3.5 Roof

Works to improve the appearance of the roof and provide better distribution of light to the office space are as follows, illustrated on this page:

- removal of existing glazed main rooflight and reinstatement of roofing material closely matching the existing slate
- installation of smaller but better distributed openable rooflights
- location of building heating and cooling plant at second floor level will require venting - design of cowls and ventilators to match the existing roof material (slate) and existing vents used where practical

New rooflights will comprise low profile frame, grey powder coated aluminium to blend with the existing slate roof finish. These will be openable in the east and south facing roof slopes (3no. 2m x 1m and 2no. 1m x1m) and fixed and slightly recessed in the west facing (West Street) roof slope (2no. 2m x1m and 1no. 1m x1m).

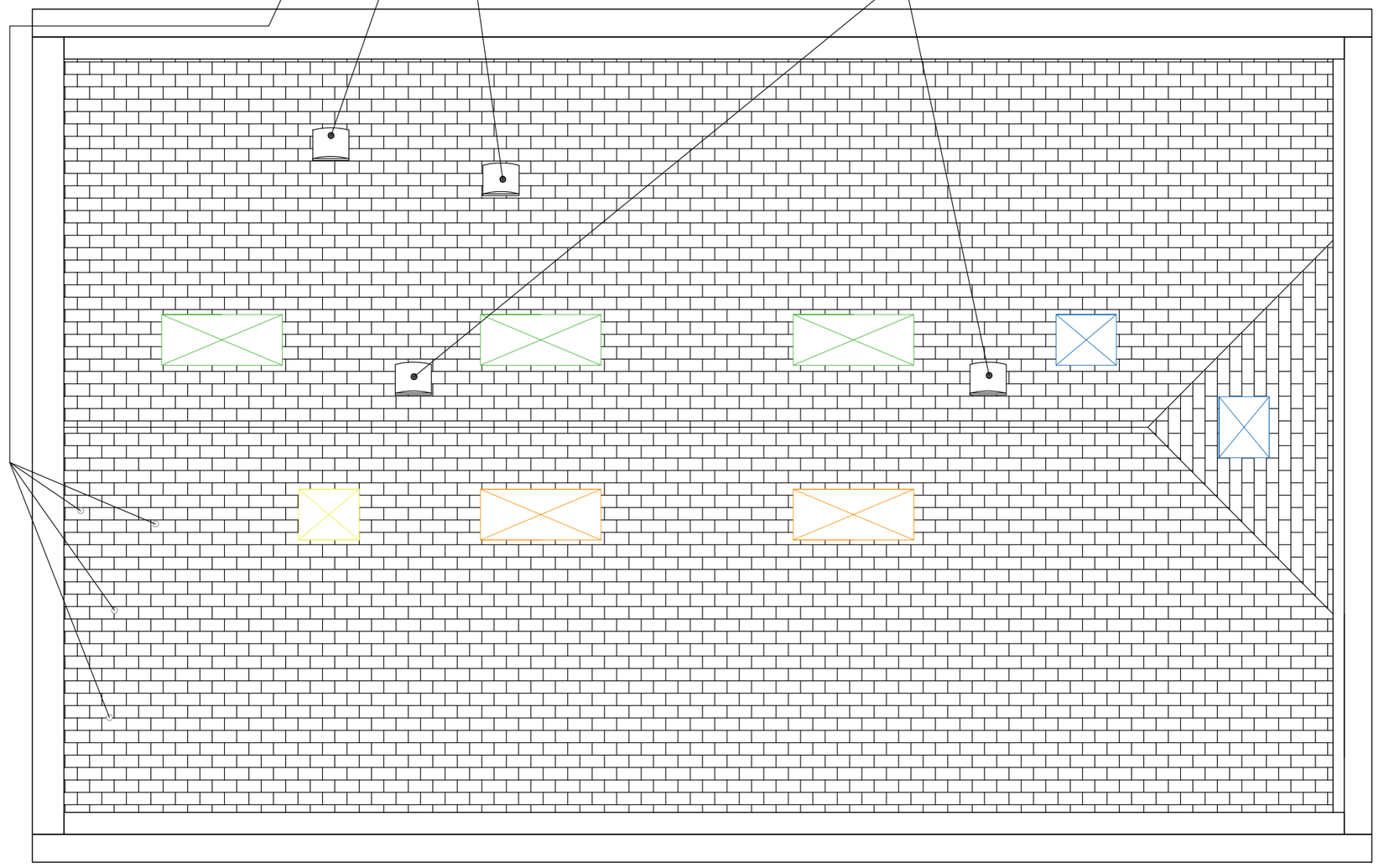
rooflight design for east and south facing slope

rooflight design for west (West Street) facing slope

low profile slate ventilator

MVHR roof cowls 600mm x 600mm

MVHR roof cowls retained



This page: Main plan right -- the roof in plan form showing the proposed openings related to installation of building plant vents and the positions of new rooflight openings Left above - the proposed rooflight designs showing (top) opening designed positioned on the east roof slope and (bottom) the fixed glazing units in the West Street roof slope.

3.6 Basement

Works affecting the basement are as follows, illustrated on this page. Details are provided in the description of the access proposals in section 4.0.

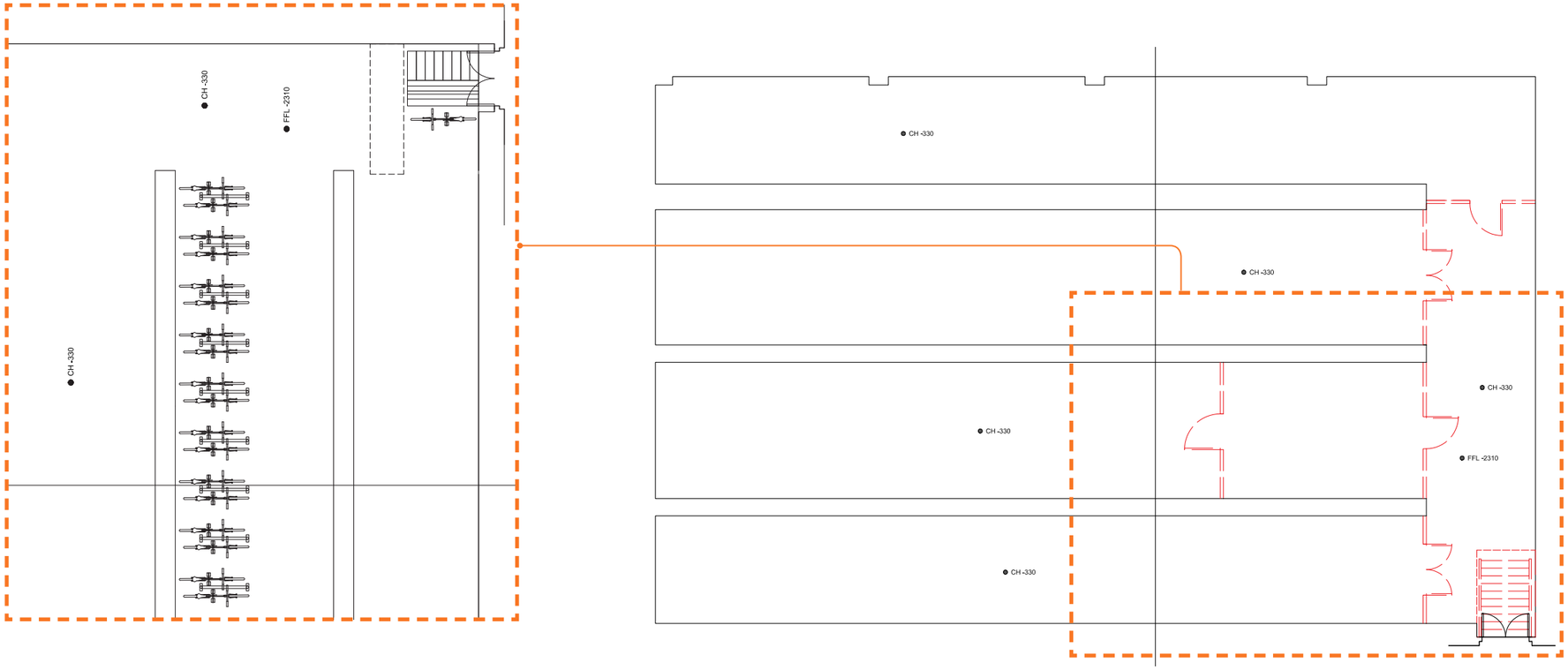
Demolitions affecting the basement are shown on the right. These comprise removal of existing non-original partitions.

The proposals involve access to the basement for cycle storage. It is proposed to utilise the existing opening to West Street where a short staircase allows people into the crypt of the former chapel. This area is a sequence of 4 brick built vaults.

The proposal is to install a cycle channel to one side of the existing staircase to aid cyclists wishing to store their cycles in the basement, the current incline being challenging for manoeuvring in and out.

It is anticipated that repair work to the basement prior to use will involve damp-proofing the vaults. The difficulty is rising damp and water ingress from street level.

We have consulted The Society for the Protection of Ancient Buildings (SPAB) online resources and advice for an appropriate method sympathetic to the historic fabric of the building. Limited floor to ceiling heights prevent a full lining of the vaults that leaves any usable space for cycle and other storage. It is proposed to use tanking and a suitable breathable waterproof render to a height of 1.5m, but leave the ceilings exposed.



Max occupancy for Means of escape capacity (ARUP 29.05.2019)	BREAAM @50%	20% abensetism	BREAAM @50%	gender	provision type	current	1:8 requirement 100%	provide
100	50	80	40	**Female**	BIKE STALL	N/A	5	10
					LOCKERS	N/A	5	5
					SHOWER	N/A	1	1
	50		40	**Male**	BIKE STALL	N/A	5	10
					LOCKERS	N/A	5	5
					SHOWERS	N/A	1	1

This page: Above right - the demolition works to remove existing partitions in the basement and install cycle stands in the second brick vault.
The pictures underneath show the current access to the basement via a short but steep wooden staircase, the damp problems experienced and an example of the vaulted ceiling space where cycle storage could be accommodated.

3.7 Alterations to partitions

The proposals involve removing existing partitions that are non-original fabric and creating new ones around reconfigured washrooms and staircase enclosures.

The following types are employed:

P1 - Drywall partition – New, standard wallboard
Minimum 100mm overall partition thickness, 2n. Layers of 12,5mm plasterboard both sides, 50mm Isover Acoustic Roll. Medium duty Rating

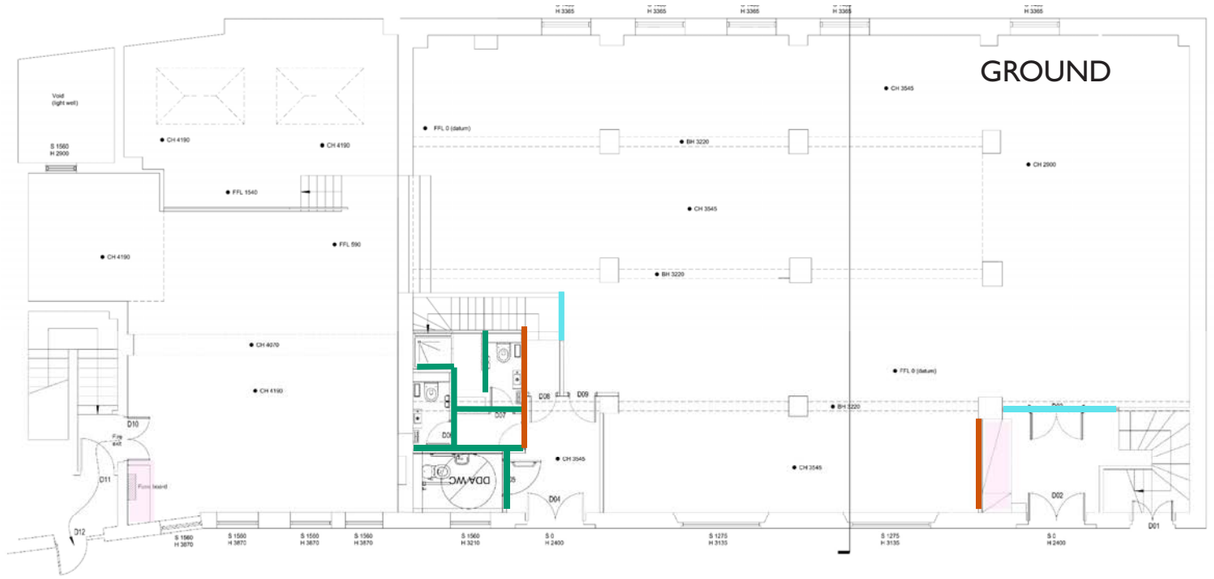
P2 - Drywall partition – New, water resistant wallboard &/or tile backer
Minimum 100mm overall partition thickness, both sides 1n. layers of 12,5mm plasterboard plus 1 layer of water resistant board or inert tile backer board where tiling is to applied, 50mm Isover Acoustic Roll. Medium duty Rating.

P3 - Drywall partition – New, standard wallboard
Overall partition thickness and make-up to match adjacent partition.

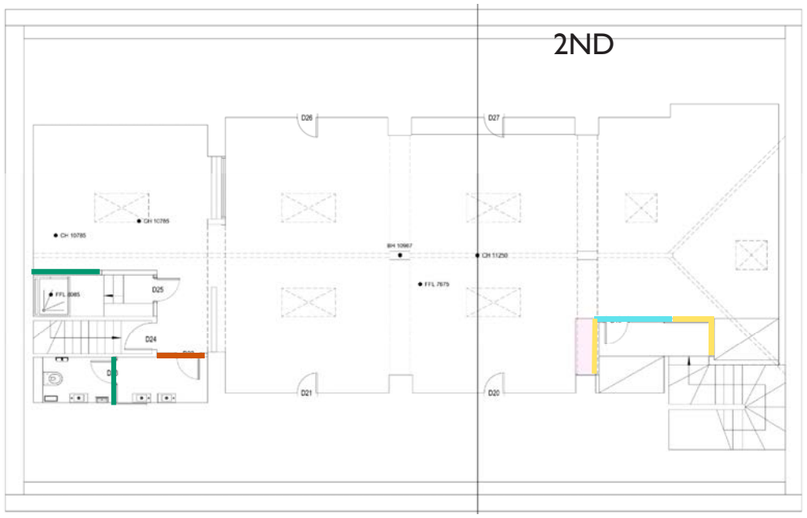
P4 – Fire rated Crittall glazed partitions & doors
Fireline system by Crittall - 60 minutes rating for partition, 30 minutes for doors.

In addition, where electrical /riser cupboards are required, these will be timber frame with painted mdf side panels, skirting and doors and secured with locks.

The locations for these partitions are shown on the plans to the right, on this and the following page.



Above and right: The proposed partition types are deployed in the following locations to remodel the existing washrooms and provide visual connections to stairs, giving a brighter and more open aspect.



P1 - Drywall partition – New, standard wallboard

P2 - Drywall partition – New, Water resistant board

P3 - Drywall partition – Extension /Adaptation/Integration

P4 Fire rated Crittall glazed partition & doors

Electrical cupboard / riser access

Dolphin Basin Tap WA100

Vero Washbasin Ground Duravit

Dimension 500mm

Ren Swan Wall Light by Mullan IP65 rated

Watertec Arched Bathroom Mirror

Bathstore

Size: 500 x 700mm

Arles Full Height Mirr Made

MADE

Size: 650 x 1700mm

Dolphin Paper Towel Dispenser DP3106

Brushed Satin finish

Dolphin Waste Bin BC931

Stainless Steel

Dolphin Double Stainless Steel Lockable Toilet Paper Dispenser

BC267/BC267B

Dolphin Toilet Brush and Holder

13.1800

Dechirrer LA Suite DTDL 04 Net by Domus 594mm x 594mm x 12mm

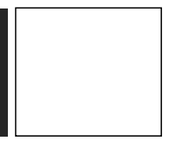
H3131 ST 12 Natural Davos Oak Egger laminate for planter

Exposed existing brick

White tiles DECA 01 Gloss by DOMUS

Paint RAL 9005 Ceiling

Formica Infinity Laminate F2253 Diamond Black Absolute Matte



Paint RAL 9016

Union Street Furniture Indra Spa bench

Guarea Cedrata wood L800 x D500 x H450 mm

This page: Top right and bottom left - an impression of the look and feel that the proposals are trying to achieve in keeping enclosure of the floors to a minimum. This also shows the intent behind glazed partitions to staircases and the main entrance in order to provide a lighter and airier feel to those enclosures. Above right, an example of the applied finishes to partitions in the ground floor shower room

3.8 Finishes & materials

The overall design strategy is for minimal intervention in the existing fabric and a neutral and light touch approach to new materials. The palette of new materials is limited to finishes that complement the look and feel of an open office occupying a large volume space and former chapel building.

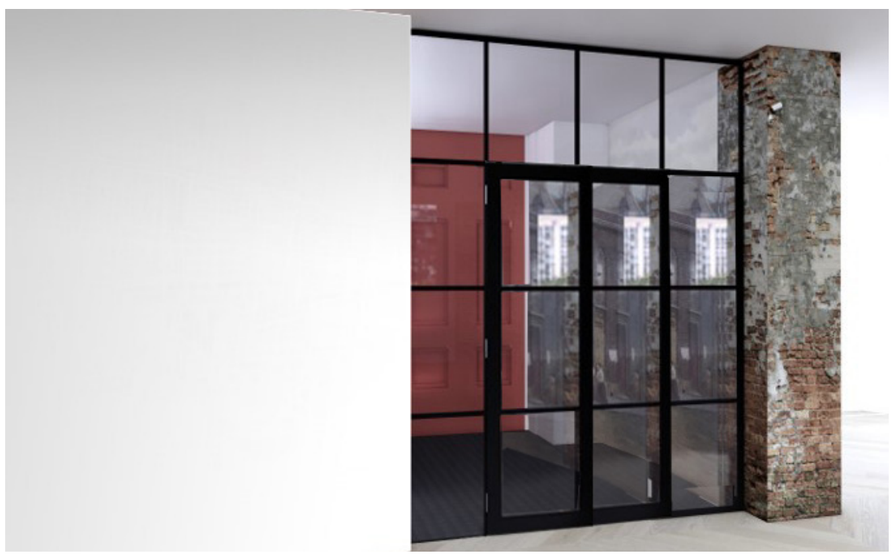
This is illustrated on the right. In the main, the introduction of new material will be in partitions (new or amended existing), washroom finishes and flooring. These are annotated on submitted drawings.

Flooring
The largest impact on look and feel will be the proposals to replace existing floor finishes. Currently, there is a visual mismatch in finishes between floors as well as differences in age and type of timber:

- The ground floor has three layers - Assumed early 20th C timber floor boarding overlaid with 18mm ply which is overlaid with 15mm timber boarding
- First floor also has three layers - Assumed early 20th C timber boarding overlaid with 18mm chipboard, overlaid with MDF strips which is then covered with the timber boarding
- Second floor void – This is built up 500mm from the level within the loft space. Joists and floor boarding as seen (next page)

It is proposed to replace existing timber floors with new engineered board, tongue and groove with a bevelled edge.

The preferred material is Havwoods Fendi 13 engineered european oak, sanded, uv oiled, 180mm width single planks of random length installed using an oversized chevron design as shown on the next page.



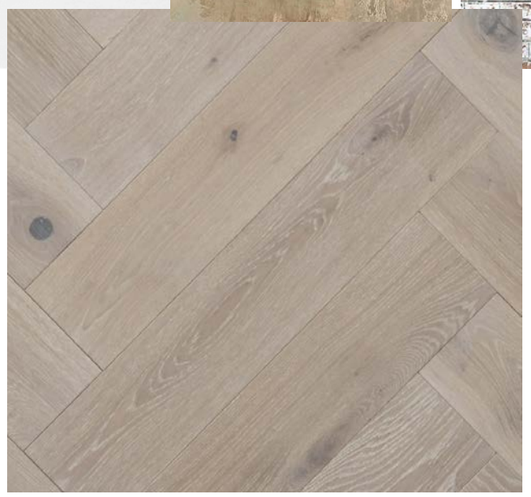
White painted plaster walls

Revealed previous plaster finish to columns

Revealed brickwork (rustic) to end walls

White painted ceilings / services unpainted

Black light fittings



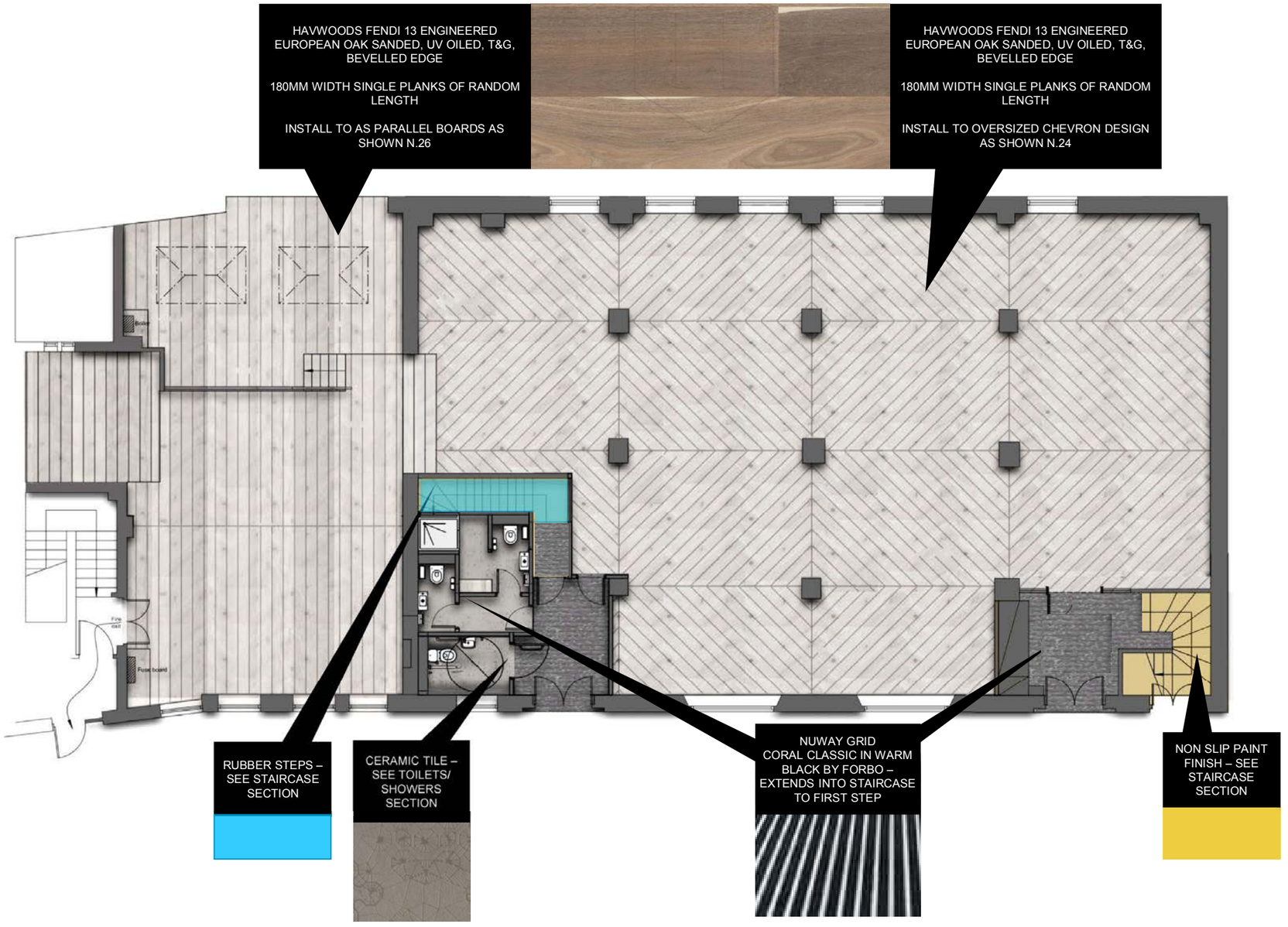
Timber floor – repair existing or replace with engineered boards in chevron layout

Crittal style glazing elements to staircases

Large format textured ceramic tiles

Small format wall tiles

Above and left: The proposed finishes are a blend of exposing original fabric and introducing new material with a neutral tone that foreground the quality of space rather than the finish. This is felt to better reveal the special historic and architectural character of the former chapel building. There may be scope for feature decoration (applied graphics to partitions)



Above and left: The existing floor finishes (left) vary between the three levels, with the ground floor (top) possibly being the latest and the top floor (bottom) dating from the 1980s. Above, this floor plan shows the proposed finishes, with a unified flooring finish throughout in a herringbone pattern where timber is used for the office floors. The diagonal alignment tends to emphasise the breadth of the largest open-plan space with a geometric pattern based on the column positions on the ground floor, reflecting the former chapel's gallery at first floor. Smaller areas in no. 26 take their alignment from the connecting opening in the party wall.

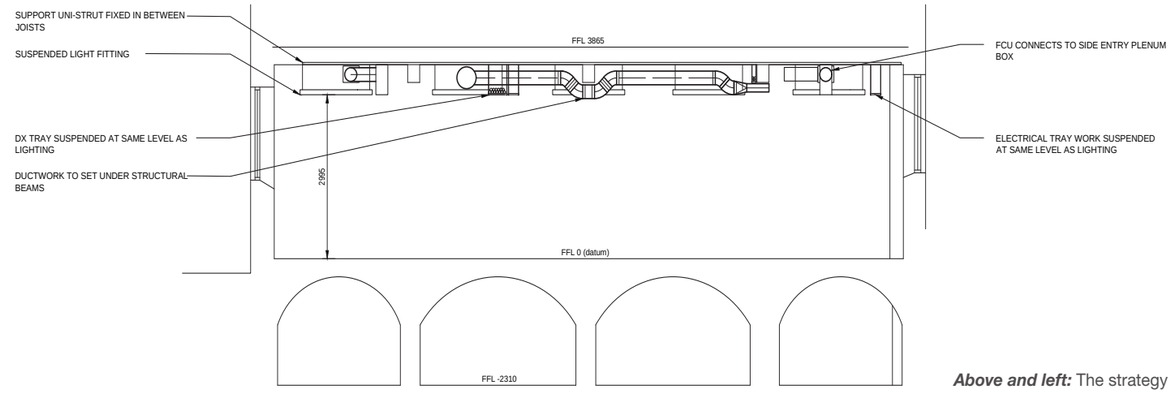
3.9 Mechanical & electrical engineering

The mechanical and electrical works comprise the strip-out and replacement with new installations of the following systems as described on the drawings accompanying the planning submission:

- Heating / Comfort Cooling installation
- Office Ventilation system
- Toilet Ventilation system
- Controls
- Foul Water Drainage
- Hot Water Service
- Cold Water Service
- Sub Mains Distribution (back to meter cupboard ‘Glasgow’ isolator and Landlords Distribution Board)
- Power to Mechanical Plant
- Cleaners Sockets
- Perimeter Dado Trunking
- Power and Data Containment
- Lighting
- Emergency Lighting
- External Lighting
- Earthing Installation (retain earthing for retained services)
- Access Control

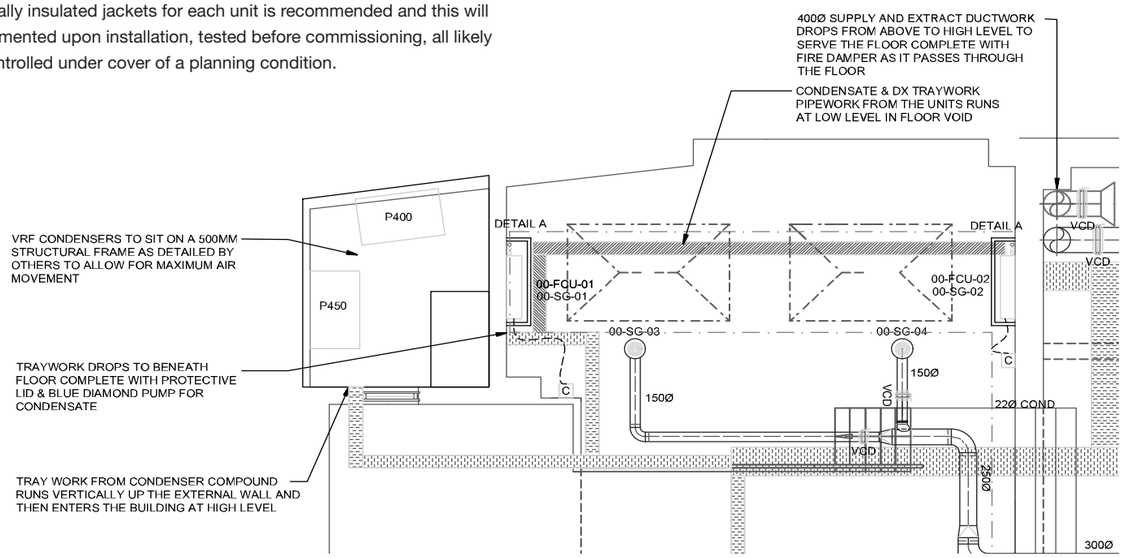
The key implications for the buildings are largely cosmetic in that existing services in the building are behind riser enclosures or are ceiling or wall mounted. With the design strategy to reveal brick where possible, the strategy for new building services is similarly to adopt an open ‘industrial’ aesthetic.

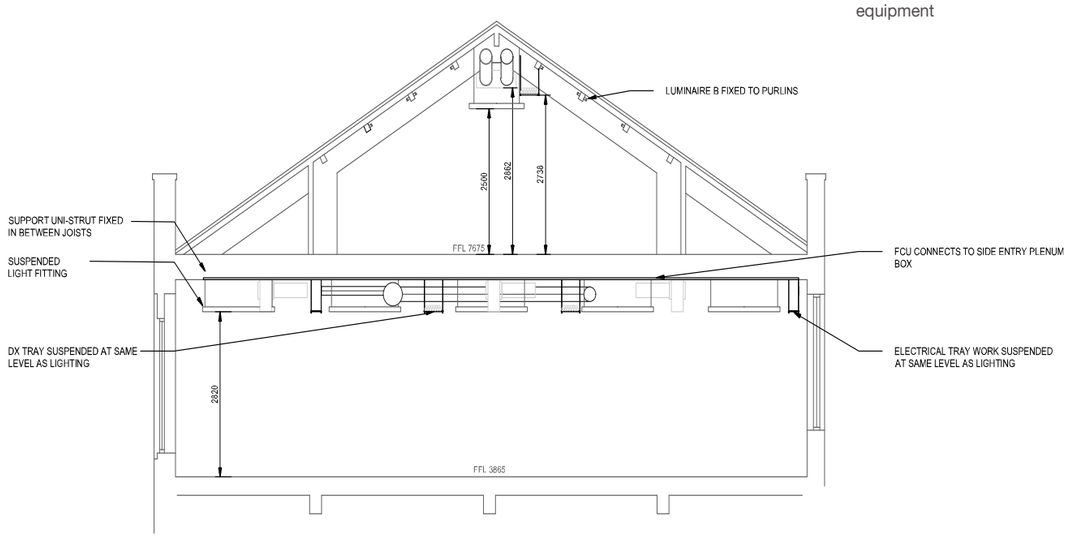
Two new VRF condensers will replace existing units in the lightwell at the rear of no.26 (see pictures right and drawings extract below). This new plant has been assessed for noise transmission and background readings for existing noise conditions have been taken. Mitigation in the form of acoustically insulated jackets for each unit is recommended and this will be implemented upon installation, tested before commissioning, all likely to be controlled under cover of a planning condition.



SECTION A

Above and left: The strategy for installation of replacement mechanical and electrical services for the buildings utilising exposed ceiling hung equipment





SECTION A

3.10 Structural alterations

Detailed drawings are submitted with the application to accompany a supporting Structural Method Statement. This is based on existing survey information and its findings are to be confirmed by a detailed inspection following opening up works to the building.

A summary of the proposed works is included here.

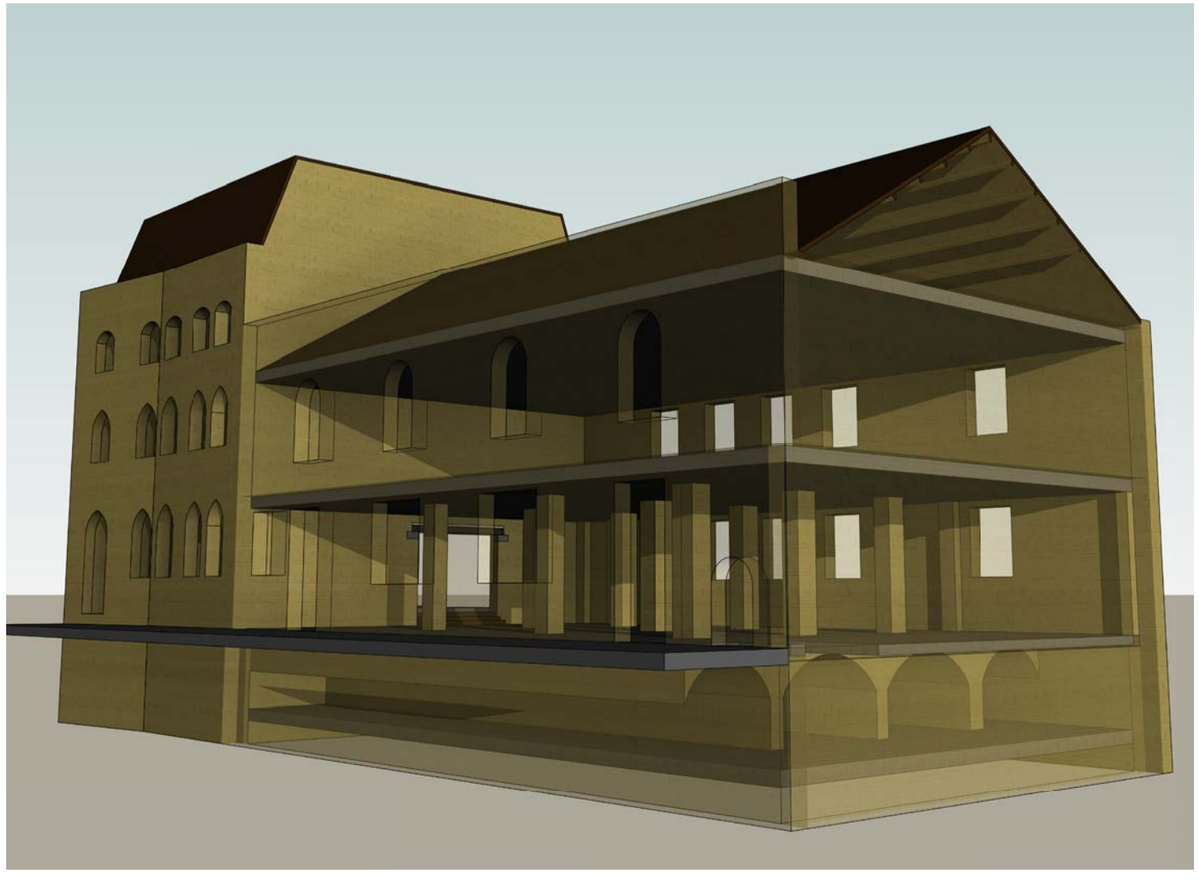
The current door opening in the party wall between no. 24 and no. 26 is proposed to be made wider. The opening is to be 3.2m wide and circa 3m high from the no. 24 ground floor level. A small section of timber steps is to be constructed between nos. 24 and 26 across the height difference (the floor level to no. 26 is higher by three treads).

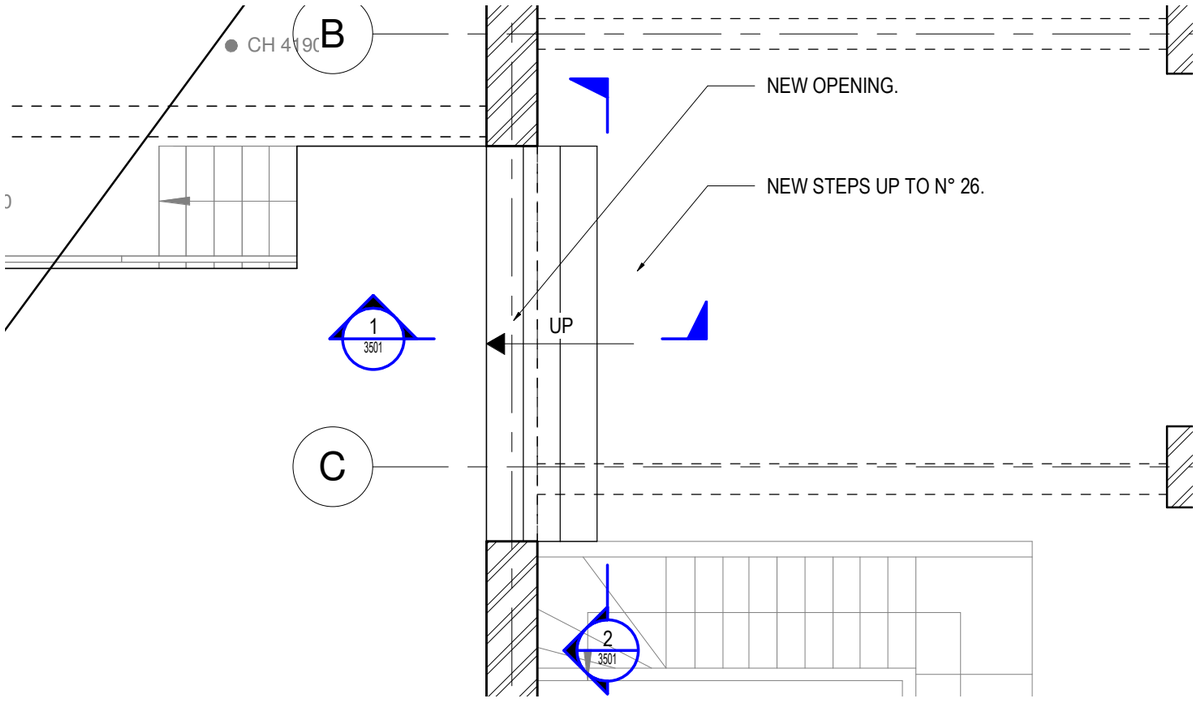
Two new steel beams will be installed over the opening to support the 440mm wide brickwork wall. Steel section size - 203 x 203 UC. 46 Grade S275 J0.

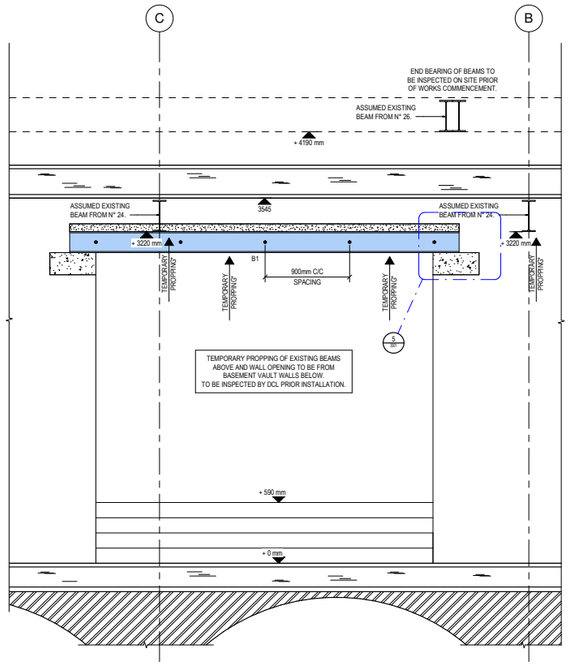
The steel beams are to be bolted with M16 (8.8) bolts at 900 centres lined with 20mm hollow tubes.

The steel beams will be bearing on new 440mm x 440mm x 215mm deep polished C20/25 grade in-situ concrete padstones or grade B engineering brickwork (subject to the opening up and inspection of the existing wall). 75mm of 1:2 dry pack with non-shrink additives is to be added in between the top of the steel beams and the brickwork above. No strengthening to the brickwork walls or foundations are envisaged.

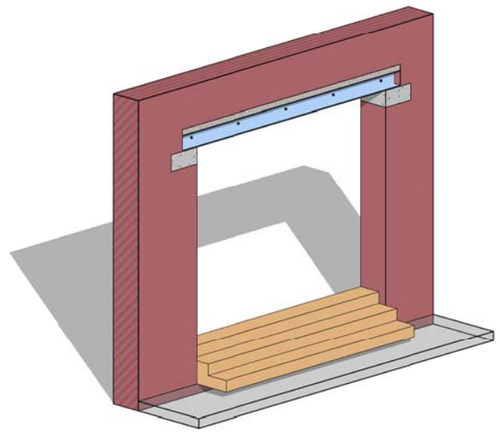
Below and right: The proposals for widening the opening between no. 24 and no. 26 showing the works in the plan (top right), in elevation (bottom right) and the proposals as currently modelled in 3D (below).







Section 2
SCALE: 1: 20



3D View
New Opening

04 Access proposals

4.1 Access strategy

This statement is intended to meet the requirements of the Government's Planning Practice Guidance (2014). It is necessarily confined to the strategic design principles, working within the limitations of the heritage asset, the protection of its significance, and the spatial layout issues pertinent at the planning application stage.

This statement identifies ways in which the process of optimising accessibility and inclusion can be achieved within the scope of the project. It will be the intention to develop the statement as the detailed design undergoes specification leading toward submission of any necessary Building Regulations applications.

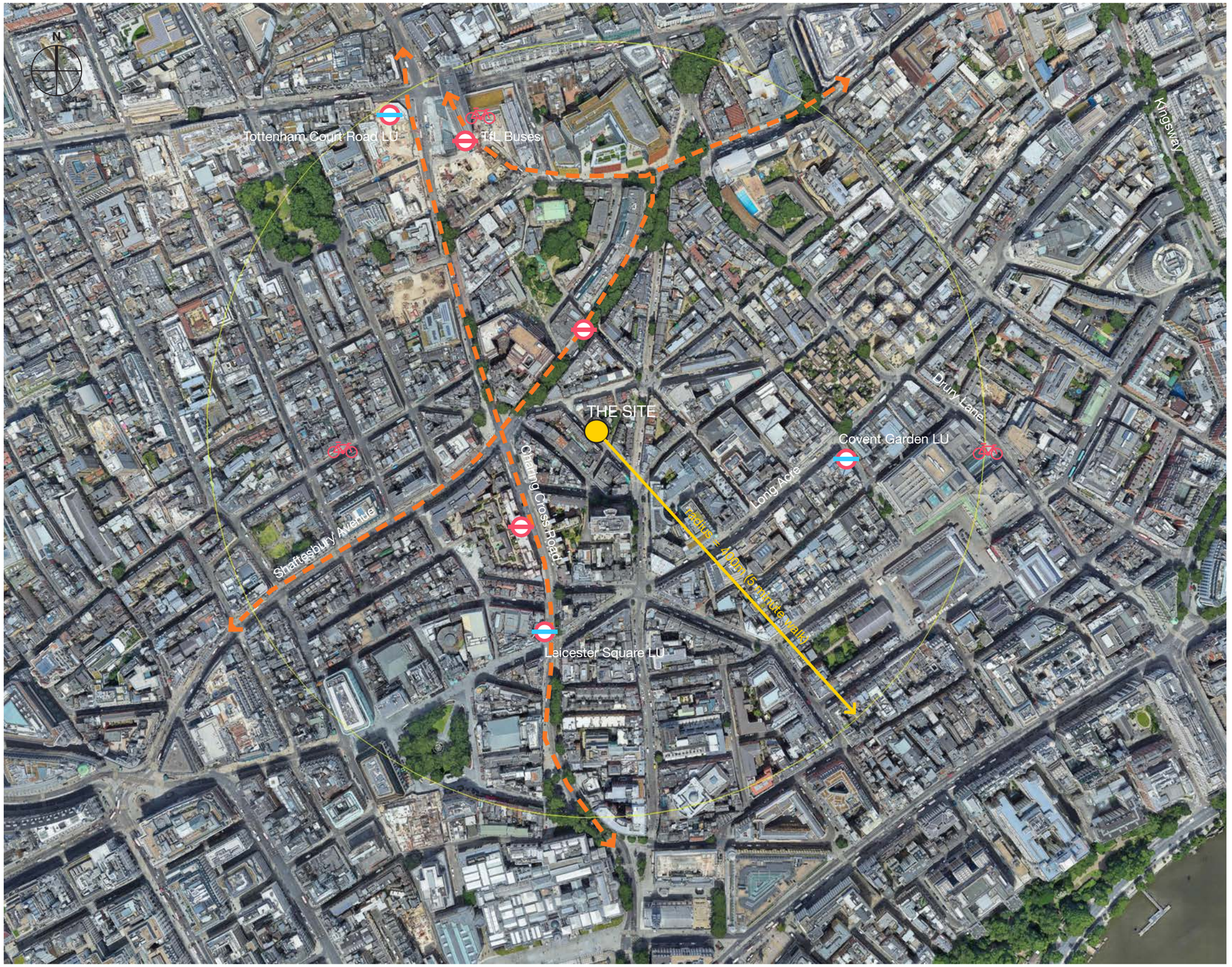
The site is within an area of excellent public transport accessibility with a PTAL rating of 6b (the best).

Within five minutes walk from the site are three London Underground stations - Leicester Square, Covent Garden and Tottenham Court Road, the latter also a Crossrail interchange.

Bus routes pass close to the site in Shaftesbury Avenue and Charing Cross Road for connections further afield. Charing Cross Railway station is within 10 minutes walk.

Cycle hire stations are also located close-by in Frith Street, Drury Lane and Earnshaw Street - within 5 minutes walk.

No parking is on site. Streets surrounding the site have limited car parking available and this is time limited and charged for.



4.2 Cycle access

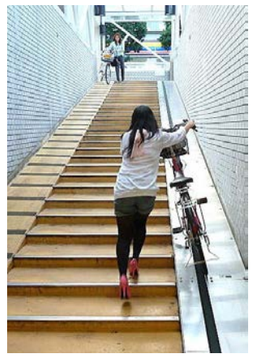
The proposals involve providing secure, weather-proof cycle storage. It is proposed to utilise the basement via the existing opening to West Street where a short staircase allows people into the crypt of the former chapel. This area is a sequence of 4 brick built vaults with a low floor to ceiling height.

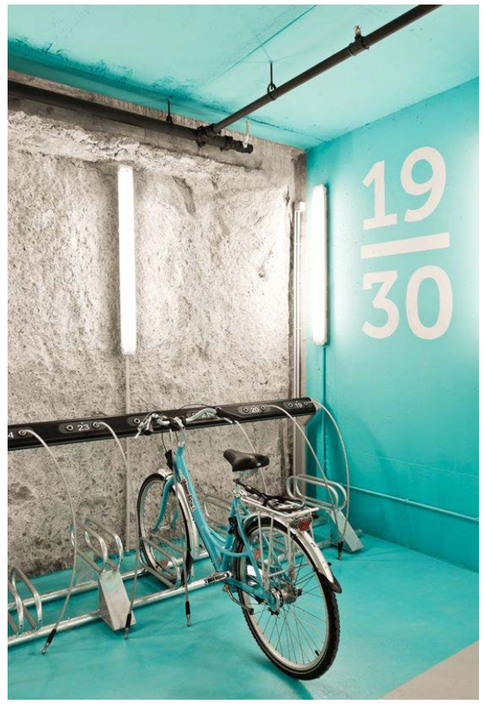
The proposal is to install a cycle channel to one side of the existing staircase, powered to aid cyclists wishing to store their cycles in the basement, the current incline being challenging for manoeuvring in and out.

A series of cycle stands will be laid out in the first accessible vault. The cycle storage is in line with the probable occupancy capacity of the building.

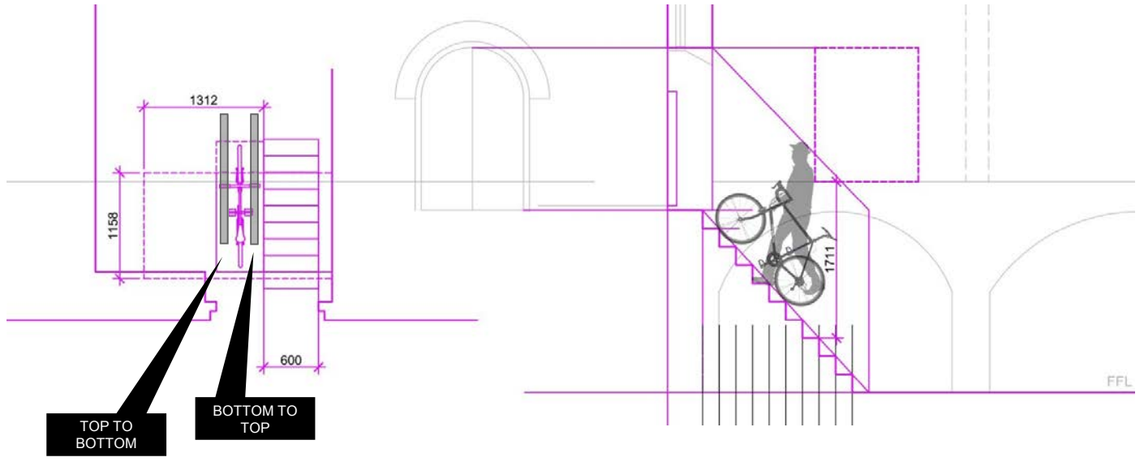
BS 6465 recommends one shower per 10 bicycles stored or per 100 staff. This provision is also recommended in the BCO publication 'The Market Cycles – The Rise Of Cycling and its Impact on Office Specification and Investment'. This document suggests a ratio to link showers, cycle spaces and locker provision of 100:10:10:1.

For every 100 employees, 10 cycle spaces, 10 lockers and 1 shower should be provided. Fixed stands are proposed in the first readily accessible vault and shower cubicles are proposed at ground level and 2nd floor level within the proposed refurbished washroom areas.





Max occupancy for Means of escape capacity (ARUP 29.05.2019)	BREAAM @50%	20% abensetism	BREAAM @50%	gender	provision type	current	1:8 requirement 100%	provide
100	50	80	40	Female	BIKE STALL	N/A	5	10
					LOCKERS	N/A	5	5
					SHOWER	N/A	1	1
	50		40	Male	BIKE STALL	N/A	5	10
					LOCKERS	N/A	5	5
					SHOWERS	N/A	1	1

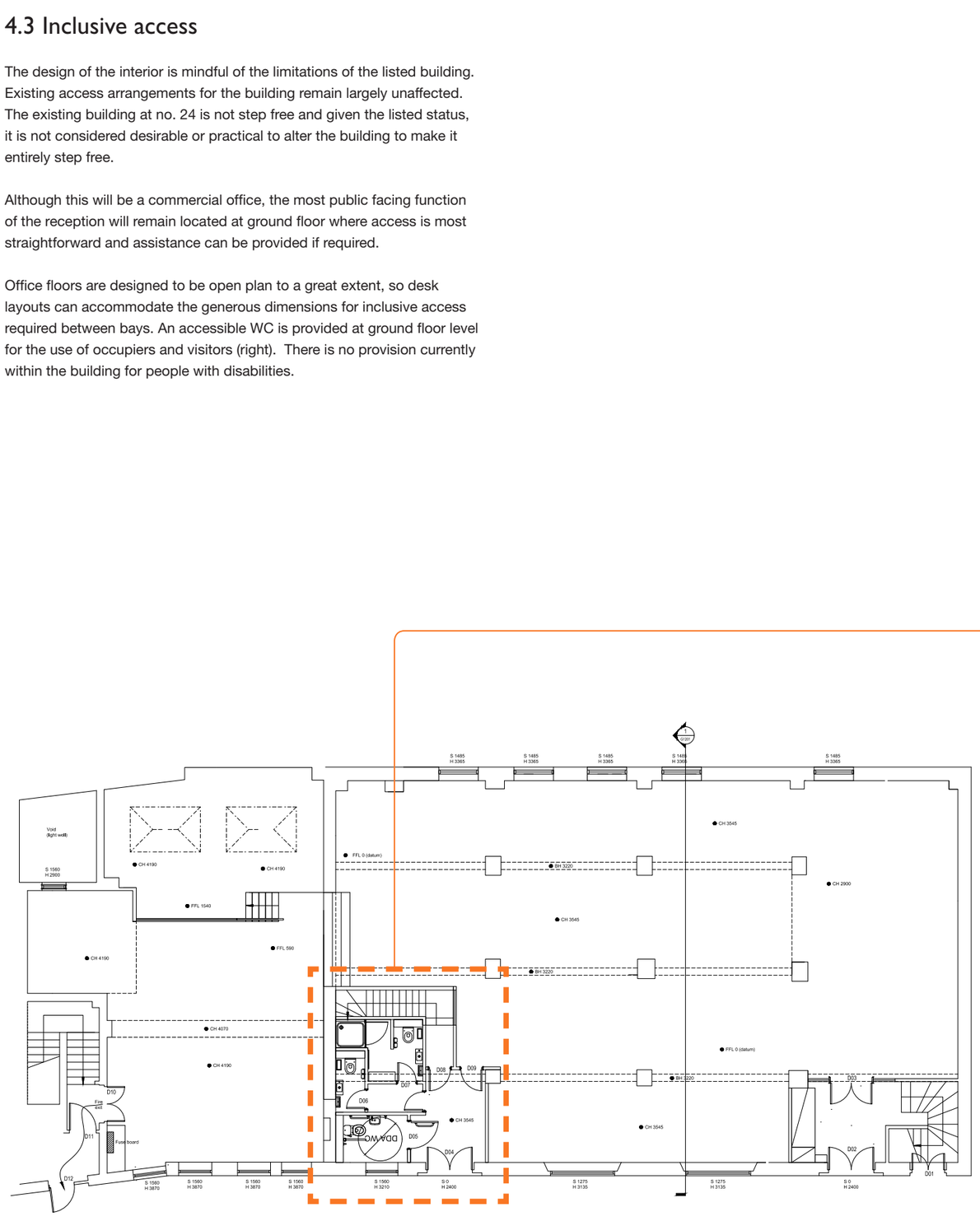


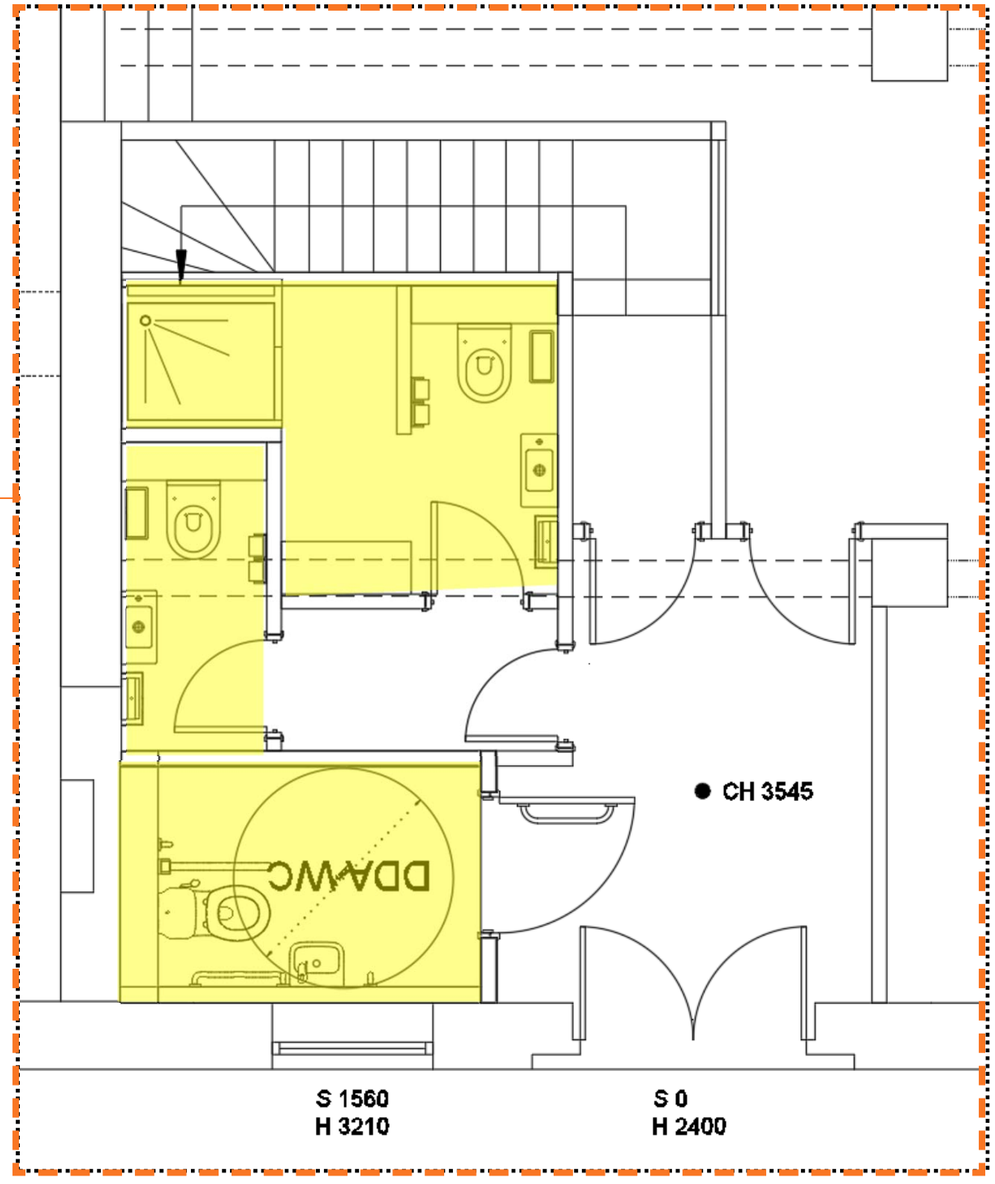
4.3 Inclusive access

The design of the interior is mindful of the limitations of the listed building. Existing access arrangements for the building remain largely unaffected. The existing building at no. 24 is not step free and given the listed status, it is not considered desirable or practical to alter the building to make it entirely step free.

Although this will be a commercial office, the most public facing function of the reception will remain located at ground floor where access is most straightforward and assistance can be provided if required.

Office floors are designed to be open plan to a great extent, so desk layouts can accommodate the generous dimensions for inclusive access required between bays. An accessible WC is provided at ground floor level for the use of occupiers and visitors (right). There is no provision currently within the building for people with disabilities.



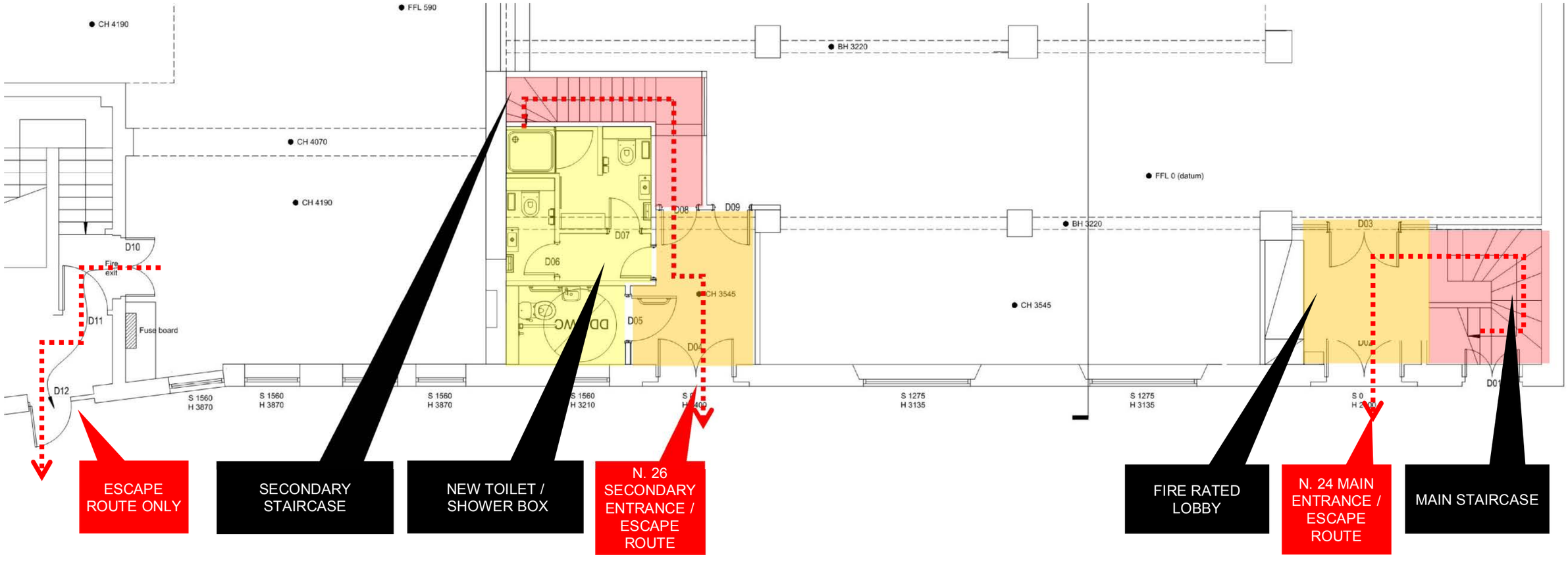


4.4 Emergency access

The means of escape from the building in the event of an emergency is unaltered. The two staircases provide direct access to the street.

A third egress from the ground floor through the doorway to no. 26 is available for occupiers of that office space.

The layout and dimensions of each comply with relevant guidance and regulation for safe egress form the building in the event of fire.



05 Evaluation of the proposals

Use & amount
The proposal involves no change of use in the building or additions to existing floorspace.

Layout
The original historic fabric of the building is unaltered. A widening of an opening in the connecting wall between the two buildings, believed to date from the early 1900s, is the only structural intervention in the fabric.

We believe an entirely appropriate means of reflecting the heritage significance of the interior is to maintain as far as practical the open character of the former chapel and dance studios by keeping non-structural internal partitions to a minimum and using some glazed enclosures where these distinctive room volumes can be exposed.

Scale, massing & views
No addition to the existing building envelope is proposed. New openings in the roof are proposed to replace an existing 1940s rooflight. These will be finished in material matching those already found on the existing building. The roof slope is unaltered in profile and is obscured from view as observed from street level.

Appearance
The proposed external elements have been designed having due regard to the character and heritage significance of the surrounding streetscape.

All internal alterations involve non original fabric, the removal of previous alterations and very limited interventions for the purposes of circulation. All new partitions have been designed to match in appearance the light touch renovation approach that underpins the look and feel of the proposals. Interventions to widen the opening between the two buildings will be finished to blend in with the overall appearance, which is sympathetic to revealing the heritage significance of these large 'rooms'.

The materials used have been chosen to replicate or closely match appropriate materials used in the construction of the building or its decoration in order to create an appearance of harmony with the existing building and its setting, protecting and enhancing the architectural and historic significance of the building interiors and, externally, the character and appearance of the Conservation Area.

Materials to be used in the construction of the proposals are annotated on submitted drawings and largely match existing. We would expect the finer detail to be agreed via conditions attached to listed building consent and/or planning permission.

Planning policy appraisal of the proposals
The proposals have been described and assessed in reference to national policy as contained in the NPPF and the guidance set out in the Heritage Statement that accompanies this planning application. The planning policy context has been described in section 2.0 and the proposals are appraised against those policies here.

Heritage & design
The proposals described in this statement have been sensitively designed to respect the listed building's character and appearance and preserve, restore or complement its features of special architectural or historic interest:

- the design of the proposals has been informed by a thorough appraisal of the heritage significance of the building and its setting
- the internal demolitions and stripping out relate wholly to non-original later additions
- the integrity of internal spaces has been protected and they remain readable in the layout of space
- impacts on existing historic fabric have been avoided as far as practical
- original features of interest have been further exposed to reveal historic fabric and original internal spaces within the building
- the impacts of the proposal on the exterior of the building are minimal and not perceptible within the wider Conservation Area setting
- no excavation is proposed on the site, raising no implications for buried heritage

The Heritage Statement has assessed the impacts to the building as slight and the impacts of the works on the Conservation Area setting as neutral to slight (see summary tables, right). The proposals, therefore, comply with policies contained in the Development Plan - Policy 7.8 of the London Plan, Policy D2 of the Camden Local Plan.

The external envelope of the listed building will not be altered to any degree perceptible within the wider setting. New plant has been located entirely within the envelope of the non- listed building (no. 26) at the rear and not visible from the street. In the case of rooflights, the original overall roof form is retained, and this is hidden from view from surrounding streets and finished in matching materials to those already employed on the building. All internal refurbishment and redecoration concerns fixtures and fittings and have been designed to closely match existing finishes.

The proposals are considered to represent a sensitive and sustainable alteration to the unique character and appearance of the building and its setting that complies with Policy 7.6 and 7.8 of the London Plan, and Policy D2 and D1 of the Camden Local Plan.

Conservation Area Impacts Summary (Seven Dials Conservation Area)

Asset and Significance

Significance	Historic Built Assets
Very High	World Heritage Sites Other buildings of recognized international importance
High	Scheduled Ancient Monuments with standing remains All Grade I and all Grade II* Listed Buildings
Medium	***Grade II Listed Buildings*** Unlisted buildings that have other exceptional qualities or historic and cultural associations ***Conservation Areas containing buildings that contribute significantly to its historic character*** Historic townscape with important historic integrity or settings
Low	Locally listed buildings Historic townscape with important historic integrity or settings
Negligible	Buildings of no architectural or historical note

Impacts

Magnitude of Impact	Historic Built Assets
Major	Change to key historic building elements to the extent that the asset is totally altered Comprehensive and fundamental changes to setting
Moderate	Change to key historic building elements to the extent that the asset is significantly altered Significant changes to setting
Minor	***Change to key historic building elements to the extent that the asset is slightly altered*** Noticeable changes to setting
Negligible	Change to key historic building elements to the extent that the asset is not perceptibly altered ***No perceptible change to the setting***
No change	

Summary of significance and magnitude of impact

SIGNIFICANCE						
	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Moderate/slight	Moderate/large	Large/very large
	Medium	Neutral	***Neutral/slight***	***Slight***	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Slight/moderate
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight
		No change	***Negligible***	***Minor***	Moderate	Major
		MAGNITUDE OF IMPACT				

Listed Building Impacts Summary (24 West Street)

Asset and Significance

Significance	Historic Built Assets
Very High	World Heritage Sites Other buildings of recognized international importance
High	Scheduled Ancient Monuments with standing remains All Grade I and all Grade II* Listed Buildings
Medium	***Grade II Listed Buildings*** Unlisted buildings that have other exceptional qualities or historic and cultural associations Conservation Areas containing buildings that contribute significantly to its historic character Historic townscape with important historic integrity or settings
Low	Locally listed buildings Historic townscape with important historic integrity or settings
Negligible	Buildings of no architectural or historical note

Impacts

Magnitude of Impact	Historic Built Assets
Major	Change to key historic building elements to the extent that the asset is totally altered Comprehensive and fundamental changes to setting
Moderate	Change to key historic building elements to the extent that the asset is significantly altered Significant changes to setting
Minor	***Change to key historic building elements to the extent that the asset is slightly altered*** Noticeable changes to setting
Negligible	Change to key historic building elements to the extent that the asset is not perceptibly altered No perceptible change to the setting
No change	

Summary of significance and magnitude of impact

SIGNIFICANCE	**Very High**	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Moderate/slight	Moderate/large	Large/very large
	Medium	Neutral	***Neutral/slight***	***Slight***	Moderate	Moderate/large
	Low	Neutral	Neutral/slight	Neutral/slight	Slight	Slight/moderate
	Negligible	Neutral	Neutral	Neutral/slight	Neutral/slight	Slight
		No change	***Negligible***	***Minor***	Moderate	Major
		MAGNITUDE OF IMPACT				

Noise environment

Alterations to plant at the building have been located so as to protect the amenity of the building's setting and nearest sensitive receptors and will only operate only during the office opening hours (ie, 07:00 – 19:00, Monday to Friday).

The location is not within the curtilage of no. 24 and no additional implications for heritage are raised other than the benefit of removing building plant that has been insensitively located in the past.

The performance of the additional plant has been appraised and assessed in accordance with the guidance contained within Appendix 3 of the Camden Local Plan. The findings are as follows.

An environmental noise survey has been carried out to determine the existing sound levels in the area. The noise survey was performed between 11:30 on 13 March 2020 and 12:00 on 20 March 2020.

The representative background sound levels measured outside of the noise-sensitive receptor (ie, the residential unit on first floor, 26 West Street) during the survey were LA90,15min 57 dB during the daytime and LA90,15min 48 dB at night.

As the existing noise climate at the worst-affected noise-sensitive receptor is determined by the existing air conditioning units, the replacement unit must not result in a noise egress of greater than LAeq,15min 57 dB.

An assessment of the replacement unit has been undertaken, which has shown that the unit is capable of meeting the required noise limit when operated with the low-noise mode engaged permanently, or with standard mode engaged and an acoustic attenuation package installed.

Consequently, the proposals for replacement plant would be capable of compliance with the Council's relevant standards. It is expected that this performance will be controlled by condition and in reference to keeping below existing background noise. The proposals comply with Policy 7.15 of the London Plan and Policy A4 of the Camden Local Plan.

Conclusion

On balance, therefore, the application proposal accords with all relevant national and local policies. Where impacts arise they have been taken into account in the design of the proposals or will be controlled through planning condition.

In terms of the overall tests set out in the NPPF, the proposal is considered sustainable development for which there is a presumption in favour of permission being granted.

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