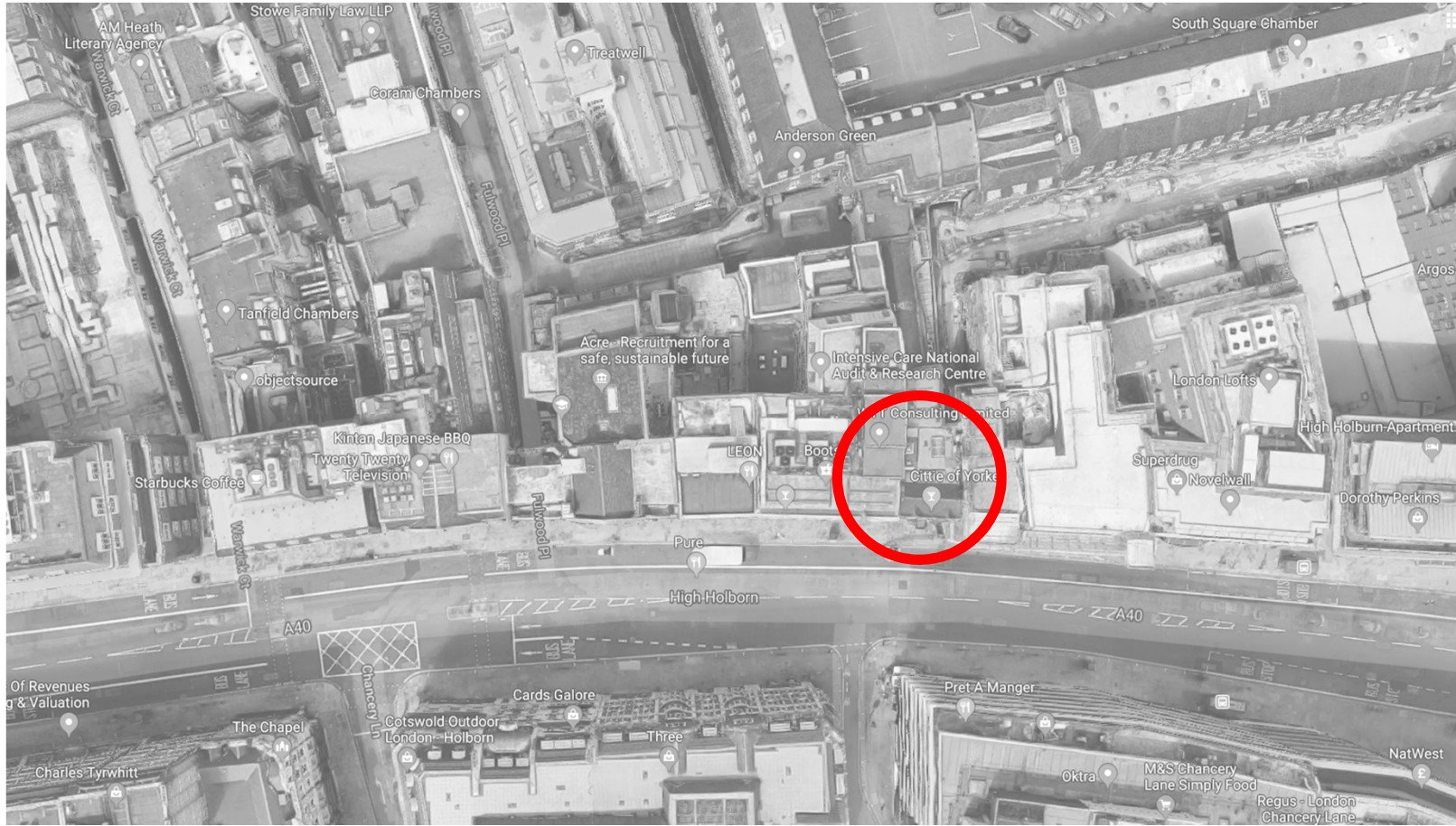


Napier House - 24 High Holborn

March 2019

DESIGN & ACCESS STATEMENT
IN SUPPORT OF PLANNING APPLICATION FOR
THE EXTERNAL ENTRANCE RENOVATION AT
24 HIGH HOLBORN, LONDON WC1V 6AZ



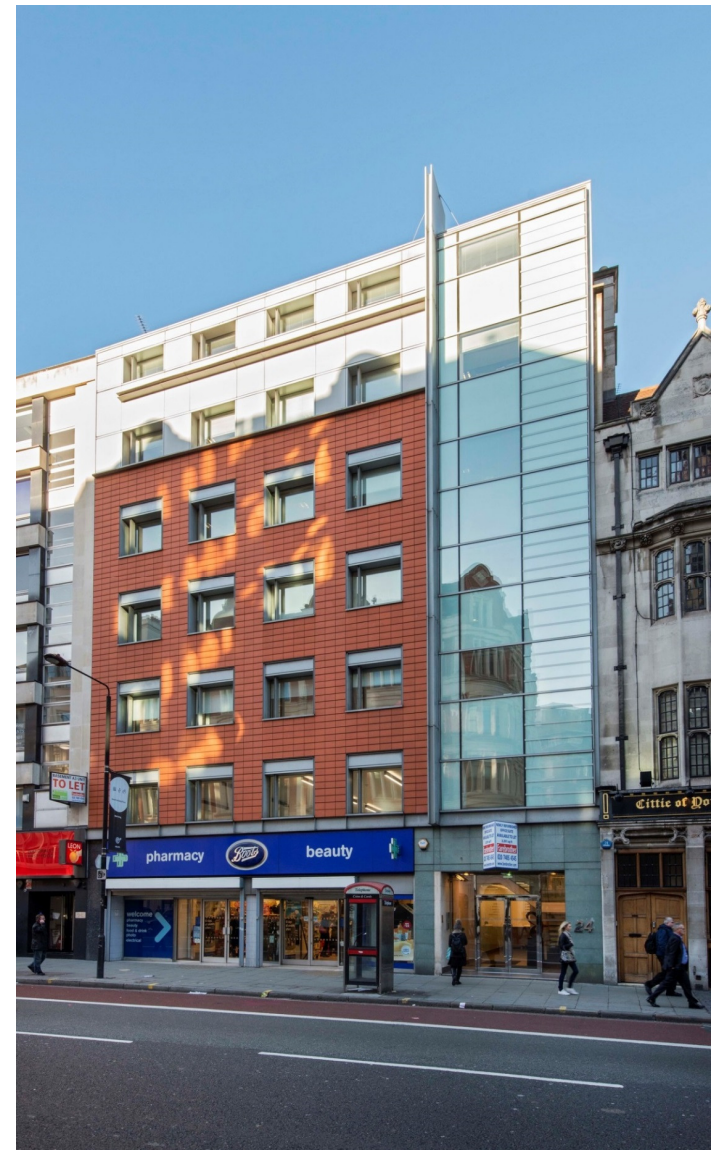


The site is located on High Holborn, within the London Borough of Camden. It is within the Bloomsbury conservation area and is not listed itself, with only one adjacent listed property.

1.0 Site Location



The building is sited in close proximity to Chancery Lane Tube Station. It is located on High Holborn, A40 between a retail site to the left and a public house on the right. The site itself contains office spaces to the upper floors, which are not being altered, with the ground floor used as a reception for the offices above only. The external façade at ground level is the only element within the proposal, the façade above ground level is being retained. The existing entrance has a mix of two different wall tiles applied. The entrance from the street is not level, and there is currently a 50mm step up into the building. The frontages along High Holborn vary in both style and use.



Existing external view

2.0 Context





2.0 Context



Planning history

The previous planning applications associated with the building relate mainly to the display of temporary signage/advertisements as well as internal illuminated signage.

Planning Policy

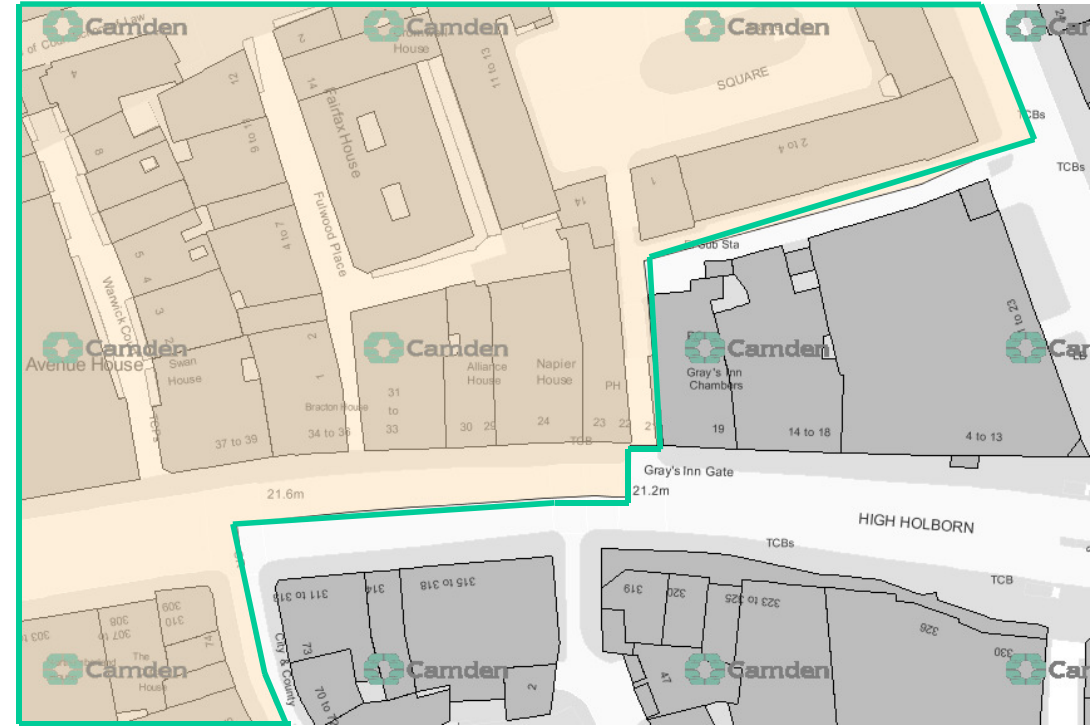
The site is within the Bloomsbury conservation area but without any listing itself. The Bloomsbury Conservation Area General Information Leaflet states:

The initial designation of Bloomsbury as a conservation area in 1968 sought to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture.

The Bloomsbury Conservation Area is located within central London, its southern boundary around 750 metres north of the River Thames. It covers an area of approximately 160 hectares which extends from Lincoln's Inn Fields and High Holborn to Euston Road and from King's Cross Road to Tottenham Court Road.

Sub Area 8: New Oxford Street/High Holborn/Southampton Row:

This sub area is characterised by areas of large-scale, late 19th and early 20th century blocks fronting busy thoroughfares. Development followed the construction of new routes combined with the widening of earlier streets, thereby cutting through the earlier 17th and 18th century street pattern. The narrow back streets in the sub area reflect the earlier layout. The predominant use is commercial, with a range of shops, banks, offices, hotels and theatres. Residential accommodation generally takes the form of mansion blocks



London Borough of Camden, Bloomsbury conservation area, part plan

3.0 Planning History/ Planning Policy



Design considerations

The sites current external stone cladding is tired, worn and chipped and in a general state of disrepair. The left hand side entrance reveal is clad in a cream stone which extends into the reception. The reception is being refurbished and the internal stone removed therefore the external cream stone will have no relation to anything. The right hand side reveal and cladding to the façade is particularly damaged.

The proposals include the removal of the external step, making disabled access easier and matching the adjacent left hand property. There is the potential that this could cause further damage to the existing stone cladding which is unlikely to be able to matched/ repaired, hence the proposed cladding treatment detailed within this document.

Heritage Considerations

The adjacent right hand property, Cittie of York public house, 22-23 High Holborn, is the only Grade II listed property in the vicinity of our site and is also within the Bloomsbury conservation area. Externally, there is currently no relation to our sites existing façade and the adjacent listed property. There will be no alterations that will impact the adjacent property and only improve its setting with a new undamaged façade to the left hand side.

Overall our proposals will have no negative affect on the adjacent listed property but will significantly improve the look of our property and therefore the street scape.



4.0 Project Brief and Justification



Design considerations continued

The application seeks approval to refurbish the entrance to a tenanted office building including decorative works to the internal lobby only. The external entrance cladding is to be replaced along with the entrance doors and external lighting at ground floor only to Napier House, 24 High Holborn.

Demolition

In order to create a better, more interesting street presence, this application is related to replacing the existing external cladding (locally to the entrance only) and replacing with a dark grey cladding system to the façade and a timber plank cladding to the external lobby reveals and soffit, this will also be used within the interior which will provide an obvious flow and acts as a visual guide for tenants and their visitors (see detail/ materials for more information). The existing polished chrome entrance doors will also be replaced with new fully glazed doors set within an anthracite metal frame, to match the existing configuration, making the entrance more contemporary (see adjacent proposal). The existing 50mm step into the site from street level will be removed and replaced with a slopped/ ramped access to match adjacent site.

Size / Volume

The proposals do not extend beyond the existing. No structural changes are to be made to the existing entrance. The existing 50mm step into the site from street level will be removed and replaced with a slopped/ ramped access to match adjacent site. The new sloped entrance will be tiled and flush with both the finished street level and the internal floor finish.

Detail / Materials

There are a mix of façade treatments along High Holborn. The proposed alterations for the front façade at No.24 are to install new fibre cement board wall cladding panels in grey to the front face of the façade. Within the external entrance lobby, the reveals and soffit will be clad with 100mm wide timber planks and lighting channels inserted into some of the joints. The proposal includes a full glazed door set and side lights within an anthracite metal frame to sit within recess, in existing location.

The flooring is to be removed and replaced, it will be replaced with tiling and will be flush with both finished street level and interior floor finish providing level access.

The existing surface mount signage is to be removed and will be replaced with new stainless steel signage, mounted to the new fibre cement panel cladding, as shown in adjacent proposal).

There are no other alterations proposed to the external façade of the building.

4.0 Project Brief and Justification



Visual reference showing proposed external fibre cement panel cladding, brushed stainless steel signage and fully glazed entrance doors with anthracite metal framing





Fibre cement panels alongside timber plank external cladding



Timber plank external wall cladding



LED linears recessed within timber cladding



Brushed stainless steel text

Precedent Images

4.0 Project Brief and Justification



Accessibility and inclusivity

There is no proposed change to the approach and access to the building. The alterations will include the removal of the 50mm step from street level and replaced with a sloped entrance to match adjacent site. The proposed floor tiling being applied to the slope will have flush threshold points with the finished street level and the internal floor finish. The position of the door is to be retained with the leaf width of the main doors to match existing (1700mm) which open inwards so do not obstruct pedestrians walking along the road in any way. Any matwell inside will be flush with adjacent finishes.

Parking – N/A

The building is within very close walking distance of Chancery Lane Underground Station. The site has a PTAL rating of 6b (best).

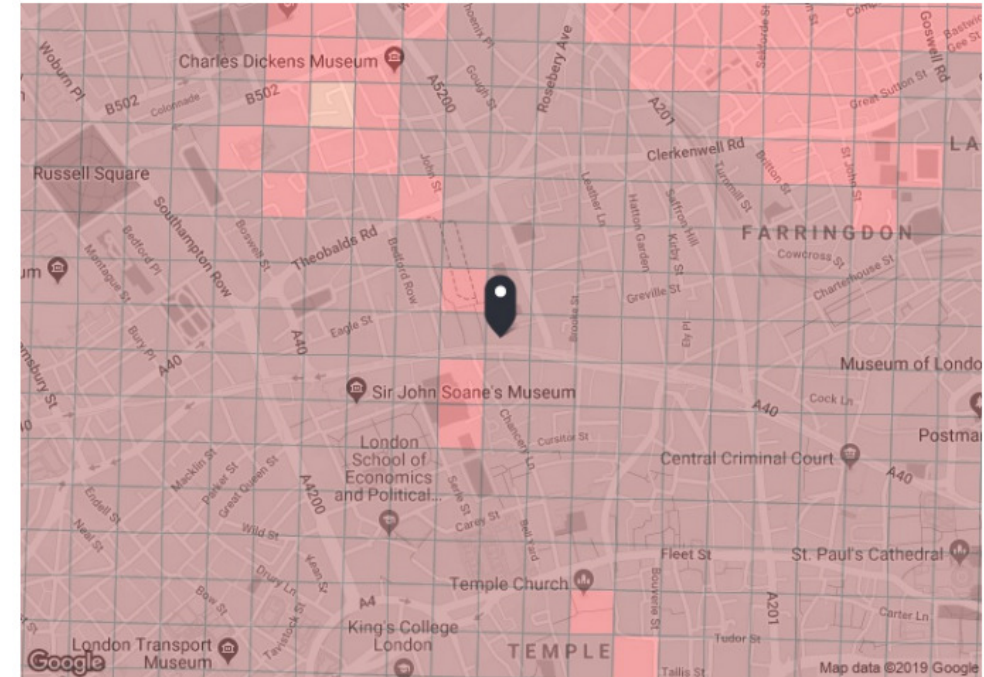
Sustainability

The proposed design approach aims to be sustainable and incorporates the following measures:

- Maintain daylight to the internal space with the new glazed doors and fixed side lights to match existing configuration.
- All new glazing to be double glazed;
- Energy efficient lighting throughout to comply with Part L

Site waste management

Retain as existing



PTAL output for Base Year 6b

24 High Holborn
24 High Holborn, London WC1V 6AZ, UK
Easting: 531031, Northing: 181635

Grid Cell: 86364

Report generated: 10/01/2019

Map key - PTAL



Map layers

PTAL (cell size: 100m)





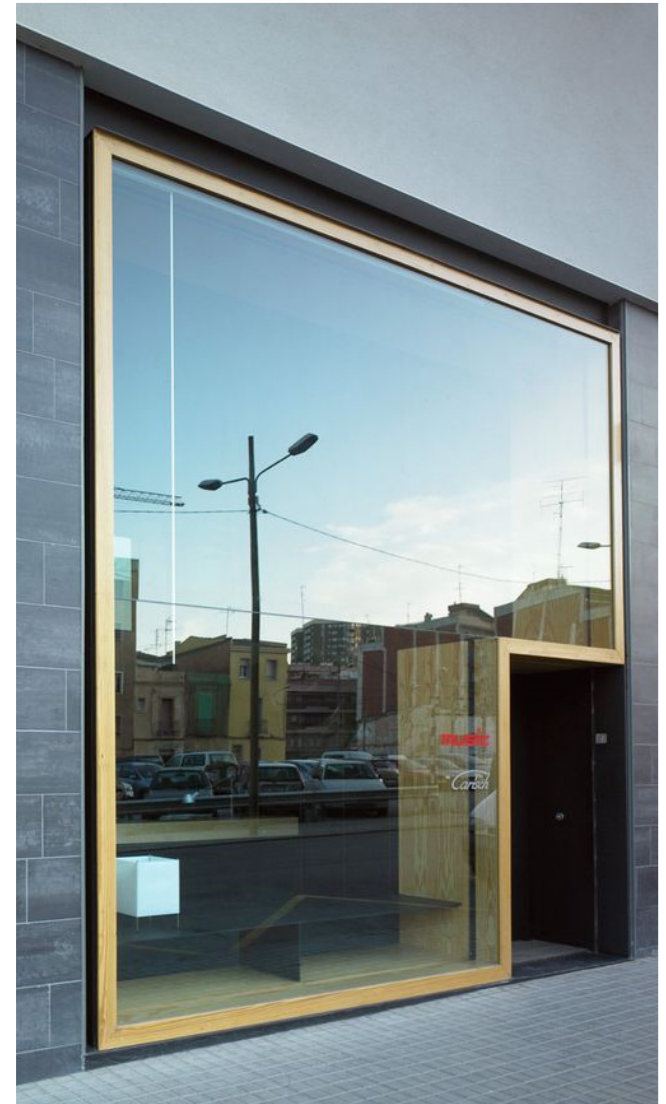
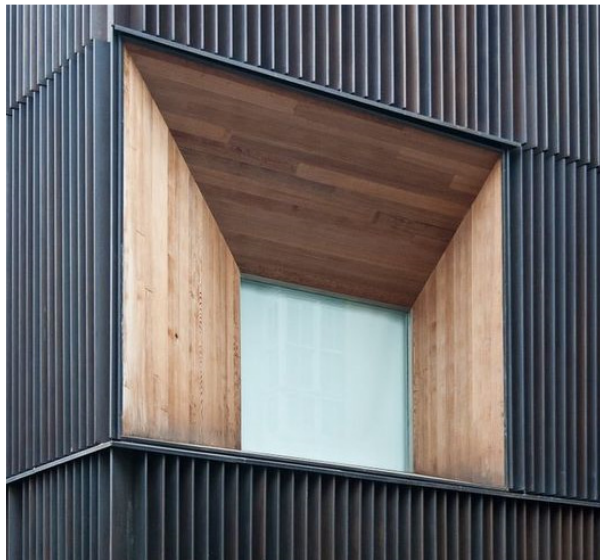
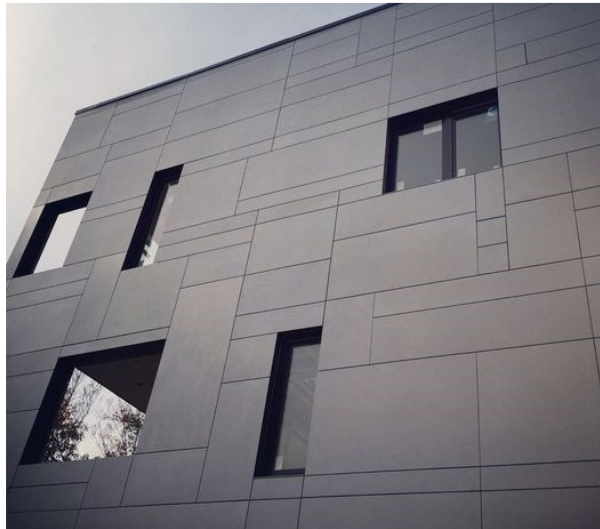
Existing Entrance.





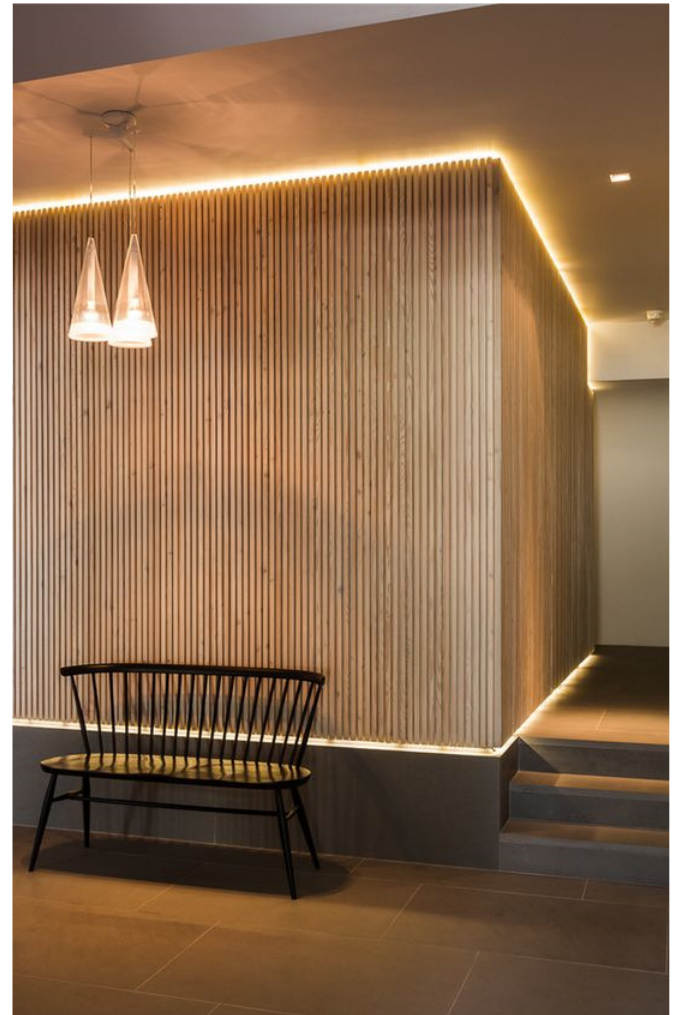
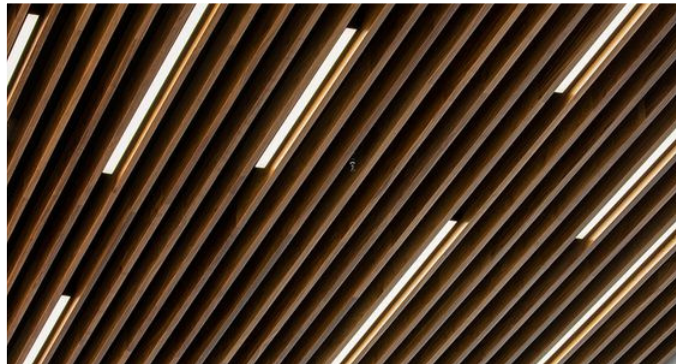
Existing internal lift lobby/reception.





Proposal for cladding for external entrance – dark grey cladding panels to cover green stone, timber from reception within reveal to create continuity between inside/outside spaces.





Lighting integrated into timber to highlight external entrance porch . .

