LABS, Victoria House, Camden
Design & Access Statement
December 2019

LABS

HUTCHINSON & PARTNERS

Document Control:

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Contents

01.00

Introduction

01.01 Overview

Image of the Current Site from Bloomsbury Square

Image of the Existing Building from Bloomsbury Square

This Design and Access Statement has been prepared by Hutchinson and Partners (the Architect) on behalf of LABS (the Applicant), in order to describe the design for the installation of flexible partitions to the 1st to 9th floors of their property, Victoria House at Bloomsbury Square, Camden, WC1B 4DA. The applicant (LABS) is submitting a Listed Building Consent application for the 1st to 9th floors of the Grade II listed Victoria House at Bloomsbury Square, Camden, The application for this proposals is accompanied by a set of application drawings and this document, the Design and Access Statement which includes a Heritage Statement. The Design and Access Statement (DAS) should be read in conjunction with the other Planning Document and drawings submitted as part of this application. The DAS describes the proposal, and includes the existing floors, the development context, the layout, use, size and scale of the proposals. The refurbishment is to retain the offices (Class B1), and to refurbish to allow LABS to run co-working office floors, whilst sensitively considering the heritage assets of the site. The design approach to the offices will seek to provide a comfortable, well-considered working environment within the unique historic setting of the Grade II Listed Victoria House. The proposal will aim to compliment and enhance the historic fabric with low impact construction and high-quality materials.

01.02 LABS: An Introduction

Southampton Place, Camden

LABS Triangle, Camden

LABS Lockside, Camden

LABS House, Camden

Hogarth House, Camden

Hawley Wharf, Camden

LABS Avenue, Camden

LABS Atrium, Camden

LABS are currently responsible for running a number of co-working spaces across the London Borough of Camden, within existing listed buildings in Camden Market, High Holborn and Southampton Place, and within new builds in Hawley Wharf. These spaces offer a creative place for freelancers and small companies to work, meet clients and collaborate, alongside offering organised collaborative events for networking, socialised and keeping fit. Due to the positive reception of their co-working spaces, LABS are excited to provide this new space within Victoria House.

01.03 Hutchinson and Partners: An Introduction

Brady Square and Albion Walk, Whitechapel Square

Hendon Waterside, Residential Buildings

101 Camley Street, Camden

90 High Holborn, Camden

Colindale Gardens, Colindale

101 Camley Street, Marketing Suite

Camley Street, Camden

90 High Holborn, Camden

Hutchinson & Partners is formed of a collection of like-minded architects dedicated to creating places and architecture of enduring quality. We work across all sectors and scales employing passion, free-thinking, rigor and process in our responses to brief, context, sustainability and legacy. Our body of work is characterised by considered placemaking,

simplicity of form, elegance of proportion, contextual abstraction and material composition. Our iterative design process has built a clear architectural language that runs throughout our work with differentiation between projects provided through responses to context and programme to create moments of delight in composition, ordering,

reveal, entrance, crown, colour, material palette and detail. The images above are taken from a number of our most significant projects to convey our approach to place-making and architecture and two of the mixed use projects we have designed for LABS. They include two key projects that we have designed within the London Borough of Camden, both

of which are in collaboration with LABS, namely 101 Camley Street and the refurbishment of 90 High Holborn. These projects have provided us with a good knowledge of the area and have led to us having a collaborative relationship with the local authority's planning and design officers.

02.00
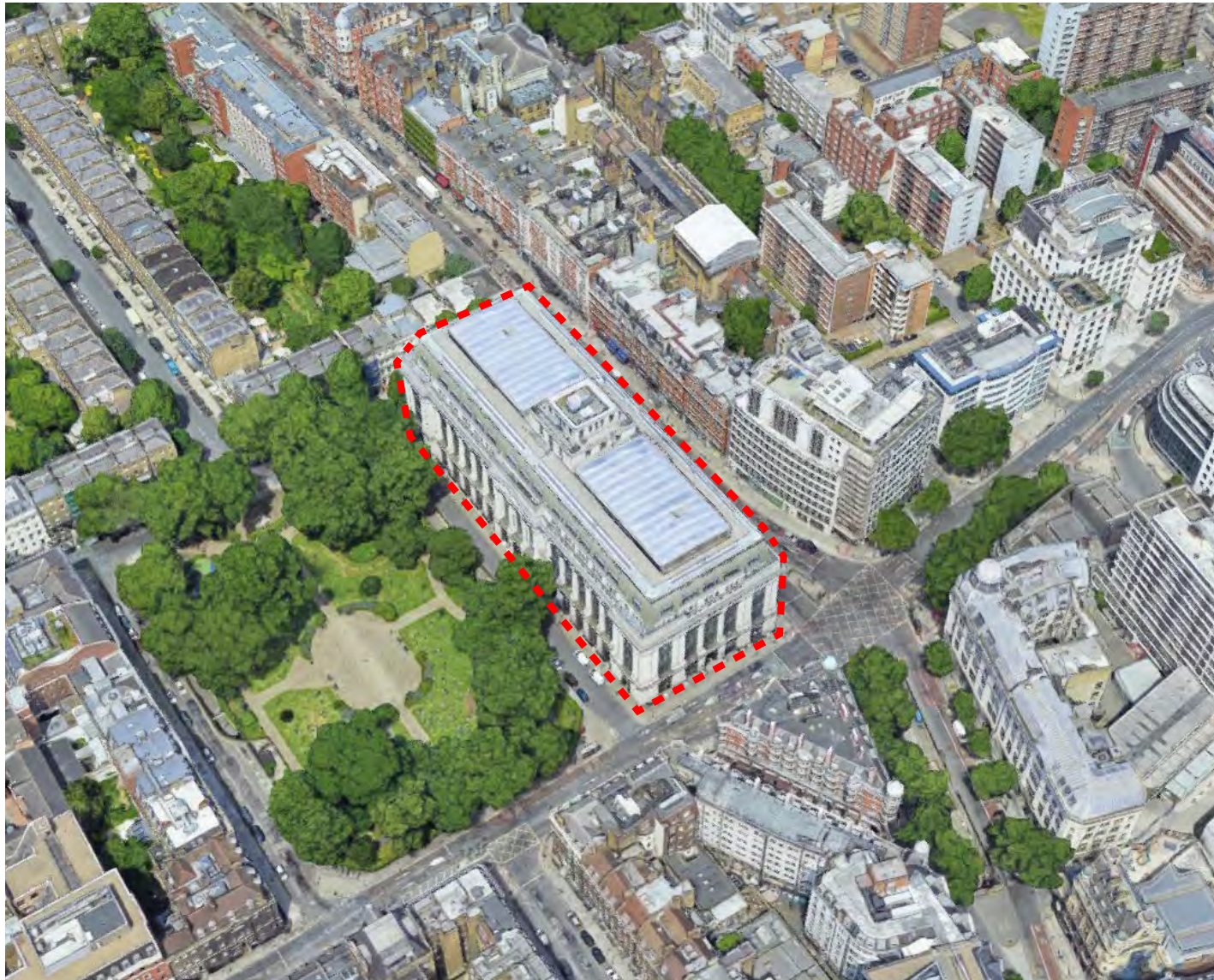
Setting

02.01 Wider Context

Existing Aerial Photo

The site is located to on the east side of Bloomsbury Square. It is within the Bloomsbury Conservation Area and part of the London Borough of Camden. It is well connected, with Holborn Underground Station to the South, and a number of bus routes that run past the building. A notable feature of the area is its Central London and historic nature.

- - - Site Location
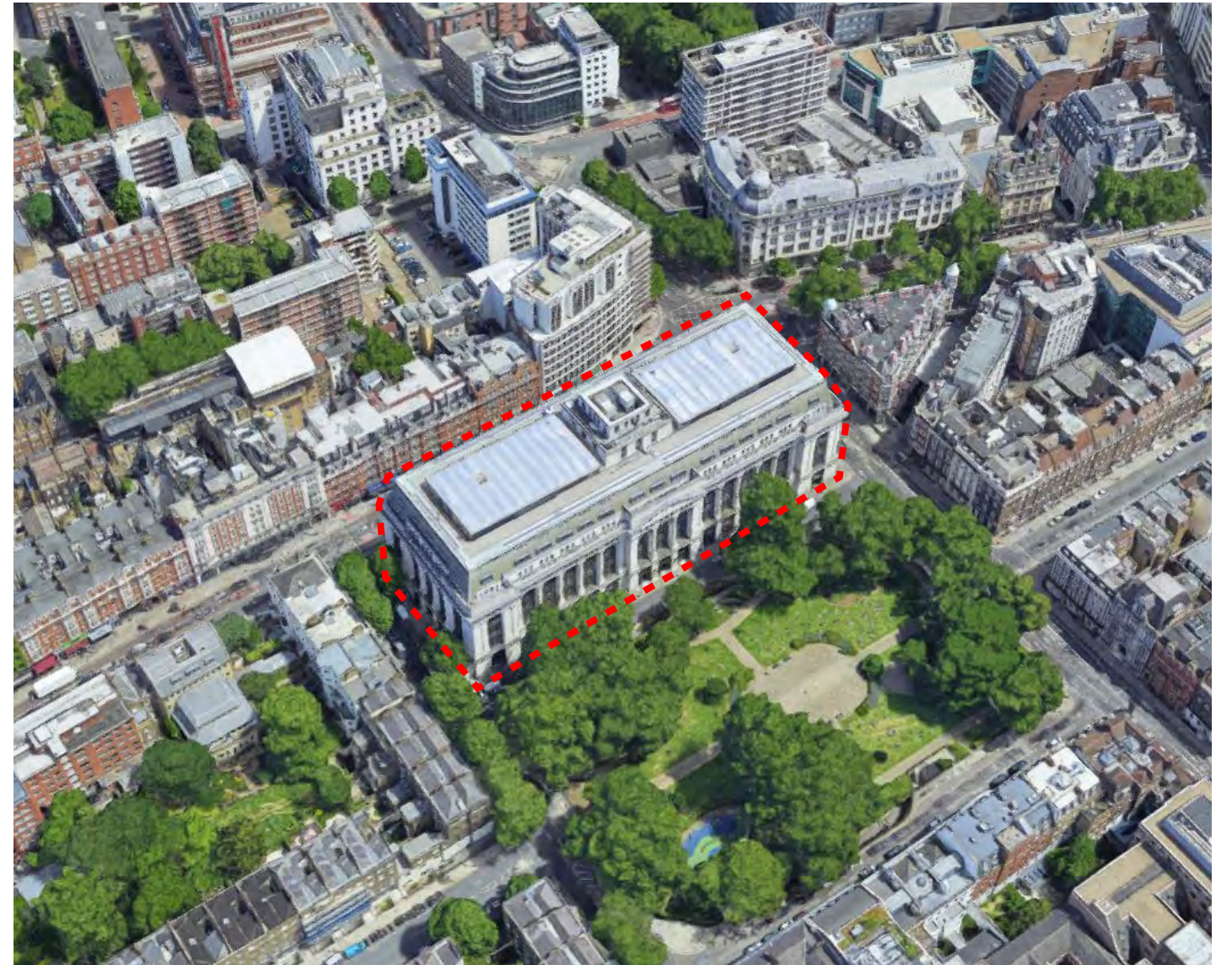01. British Museum
02. Bloomsbury Square
03. Lincoln's Inn Fields

Bloomsbury Conservation Area
Seven Dials Conservation Area (Covent Garden)
Kingsway Conservation Area

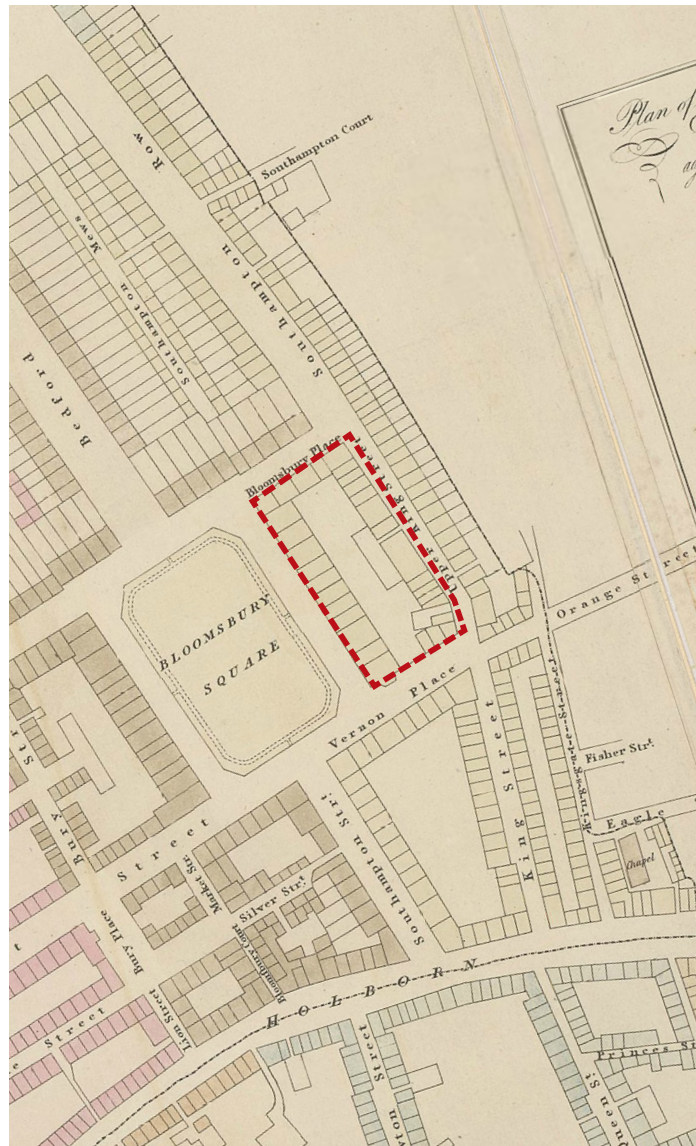# 02.02 Bird's Eye Views

Bird's Eye View facing North

Bird's Eye View facing East

The building occupies an island site facing Bloomsbury Square, Theobalds Road, Southampton Row and Bloomsbury Place. The building's relationship with the formal green space of Bloomsbury Square is of particular note. The building, at its tallest point, is nine storeys, and at such a height and footprint it is an imposing, and impressive, addition to the city.
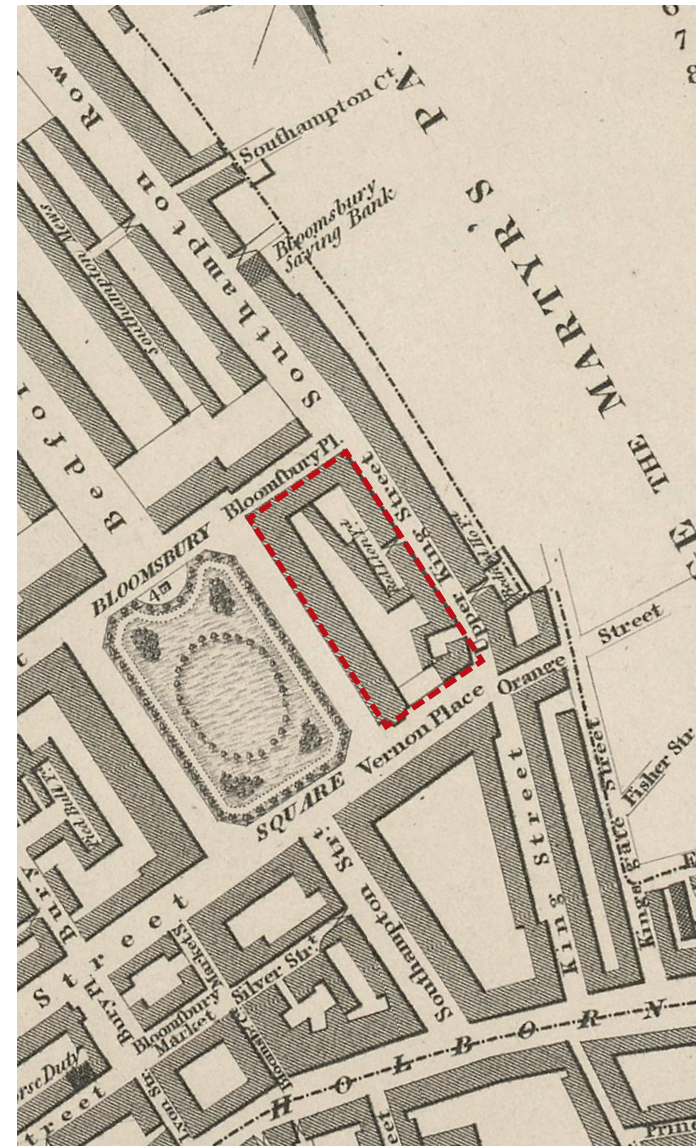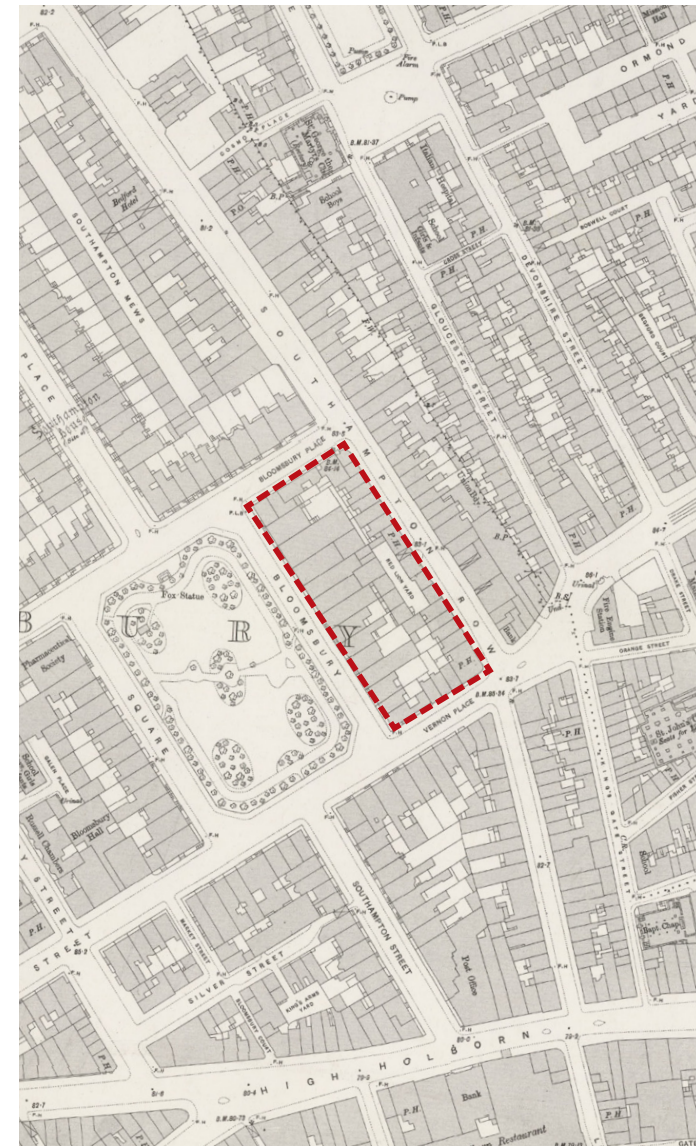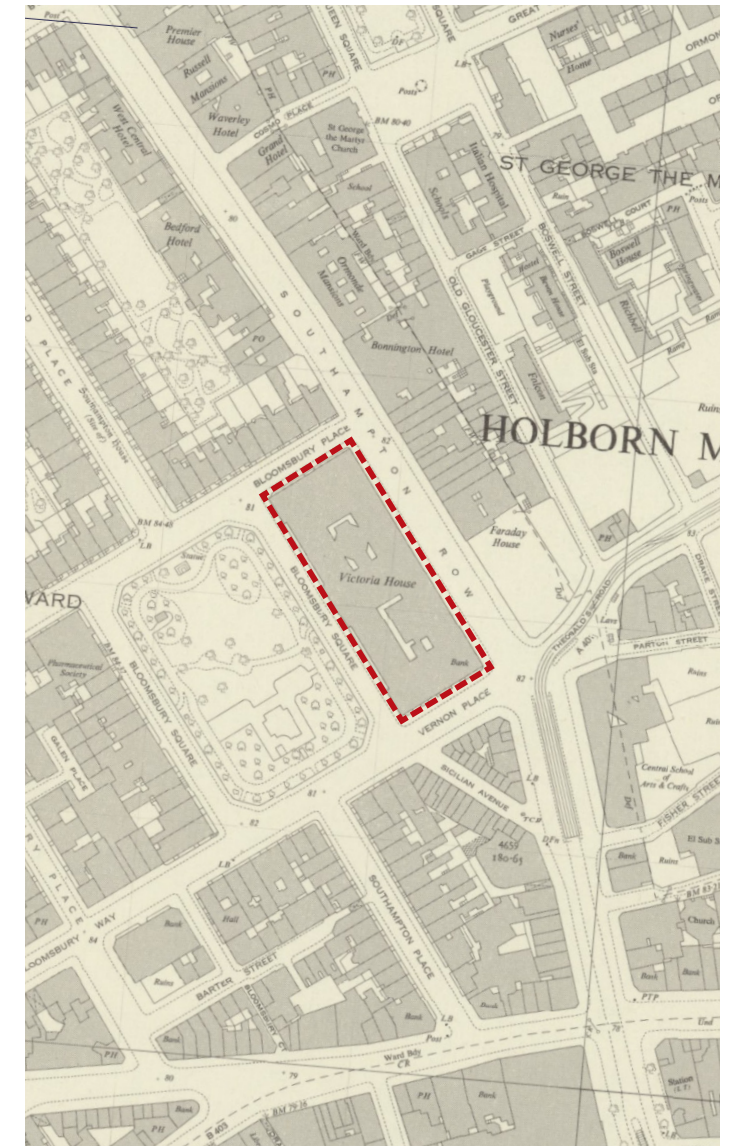
02.03 Historical Development

Bloomsbury Map, 1816

Bloomsbury Map, 1824

OS London Map, 1893-1896

OS London Map, 1953

Bloomsbury Square, originally known as Southampton Square was developed in the late 17th century for the Earl of Southampton. The site of Victoria House was occupied at this time by typical terraced houses of the time and occupied by aristocracy. Throughout the 18th and 19th century the area was no longer fashionable with the upper classes, and became occupied by middle class professionals. In the 1920's, Victoria House was constructed for and occupied by the Liverpool Victoria Friendly Society. The building is a Grade II listed neoclassical building with Portland stone clad exterior, bronze infill panels, and copperlite glazing surrounds, with ornamental brasswork. Notably the building includes fireplaces within the building from the 18th century houses previously on the site.

02.04 Heritage Assets of the Interior

Inticate neo-classical marble detailing to the main reception

Brass signage in the main reception

Light fixtures and coffered ceiling of the main reception

Brass staircase handrail finial to the entrance on Southampton Place

Wooden post box from the original 1920's design

Brasswork clock by the Bromsgrove Guild

The images above depict a few of the original features of the interior of the building that contribute towards its listed status.