

2.0 EXISTING SITE

2.1 Background & Context

12 Roger Street (Charles Darwin House) is located in the Bloomsbury district of the London Borough of Camden, in the Bloomsbury Conservation Area. The building is located to the West of Gray's Inn Road with close proximity to Chancery Lane, Holborn and Russell Square underground stations.

The surrounding area consists mostly of terraces of residential townhouses with ground floor retail units, with some more office and commercial properties along Gray's Inn Road. The building itself, as is now existing, was constructed in 1958, as a ground floor warehouse with four upper office floors.



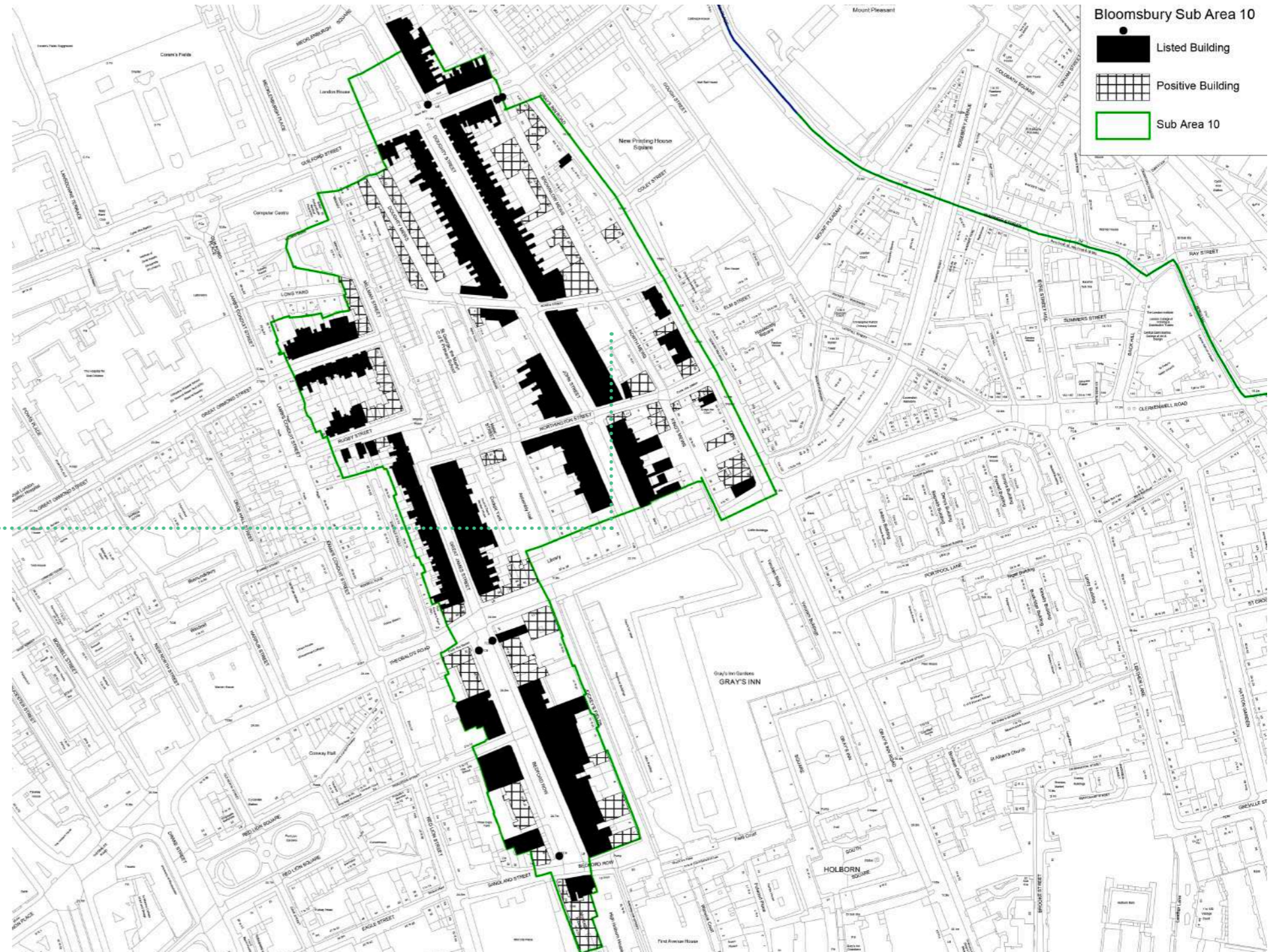
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The building is situated within the Bloomsbury Conservation Area, in sub area 10, which was designated as such in 1968. 12 Roger Street is located to the rear of a row of listed houses on John Street. The Bloomsbury Conservation Area Appraisal and Management Strategy characterises the area as a grid of streets, interspersed by formal squares and suggests a history of residential properties oriented around a courtyard plan form. Roger Street is described as 'varied in character with different building types, styles and ages.' Building types include townhouses in small groups, mews buildings and later infill. As a result there is an interesting variety of architectural styles, providing a sense of liveliness. There is a general consistency in the use of yellow stock brick with render, red brick or stone detailing, although some buildings are completely faced

in red brick.' A focal point in the street is the 1930s corner public house with Art Deco influenced details in red brick and stone with finely detailed steel windows' which was Grade II listed in 2010. It is these points that will be referenced in the design development for the proposals for 12 Roger Street, to ensure that the building is re-enlivened to contribute positively to its surrounding street scape.

12 Roger Street

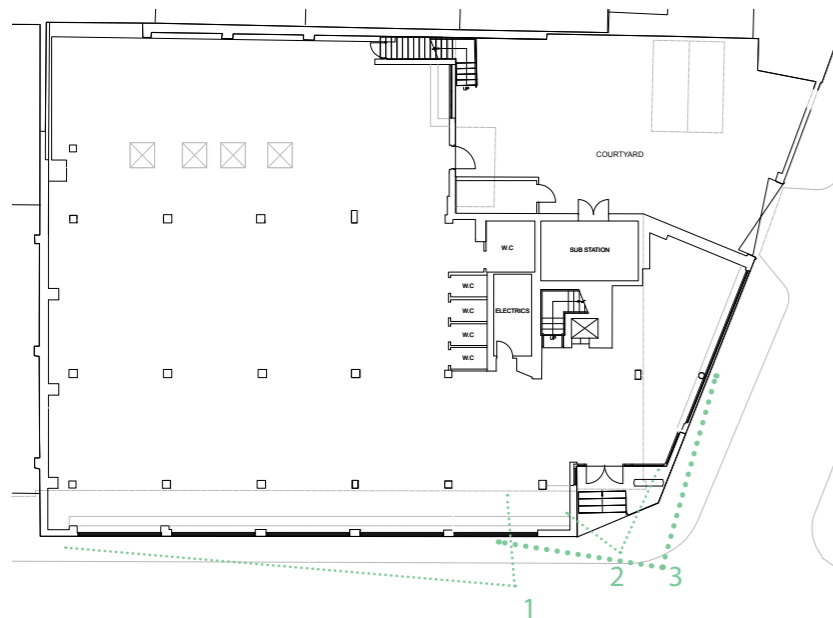


Bloomsbury Conservation Area map

2.0 EXISTING SITE

2.2 Existing Site Photographs

Key points to address on the main elevations are to clean up the facade and respray the windows and to enhance the street scene of the main elevations and create more of an active street frontage. Currently the rendered ground floor podium is looking dated and needs refreshing. The existing entrance is recessed and therefore does not provide a well defined entrance to the building on the street scene, furthermore the stepped access to the reception area does not meet accessibility requirements.



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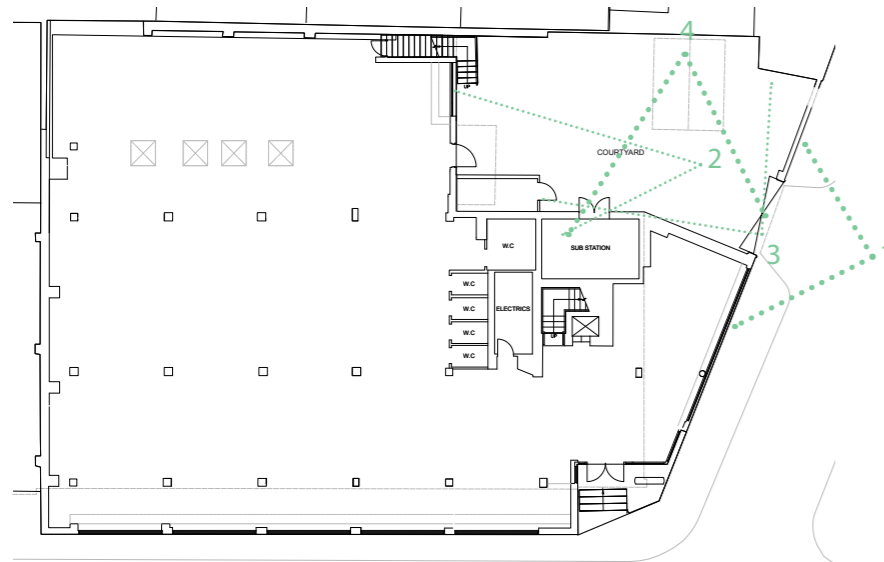


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2.0 EXISTING SITE

2.2 Existing Site Photographs

The courtyard is currently utilised as a bin and bicycle store and is unkempt and in a state of disrepair. The entrance gates are not an ideal means of access for pedestrians. The courtyard does not contribute well to the surrounding street scene. There is potential to reinvent this space as a new entrance and usable amenity space for the building.



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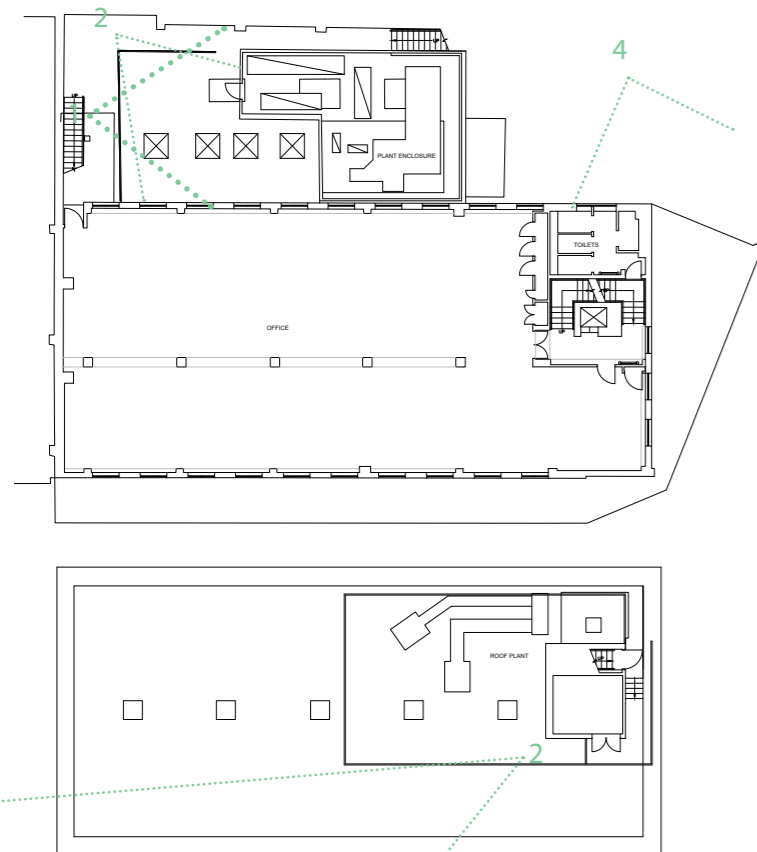
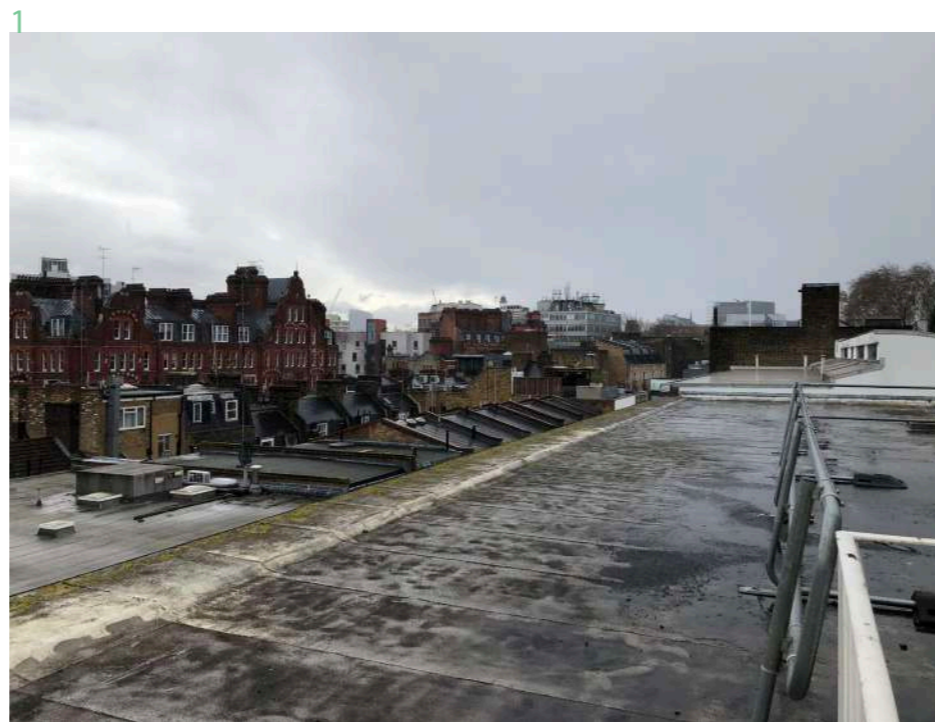


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2.0 EXISTING SITE

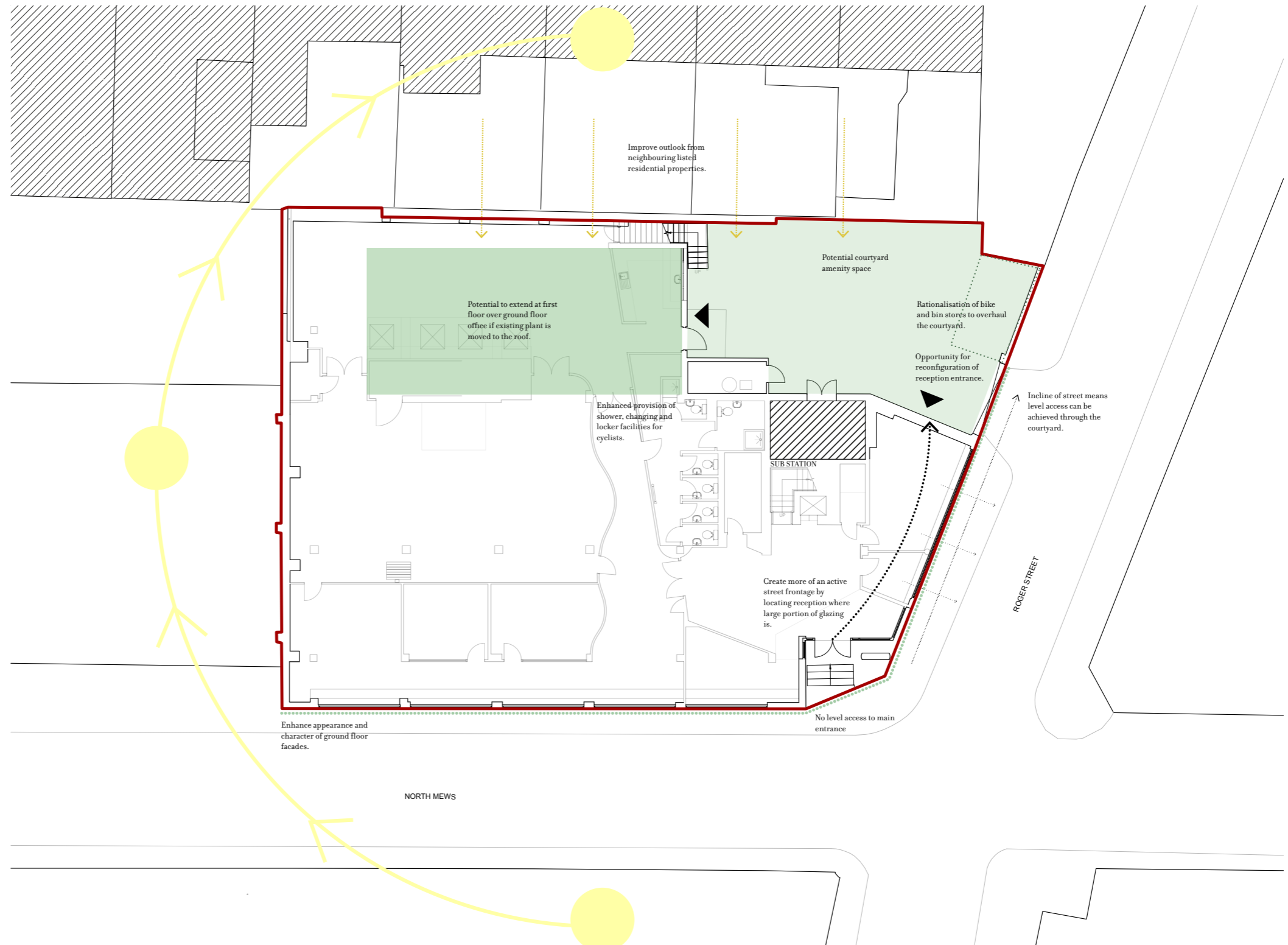
2.2 Existing Site Photographs

The plant is currently located at first floor, on the roof of the ground floor facing the courtyard. The building will require a new M&E fit out, therefore there is the opportunity to move the plant to the roof and extend the building onto this area to create additional floor space, and to greatly improve the existing floor space, whilst also improving the outlook to and from the courtyard.



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2.3 Site Analysis

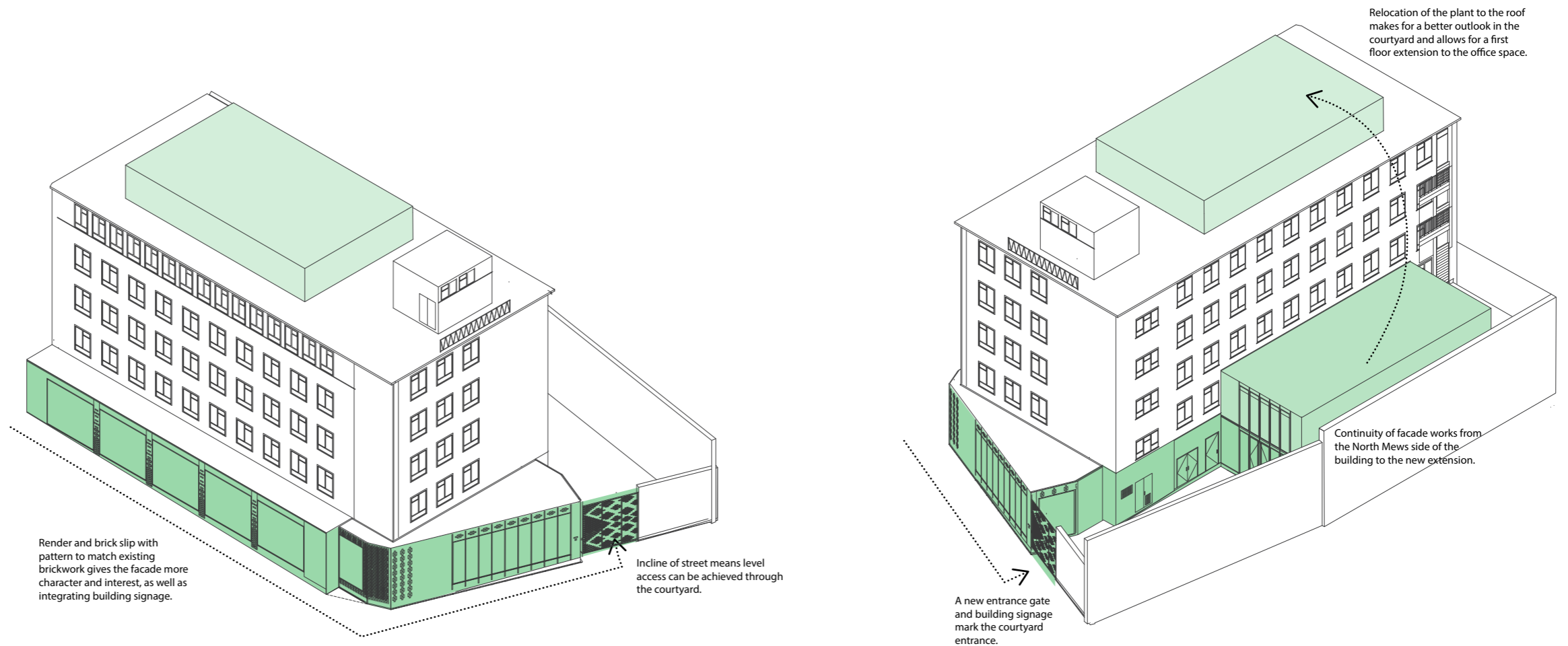


3.0 Proposed Concept

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3.1 Design Development

It is proposed to overhaul the appearance and experience of the ground floor of the building through the re configuration of the entrance and with facade works to the ground floor podium level. The entrance will be moved to the rear of the current reception space, providing a new entrance through the existing courtyard, which will be refurbished into an inviting amenity space, an idea stemming from the history of the conservation area and the typology of the square that is repeated in Bloomsbury. The new entrance will provide level access into the building and a much more visible reception space. Relocating the plant to the roof will improve the appearance of this courtyard space and will also create room for a first floor extension to provide 99m² of additional office floor space. Local materiality of brick work and render will tie together the facade and extension in a more aesthetically pleasing street scene. The proposals do not affect any residential or local amenity.



3.0 Proposed Concept

3.2 Proposed Concept Image of Courtyard.



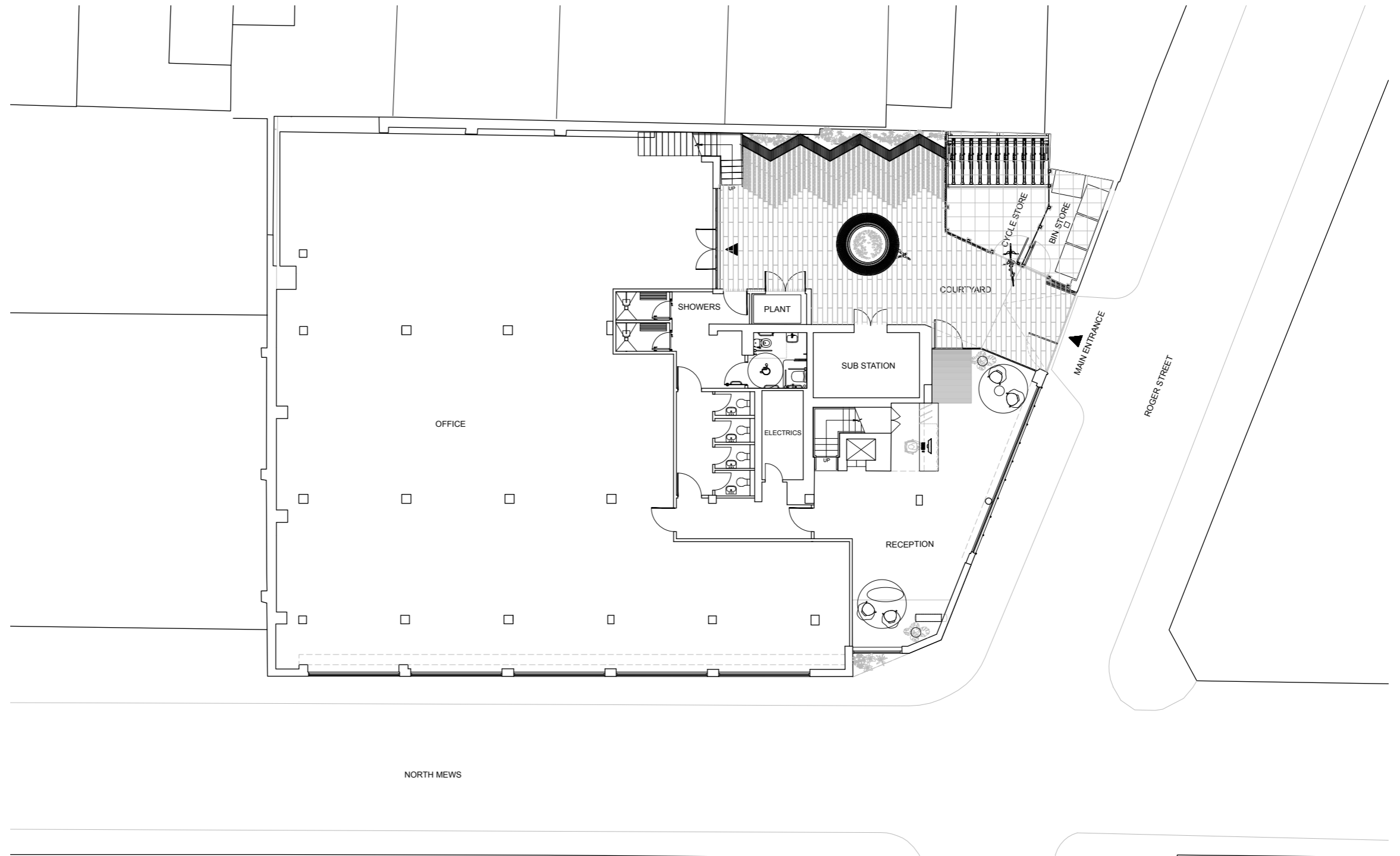
4.0 Proposed Drawings

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4.1 Proposed Plans Ground Floor Plan

The entrance to the ground floor is proposed to be reconfigured to enter the building through the existing courtyard, creating level access into the building and an outdoor amenity space. There is also a separate entrance into the ground floor unit, which has been enhanced with floor to ceiling glazing. Another new entrance leads directly from the courtyard into the increased shower and changing provisions for the use of the whole building (including a DDA shower and WC) improving the occupier's experience of these facilities.

A designated area for bin storage and 22 cycle spaces with a slatted timber enclosure and roof also improves the amenity of the building. The courtyard will be accessed through a bi folding gate, which can be open during the day and opened via access control for security during out of hours use.



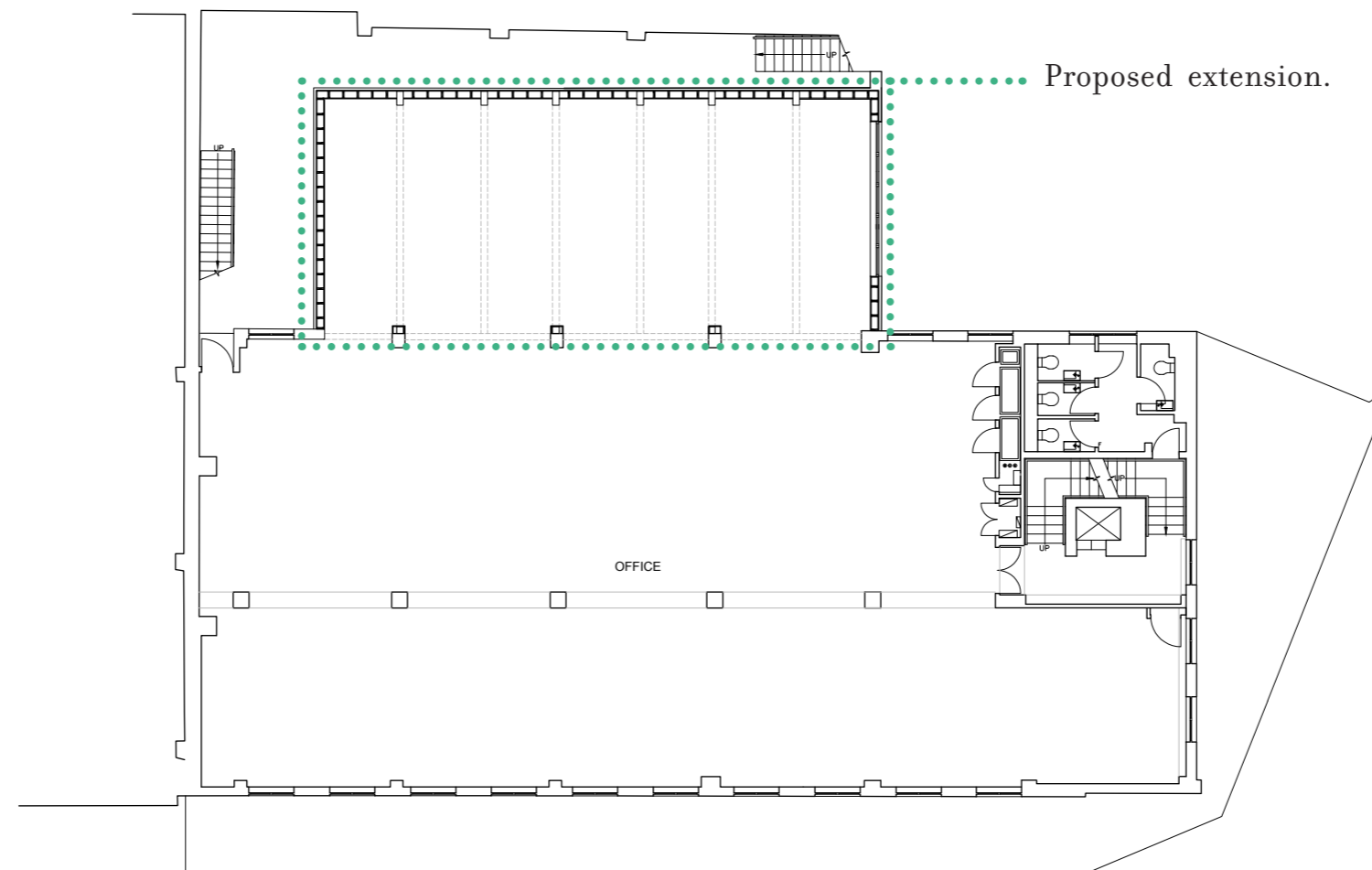
4.0 Proposed Drawings

4.1 Proposed Plans

First Floor Plan

Moving the plant enclosure to the roof allows for an extension to the first floor office, providing an additional 99m² of net floor space. The extension will be of Glulam construction and will enhance the appearance of the building into the courtyard space, with feature floor to ceiling glazing and brick slips on the front face, whilst the remainder of the extension will be finished in a grey render. Glulam beams and columns will remain exposed, and will be clad within with wood wool acoustic panels and timber soffits.

The massing of the extension allows for the retention of the existing fire escape stair alongside it, and the flat roof sits just above the line of the party wall and the existing plant area screening, meaning there is no overlooking or shadowing of the neighbouring properties and their gardens. The glazing is kept to the front, courtyard facing elevation for the same reasons. The simple form provides the most efficient net space and floor to ceiling height for the office floor internally.

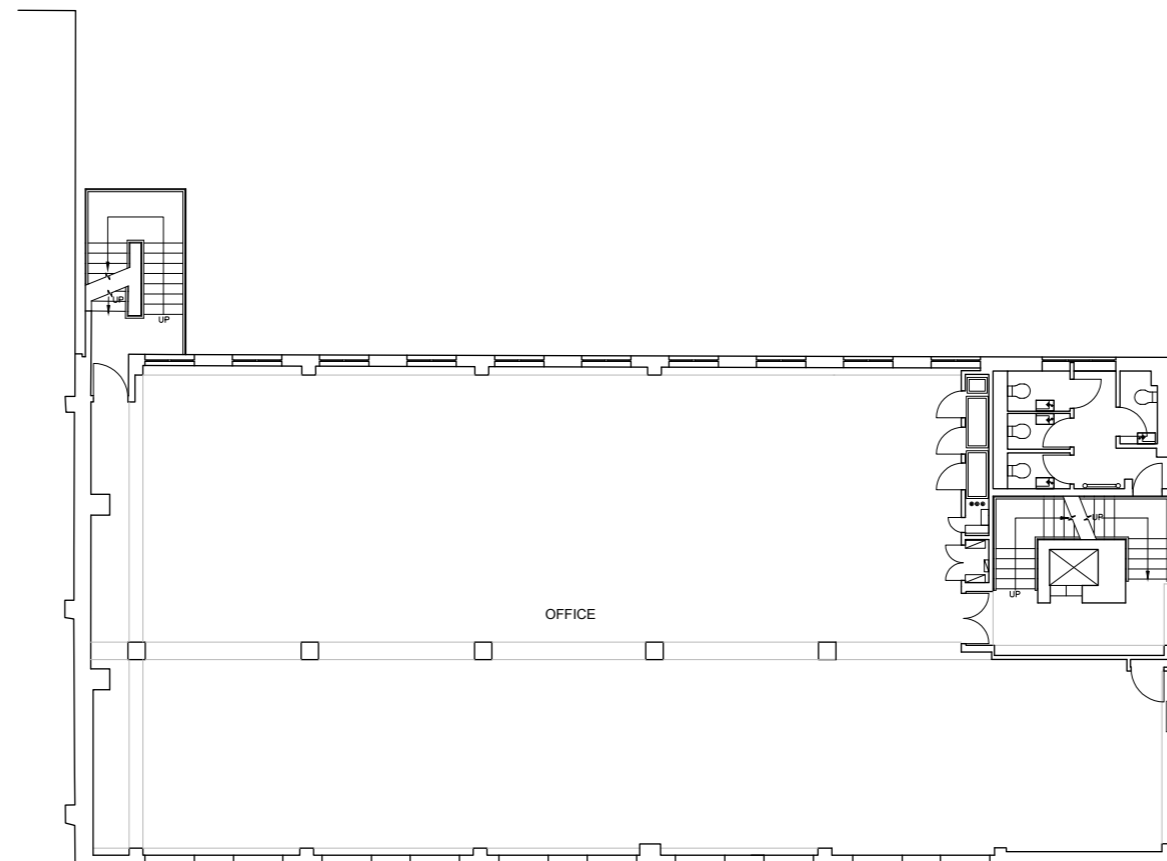


4.0 Proposed Drawings

4.1 Proposed Plans

Typical Floor Plan

All office floors will be refurbished, including new M&E equipment that will be moved to a central spine, removing the bulkhead around the perimeter of the space. New lighting will be installed, as well as feature wood wool acoustic panels down the central spine. The raised access floors will be removed, providing level access onto the office floor and allowing for a higher ceiling. The floors will be finished with a Bolon tiled floor finish and perimeter trunking will serve the office floors. All WCs and lift lobbies will be refurbished.

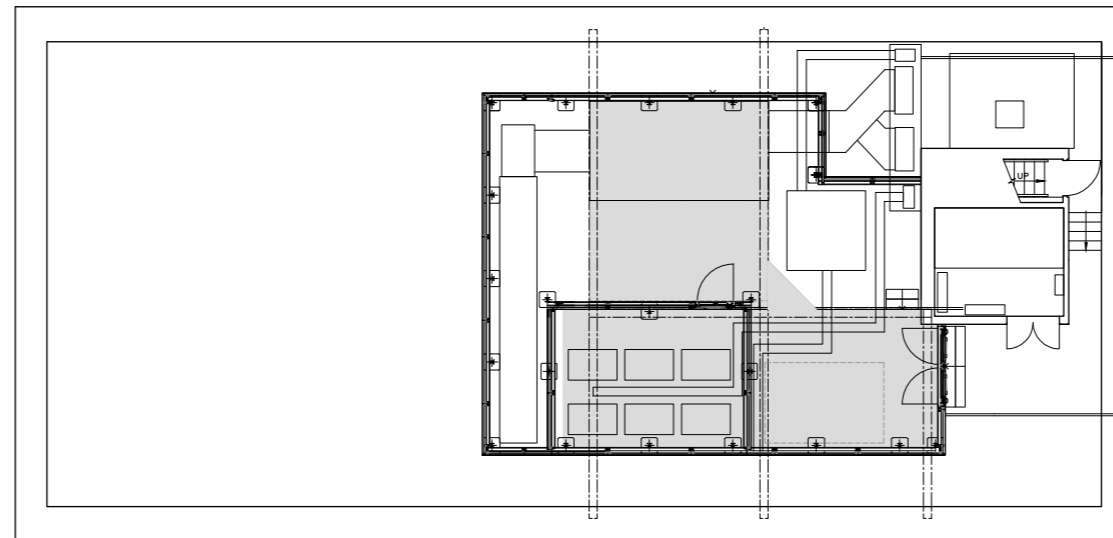


4.0 Proposed Drawings

4.1 Proposed Plans

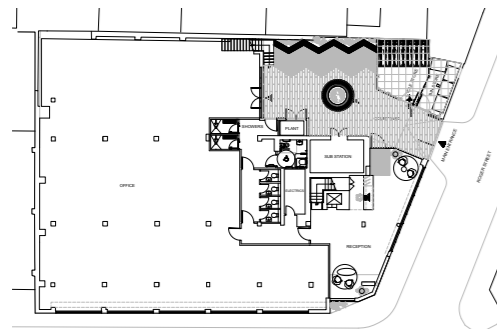
Roof Plan

The plant will be moved to the roof and fitted within an acoustic enclosure, which has undergone a noise assessment report. The new plant will be more efficient than the existing equipment serving the building and will make use of existing risers and openings. Permission has previously been granted for the relocation of the plant to the roof.



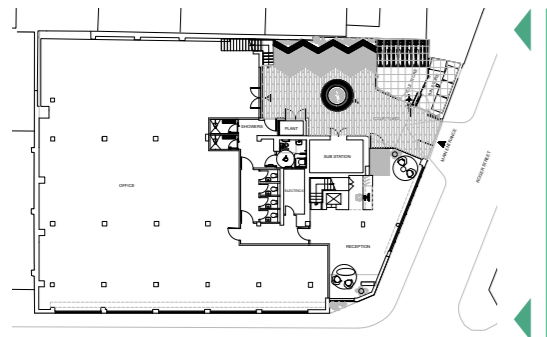
4.0 Proposed Drawings

4.2 Proposed Elevations Front Elevation



4.0 Proposed Drawings

4.2 Proposed Elevations Side Elevation



4.0 Proposed Drawings

4.2 Proposed Elevations Rear Elevation

