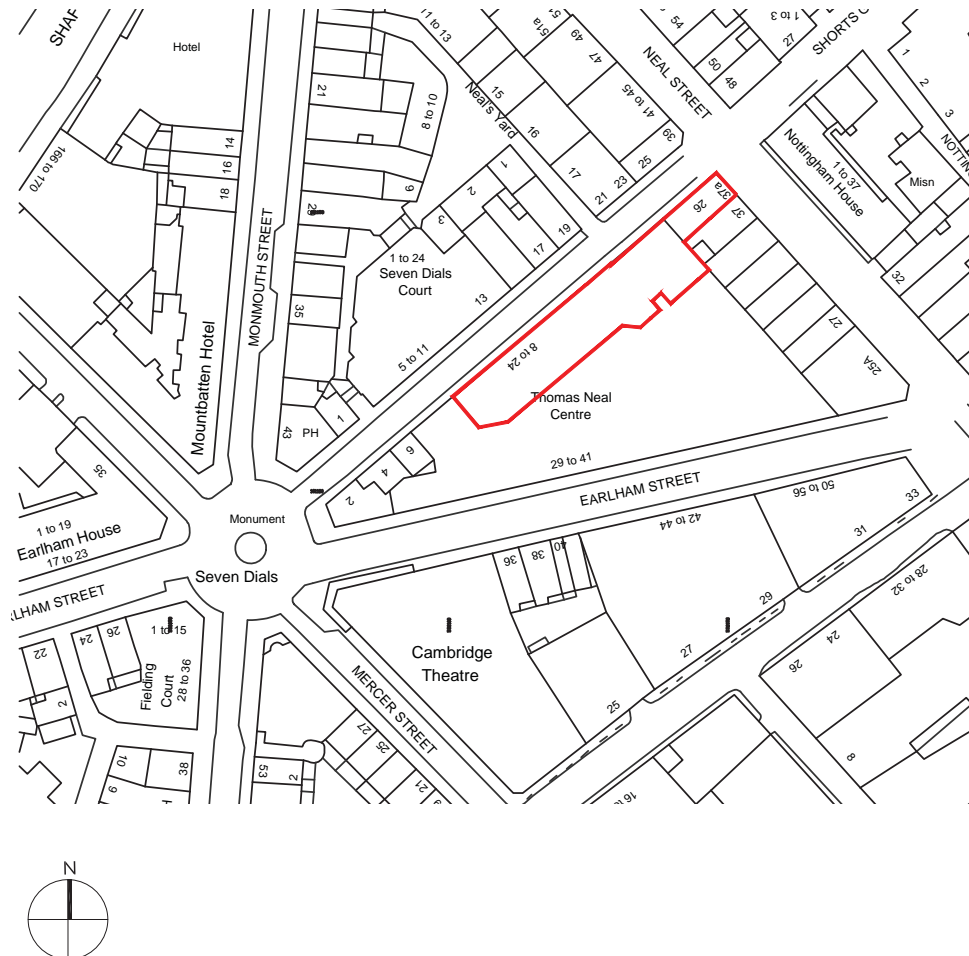
1.1 Application Overview

This Design and Access Statement has been prepared on behalf of Shaftesbury Covent Garden Ltd in support of an application for Listed Building Consent for internal alterations to 16 & 20 Shorts Gardens.

The existing site is a Grade II Listed commercial office building arranged over four floors, and is located within a larger block occupied by the Thomas Neal Centre. The existing layout comprises a two entrance halls on the ground floor and two upper floors of offices.

It is proposed to comprehensively upgrade the outdated existing office accommodation, to open up and link the upper levels and to change the orientation of the lift within no.16.

The proposals would not result in any change in overall floor area, and the scope of the application is for internal alterations only.



1.2 Project Team

Shaftesbury

**FRESSON
AND TEE**



Rolfe Judd

QuinnROSS
CONSULTANTS LTD

FURNESS PARTNERSHIP
Consulting Structural and Civil Engineers

Client: Shaftesbury Covent Garden Ltd

Project Manager: Fresson & Tee

Architect: Garnett & Partners LLP

Town Planning Consultant: Rolfe Judd

MEP Services Engineer: Quinn Ross

Structural Engineer: Furness Partnership

Building Control: Shore Engineering

1.3 About the Architects



Garnett & Partners are committed to high quality design and have considerable experience in working on historically sensitive locations in Central London. The practice is known for its skilful integration of contemporary architecture within heritage environments and for giving new life to historic buildings. Projects range in size from design of whole urban blocks to restoration of interior spaces.

Since 1992 G&P have acted as Architects for London's leading landowners and have worked extensively within Conservation Areas and on all levels of statutory Listed Buildings.

The practice's involvement with London Borough of Camden dates back from 1998 when they were appointed as Architects on the restoration of the Grade II Listed former Holborn Town Hall. The project received a Design Award from London Borough of Camden in 2004.

Garnett & Partners are interested in the appropriate use of materials, the manipulation of light and volume within the spaces we create, and stewardship of our urban heritage. The practice's objective is to release all the potential the project has to offer, for our client, the community, and the environment.

2.0 Site & Context

2.1 Site Context

Location of the Site

The building is situated on the southern side of Short's Gardens located in the London Borough of Camden within a block bounded by Earlam Street to the South, Neal Street to the East and Seven Dials to the West.

Lying within the Seven Dials (Covent Garden) Conservation Area Short's Gardens is described in the current Conservation Area Appraisal as predominantly 19th century commercial buildings.

Local History

The original buildings on the south side of Short's Gardens were demolished for the Brewery stables in the 1880s. The triangle bounded by Short's Gardens, Earlam Street and Neal Street was redeveloped and converted in 1992 to a shopping development known as Thomas Neal's. Entrances to the shops are mostly located internally to maintain the appearance of the original warehouse ground floor windows.

The south side of Short's Gardens above ground level was remodelled and extended to provide predominantly commercial offices with some residential.

The whole block is listed Grade II.



Aerial View

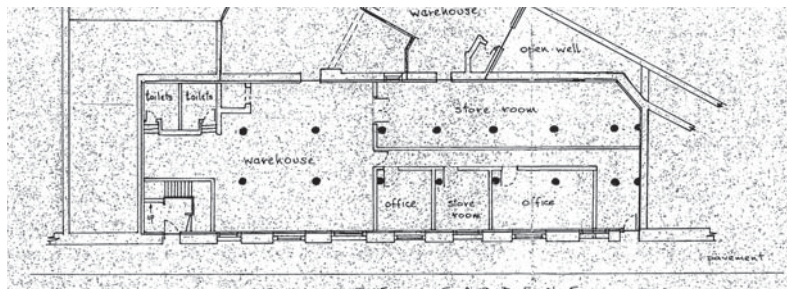


16 & 20 Short's Gardens

2.2 Historical Background



Historic photos of nos 16 and 20 Short's Gardens prior to extensions and alterations in the 1990s



Ground floor plan of 16 Short's Gardens in 1980s prior to internal reconstruction

Nos. 16 and 20 Short's Gardens are arranged as two separate buildings entered from Short's Gardens. The ground floors contain entrance halls and lifts, with separate staircases providing access to accommodation situated on the 1st, 2nd and 3rd floors. No. 16 is wholly in office use, while no.20 is in use as offices on 1st and 2nd floors and is used as a dwelling on the third floor.

The Gross External Area (GEA) of the existing commercial office element is estimated to be approximately 1,100sqm.

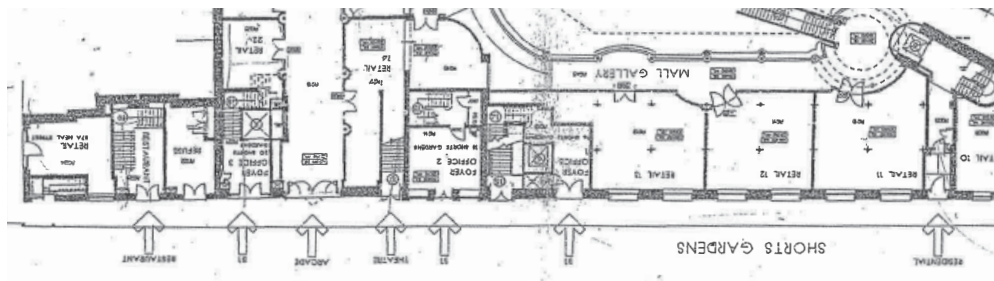
The building is Grade II Listed and dates from the latter mid 19th Century and is constructed in traditional brick loadbearing brickwork.

The Listing description for the block reads 'Nos. 8-26 SHORT'S GARDENS. Warehouse, probably originally a brewery; now a crafts centre. Mid C19. Stock brick; roof not visible. 3 storeys. 19 bays to Earlham Street, No.43 with splayed corner and return to Neal Street. Short's Gardens elevation of 2 storeys. Brick band above ground floor. Segmental headed windows and doorways, those to ground floor on Earlham Street elevation set in segmental headed reveals. INTERIOR: internal structure comprises brick barrel vaults supported by cast-iron columns' Nos 8-26 Short's Gardens were listed on 10/03/88.

Substantial reconstruction and extension work were undertaken in the early 1990s. When the block was redeveloped in the principal elevations and interior brick vaulted arches were retained however substantial extensions were added and the interiors completely refitted with new floor slabs at 2nd and 3rd floors.



Elevation of 16-20 Shorts Gardens dating from 1990s showing extensions and alterations



Ground floor plan of 16-20 Shorts Gardens dating from 1990s showing changes to internal layout after works were carried out in the 1990s

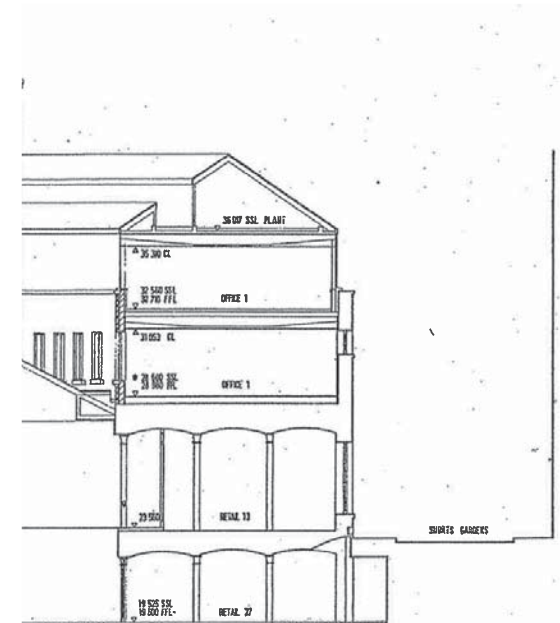


Photographs of the south side of Shorts Gardens showing current buildings after alterations in the 1990s

2.2 Historical Background

Brick barrel arches are evident within the ceiling of the ground floor reception and have been retained at ground level, while new slabs installed at 2nd and 3rd floors.

Please refer to samples of record drawings illustrated originating from 1990 and the early 1980s which show the layouts before and after works were completed.

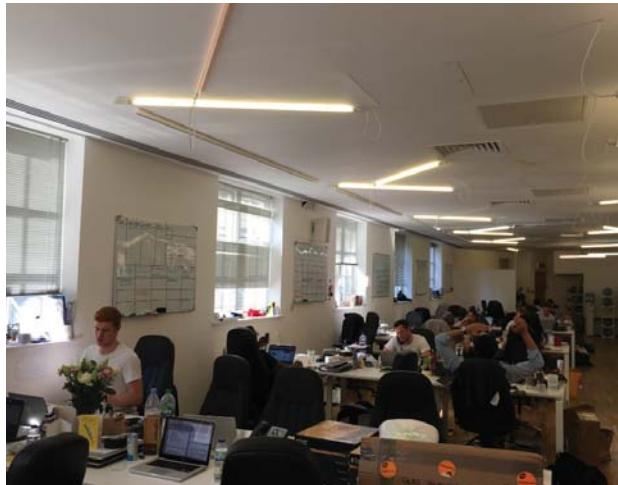


Section through no.16 Shorts Gardens showing remodelled 1st floor and extensions at 2nd and 3rd floor completed in the 1990s.

2.2 Existing Buildings



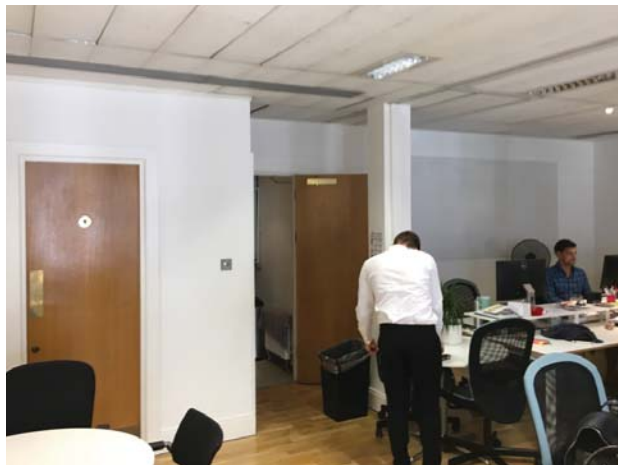
Existing offices 16 Shorts Gardens at 2nd floor



Existing offices 16 Shorts Gardens at 1st floor



Existing offices 16 Shorts Gardens at 1st floor



Existing offices 20 Shorts Gardens at 1st floor

PLEASE REFER TO APPENDIX FOR FULL PHOTOGRAPHIC RECORD

Substantial investment is required to bring the office units up to modern standards.

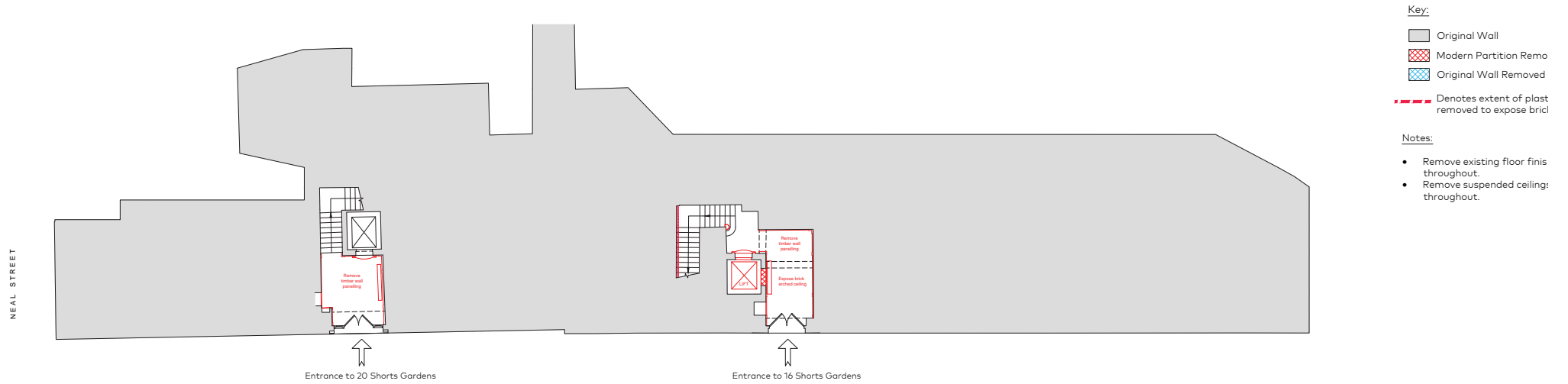
- Toilet facilities are poor and are not adequate for the size of office space.
- The layouts of the lift and toilet lobbies are cramped and would benefit from rearrangement.
- Mechanical and electrical services do not meet current standards and require substantial new infrastructure.
- Internal decorations require upgrading.
- The existing lift door within the entrance hall in no.16 needs to be repositioned to improve visibility on arrival and to provide easy access to offices on 1st and 2nd floors.
- Increased flexibility for office users by creating links between no.16 and no.20 at 1st and 2nd floors.

For further images of the existing building, please refer to the Photographic Schedule appended to this report.

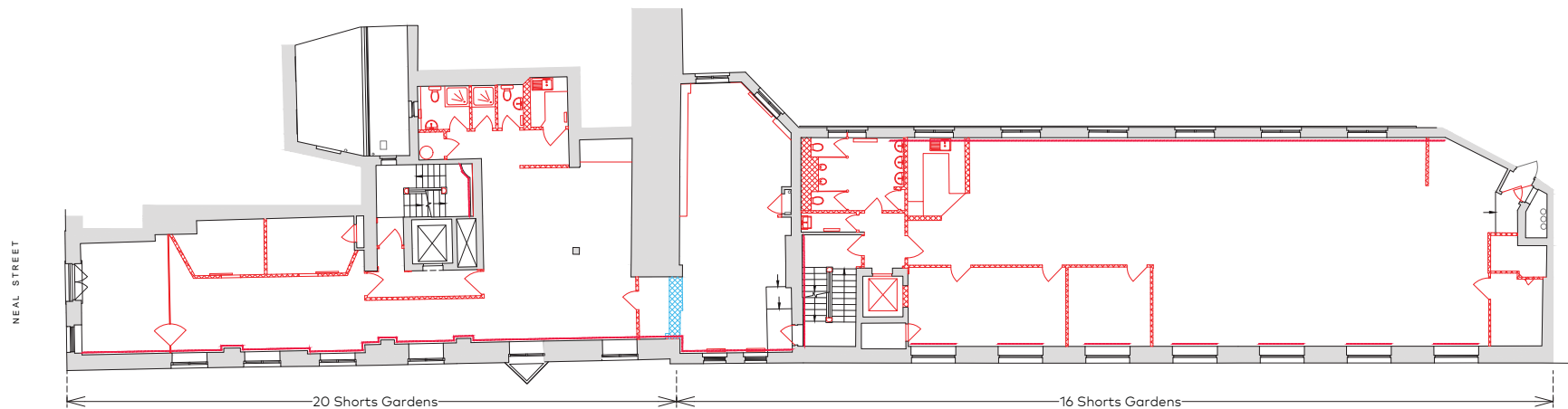
In summary, the building has been fitted out and very little in the way of original interior features are evident. It is proposed to refurbish the building internally removing internal non-original partitioning and plaster where possible to expose original building fabric.

Please refer to the accompanying report prepared by Structural Engineers Furness Partnership explaining the extent localised repairs and methodology for carrying out alterations.

2.3 Existing Plans: Ground & 1st Floors

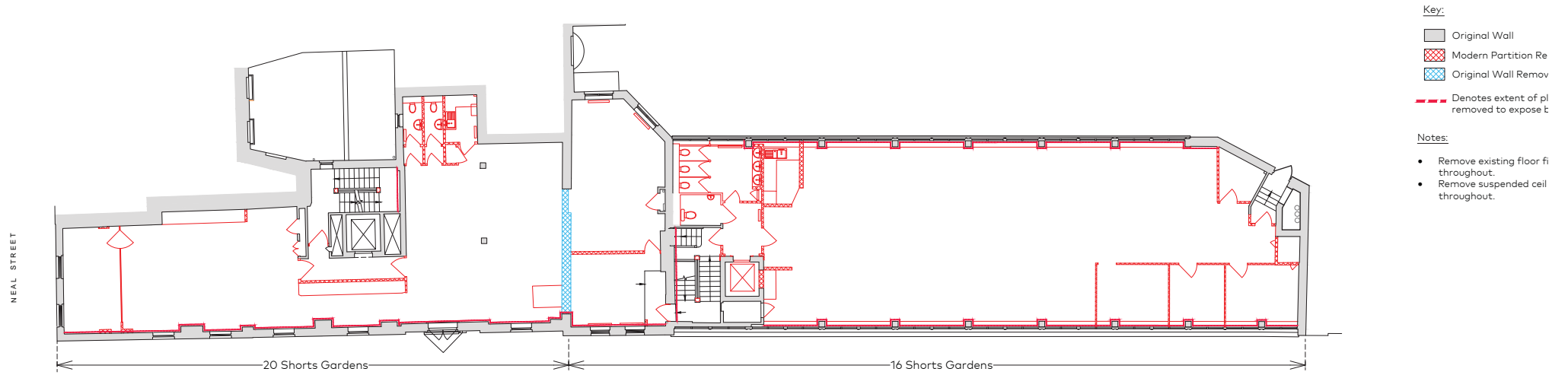


01
EXISTING GROUND FLOOR PLAN
1:100@A1

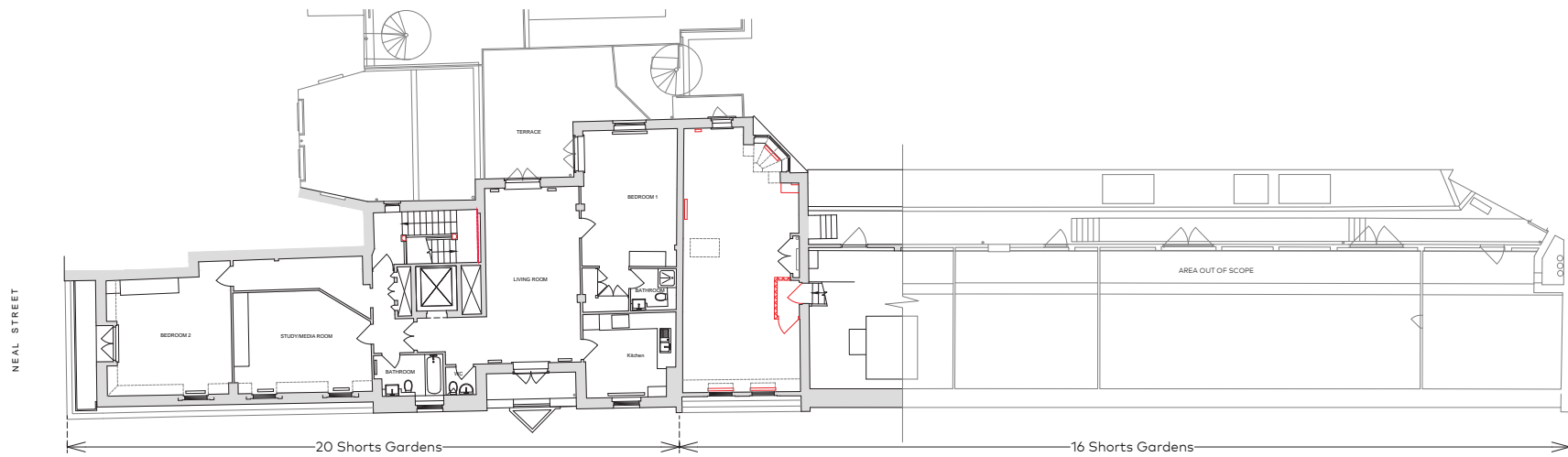


02
EXISTING FIRST FLOOR PLAN
1:100@A1

2.3 Existing Plans: 2nd & 3rd Floors

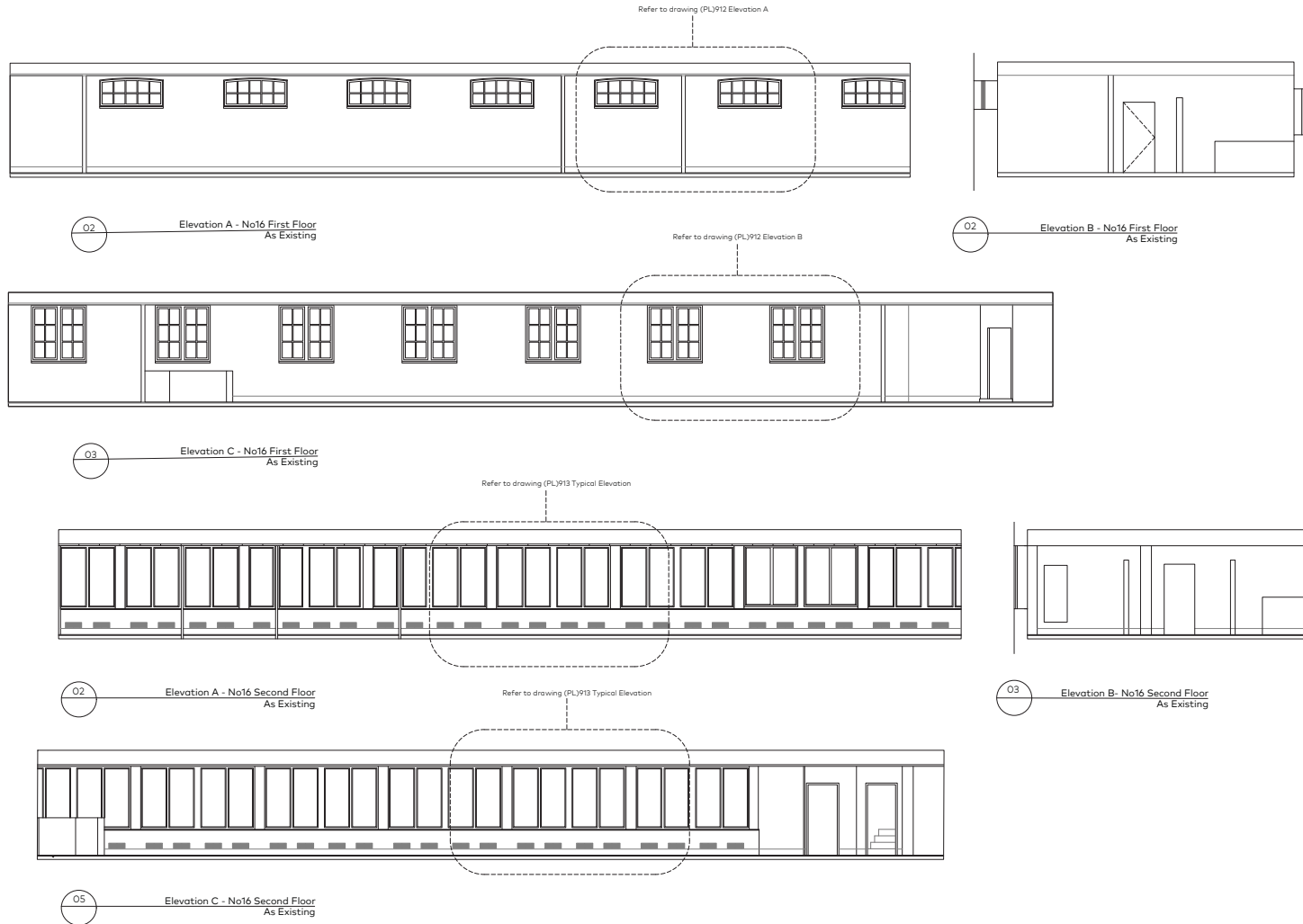


01 EXISTING SECOND FLOOR PLAN
1:100@A1



02 EXISTING THIRD FLOOR PLAN
1:100@A1

2.4 Existing Internal Elevations (typical)



3.0 Summary of Proposal

3.1 Proposal Overview

The following internal alterations works to the existing Listed Building are proposed

Ground floor

- Removal of existing panelling.
- Installation of new finishes, fittings and signage
- Repositioning lift door (no.16).
- Fixing of new brick 'slip bricks' on one wall

Staircases

- Removal of existing timber balustrades (no.16 only)
- Installation of new metal balustrades and timber handrails (no.16 only)
- Alterations to existing newel posts
- Removal of selected areas of non-original plaster plasterboard in order to expose original brickwork.
- New plaster ceiling and pendant lights.

Toilets

- Removal of existing toilets and partitions. Installation of new toilets, shower room and partitioning.

Offices

- Removal of existing non-original partitions, ceilings, finishes, fittings and raised floors.
- Removal of selected areas of non-original plaster plasterboard in order to expose original brickwork.
- Installation of new 'exposed' MEP services as per the M&E services consultant engineers drawings.

New wall openings

- New openings in original brick wall between nos. 16 and 20 Shorts Gardens on 1st and 2nd floors.

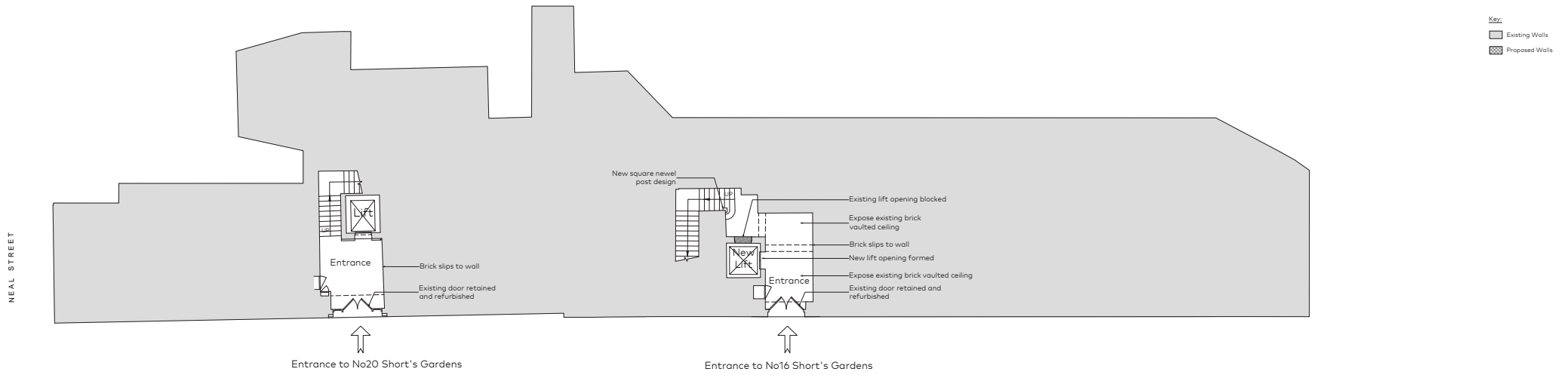
Repairs

- Where repairs and/or making good works are proposed these works will be 'like for like' localised repairs. Refer to the drawings for the extent repair works to the existing building.

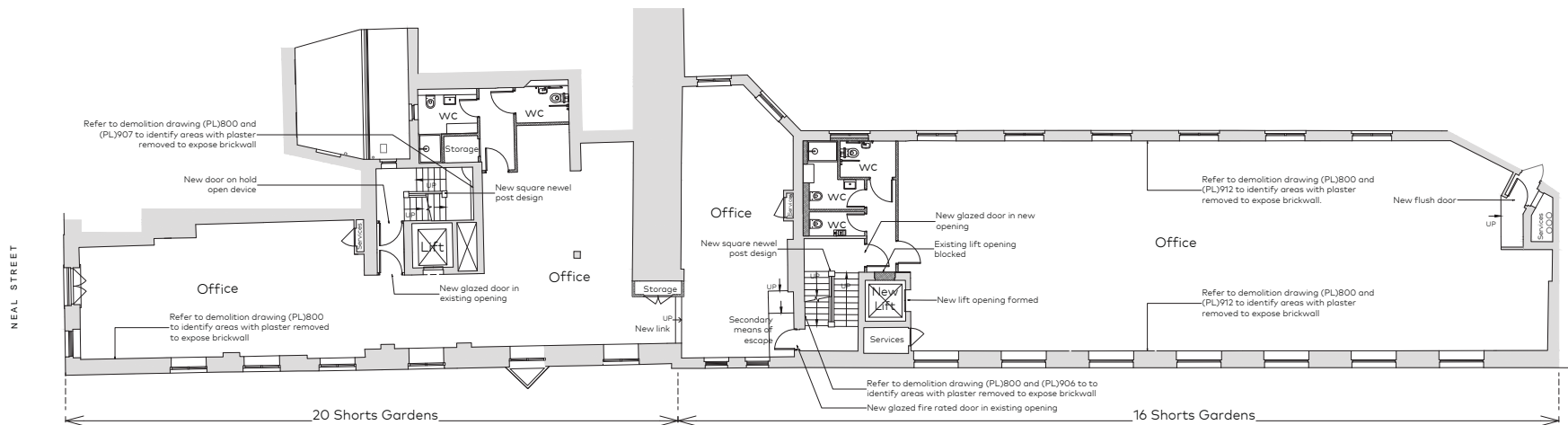
For an explanation of the methodology for creating the new wall openings including safeguarding the existing building structure please refer to the Structural Design Statement prepared by Furness Partnership.

No change to the Gross Internal Area of the building is proposed.

3.2 Proposed Plans: Ground & 1st Floors

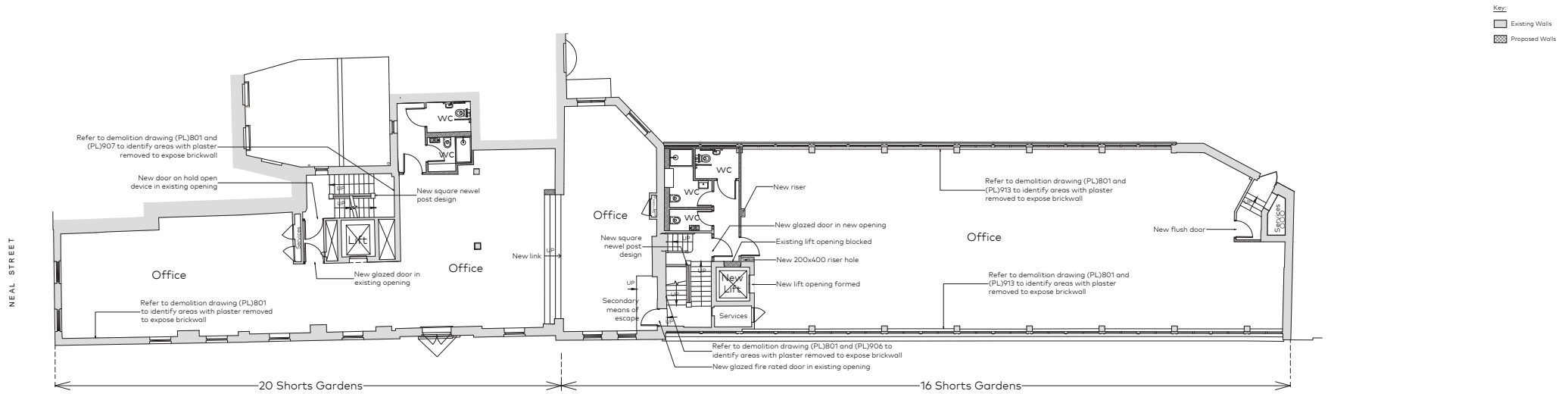


01 PROPOSED GROUND FLOOR PLAN
1:100@A1

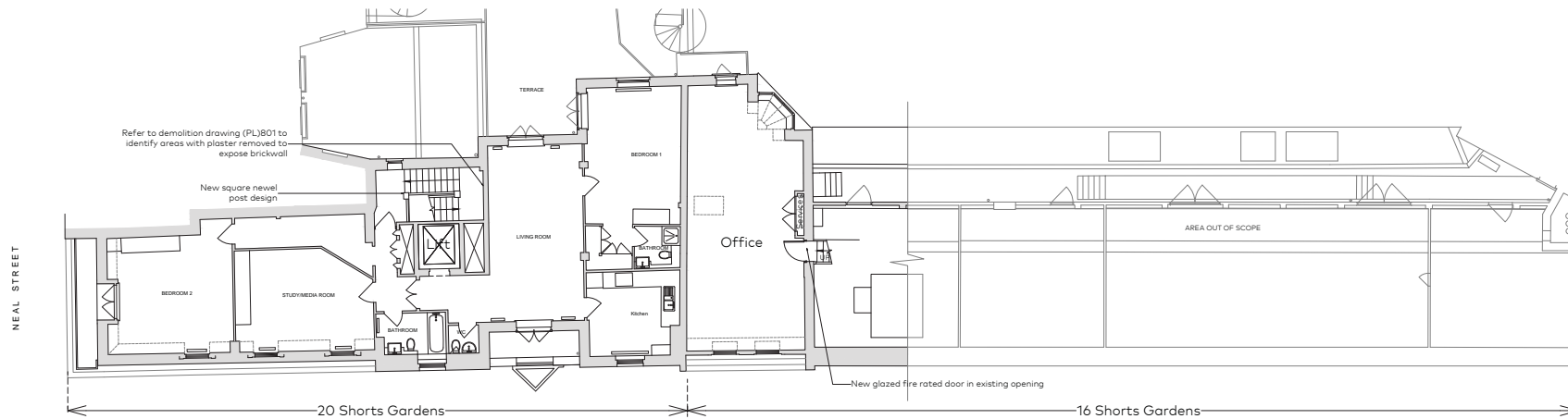


02 PROPOSED FIRST FLOOR PLAN
1:100@A1

3.2 Proposed Plans: 2nd & 3rd Floors

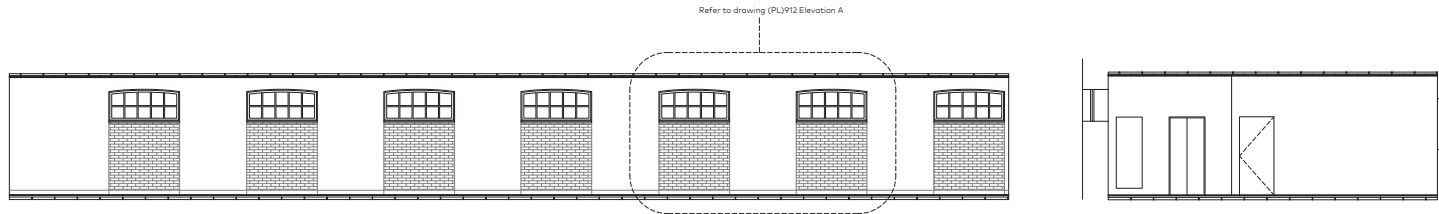


01
 PROPOSED SECOND FLOOR PLAN
 1:100@A1



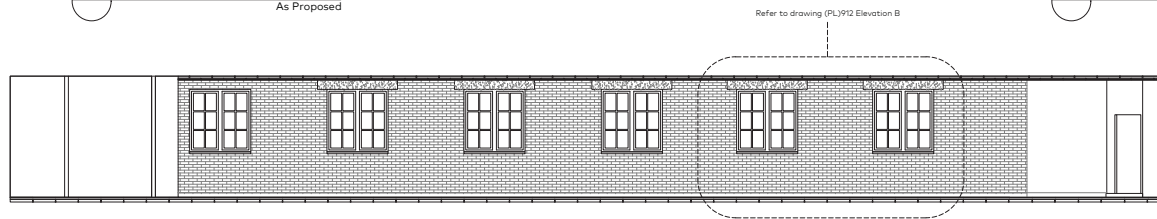
02
 PROPOSED THIRD FLOOR PLAN
 1:100@A1

3.3 Proposed Internal Office Elevations

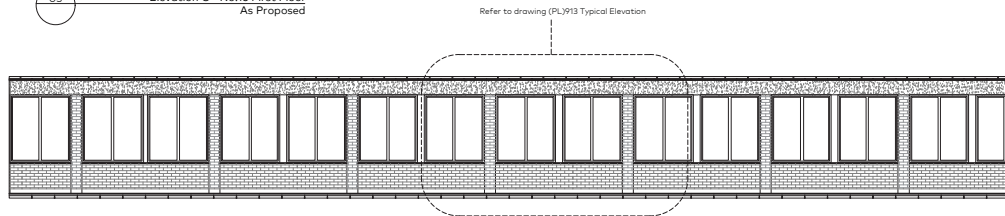


02 Elevation A - No16 First Floor
As Proposed

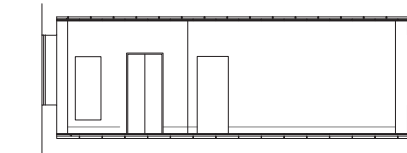
02 Elevation B - No16 First Floor
As Proposed



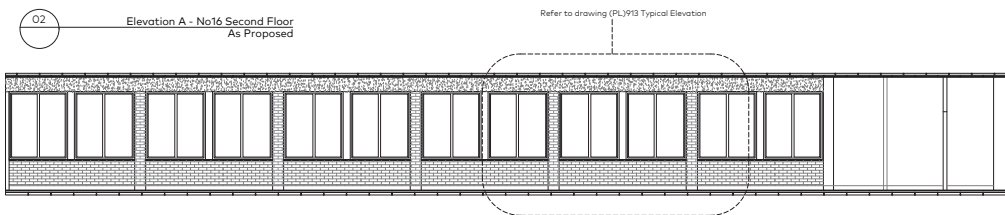
03 Elevation C - No.16 First Floor
As Proposed



02 Elevation A - No16 Second Floor
As Proposed



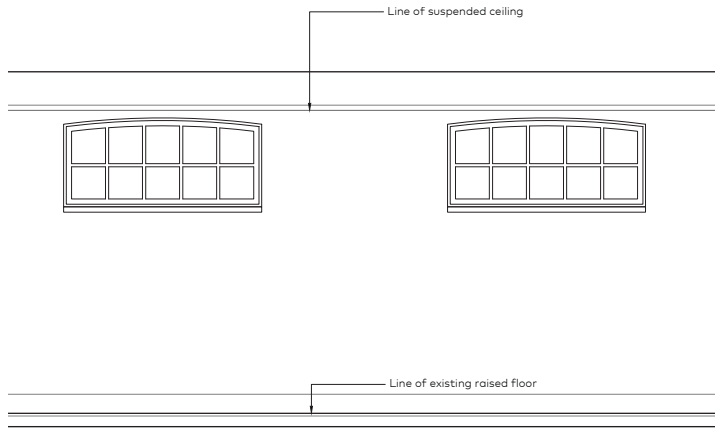
03 Elevation B - No16 Second Floor
As Proposed



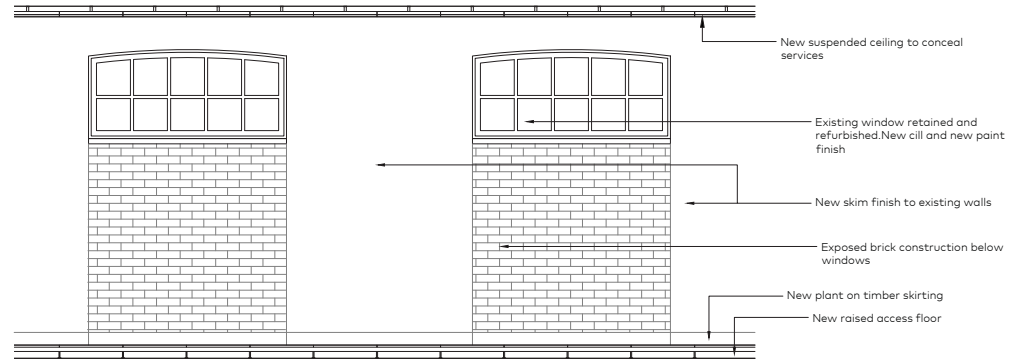
05 Elevation C - No16 Second Floor
As Proposed

Proposed Berners Street Elevation

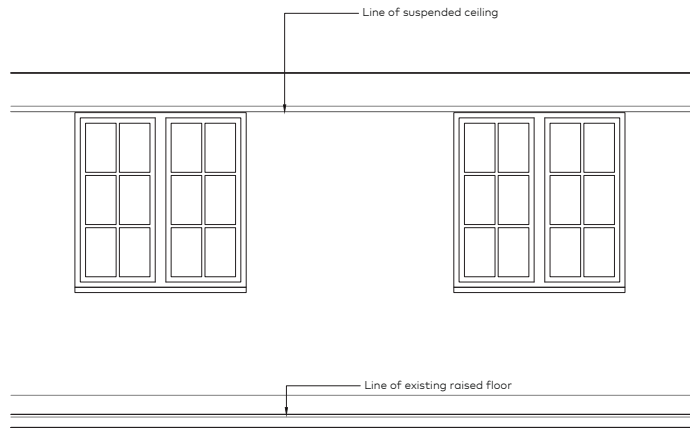
3.3 Proposed Wall Elevations: Detail



01 Elevation A - No16 First Floor
As Existing



02 Elevation A - No16 First Floor
As Proposed

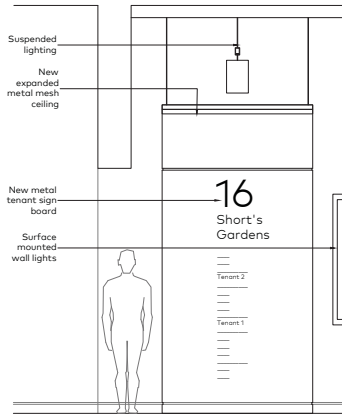


03 Elevation B - No16 First Floor
As Existing

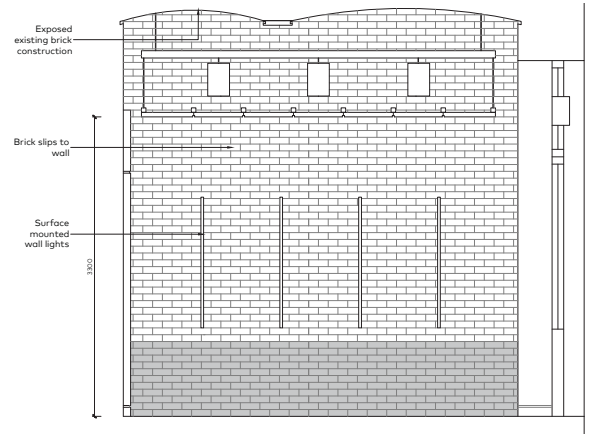


04 Elevation B - No16 First Floor
As Proposed

3.3 Proposed Ground Floor no.16



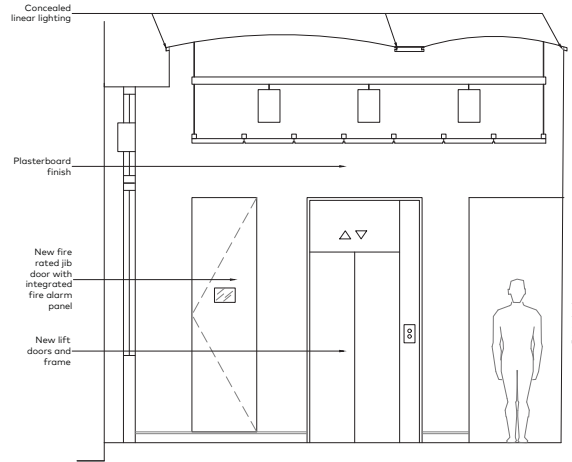
01 - Elevation A
As Proposed



02 - Elevation B
As Proposed



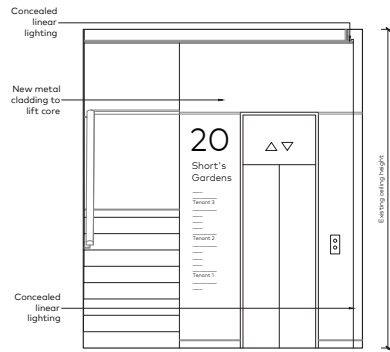
03 - Elevation C
As Proposed



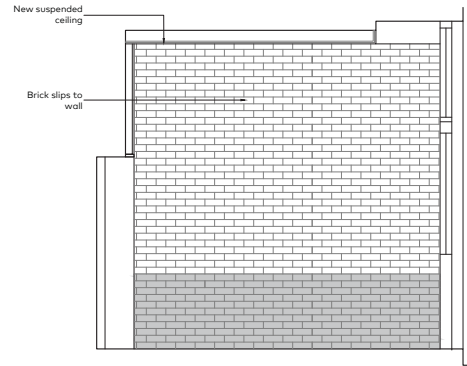
04 - Elevation D
As Proposed



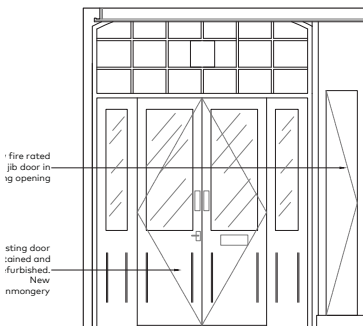
3.3 Proposed Ground Floor no.16



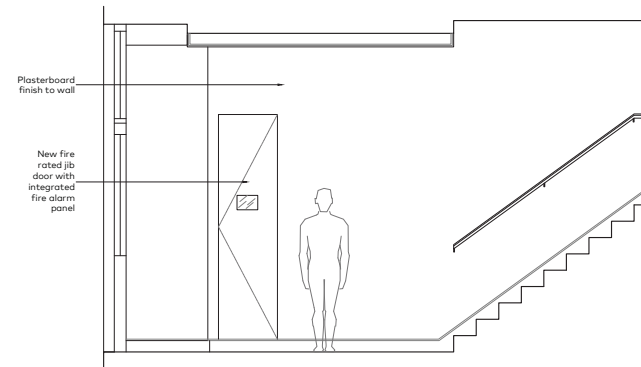
01 Elevation A
As Proposed



02 Elevation B
As Proposed



03 Elevation C
As Proposed



04 Elevation D
As Proposed



3.4 Servicing Strategy

GENERAL

- Rooftop plantrooms to be utilised with existing equipment replaced on a like for like basis within the existing footprint.
- Additional louvres to be provided to non-sensitive side of pitched roof to improve plantroom ventilation.
- Electrical services to be generally routed vertically through existing risers and horizontally through raised floors in keeping with existing.
- Mechanical refrigerant pipework and lighting services to be generally routed vertically through existing risers and horizontally through new suspended plasterboard ceilings.
- Mechanical ductwork to be generally routed vertically through existing risers and horizontally surface mounted.
- Telecoms connection to be upgraded to a Fibre DP where service lines can be split within the building to suit tenants, routed through existing risers.

MECHANICAL SERVICES

Ventilation: Mechanical Ventilation strategy via Air Handling Units.

- AHU's to be located within the roof plant rooms and replace existing like for like within existing footprint.
- WC ventilation system to be replaced like for like with existing arrangement.

Comfort Heating and Cooling: VRF Heat Pump Systems

- Individual condenser per potential tenantable demise.
- All condensers to be located in roof plant rooms replacing existing.
- Office space fan coils to be surface and ceiling mounted.

Hot & Cold Water

- WC cores to have localised hot water storage heaters to replace existing roof plant room gas boilers (and flue arrangements).
- Showers to be electric type.
- Any designated kitchenettes to be provided cold water and drainage connections.

ELECTRICAL SERVICES

LV Distribution

- Individual three phase supply per potential tenantable demise terminating within a service cupboard in existing risers.
- Independent supply to Landlord services.
- Cleaners sockets installed throughout in keeping with existing.

Lighting and Lighting Controls

- Surface or suspended LED linear dimmable fittings to be provided to replace existing low efficacy fittings.
- DALI addressable lighting controls with localised photocell and movement detection.
- Combination of LED downlights and wall mounted surface LED lights to communal areas and staircore's.

Fire Alarm: L2 category system throughout

- Fire Alarm panels to be located within Ground floor entrance lobby within each building.
- Said systems to be linked.

Ancillary Services

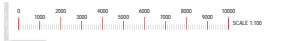
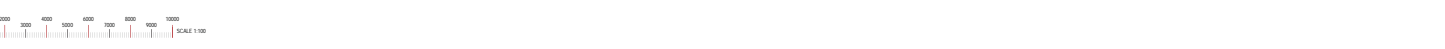
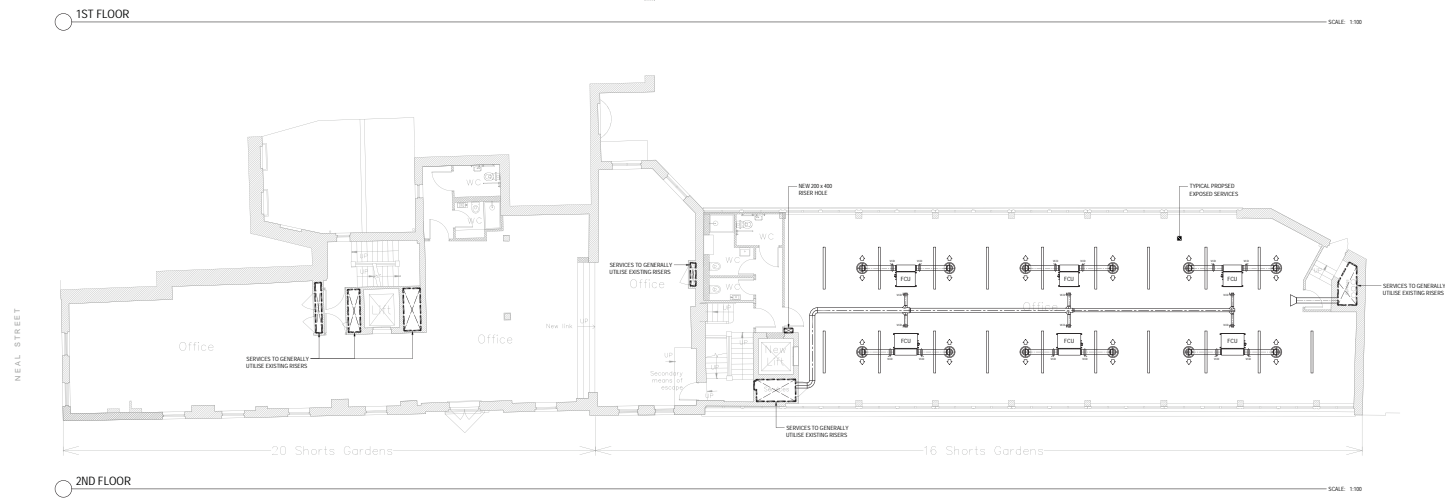
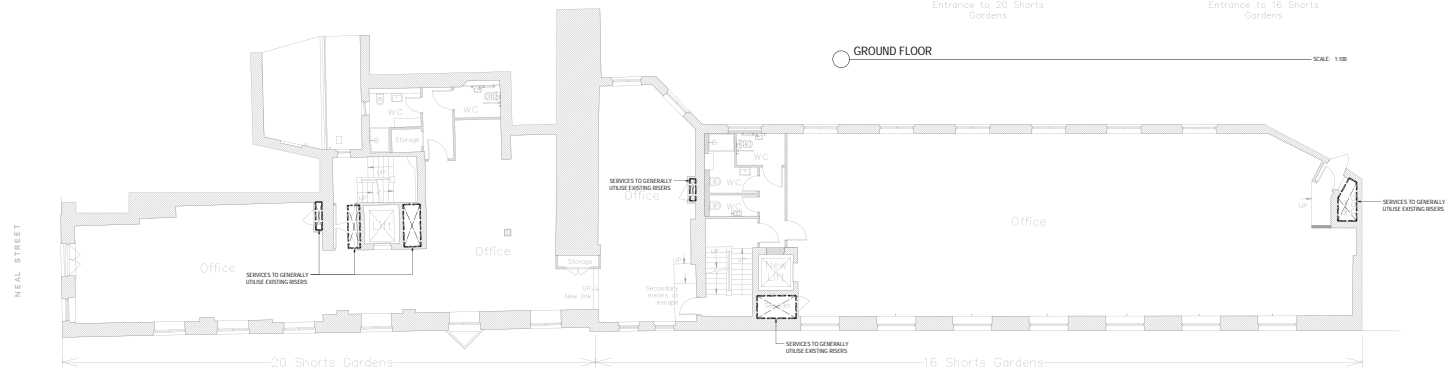
- Door entry system to be installed replacing existing on a like for like basis.

LIFT SERVICES

- 2No. new Machine Room Less (MRL) Lifts to be provided in each building, replaced on a like for like basis with the existing antiquated Hydraulic type.
- MRL Lifts to be anticipated to fit within existing shafts. Any minor increase in roof overrun will be contained within existing roof plantrooms (where existing Lift overruns are housed).

3.4 Servicing Strategy- Layout

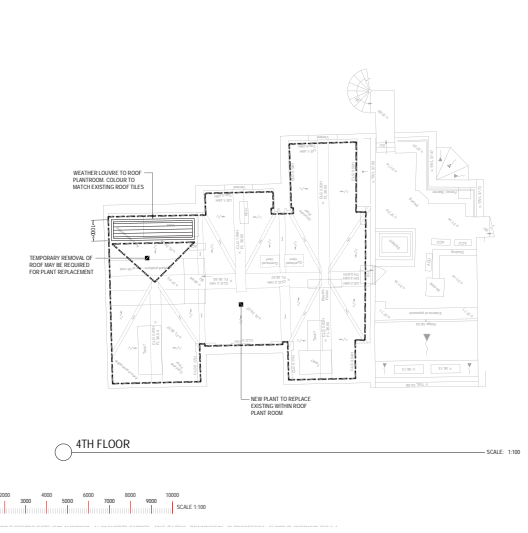
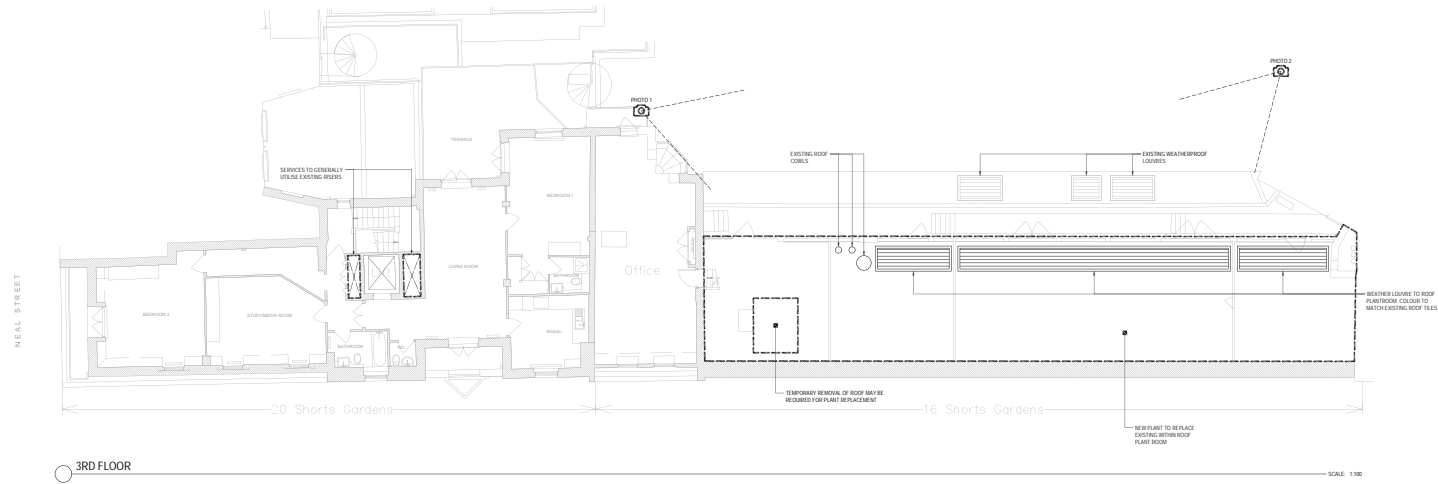
- PROJECT NOTES**
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL PROJECT RELEVANT DOCUMENTS FOR INFORMATION. THE CONTRACT SPECIFICATION, ALL ARCHITECT'S & CROSS FACILITIES SET DRAWINGS AND ALL RELEVANT THIRD PARTY INFORMATION.
 2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.



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FOR PLANNING				
CLIENT 				
PROJECT 16 - 20 SHORTS GARDENS LONDON WC2				
TITLE GROUND, 1ST & 2ND FLOOR COMBINED SERVICES LAYOUT				
SCALE	1:100	SIZE	A1	PROF'D BY
				BCRAKER
1528-(C3)-T-100				P1

3.4 Servicing Strategy- Layout

- PROJECT NOTES**
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL PROJECT RELEVANT DRAWINGS. FOR CLARIFICATION, THE CONTRACT SPECIFICATION, ALL ARCHITECTS & ENGINEERS' NOTES, ALL REVISIONS AND ALL RELEVANT THIRD PARTY INFORMATION.
 2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.



P1	22.01.18	ISSUED FOR PLANNING	BC	50
P1	22.01.18	ISSUED FOR PLANNING	BC	50
REV	DATE	DESCRIPTION	BY	CHK
<p>FOR PLANNING</p>				
<p>CLIENT</p> <p>Shaftesbury</p>				
<p>PROJECT</p> <p>16 - 20 SHORTS GARDENS LONDON WC2</p>				
<p>TITLE</p> <p>3RD & 4TH FLOOR COMBINED SERVICES LAYOUT</p>				
SCALE	1:100	SIZE	A1	PROJECTED
DATE	22.01.18	BY	BCRAKER	NO.
P1528-(C3)-T-101				P2

3.5 Structural Design

As part of the proposed refurbishment works at 16-20 Shorts Gardens we are forming new openings through an existing load bearing solid masonry wall.

A full structural survey of the existing building frame will be undertaken prior to detailed design, so that the existing structural arrangement is known and the loadings can be calculated to allow for the permanent design.

All the new openings will be designed so that the lateral stability and structural integrity of the existing building is not compromised. All designs will be carefully considered to ensure we have minimal intervention to the historical elements and features.

Where the opening through the wall is considered small and loads on the masonry walls can be justified, we would propose installing a new steel beam or precast concrete lintel to support the structure above.

If the openings are wider and we are unable to justify the loadings or loss of rigidity in the masonry panel, then we would propose introducing

a steel box frame. The frame can be designed to transfer the loads uniformly on to the brickwork below and so that it also provides the necessary lateral stiffness.

The temporary works to form the new openings is a challenge due to the occupation of the ground floor tenant, so propping cannot extend down past the 1st floor. The floors are likely to be timber construction, so we are unlikely to be able to prop off these floors.

The smaller openings will be formed using a sequential approach of installing the lintels in a sequence from both sides to avoid extensive propping. Once the lintels are installed and dry packed in place, the aperture will be carefully cut to form the new opening.

The larger openings will be formed using a balanced needle and propping arrangement that is a common approach where propping cannot be extended through the building and uses the wall as temporary support. The actual temporary works approach will be the responsibility of the main contractor, but under the close supervision of the project engineer.

3.6 Heritage Impact

The proposal aims to improve the quality of the office space and enhance the character of nos. 16 & 20 Shorts Gardens

Period features of the property will be enhanced and non-original elements replaced where possible. Works to the listed fabric internally will employ materials and techniques to match the original.

The various alterations and necessary repairs to the original fabric are to be localised and 'like for like'.

Improvements are designed to make the building more desirable to potential tenants, which will help to secure the long term success of the commercial property. The development has been considered in a way to minimise the impact on the historic character and period features of the existing building.

It is considered that the proposals provide significant benefits which will enhance the designated heritage asset and help secure its optimum viable use.

3.7 Access Statement

The property is accessed directly off Shorts Gardens. The existing access to both blocks is stepped leading to an entrance hall and lift lobbies. While the front step naturally inhibits disabled access to the property, it is considered that a temporary ramped access could be provided and stored within the ground floor to provide temporary disabled access where required.

The majority of office is already accessible via disabled lift. The east office suite of no.16 is currently entered via the half landing from the main staircase and does not currently have DDA access. It is proposed that new openings will be created in the party wall between no. 16 and 20 in order to link the east suite of no.16 suite with the office and stair core of no.20, where the floor level is more closely aligned. While not providing full DDA access, accessibility will be improved and could potentially be managed with temporary disabled ramps. It is proposed that any meeting rooms will be located at the main level and be fully DDA accessible.

The front steps are fully accessible to ambulant disabled, while both passenger lifts have been designed to accommodate a wheelchair and will provide full DDA access to the majority of areas within the building.

Appendix

- Planning Drawings
- Schedule of Photographs

Planning Drawings

Site Location Plan

861(PL)001 Site Location Plan

As Existing Drawings

861(PL)800 Ground/ First Floor Plans- As Existing with Demolitions

861(PL)801 First/ Second Floor Plans- As Existing with Demolitions

861(PL)810 Ground floor Entrance no.16- As Existing with Demolitions

861(PL)811 Ground floor Entrance no.16- As Existing with Demolitions

861(PL) 812 Second Floor Elevations- As Existing with Demolitions

861(PL) 813 Second Floor Elevations- As Existing with Demolitions

861(PL)814 No.16 Staircase Elevations- As Existing and As Proposed

861(PI)815 No.20 Staircase Elevations- As Existing and As Proposed

As Proposed Drawings

861(PL)900 Ground/ First Floor Plans- As Proposed

861(PL)901 First/ Second Floor Plans- As Proposed

861(PL)910 Ground floor Entrance no.16- As Proposed

861(PL)911 Ground floor Entrance no.16- As Proposed

861(PL) 912 Second Floor Elevations- As Proposed

861(PL) 913 Second Floor Elevations- As Proposed

861(PL)914 No.16 Office Wall Elevations- As Existing and As Proposed

861(PI) 915 No.20 Office Wall Elevations- As Existing and As Proposed

Schedule of Photographs

Photography Key: Ground and First Floors

Photography Key: Second and Third Floors

Sheet 1 16-20 Short's Gardens - Exterior

Sheet 2 No.16 Short's Gardens - Entrance

Sheet 3 No.16 Short's Gardens - Staircase

Sheet 4 No.16 Short's Gardens - Office Spaces

Sheet 5 No.16 Short's Gardens - Other Spaces

Sheet 6 No.16 Short's Gardens - Office Spaces

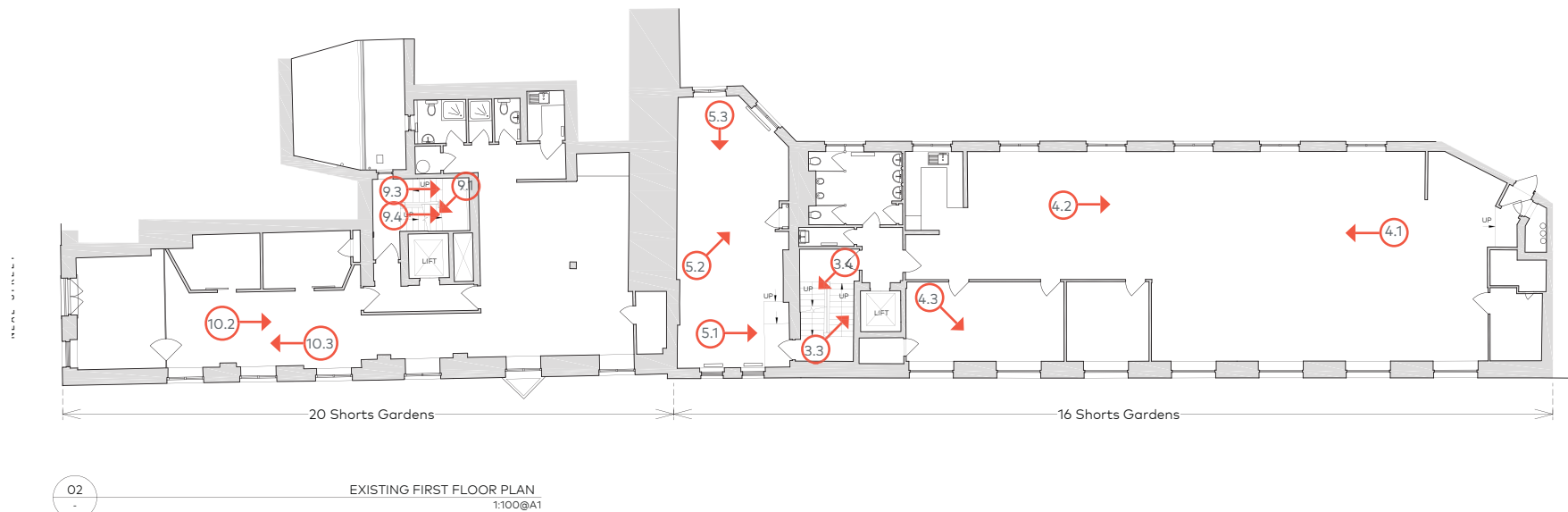
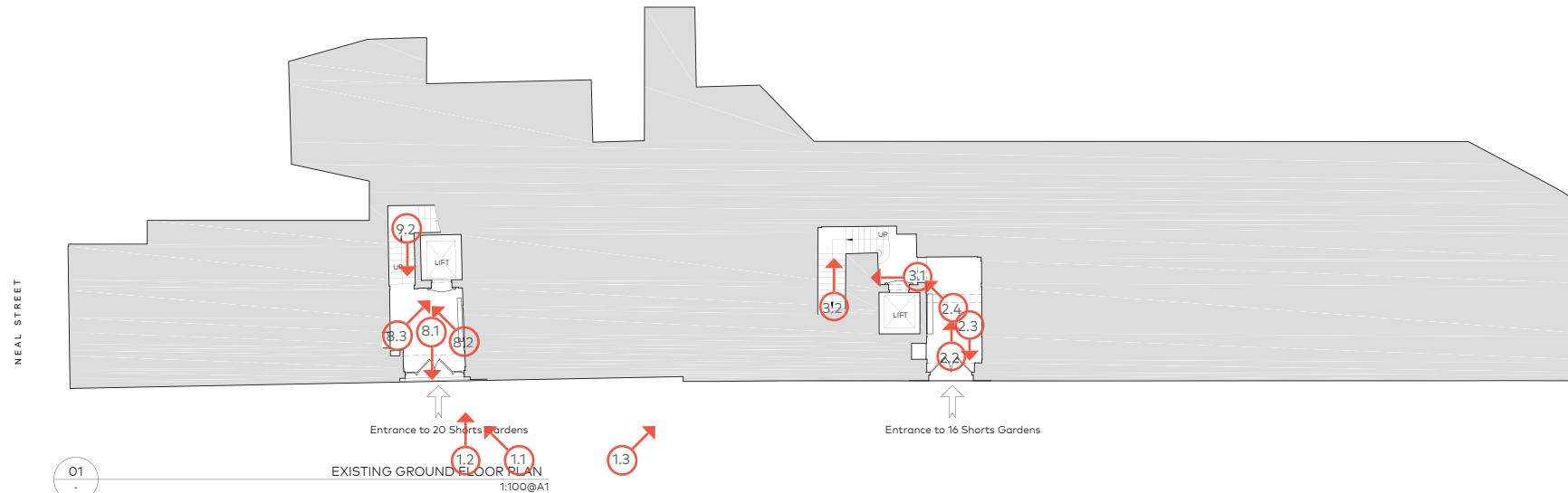
Sheet 7 No.16 Short's Gardens - Other Spaces

Sheet 8 No.20 Short's Gardens - Entrance/Lobby

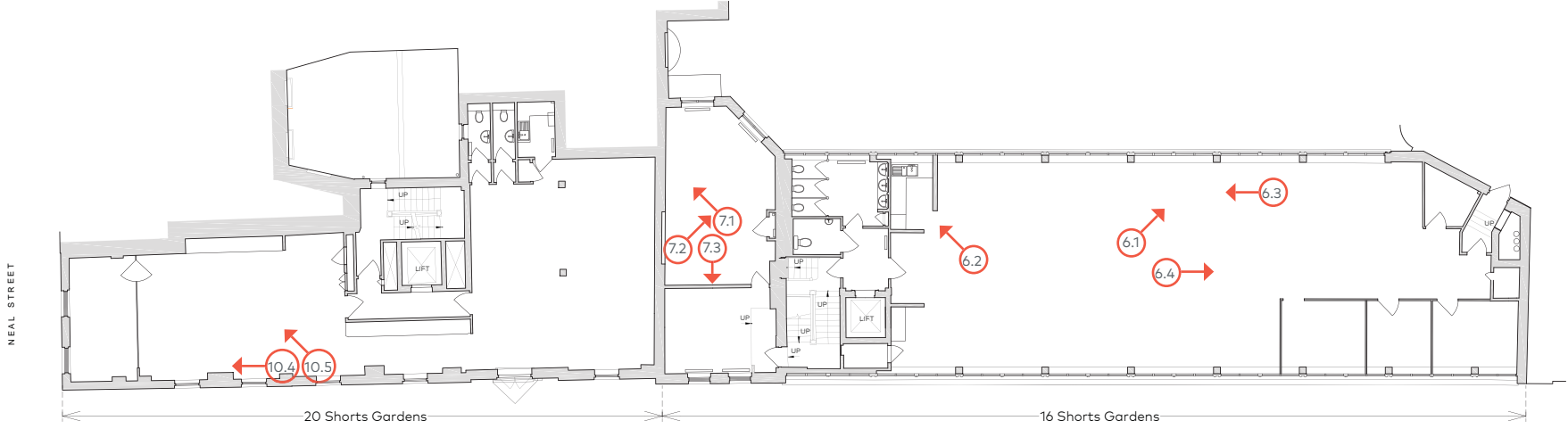
Sheet 9 No.20 Short's Gardens - Staircase

Sheet 10 No.20 Short's Gardens - Office Spaces

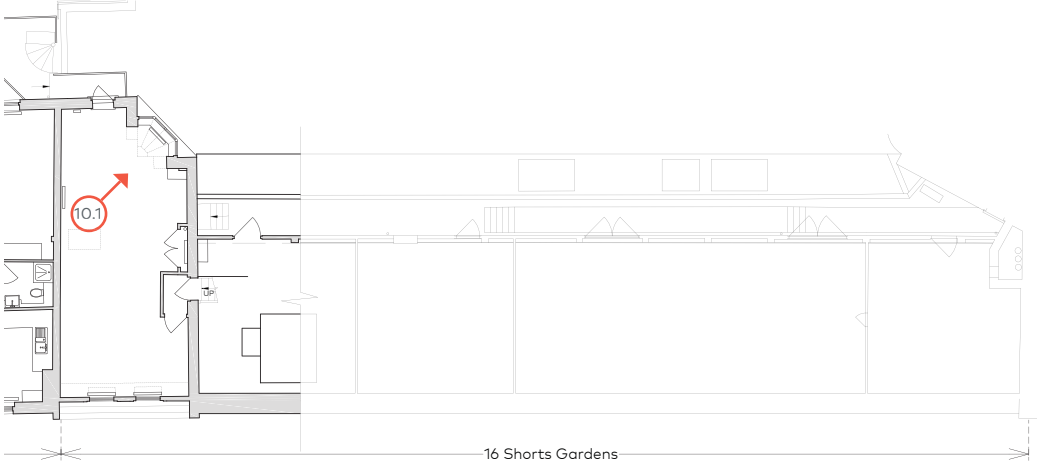
Photography Key: Ground and First Floors



Photography Key: Second and Third Floors



01 - EXISTING SECOND FLOOR PLAN
1:100@A1



02 - EXISTING THIRD FLOOR PLAN
1:100@A1

J
B
I
G
D
W
A
D
I
F
J
E
D

Sheet 1- 16 & 20 Short's Gardens - Exterior



1.1 Exterior front at no.20



1.2 Entrance outside no.20



1.3 View from street level

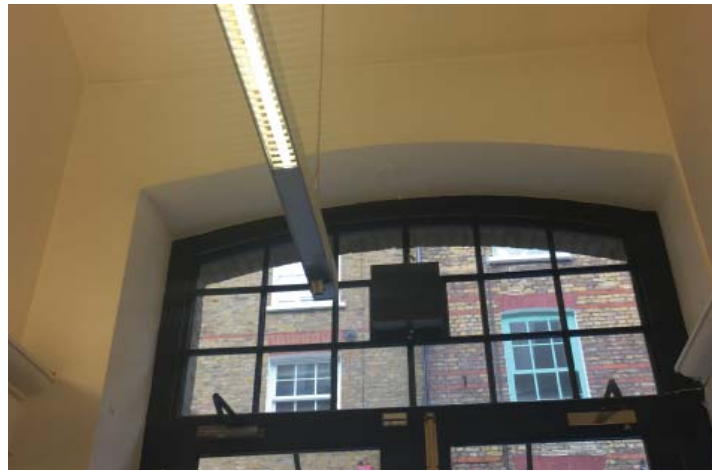
Sheet 2- No.16 Short's Gardens - Entrance



2.1 Entrance



2.2 Vaulted ceiling



2.3 Vaulted ceiling and glazed door



2.4 Access to staircase

Sheet 3- No.16 Short's Gardens - Staircase



3.1 Staircase



3.2 Looking down from half landing



3.3 Rail and Stringer



3.4 Stair post

Sheet 4- No.16 Short's Gardens - Office Spaces



4.1 First Floor Office, facing north

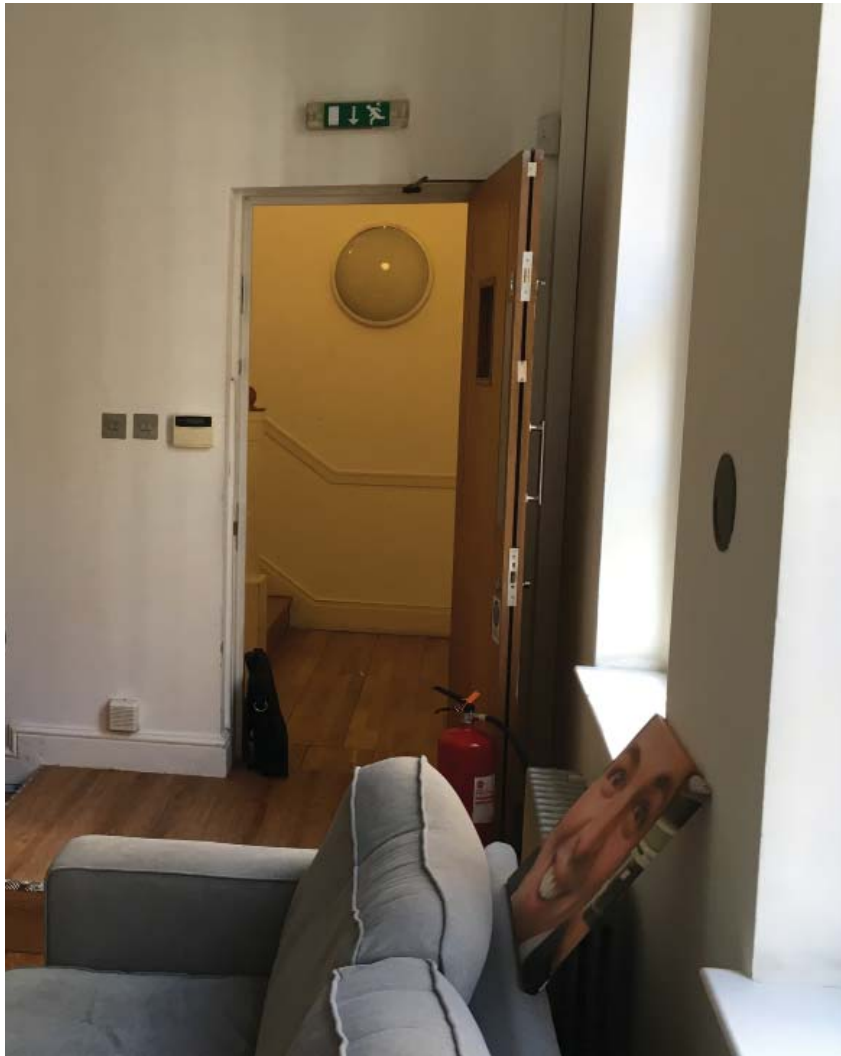


4.2 First Floor Office, facing south-west



4.3 First Floor Meeting Room

Sheet 5- No.16 Short's Gardens - Other Spaces



5.1 First Floor space on half landing



5.2 First Floor space, facing north-west



5.3 First floor space. facing south-east

Sheet 6- No.16 Short's Gardens - Office Spaces



6.1 Second Floor Office



6.2 Second Floor Kitchenette



6.3 Second Floor Office



6.4 Second Floor Office

Sheet 7- No.16 Short's Gardens - Other Spaces



7.1 Second Floor space on half landing



7.2 Second Floor space, facing north



7.3 Second Floor space, facing south-east



8.1 Entrance and Glazed Door



8.2 Entrance to stair



8.3 Lift

Sheet 9- No.20 Short's Gardens - Staircase



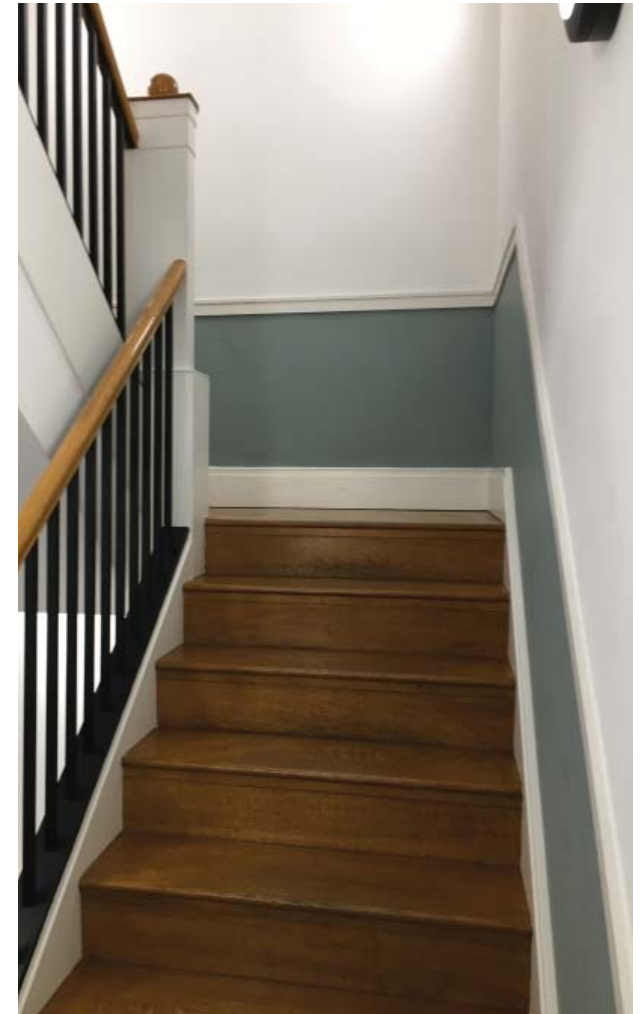
9.1 Post and rail



9.2 View onto the entrance space



9.3 Half landing



9.4 Staircase

Sheet 10- No.20 Short's Gardens - Office Spaces



10.1 Glazed window



10.2 First Floor Office Spaces



10.4 Second Floor Office Spaces



10.3 First Floor Office Spaces



10.5 Second Floor Office Spaces



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